



**AGENDA
CITY OF LAUREL
LAUREL RENEWAL AGENCY LARGE GRANT
COMMITTEE
WEDNESDAY, JUNE 26, 2019
10:00 AM
CITY COUNCIL CHAMBERS**

Public Input: *Citizens may address the committee regarding any item of business that is not on the agenda. The duration for an individual speaking under Public Input is limited to three minutes. While all comments are welcome, the committee will not take action on any item not on the agenda.*

General Items

1. Roll Call
2. Large Grant Program Update
3. Large Grant Application Notes

New Business

4. Application: Mountain Land Rehabilitation
5. Application: Fjelstad
6. Application: Nardella Investments
7. Application: Pelican Cafe
8. Application: Sunshine Academy
9. Application: Dyer
10. Application: The Front Porch

Old Business

Other Items

Announcements

11. Next Meeting: July 15, 2019

The City makes reasonable accommodations for any known disability that may interfere with a person's ability to participate in this meeting. Persons needing accommodation must notify the City Clerk's Office to make needed arrangements. To make your request known, please call 406-628-7431, Ext. 2, or write to City Clerk, PO Box 10, Laurel, MT 59044, or present your request at City Hall, 115 West First Street, Laurel, Montana.

DATES TO REMEMBER

Item Attachment Documents:

3. Large Grant Application Notes

CITY HALL
115 W. 1ST ST.
PLANNING: 628-4796
WATER OFC.: 628-7431
COURT: 628-1964
FAX 628-2241

City Of Laurel

P.O. Box 10
Laurel, Montana 59044



Office of the City Planner

June 19, 2019

Update Regarding Large Grant Requests requiring Follow-up with Applicant

- Darrell Dyer has been contacted for clarification on his requested funds, estimates, and scope of the project.
 - Mr. Dyer provided clarification regarding the estimates he provided and what he was applying for.
 - I have drafted a letter summarizing his comments regarding his application.
- Coburn Tax Services has been notified that the LURA Board made an error in approving a façade grant.
 - Façade grant applications are prohibited within a two year span.
 - The façade request will be transferred to a Large Grant request under the energy efficiency section due to the focus on energy efficiency of the window replacement.
- Chad Page has been notified that the LURA Board would need the applicant to fill out the requested funds on the application form.
 - Mr. Page has updated his application form with his requested funds.
- The Fjelstad family was notified that their small requests were approved and that their large grant application will be forwarded to the Large Grant Committee for review.
- Sarah and Cheryl of the Front Porch will not be pursuing their Large Grant Request due to budgetary constraints. They will continue with their other small grant requests.

These applications will be included in a packet for any future Large Grant Committee meetings.

Nicholas Altonaga
City Planner

Item Attachment Documents:

4. Application: Mountain Land Rehabilitation



LAUREL URBAN RENEWAL AGENCY (LURA)

Control No. **19-0514-091405**

OFFICE USE ONLY

Grant Application

- ☐ Small Grant (up to \$20,000)
- ☐ Technical Assistance Grant
- ☐ Façade Grant
- ☐ Sign Grant
- ☐ Large Grant (Greater than \$20,000)

Application fees are non-refundable.

LURA REVIEW	DATE
PLANNER REVIEW	DATE
CITY COUNCIL	DATE
AWARD	DATE
NOTIFICATION	DATE
INSPECTION	DATE
PAYMENT	DATE

Applicant Name (Last, First Middle) White, Brian L.		Applicant Phone (208) 869 - 1212	
Applicant Mailing Address (Street, City, State Zip) 6180 S. Tarrega Lane, Meridian, Idaho 83642		Applicant E-Mail Address brian@mlrehab.com	
Business Name Mountain Land Rehabilitation, Inc.		Laurel Business License Number #161	
Business Physical Address (Street, City, State Zip) 405 East Main, Laurel, Montana 59044		Business Phone (406) 633 - 4620	
Business Activities (i.e. retail, office, etc.) Healthcare – Physical Therapy			
Business Owner Name (Last, First Middle) X <input type="checkbox"/> Same as Applicant		Business Owner Phone (208) 869 - 1212	
Business Owner Mailing Address (Street, City, State Zip)		Business Owner E-Mail Address brian@mlrehab.com	
Building Frontage (building length along a public street) 85 feet	Building Height (number of stories defined by current code) _____ feet 1 story	Historical District Building <input type="checkbox"/> Yes X <input type="checkbox"/> No Date Approved 00 / 00 / 00	
Property Legal Description (i.e. assessor parcel number) Township 2 South, Range 24 East, of the Principal Montana Meridian, in Yellowstone County, Montana Section 9: S1/2SE1/4			
Property Legal Owner and Contact Information Montana Rail Link phone 406.523.1500 fax 406.523.1493 toll free 800.338.4750 Post Office Box 16390 101 International Drive Missoula, Montana 59808			

I certify under penalty of law, that the information provided herein is true, accurate and complete to the best of my knowledge. I understand that submitting an application does not guarantee a grant will be awarded, and that grant awards are at the discretion of the LURA board. Additionally, I verify that I have read and agree to abide by all applicable regulations under Title 20 of the Laurel Municipal Code as they apply to the LURA program. I am aware that a violation of these regulations shall result in the rejection of my application or disqualification from participating in the LURA grant program.

Applicant Signature Brian White	Date (MM/DD/YYYY) 5/ 10 / 19
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INCOMPLETE APPLICATIONS

Return Completed Applications To:
Laurel Urban Renewal Agency (LURA) BW

Applicant Initials _____

Page

5

SHALL BE RETURNED

Application processing time is a minimum of 60 business days.

ATTN: City Planner
PO Box 10
Laurel, MT 59044
(406) 628-7431

Previous Applications (if any)	Date	Control No.	Approved
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No

Brief Description of Type of Business and Services Provided by Applicant.

Physical Therapy: We currently lease space at 405 East Main in Laurel. We opened in Laurel July 2015 with Jeremy Hansen, PT, DPT as the Clinic Director. We provide outpatient orthopedic and manual physical therapy services. We work with all insurances, Medicare, Medicaid, worker compensation, auto accident, and private pay patients. Referrals are received from all of the local and regional physicians, nurse practitioners, PA's etc. However, we do have some patients who access our services directly, without referral. Our practice has grown to 3 providers and multiple support staff due to the growing need in Laurel and as a tribute to the high quality of care that Jeremy and his team have provided to the community.

Brief Description of Project.

Mountain Land is purchasing the existing building at 204 East Main, which is on leased property owned by Montana Rail Link. Alpha Omega Disaster Restoration, the current owner, will be the contractor for the tenant improvements. There will be moderate remodeling of the current offices and transitioning the "garage" area into a physical therapy gym. The physical therapy clinic will occupy 2,400 sq.ft. of the 4,300 sq.ft. building. Once we have moved in, we plan to find a tenant that is interested in all of part of the remaining space. We will remove the two garage doors on the east front of the building and have an exterior wall with large windows looking out of the gym. We will eliminate current parking directly in front of the east front and landscape with a walkway to the entrance, which will remain in the same place. We are working on plans for the exterior to make it look like medical office space rather than a converted shop.

Brief Description of Project Time Line.

Closing date for the purchase will be no later than June 7th but as early as May 15th. The contractor will begin the build out upon closing and they have projected 90 days for completion. September 1st is an optimistic occupancy date. We would hope that no later than October 1st to occupy.

Explain how the project will support and/or improve the down town district.

The community of Laurel has already embraced our unaffiliated, independent physical therapy service on Main Street. We have had a wonderful and accommodating landlord in Ken Miller at 405 East Main but the space and the parking are already inadequate and will not support the growth that we currently have and anticipate will continue with this new location. Being on the busier portion of Main Street will make our clinic much easier to find for our patients and the parking will be more abundant and convenient. With this property being on the east side of the Laurel Chamber of Commerce building that has park-like landscaping, we want our building to look congruent and equal in quality. These are the only two business on the south side of Main east of the RR underpass.

What type(s) of development and/or physical improvements are being considered?

Beautifying the front of the building exterior, plus landscaping, and creating a parking lot.

Name and Address of Technical Assistance Firm.

Name and Address of Contractor that will complete the work.

Alpha Omega Disaster Restoration
7069 Niehenke Ave
Billings, MT 59101
Phone: (406) 215-1545
(406) 628-0178

What type of general **Small Grant** is needed?

