

Meeting Date: Friday, June 27, 2025, 7:30 am

Location: 2804 3rd Ave N

RE: Masonic Lodge TIFD Assistance

Background:

This project aims to breathe new life into this completely vacant building that has sat empty for several years on a prime corner of downtown Billings. The building will be remodeled at the ground level to reinvigorate retail storefront shop spaces that bring interest to the downtown streetscape. New entrances to each space will follow the patterns of the original ground floor entries and storefront windows to sympathetically reinterpret the inviting retail areas. The second floor will be re-envisioned to convert vacant office space into 10 market rate studio and one-bedroom apartments. The third floor will be remodeled to house offices, preferably the umbrella of Downtown Billings including the Downtown Billings Association, Downtown Billings Partnership and Downtown Billings Business Improvement District. The remaining area will be remodeled for a wellness studio.

Other work will rehabilitate the mechanical, plumbing and electrical infrastructure in the building as well as exterior historic masonry preservation work including joint patching, stone consolidation, patching and limited replacement of deteriorated classical elements; cleaning of all masonry to remove graffiti and pollution; and sealing the exterior stone and brick masonry with a penetrating sealer to limit damaging water intrusion, ensuring the revitalized building will stand and remain a vibrant historic downtown building

If everything goes accordingly, the timeline of the project is to request permits on July 15, 2025 and construction would conclude on July 15, 2026. However, this project is seeking TIF reimbursement, Historic Tax Credits, and other funding sources. Simonsen Architect and Bauer Construction are partners with the owner on this project.

Proposal:

Masonic Temple Billings, LLC is requesting \$1,326,348.55 or the equivalent of 16% of total project (purchase and rehabilitation investment). The TIF award would go toward eligible expenses provided in the following table:

Eligible Public Improvements	Actual	Percentage	Recommended	MCA Statute
Conveying equipment	\$103,000	97%	\$100,000	7-15-4288 (4)
Demo/existing conditions	\$85,285	94%	\$80,000	7-15-4288 (2) (12)
Fire suppression	\$98,000	92%	\$90,000	7-15-4288 (2) (4)
Masonry	\$265,000	75%	\$200,000	7-15-4288 (4)
Concrete	\$18,200	55%	\$10,000	7-15-4288 (4)
Plumbing	\$484,600	40%	\$193,600	7-15-4288 (4)
Electrical	\$455,613	40%	\$182,237.55	7-15-4288 (4)
Metals	\$106,628	40%	\$42,651	7-15-4288 (4)
HVAC	\$780,000	33%	\$257,000	7-15-4288 (4)
Openings	\$552,150	31%	\$170,860	7-15-4288 (4)
General requirements	\$345,378	0%	\$0	
Wood, plastics, & composites	\$301,325	0%	\$0	
Thermal & moisture protection	\$154,577	0%	\$0	
Finishes	\$977,790	0%	\$0	
Specialties	\$28,070	0%	\$0	
Equipment	\$34,500	0%	\$0	
GC Fee (8%)	\$384,441.28	0%	\$0	
Purchase	\$2,500,000	0%	\$0	
Architectural/ engineering	\$265,500	0%	\$0	
Permits	\$10,534	0%	\$0	
Testing & inspection	\$7,500	0%	\$0	
Total	\$7,958,091.28	0.1666%	\$1,326,348.55	

Financials:

If recommended/approved, reimbursements can begin in FY28 assuming the project is completed in FY27. The TIF Review Committee recommends three disbursements of 442,116 in FY28, FY29, and FY30 for a total of \$1,326,348.55. If the project is completed in FY28 instead, disbursements would carry over to the following three subsequent years (FY29, FY30, & FY31).

DBP board of directors may recommend, modify and recommend, or not recommend this proposal.

Motion to recommend: I make a motion to recommend this project.

Motion not to recommend: I make a motion not to recommend because/due to...

Motion to Modify: I make a substitute motion to...