	MCA	LURA Funds Requested	Applicant Funds Committed
<input type="checkbox"/> Demolition/Abatement of Structure for Removal of Blight	7-15-4288(2)	\$____,____.____	\$____,____.____
<input type="checkbox"/> Sidewalks, Curbs, Gutters	7-15-4288(2)	\$1,800.00	\$1,800.00
<input type="checkbox"/> Public Utilities			
<input type="checkbox"/> Water, Wastewater, Storm Water	7-15-4288(4)	\$____,____.____	\$____,____.____
<input type="checkbox"/> Electrical, Natural Gas, Fiberoptic, Telecommunications	7-15-4288(4)	\$____,____.____	\$____,____.____
<input type="checkbox"/> Intersection Signals & HAWK Crossing	7-15-4288(4)	\$____,____.____	\$____,____.____
<input type="checkbox"/> Street & Alley Surface Improvements	7-15-4288(4)	\$____,____.____	\$____,____.____
<input type="checkbox"/> Crosswalks	7-15-4288(4)	\$____,____.____	\$____,____.____
<input type="checkbox"/> Green Space & Water Ways	7-15-4288(4)	\$____,____.____	\$____,____.____
<input type="checkbox"/> Improvement of Pedestrian Areas	7-15-4288(4)	\$____,____.____	\$____,____.____
<input type="checkbox"/> Historical Restorations	7-15-4288(4)	\$____,____.____	\$____,____.____
<input type="checkbox"/> Off Street Parking for Public Use	7-15-4288(4)	\$____,____.____	\$____,____.____
<input type="checkbox"/> Bridges & Walkways	7-15-4288(4)	\$____,____.____	\$____,____.____
<input type="checkbox"/> Pollution Reduction	7-15-4288(12)	\$____,____.____	\$____,____.____
<input type="checkbox"/> Structural Repair			
<input type="checkbox"/> Flooring		\$____,____.____	\$____,____.____
<input type="checkbox"/> Walls (interior)		\$____,____.____	\$____,____.____
<input type="checkbox"/> Roof, Ceiling		\$____,____.____	\$____,____.____
<input type="checkbox"/> Energy Efficiency Improvements			
<input type="checkbox"/> LED Lighting (interior)		\$____,____.____	\$____,____.____
<input type="checkbox"/> Insulation		\$____,____.____	\$____,____.____
<input type="checkbox"/> Programmable Thermostats		\$____,____.____	\$____,____.____
<input type="checkbox"/> Solar Panels and Systems		\$____,____.____	\$____,____.____
TOTAL:		\$1,800.00	\$1,800.00

What type of **Small Grant** is needed?

	Hours	LURA Funds	Applicant Funds
	(up to 30 total)	Requested	Committed
<input type="checkbox"/> Technical Assistance			
<input type="checkbox"/> Architectural/Design Fees	_____	\$ <u>4,000.00</u>	\$ <u>4,000.00</u>
<input type="checkbox"/> Landscape/Hardscape Design Fees	_____	\$_____.____	\$_____.____
<input type="checkbox"/> Feasibility Study Fees	_____	\$_____.____	\$_____.____
<input type="checkbox"/> Building Permit Fees	_____	\$_____.____	\$_____.____
 <input type="checkbox"/> Facade Grant			
<input type="checkbox"/> Water Cleaning		\$_____.____	\$_____.____
<input type="checkbox"/> Prepping and Painting		\$_____.____	\$_____.____
<input type="checkbox"/> Window Replacement/Repair		\$ <u>3,240.00</u>	\$ <u>3,240.00</u>
<input type="checkbox"/> Door Replacement/Repair		\$ <u>2,400.00</u>	\$ <u>2,400.00</u>
<input type="checkbox"/> Entry Foyer Repairs		\$ <u>1,450.00</u>	\$ <u>1,450.00</u>
<input type="checkbox"/> Exterior Lighting		\$_____.____	\$_____.____
<input type="checkbox"/> Façade Restoration/Rehabilitation		\$ <u>3,600.00</u>	\$ <u>3,600.00</u>
<input type="checkbox"/> Landscape/Hardscape Improvements		\$_____.____	\$_____.____
 <input type="checkbox"/> Signage and Awning Grant			
<input type="checkbox"/> Signage		\$_____.____	\$_____.____
<input type="checkbox"/> Awning		\$_____.____	\$_____.____
 TOTAL:		\$ <u>14,690.00</u>	\$ <u>14,690.00</u>

What type of **Large Grant** is needed?

	MCA	LURA Funds Requested	Applicant Funds Committed
<input type="checkbox"/> Demolition/Abatement of Structure for Removal of Blight	7-15-4288(2)	\$____,____.____	\$____,____.____
<input type="checkbox"/> Sidewalks, Curbs, Gutters	7-15-4288(2)	\$____,____.____	\$____,____.____
<input type="checkbox"/> Public Utilities			
<input type="checkbox"/> Water, Wastewater, Storm Water	7-15-4288(4)	\$____,____.____	\$____,____.____
<input type="checkbox"/> Electrical, Natural Gas, Fiberoptic, Telecommunications	7-15-4288(4)	\$____,____.____	\$____,____.____
<input type="checkbox"/> Intersection Signals & HAWK Crossing	7-15-4288(4)	\$____,____.____	\$____,____.____
<input type="checkbox"/> Street & Alley Surface Improvements	7-15-4288(4)	\$____,____.____	\$____,____.____
<input type="checkbox"/> Crosswalks	7-15-4288(4)	\$____,____.____	\$____,____.____
<input type="checkbox"/> Green Space & Water Ways	7-15-4288(4)	\$____,____.____	\$____,____.____
<input type="checkbox"/> Improvement of Pedestrian Areas	7-15-4288(4)	\$____,____.____	\$____,____.____
<input type="checkbox"/> Historical Restorations	7-15-4288(4)	\$____,____.____	\$____,____.____
<input type="checkbox"/> Off Street Parking for Public Use	7-15-4288(4)	\$____,____.____	\$____,____.____
<input type="checkbox"/> Bridges & Walkways	7-15-4288(4)	\$____,____.____	\$____,____.____
<input type="checkbox"/> Pollution Reduction	7-15-4288(12)	\$____,____.____	\$____,____.____
<input type="checkbox"/> Structural Repair			
<input type="checkbox"/> Flooring		\$15,600.00	\$15,600.00
<input type="checkbox"/> Walls (interior)		\$19,900.00	\$19,900.00
<input type="checkbox"/> Roof, Ceiling		\$6,180.00	\$6,180.00
<input type="checkbox"/> Energy Efficiency Improvements			\$____,____.____
<input type="checkbox"/> LED Lighting (interior)		\$4,800.00	\$4,800.00
<input type="checkbox"/> Insulation		\$1,320.00	\$1,320.00
<input type="checkbox"/> Programmable Thermostats		\$____,____.____	\$____,____.____
<input type="checkbox"/> Solar Panels and Systems		\$____,____.____	\$____,____.____
TOTAL:		\$47,800.00	\$47,800.00

Application Checklist

- ☐ Application
- ☐ Copy of Laurel Business License
- ☐ Copy of Historical Building Verification form from Yellowstone County Historic Preservation Office
- ☐ Copy of Estimates or Paid Invoices from Applicant's Vendor (Work performed by the applicant, business owner, property owner, or employee shall not be accepted for any grant project.)
- ☐ Copy of Plans and Sketches (hand drawn will not be accepted)
- ☐ Copy of Supporting Documentation
- ☐ Photos (Before and After)
- ☐ Project Description
- ☐ Project Time Line

Laurel Urban Renewal Agency grant application

Laurel City Planner: Nick Altonaga, (406) 628-4796 ext. 5, cityplanner@laurel.mt.gov

Applicant: Mountain Land Rehabilitation, Inc. dba: Mountain Land Physical Therapy; Brian White, PT, DPT, (208) 869-1212, brian@mlrehab.com

Application Checklist: 5/10/19

- X Application
- X Copy of Laurel Business License
- N/A Copy of Historical Building Verification form from Yellowstone County Historic Preservation Office
- X Copy of Estimates or Paid Invoices from Applicant's Vendor (Work performed by the applicant, business owner, property owner, or employee shall not be accepted for any grant project.)
- X Copy of Plans and Sketches (hand drawn will not be accepted)
- N/A Copy of Supporting Documentation
- X Photos (Before and After)
- X Project Description (see below)
- X Project Time Line (see below)

Project description: Mountain Land Rehabilitation (MLR) is purchasing the existing building at 204 East Main, Laurel, Montana currently owned and formerly occupied by Alpha Omega Disaster Restoration (AODR), owned by Willy and Julie Johnson. The building is on property leased from Montana Rail Link. The lease agreement, tenant improvements, and landscaping changes must be approved by both Montana Rail Link and Burlington Northern Santa Fe. MLR is engaging AODR as the contractor to do the tenant improvements that will include:

- Removing garage doors and building walls with windows
- Rerouting the HVAC to accommodate the revised interior utilization
- Turning the shop area into a therapy gym
- Americans with Disabilities Act (ADA) compliant restroom(s)
- Eliminating the parking directly in front of the building and creating a green area with ADA sidewalks to the building entrance
- The physical therapy clinic will occupy approximately 2,400 sq.ft. of the 4,300 sq.ft. building (MLR may seek for an additional tenant to occupy the unused available space)

Project time line:

- 5/20/19 Closing on building purchase
- 6/1/19 Begin tenant improvements
- 9/1/19 Projected completion of tenant improvements
- 10/1/19 More probable completion of tenant improvements

City of Laurel

Business License

Fiscal Year July 1, 2018 – June 30, 2019

HAVING PAID THE SUM SHOWN BELOW TO THE CITY OF LAUREL IN ACCORDANCE WITH THE CITY LICENSE ORDINANCE, YOU ARE HEREBY LICENSED TO PERFORM THE BUSINESS OR OCCUPATION LISTED HEREON:

License Number: **1611**
Fiscal Year: **2018-19**

License granted to:

MOUNTAIN LAND PERFORMANCE, LC
405 E MAIN STREET
LAUREL MT 59044



GENERAL BUSINESS LICENSE

75.00

Fee Total: **75.00**


City Official's Signature

Date Issued: 7/9/18

Work Proposal

Customer Name	Customer Phone	Job Number	Proposal Number	Date	Expiration Date
Mountain Land PT (Jeremy Hansen)	(406) 633-4620	19-001	WP19-001	2-11-2019	3-11-2019

Job Site Address	City	State	Zip
204 E. Main	Laurel	MT	59044
Billing Address	City	State	Zip
405 E. Main	Laurel	MT	59044

Alpha Omega Disaster Restoration (AO) proposes to perform the work described in the specifications attached hereto as "Final Estimate" upon the following terms and conditions:

Scope of Work to be Performed

Furnish and install all labor, materials, equipment, supervision and clean up to perform the following scope of work:

1. Remodel floor plan to accommodate the new layout discussed at our meeting on-site 2-8-2019. See attached sketch for preliminary layout.
2. Budget includes finishes similar to what the heights location exhibits; including, drywall finished/painted walls, acoustical ceilings, carpet tile, etc...
3. Treatment rooms will have cabinets but no plumbing.
4. Finish out Gym, level out floor, infill garage doors and add windows (2). Add lights, power, and heat/AC to the space. Install acoustical ceiling at approximately 9' - 6" or 10' - 0".
5. Reuse sink and cabinet for cleaning station.
6. Combine two bathrooms to make one ADA bathroom.
7. Reuse existing reception desk/counter for front desk.
8. Expand exiting entrance to include storefront glass door w/ ADA ramp.
9. Plumbing, HVAC and Electrical scopes need some further investigation before establishing a final price. A \$5000.00 allowance for each has been included. We feel this should be adequate at this time.
10. A sound system has not been included. Once more details are discussed this might fit in the budget.

Inclusions:

1. Building Permit (City of Laurel)
2. Structural Engineering Fees (\$500 allowance)

Exclusions:

1. Any hazardous material removal, testing, or disposal

Total budget = \$100,000.00

This total cost is subject to modification for storage fees, change orders, supplements for additional work or open items

CONTRACTUAL TERMS AND CONDITIONS

Scope of Work

(a) Contractor is a licensed Montana contractor and will provide to Customer a variety of necessary services which may include, but are not limited to, all labor, material work, and services for water damage, fire damage, odor damage, and mold remediation, including structural repairs. This may include the coordination and utilization of subcontractors with the applicable overhead and profit.

(b) Customer agrees to provide access to the jobsite as needed by Contractor to complete the work. Customer will make available and pay for electricity, water and toilet as necessary by Contractor for performance of work.

(c) Customer may cancel items from the scope of work as outlined on page one (1) of this proposal-these cancellations must be done in writing via a Change Order Contract and must be done prior to work starting on said items. Customer understands that there may be additional fees for such cancellations.

(d) Customer may terminate work by Contractor under this Contract by delivering written notice of termination to Contractor. Upon termination, customer shall pay Contractor for any work, labor, material, services or storage costs provided by Contractor prior to the notification to terminate work. Customer expressly releases, holds harmless, and indemnifies Contractor from any claims or liabilities of any kind arising out of non-completion the work by Contractor.

Payment

(a) The types of services Contractor will provide to Customer are often, but not always, covered by Customer's insurance. Whenever possible, Contractor will work directly with Customer's insurance provider to help facilitate the process. However, payment is ultimately the responsibility of the Customer.

(b) Customer understands and acknowledges that the Contractor may submit a supplemental estimate to Customer or Customer's insurance carrier for additional work performed by the Contractor, which will be deemed additional work pursuant to this Contract. Customer agrees to pay Contractor for such additional work to the extent Customer is reimbursed for the additional work by their insurance carrier or the amount authorized by the Customer in a Change Order Contract in the event additional work is not covered by insurance.

(c) Customer will make payments solely to Contractor. No payments are to be made by Customer to any subcontractor, employee, supplier, or other entity, or in the form of joint checks, without the prior written consent of Contractor.

(d) Should the Insurance Company fail to place Contractor's name on all checks, Customer agrees that upon receipt of the checks from the Insurance Company, and upon the funds becoming good funds in the account of the Customer, the Customer will remit the funds to Contractor within three (3) days following completion of the foregoing conditions. Contractor shall submit an invoice to Customer for any payment due pursuant to the above schedule. Said payments are due and payable upon receipt of invoice.

(e) Contractor shall have the right to stop work should Customer fail to make any payment in a timely manner that is due and owing.

(f) Any monies owed by Customer and not paid within 30 days will accrue an interest charge of 2% per month until paid in full. In the event that it is necessary to place Customer's account with a collection agency to collect the balance due, an additional 35% of the principle balance due will be added to cover the cost of collection.

(g) Contractor has the right under Montana law to place a lien on the job site property and foreclose if payment for work is not forthcoming. It is also understood that a credit report may be compiled for the sole purpose of collecting the delinquent account if Customer's account is placed with an agency for collection, or placed with an attorney for legal action.

Risk of Damage and Loss

(a) Customer understands that there is an inherent risk of breakage or total destruction in altering items of property on the job site, or in removing items from the job site. Should any such alteration or removal be deemed necessary by Contractor, Customer agrees that Contractor will not be responsible for any repair and/or replacement of the foregoing items. Customer hereby agrees to release and hold Contractor harmless and to indemnify for any damages that may result from such necessary alterations or removal.

(b) Customer shall be fully responsible for Customer's real and personal property. Contractor is not responsible for any pre-existing damage to Customer's property.

Contractor will not be responsible for loss or damage to currency, jewelry, art objects or any other personal property unless Contractor removes, individually inventories, and stores such items.

(c) The necessity of safety precautions including, but not limited to, taping plastic barriers to walls, can cause damage to wall and floor coverings such as, paint, wallpaper, and carpet. Customer understands this risk of damage and will hold Contractor harmless for such damage.

Mold and Water Damage Remediation

(a) Customer understands that Contractor is hired only to work on specific areas as discussed in the scope of work. If a third party indoor environmental professional is hired to perform post remediation verification, the Contractor is responsible only to return the structure to Condition 1 (normal fungal ecology) for specific areas as defined in scope of work. Any testing is at the discretion of the Customer and all costs incurred by third party testing will be the responsibility of the Customer. This third-party testing may be billed as part of the project or separately at customer's discretion.

Existing or Hidden Damages

(a) Customer warrants that Contractor will not encounter existing hazardous materials on the job site. These hazardous materials include but are not limited to asbestos, oil, gasoline, chemicals, pesticides, PCBs, metallic compounds, organic solvents, or other contaminants. (b) If any such materials are discovered, Contractor shall have the right to stop work immediately and cancel the Agreement or submit a Proposed Change Order to Customer for Customer's review. This Proposed Change Order will include additional costs that may be incurred as a result of the presence of the hazardous materials. Expenses incurred due to unusual, unanticipated, unobservable or latent job conditions including but not limited to asbestos or other hazardous materials, dry rot, or other structural defects and deficiencies shall be paid for by Customer or Customer's insurance company as extra work.

Warranties

(a) Contractor warrants all labor provided by it for a period of five (5) years from the date the Contract is signed by Customer. The warranty is limited to labor only, and the standard used shall be "good and workmanlike."

(b) Any materials provided by Contractor under the Contract shall be warranted only to the extent provided by the manufacturer or supplier of said materials. Customer shall have no recourse against Contractor for defects in materials.

(c) No warranty work shall be performed unless Customer has paid Contractor in full. Any warranty work performed by other parties and not by Contractor will be paid by Customer unless authorized in writing by Contractor. Contractor provides no other warranties, express or implied.

Indemnity

To the extent not otherwise provided in this Contract, Customer agrees to hold Contractor harmless and shall indemnify against all damage to Customer to the fullest extent permissible under the laws of the State of Montana.

Dispute Resolution

(a) In the event a dispute arises between Contractor and Customer or between Customer or Contractor and Customer's insurance company with regard to the subject matter of this proposal, Contractor reserves the right to immediately cease work and Customer waives any right Customer may otherwise have for any claims or damages due to any interruption in the work. In such event, Contractor and Customer agree to meet within five (5) business days of the cessation of the work and attempt to resolve the dispute. Contractor also reserves the right to be paid for all work completed at the time of cessation prior to re-commencing with the repairs.

(b) The parties to this Contract agree that, in the event of a dispute that relates directly or indirectly to the Contract, either party shall bring suit in Montana Thirteenth Judicial District Court, Yellowstone County. The prevailing party shall be entitled to reimbursement of all costs and reasonable attorney fees.

Work Proposal

<u>Payment Terms</u>		
Draw Number	Amount	Date Due
1	\$10,000.00	Upon Signing Contract
2	TBD	Billed Monthly
3	Balance	Substantial Completion
Total Budget:	\$100,000.00	

Additional Payment Terms:

Change orders: Any alterations or deviations from the above-referenced specifications involving extra cost, including cost to upgrade the premises in order to comply with current code requirements, will be performed with a change order in a form acceptable to Alpha Omega Disaster Restoration.

Direct Payment Authorization: To the extent that I have insurance coverage for all or part of the work and/or services provided by AO as outlined in this proposal, I authorize my insurance company to name Alpha Omega Disaster Restoration as a direct payee on any check issued for payment of said work and/or services. Alpha Omega Disaster Restoration agrees to accept this payment and credit it against my obligation to pay the bill for work and/or services completed on my property.

This proposal may be withdrawn by Alpha Omega Disaster Restoration at any time prior to delivery of written acceptance by Customer and shall be deemed automatically withdrawn if written acceptance is not received by AO within thirty (30) business days of the date hereof.

Respectfully submitted by: *Ben Mitchell*, Project Manager **Date:** February 11, 2019

Alpha Omega Disaster Restoration
 Office: 406.628.0178
 Cell: 406.697.8170

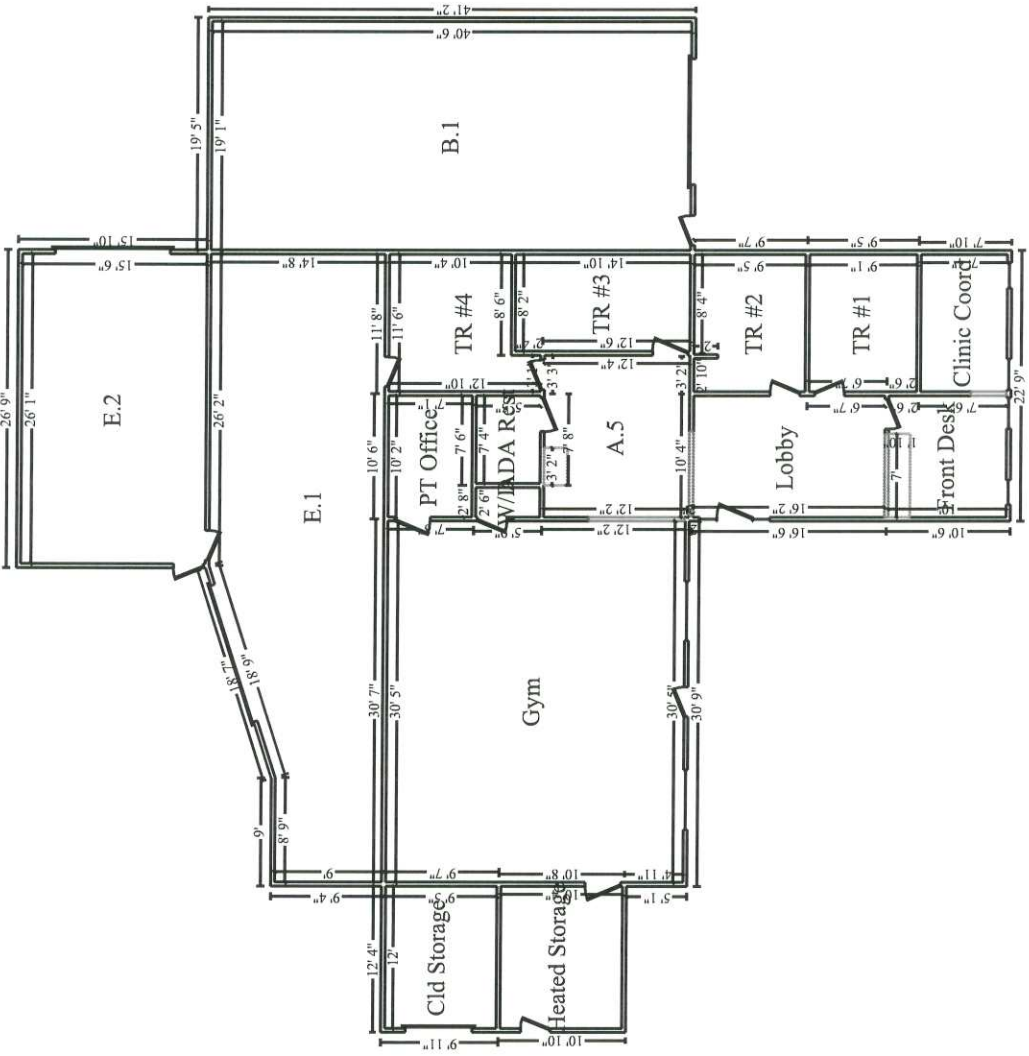
Acceptance of Proposal

I have read, understand and agree to the Terms listed on all pages of this proposal. I am the owner (or an agent duly authorized to enter into this agreement on behalf of the owner) of the property identified on page one (1). By affixing my signature to this document, I authorize Alpha Omega Disaster Restoration to complete the work as specified and agree to the payment terms outlined herein. I authorize that a photo static copy of this proposal may be relied upon as if it were an original.

 SIGNATURE

 SIGNATURE

 DATE



DubJay

100' lease width covers the building but not the back parking lot.

Legend



Laurel Chamber of Commerce



100 ft

Before Photos

NAIBusiness Properties

For Lease

Industrial Property

4,330 SF | \$3,200 per month



Alpha Omega

204 E. Main Street
Laurel, Montana 59044

Julie Johnson
697-1457

Property Highlights

- Remodeled in 2013
- 2,600 square feet of warehouse/shop
- 1,800 square feet of office
- 12,960 square foot lot
- 6 Overhead doors
- Land Lease with Burlington Northern

Property Description

Alpha Omega consists of a Class A office building located at 204 E Main Street in Laurel. The property was originally constructed in 1964 from a wood-frame structure base and remodeled in 2013 which includes a metal roof and siding. The land under the improvement is leasehold interest with total size of 12,960 square feet. The improvements consist of 4,430 square feet of main floor office and warehouse space. The property offers multiple off-street parking spaces, has good curb appeal and above average frontage to the traffic traveling on Main Street in Laurel.

OFFERING SUMMARY

Available SF	4,330 SF
Lease Rate	\$3,200 per month (MG)
Lot Size	0.3 Acres
Building Size	4,430 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	163	\$77,934
5 Miles	3,224	\$76,967
10 Miles	10,506	\$76,720

For more information

Matt Robertson

O: 406 294 6308
mrobertson@naibusinessproperties.com

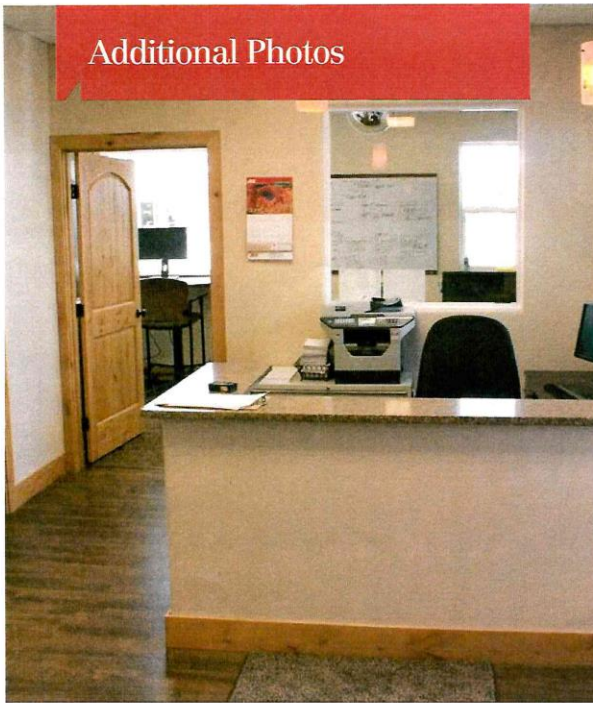
Ethan Kanning

O: 406 294 6314
ekanning@naibusinessproperties.com

3312 4th Avenue North
Billings, MT 59101
406 256 5000 tel
naibusinessproperties.com

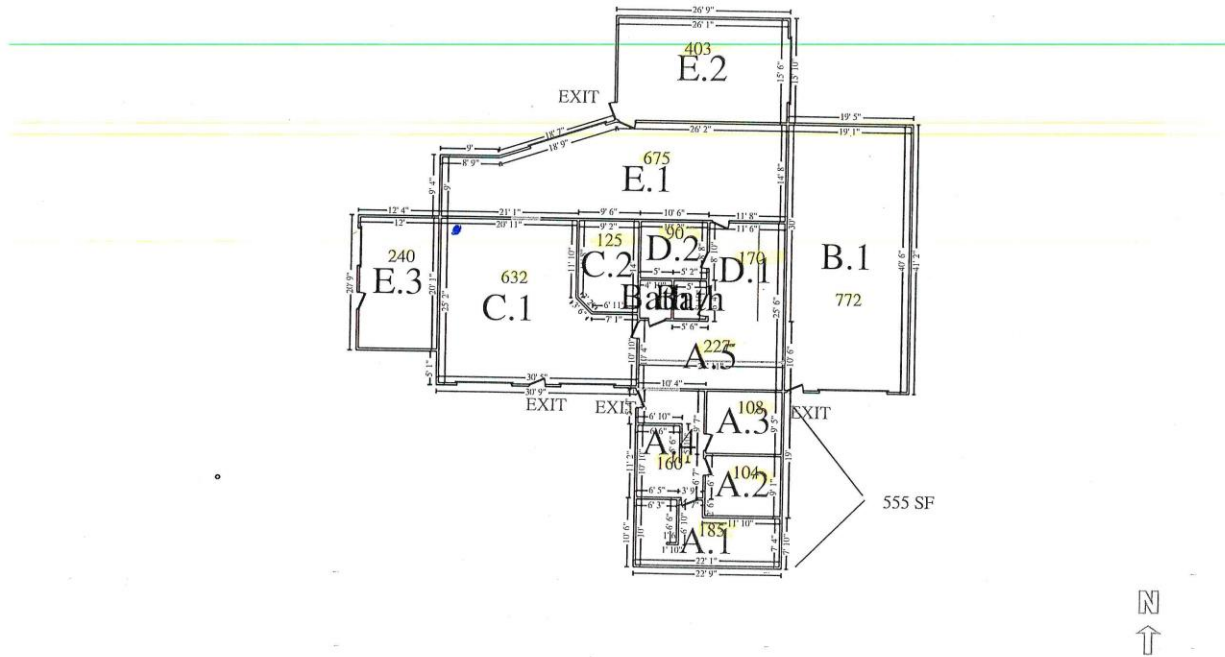
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Additional Photos



NAI Business Properties

3312 4th Avenue North
Billings, MT 59101
406 256 5000 tel
naibusinessproperties.com



Item Attachment Documents:

5. Application: Fjelstad

April 2019



Hello and thank you for reviewing our application!

We are Nathan and Katie Fjelstad, Laurel residents for over 10 years. Nathan was also raised in Laurel. We own a home in Laurel and have two young children (Leif, age 6, and Mira, age 2) that go to Laurel schools. Far from being wealthy real estate developers, Nathan is a finish carpenter and Katie is a registered nurse at Billings Clinic. The duplex is our first construction project—a once-in-a-lifetime opportunity, 100 percent financed at our own risk.

Please feel free to contact me (Katie) with any additional questions you may have or if you need any additional information. I would be very happy to speak with you. Again, thank you so much for taking the time to review our application. We would so appreciate any help you could offer!



LAUREL URBAN RENEWAL AGENCY (LURA)

Control No. 19-0403-132918

OFFICE USE ONLY

LURA REVIEW	DATE
PLANNER REVIEW	DATE
CITY COUNCIL	DATE
AWARD	DATE
NOTIFICATION	DATE
INSPECTION	DATE
PAYMENT	DATE

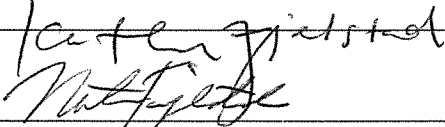
Grant Application

- ☒ Small Grant (up to \$20,000)
☐ Technical Assistance Grant
☐ Façade Grant
☐ Sign Grant
☒ Large Grant (Greater than \$20,000)

Application fees are non-refundable.

Applicant Name (Last, First Middle) Nathan and Katie Fjelstad		Applicant Phone (406) 670 - 2338	
Applicant Mailing Address (Street, City, State Zip) 2616 Pronghorn Dr. Laurel, MT 59044		Applicant E-Mail Address katiefjelstad@yahoo.com	
Business Name n/a		Laurel Business License Number n/a	
Development Physical Address (Street, City, State Zip) 614 & 616 East First St. Laurel, MT 59044		Business Phone () -	
Business Activities (i.e. retail, office, etc.)			
Business Owner Name (Last, First Middle) <input checked="" type="checkbox"/> Same as Applicant		Business Owner Phone () -	
Business Owner Mailing Address (Street, City, State Zip)		Business Owner E-Mail Address	
Building Frontage (building length along a public street) 72 feet	Building Height (number of stories defined by current code) _____ feet 2 stories	Historical District Building Not sure Date Approved <input type="checkbox"/> Yes <input type="checkbox"/> No / /	
Property Legal Description (i.e. assessor parcel number) Lots 14 and 15, Block 27 of Amended Allard Subdivision in the town of Laurel, Montana (the lots are in the process of being legally aggregated).			
Property Legal Owner and Contact Information Nathan and Katie Fjelstad, see above			


I certify under penalty of law, that the information provided herein is true, accurate and complete to the best of my knowledge. I understand that submitting an application does not guarantee a grant will be awarded, and that grant awards are at the discretion of the LURA board. Additionally, I verify that I have read and agree to abide by all applicable regulations under Title 20 of the Laurel Municipal Code as they apply to the LURA program. I am aware that a violation of these regulations shall result in the rejection of my application or disqualification from participating in the LURA grant program.

Applicant Signature 	Date (MM/DD/YYYY) 04/04/2019
--	---------------------------------

**INCOMPLETE APPLICATIONS
SHALL BE RETURNED**

Application processing time is a
minimum of 60 business days.

Return Completed Applications To:
Laurel Urban Renewal Agency (LURA)
ATTN: City Planner
PO Box 10
Laurel, MT 59044
(406) 628-7431

Applicant Initials 

Previous Applications (if any)	Date	Control No.	Approved
none	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No

Brief Description of Type of Business and Services Provided by Applicant.

Not applicable, not a business

Brief Description of Project.

Construction of two-unit duplex. Each unit is approximately 1800 square feet and includes three bedrooms and two bathrooms. The duplex is two stories tall; 72 feet of the duplex face First Street in Laurel. The units will be rentals.

Brief Description of Project Time Line.

In fall 2017, the existing building was damaged by an arsonist and was considered uninhabitable. The house sat on the corner of First Street and Idaho with boarded up windows and police tape across the door for six months while our family decided what to do with the property. In March 2018 we began the difficult process of planning and arranging for financing. In December 2018 we demolished the old building and began construction. We hope to finish the project in May 2019 and have our first renters in June.

Explain how the project will support and/or improve the down town district.

This project removes blight at a conspicuous intersection near downtown Laurel and replaces it with a beautiful new building. We hope the new building will contribute to a newer, fresher look for the neighborhood.

The new building may also inspire people in the neighborhood to keep their property looking nicer and perhaps encourage other families and/or developers to bring new construction to the neighborhood. The new building has been bank assessed at a value of \$380,000 which is much higher than the prior tax evaluation on the property. This means the new building will bring in more tax dollars and likely improve property values for neighbors.

What type(s) of development and/or physical improvements are being considered?

The types of developments and improvements that pertain the LURA small and/or large grants are outlined in our application but include architectural fees, building permit fees, landscaping, demolition costs, sidewalks and gutters, driveways, and insulation. Again, we thank you for your consideration and please contact Katie for any questions about the project.

Name and Address of Technical Assistance Firm. _____ _____ _____	Name and Address of Contractor that will complete the work. Pierson Jenson Construction Tyler Jensen, Owner Operator 215 S. 41 st St. West Billings, MT 59106 (406) 855-3093
---	---

What type of general Small Grant is needed?	MCA	LURA Funds Requested	Applicant Funds Committed
<input type="checkbox"/> Demolition/Abatement of Structure for Removal of Blight	7-15-4288(2)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Sidewalks, Curbs, Gutters	7-15-4288(2)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Public Utilities			
<input type="checkbox"/> Water, Wastewater, Storm Water	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Electrical, Natural Gas, Fiberoptic, Telecommunications	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Intersection Signals & HAWK Crossing	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Street & Alley Surface Improvements	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Crosswalks	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Green Space & Water Ways	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Improvement of Pedestrian Areas	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Historical Restorations	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Off Street Parking for Public Use	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Bridges & Walkways	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Pollution Reduction	7-15-4288(12)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Structural Repair			
<input type="checkbox"/> Flooring		\$____.____.____	\$____.____.____
<input type="checkbox"/> Walls (interior)		\$____.____.____	\$____.____.____
<input type="checkbox"/> Roof, Ceiling		\$____.____.____	\$____.____.____
<input type="checkbox"/> Energy Efficiency Improvements			
<input type="checkbox"/> LED Lighting (interior)		\$____.____.____	\$____.____.____
<input type="checkbox"/> Insulation		\$____.____.____	\$____.____.____
<input type="checkbox"/> Programmable Thermostats		\$____.____.____	\$____.____.____
<input type="checkbox"/> Solar Panels and Systems		\$____.____.____	\$____.____.____
TOTAL:		\$____.____.____	\$____.____.____

What type of **Small Grant** is needed?

	Hours (up to 30 total)	LURA Funds Requested	Applicant Funds Committed
<input type="checkbox"/> Technical Assistance			
<input type="checkbox"/> Architectural/Design Fees	_____	\$3,000.00	\$3,000.00* <i>see Appendix A</i>
<input type="checkbox"/> Landscape/Hardscape Design Fees	_____	\$_____.____	\$_____.____
<input type="checkbox"/> Feasibility Study Fees	_____	\$_____.____	\$_____.____
<input type="checkbox"/> Building Permit Fees	_____	\$7,103.68	\$7,103.68* <i>see Appendix C</i>
<input type="checkbox"/> Facade Grant			
<input type="checkbox"/> Water Cleaning		\$_____.____	\$_____.____
<input type="checkbox"/> Prepping and Painting		\$_____.____	\$_____.____
<input type="checkbox"/> Window Replacement/Repair		\$4,363.44	\$4,363.44* <i>see Appendix A</i>
<input type="checkbox"/> Door Replacement/Repair		\$_____.____	\$_____.____
<input type="checkbox"/> Entry Foyer Repairs		\$_____.____	\$_____.____
<input type="checkbox"/> Exterior Lighting		\$_____.____	\$_____.____
<input type="checkbox"/> Façade Restoration/Rehabilitation		\$_____.____	\$_____.____
<input type="checkbox"/> Landscape/Hardscape Improvements		\$3,300.00	\$3,300.00^ <i>see Appendix B</i>
<input type="checkbox"/> Signage and Awning Grant			
<input type="checkbox"/> Signage		\$_____.____	\$_____.____
<input type="checkbox"/> Awning		\$_____.____	\$_____.____
* means this work is already complete, please see attachments		TOTAL: \$17,767.12	\$17,767.12

^ means this work is yet to be done,

estimates are based on subcontractor bids,

please see attachments

What type of **Large Grant** is needed?

LURA Funds

Applicant Funds

Requested

Committed

<input checked="" type="checkbox"/> Demolition/Abatement of Structure for Removal of Blight	MCA 7-15-4288(2)	\$ <u>6,085.15</u>	\$ <u>6,085.15</u> * <i>See Appendix A</i>
<input checked="" type="checkbox"/> Sidewalks, Curbs, Gutters (plus driveway)	7-15-4288(2)	\$ <u>19,693.40</u>	\$ <u>19,693.40</u> [^]
<input type="checkbox"/> Public Utilities			
<input type="checkbox"/> Water, Wastewater, Storm Water	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Electrical, Natural Gas, Fiberoptic, Telecommunications	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Intersection Signals & HAWK Crossing	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Street & Alley Surface Improvements	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Crosswalks	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Green Space & Water Ways	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Improvement of Pedestrian Areas	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Historical Restorations	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Off Street Parking for Public Use	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Bridges & Walkways	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Pollution Reduction	7-15-4288(12)	\$ _____	\$ _____
<input type="checkbox"/> Structural Repair			
<input type="checkbox"/> Flooring		\$ _____	\$ _____
<input type="checkbox"/> Walls (interior)		\$ _____	\$ _____
<input type="checkbox"/> Roof, Ceiling		\$ _____	\$ _____
<input type="checkbox"/> Energy Efficiency Improvements			
<input type="checkbox"/> LED Lighting (interior)		\$ _____	\$ _____
<input checked="" type="checkbox"/> Insulation		\$ <u>4,375.72</u>	\$ <u>4,375.72</u> * <i>See Appendix A</i>
<input type="checkbox"/> Programmable Thermostats		\$ _____	\$ _____
<input type="checkbox"/> Solar Panels and Systems		\$ _____	\$ _____

*

means this work is already complete,

TOTAL: \$ 30,154.27 \$ 30,154.27

please see attachments

[^]

means this work is yet to be done,

estimates are based on subcontractor bids,

please see attachments

Application Checklist

- ☒ Application
- ☒ Copy of Laurel Business License *n/a*
- ☒ Copy of Historical Building Verification form from Yellowstone County Historic Preservation Office *n/a*
- ☒ Copy of Estimates or Paid Invoices from Applicant's Vendor (Work performed by the applicant, business owner, property owner, or employee shall not be accepted for any grant project.) *↓*
- ☒ Copy of Plans and Sketches (hand drawn will not be accepted)
- ☒ Copy of Supporting Documentation
- ☒ Photos (Before and After)
- ☒ Project Description *> included in application form*
- ☒ Project Time Line

*Draw sheet from
Beartooth Bank
(our construction loan
lender), the budget*

*our contractor put
together based on
subcontractor bids,
and copies of receipts
for fees paid to
the City of Laurel
are all included in
the appendices.*

Before



After

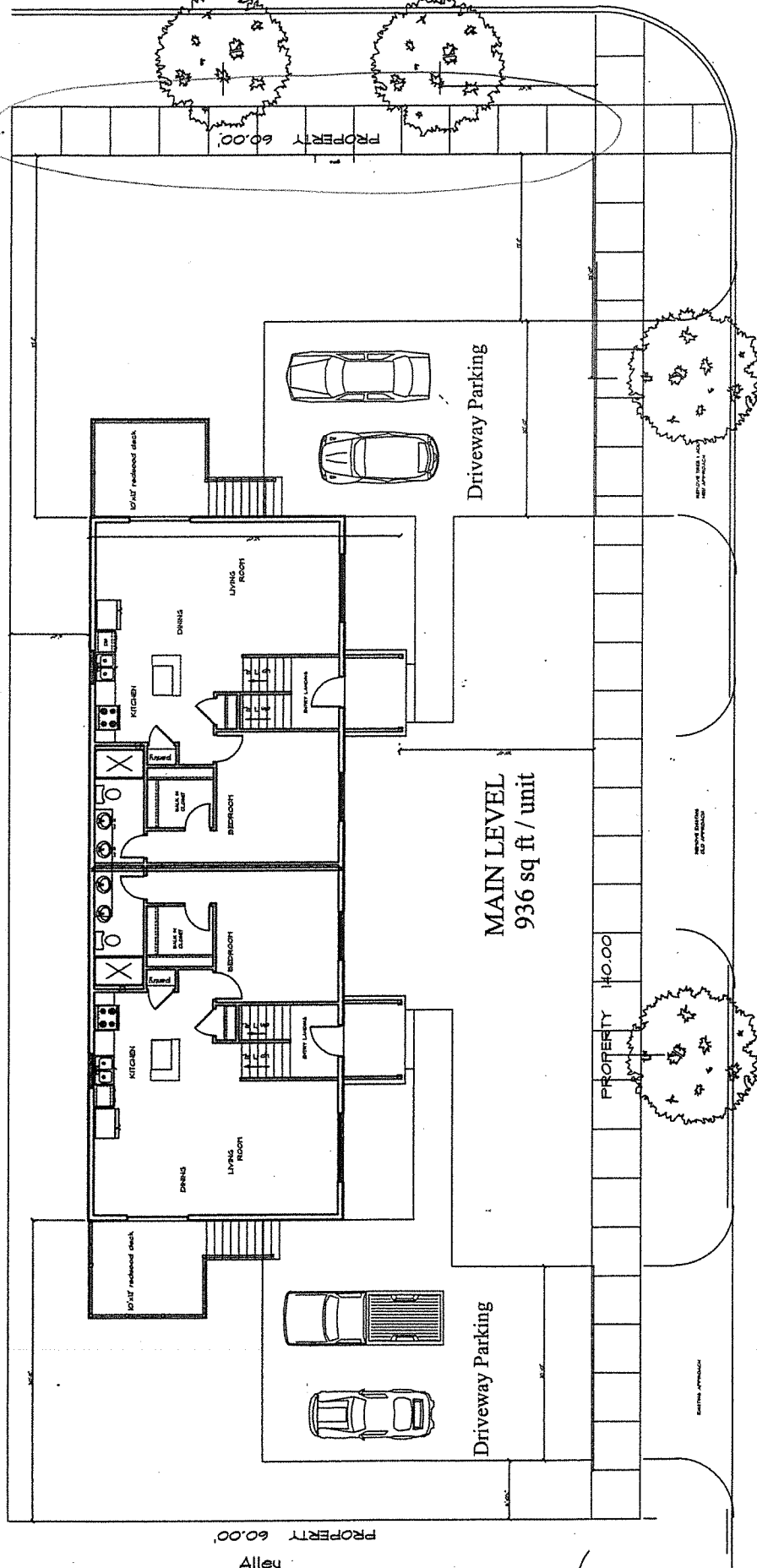


IDAHO ST

PROPERTY 140.00'

Alley
PROPERTY 60.00'

→ This portion
of the sidewalk
is intact & will
not need to be
replaced.



EAST FIRST STREET

= new development involved in LURA request (concrete - driveway,
sidewalk, curb/gutter)

	Description	Budget	Owner Contribution	Draw at Closing	Draw #1	Draw #2	Draw #3	Draw #4	Draw #5	Draw #6	Budget Remaining	% Remaining
DIVISION 1 - GENERAL REQUIREMENTS												
	0100 Lot or Land Costs	\$ 65,000.00	\$65,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
	0110 Architectural	\$ 3,250.00	\$ 3,000.00	\$ -	\$ -	\$ 139.21	\$ -	\$ -	\$ -	\$ -	\$ 110.79	3.41%
	0120 Insurance & Taxes	\$ 700.00	\$ -	\$ -	\$ 74.58	\$ 147.66	\$ 74.58	\$ -	\$ -	\$ -	\$ 403.18	57.60%
	0130 Performance Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
	0140 Building Permits & HOW	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000.00	100.00%
	0150 Loan Fee & Interest	\$ 5,925.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,925.00	100.00%
	0160 Legal & Closing Costs	\$ 400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400.00	100.00%
	0170 Sales Commission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
	0180 Job Site Security	\$ 300.00	\$ -	\$ -	\$ -	\$ 85.00	\$ -	\$ -	\$ -	\$ -	\$ 215.00	71.67%
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
DIVISION 2 - SITE WORK												
	0200 Demolition & Clearing	\$ 7,170.00	\$ -	\$ -	\$ -	\$ 6,085.13	\$ 16.25	\$ -	\$ -	\$ -	\$ 1,068.62	14.90%
	0210 Lot Survey	\$ 244.00	\$ -	\$ -	\$ -	\$ 240.00	\$ -	\$ -	\$ -	\$ -	\$ 4.00	1.64%
	0220 Stake Out	\$ 137.00	\$ -	\$ -	\$ -	\$ 120.00	\$ -	\$ -	\$ -	\$ -	\$ 17.00	12.41%
	0230 Excavation & Backfill	\$ 6,730.00	\$ -	\$ -	\$ -	\$ 5,107.50	\$ -	\$ -	\$ -	\$ -	\$ 1,622.50	24.11%
	0240 Site Fill & Road Work	\$ 2,225.00	\$ -	\$ -	\$ 360.26	\$ 605.00	\$ -	\$ -	\$ -	\$ -	\$ 1,259.74	56.62%
	0250 Site Drainage	\$ 880.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 880.00	100.00%
	0260 Parking Lot	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
	0270 Landscaping	\$ 6,100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,100.00	100.00%
	0280 Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
DIVISION 3 - CONCRETE												
	0300 Caissons	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
	0310 Footings	\$ 4,843.00	\$ -	\$ -	\$ 231.00	\$ 4,627.87	\$ -	\$ -	\$ -	\$ -	\$ (15.87)	-0.33%
	0320 Foundation	\$ 6,019.00	\$ -	\$ -	\$ 306.00	\$ 6,234.13	\$ -	\$ -	\$ -	\$ -	\$ (521.13)	-8.66%
	0330 Slabs & Sidewalks	\$ 17,586.00	\$ -	\$ -	\$ -	\$ 5,892.60	\$ -	\$ -	\$ -	\$ -	\$ 11,693.40	66.49%
	0340 Concrete Reinforcement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
	0350 Concrete Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
	0360 Driveway Approach & Curb	\$ 8,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000.00	100.00%
	0370 Precast Concrete	\$ 156.00	\$ -	\$ -	\$ -	\$ 156.00	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
DIVISION 4 - MASONRY												
	0400 Walls & Veneer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
	0410 Fireplaces	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
	0420 Stucco	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
DIVISION 5 - METALS												
	0500 Structural Steel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
	0510 Metal Framing & Decks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
	0520 Window Wells	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
	0530 Refuse Containers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
	0540 Roof Gutters	\$ 1,826.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,826.00	100.00%
	0550 Ornamental Iron	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300.00	100.00%
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
DIVISION 6 - FRAMING												
	0600 Bearing Walls & Subfloor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!

Description	Budget	Owner Contribution	Draw at Closing	Draw #1	Draw #2	Draw #3	Draw #4	Draw #5	Draw #6	Budget Remaining	% Remaining
0610 Ext. Walls & Int. Partitions	\$ 36,987.00	\$ -	\$ -	\$ 57.04	\$ 18,626.80	\$ 16,900.00	\$ -	\$ -	\$ -	\$ 1,403.16	3.79%
0620 Roof & Ceiling	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0630 Laminated Beams	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0640 Decks	\$ 6,804.00	\$ -	\$ -	\$ 40.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,764.00	99.41%
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
DIVISION 7 - THERMAL & MOISTURE PROTECTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0700 Water & Damp Proofing	\$ 354.00	\$ -	\$ -	\$ 84.00	\$ 265.00	\$ -	\$ -	\$ -	\$ -	\$ 5.00	1.41%
0710 Insulation	\$ 6,802.00	\$ -	\$ -	\$ -	\$ -	\$ 4,375.72	\$ -	\$ -	\$ -	\$ 2,426.28	35.67%
0720 Shingles or Tile Roof	\$ 5,009.00	\$ -	\$ -	\$ -	\$ -	\$ 4,655.28	\$ -	\$ -	\$ -	\$ 353.72	7.06%
0730 Membrane Roofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0740 Roof Accessories	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0750 Fascia & Soffet	\$ 1,708.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,708.00	100.00%
0760 Siding	\$ 9,724.00	\$ -	\$ -	\$ -	\$ -	\$ 2,789.18	\$ -	\$ -	\$ -	\$ 6,934.82	71.32%
0770 Preformed Roofing & Siding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
DIVISION 8 - DOORS & WINDOWS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0800 Entrance Doors	\$ 3,744.00	\$ -	\$ -	\$ -	\$ -	\$ 4,075.04	\$ -	\$ -	\$ -	\$ (331.04)	-8.84%
0810 Overhead Garage Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0820 Windows	\$ 5,560.00	\$ -	\$ -	\$ -	\$ -	\$ 4,363.44	\$ -	\$ -	\$ -	\$ 1,196.56	21.52%
0830 Special Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0840 Glass & Glazing	\$ 775.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 775.00	100.00%
0850 Interior Doors	\$ 4,056.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,056.00	100.00%
0860 Hardware	\$ 1,229.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,229.00	100.00%
0870 Hollow Metal Frames & Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
DIVISION 9 - FINISHES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0900 Gypsum Wallboard	\$ 16,974.00	\$ -	\$ -	\$ -	\$ -	\$ 21.76	\$ -	\$ -	\$ -	\$ 16,952.24	99.87%
0910 Sound Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0920 Painting	\$ 18,980.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,980.00	100.00%
0930 Wall Coverings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0940 Floor Coverings	\$ 14,227.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,227.00	100.00%
0950 Ceramic & Quarry Tile	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0960 Ceiling Systems	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
0970 Draperies & Blinds	\$ 900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900.00	100.00%
0980 Final Cleaning	\$ 824.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 824.00	100.00%
0990 Repairs, Theft & Vandalism	\$ 600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600.00	100.00%
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
DIVISION 10 - SPECIALTIES & EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1000 Appliances	\$ 5,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300.00	100.00%
1010 Bath Accessories	\$ 797.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 797.00	100.00%
1020 Toilet Partitions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1030 Laundry Chutes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1040 Vaults	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1050 Signs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1060 Storage Shelving	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1070 Sauna Baths	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1080	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!

Description	Budget	Owner Contribution	Draw at Closing	Draw #1	Draw #2	Draw #3	Draw #4	Draw #5	Draw #6	Budget Remaining	% Remaining
1090	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
DIVISION 11 - FINISH CARPENTRY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1100 Kitchen Cabinets	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00	100.00%
1110 Vanities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1120 Moldings	\$ 5,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500.00	100.00%
1130 Paneling & False Beams	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1140 Closet Shelves & Rods	\$ 1,197.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,197.00	100.00%
1150 Stairs & Railings	\$ 344.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 344.00	100.00%
1160 Bookcases & Other Millwork	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1170 Cabinet Hardware	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
DIVISION 12 - UTILITIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1200 Temporary Power, Gas & Water	\$ 650.00	\$ -	\$ -	\$ -	\$ 18.87	\$ 74.74	\$ -	\$ -	\$ -	\$ 556.39	85.60%
1210 Utility Lines	\$ 700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700.00	100.00%
1220 Septic Systems	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1230 Temporary Toilet Facilities	\$ 760.00	\$ -	\$ -	\$ 154.53	\$ 124.00	\$ 112.00	\$ -	\$ -	\$ -	\$ 369.47	48.61%
DIVISION 13 - RENTALS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1300 Crane	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1310 Concrete Pump	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1320 Fork Lift	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1330 Scaffolding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1340 Generator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1350 Compactor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1370	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
DIVISION 14 - EXTRAS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1460	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
DIVISION 15 - MECHANICAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1500 Plumbing	\$ 19,180.00	\$ -	\$ -	\$ 6,000.00	\$ -	\$ 8,000.00	\$ -	\$ -	\$ -	\$ 5,180.00	27.01%
1510 Heating	\$ 9,680.00	\$ -	\$ -	\$ -	\$ -	\$ 9,680.00	\$ -	\$ -	\$ -	\$ -	0.00%
1520 Air Conditioning	\$ 3,952.00	\$ -	\$ -	\$ -	\$ -	\$ 3,952.00	\$ -	\$ -	\$ -	\$ -	0.00%
1530 Ventilating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
DIVISION 16 - ELECTRICAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1600 Electrical Wiring	\$ 13,600.00	\$ -	\$ -	\$ -	\$ -	\$ 7,575.00	\$ -	\$ -	\$ -	\$ 6,025.00	44.30%

Project Address: 614 & 616 East First Street

Description	Budget	Owner Contribution	Draw at Closing	Draw #1	Draw #2	Draw #3	Draw #4	Draw #5	Draw #6	Budget Remaining	% Remaining
1610 Light Fixtures	\$ 1,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600.00	100.00%
1620 Intercom	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1630 Phone & TV Prewire	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1640 Alarm Systems	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1650 Sound Systems	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
SUBTOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
DIVISION 17 - CONTRACTOR FEE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
1700 Overhead	\$ 8,429.00	\$ -	\$ -	\$ -	\$ 1,070.63	\$ 3,468.75	\$ -	\$ -	\$ -	\$ 3,889.62	46.15%
1710 Profit	\$ 18,830.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,830.00	100.00%
TOTAL HARD COSTS	\$ 374,567.00	\$ 68,000.00	\$ -	\$ 7,307.41	\$ 49,545.40	\$ 70,133.74	\$ -	\$ -	\$ -	\$ 179,580.45	47.94%
Total Owner Contribution		\$ 68,000.00		\$ 7,307.41	\$ 49,545.40	\$ 70,133.74	\$ -	\$ -	\$ -		
Total Draw			\$ -								
Current Loan Draw Balance										\$ 194,986.55	



215 S. 41st St. West • Billings, MT 59106 • Res: 406-652-3093

This is our budget for the project, put together by our contractor largely based off of ~~contract~~ sub-contractor bids. So this is money we haven't spent yet.
Sorry for the marked up copy! This is our working document!

Job Number: _____
Job Address 19 Idaho Ave.
Owner Fjelstad

Basement Area 1872 SQ FT
Main Floor Area 1872 SQ FT

Crawlspace Area
Upper Floor Area

Third Floor Area

	ITEM #1 MATERIAL	ITEM #2 LABOR	ITEM #3 SUB CONT.	ITEM #4 OTHER	ITEM #5 TOTAL
DIVISION 1 - GENERAL REQUIREMENTS					
0100 Lot or Land Costs					65000
0110 Architectural					3250
0120 Insurance & Taxes					700
0130 Performance Bond					
0140 Building Permits & HOW					1000
0150 Loan Fee & Interest					5925
0160 Legal & Closing Costs				400	400
0170 Sales Commission					
0180 Job Site Security				300	300
	0	0	0	76575	76575
DIVISION 2 - SITE WORK					
0200 Demolition & Clearing	1500	200	5220	250	7170
0210 Lot Survey	4	240			244
0220 Stake Out	17	120			137
0230 Excavation & Backfill	550	380	5800		6730
0240 Site Fill & Road Work	1745	480			2225
0250 Site Drainage		240		640	880
0260 Parking Lot					
0270 Landscaping	3300	2800			6100
0280 Fence					
	7116	4460	11020	890	23486
DIVISION 3 - CONCRETE					
0300 Concrete					
0310 Footings	2566	1754		523	4843
0320 Foundation	2715	240	2524	540	6019
0330 Slabs & Sidewalks	5638		8028	3920	17586
0340 Concrete Reinforcement					
0350 Concrete Testing					
0360 Driveway Approach & Curbs			8000		8000
0370 Precast Concrete	76	80			156
	10995	2074	18552	4983	36604
DIVISION 4 - MASONRY					
0400 Walls & Veneer					0
0410 Fireplaces					0

	ITEM #1 MATERIAL	ITEM #2 LABOR	ITEM #3 SUB CONT.	ITEM #4 OTHER	ITEM #5 TOTAL
0420 Stairs					0
	0	0	0	0	0
DIVISION 5 - METALS					
0500 Structural Steel					0
0510 Metal Framing & Decks					0
0520 Window Walls					0
0530 Refuse Containers					0
0540 Roof Gutters			1826		1826
0550 Ornamental Iron			300		300
	0	0	2126	0	2126
DIVISION 6 - FRAMING					
0600 Bearing Walls & Subfloor					0
0610 Ext. Walls & Int. Partitions	22087		14000	900	36987
0620 Roof & Ceiling					0
0630 Laminated Beams					0
0640 Decks	4404	2400			6804
	26491	2400	14000	900	43791
DIVISION 7 - THERMAL & MOISTURE PROTECT					
0700 Water & Damp Proofing	114	240			354
0710 Insulation		250	6552		6802
0720 Shingles or Tile Roof	3359		1650		5009
0730 Membrane Roofing					0
0740 Roof Accessories					0
0750 Facia & Soffet	988	720			1708
0760 Siding	4322	540	4862		9724
0770 Preformed Roofing & Siding					0
	8783	1750	13064	0	23597
DIVISION 8 - DOORS & WINDOWS					
0800 Entrance Doors	3330	414			3744
0810 Overhead Garage Doors					0
0820 Windows	5080	480			5560
0830 Special Windows					0
0840 Glass & Glazing	650	125			775
0850 Interior Doors	2856	1200			4056
0860 Hardware	949	280			1229
0870 Hollow Metal Frames & Doors					0
	12865	2499	0	0	15364
DIVISION 9 - FINISHES					
0900 Gypsum Wallboard	5361	200	11413		16974
0910 Sound Control					0

	ITEM #1 MATERIAL	ITEM #2 LABOR	ITEM #3 SUB CONT.	ITEM #4 OTHER	ITEM #5 TOTAL
0920 Painting			18980		18980
0930 Wall Coverings					0
0940 Floor Coverings		3200	14227		14227
0950 Ceramic & Quarry Tile					0
0960 Ceiling Systems					0
0970 Draperies & Blinds			900		900
0980 Final Cleaning			824		824
0990 Repairs, Theft & Vandalism				600	600
	5361	200	46344	600	52505
DIVISION 10 - SPECIALTIES & EQUIPMENT					
1000 Appliances	5000	300			5300
1010 Bath Accessories	622	175			797
1020 Toilet Partitions					0
1030 Laundry Shutes					0
1040 Vaults					0
1050 Signs					0
1060 Storage Shelving					0
1070 Sauna Baths					0
1080					0
1090					0
	5622	475	0	0	6097
DIVISION 11 - FINISH CARPENTRY					
1100 Kitchen Cabinets	7000		3000		10000
1110 Ventilation					0
1120 Mouldings	3100	2400			5500
1130 Paneling & False Beams					0
1140 Closet Shelves & Rods	717	480			1197
1150 Stairs & Railings	224	120			344
1160 Bookcases & Other Millwork					0
1170 Cabinet Hardware					0
	11041	3000	3000	0	17041
DIVISION 12 - UTILITIES					
1200 Temporary Power, Gas & Water				650	650
1210 Utility Lines				700	700
1220 Septic Systems				760	760
1230 Temporary Toilet Facilities					0
	0	0	0	2110	2110
DIVISION 13 - RENTALS					
1300 Crane					0
1310 Concrete Pump					0

inside painting
LVT floor install
- \$2,000

	ITEM #1 MATERIAL	ITEM #2 LABOR	ITEM #3 SUB CONT.	ITEM #4 OTHER	ITEM #5 TOTAL
1320 Fork Lift					0
1330 Scaffolding					0
1340 Generator					0
1350 Compactor					0
1360					0
1370					0
	0	0	0	0	0
DIVISION 14 - EXTRAS					
1400					0
1410					0
1420					0
1430					0
1440					0
1450					0
1460					0
1470					0
1480					0
	0	0	0	0	0
DIVISION 15 - MECHANICAL					
1500 Plumbing			19180		19180
1510 Heating			9680		9680
1520 Air Conditioning			3952		3952
1530 Ventilating					0
	0	0	32812	0	32812
DIVISION 16 - ELECTRICAL					
1600 Electrical Wiring			13600		13600
1610 Light Fixtures	1600				1600
1620 Intercom					0
1630 Phone & TV Prewire					0
1640 Alarm Systems					0
1650 Sound Systems					0
	1600	0	13600	0	15200
SUBTOTAL	88274	16858	140918	86058	347308
DIVISION 17 - CONTRACTOR FEE					
1700 Overhead				8429	8429
1710 Profit				18830	18830
	0	0	0	27259	27259
TOTAL SELLING PRICE	88274	16858	140918	113317	374567

Lot development fee receipt

City of Laurel
Laurel, Montana

RECEIPT

Received From Katherine Feltner 12/6/18 51411

For Two thousand five hundred twenty 08/10 Dollars (\$ 6903.68)

HOW PAID

Cash			
Check	<u>6903.68</u>		
Credit Card			

2233

City of Laurel

By Katherine Feltner

Plan/Plat approval fee receipt

City of Laurel
Laurel, Montana

RECEIPT

Received From Katherine Feltner 12/29/18 51468

For Two hundred twenty 08/10 Dollars (\$ 220.00)

HOW PAID

Cash			
Check	<u>220.00</u>		
Credit Card			

Correction to plats adjustment

City of Laurel

By Katherine Feltner

Item Attachment Documents:

6. Application: Nardella Investments



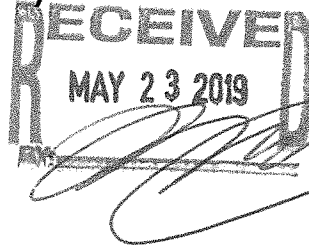
LAUREL URBAN RENEWAL AGENCY (LURA)

Control No. 19-0516-085310

OFFICE USE ONLY

Grant Application

- ☐ Small Grant (up to \$20,000)
☐ Technical Assistance Grant
☐ Façade Grant
☐ Sign Grant
☒ Large Grant (Greater than \$20,000)



LURA REVIEW	DATE
PLANNER REVIEW	DATE
CITY COUNCIL	DATE
AWARD	DATE
NOTIFICATION	DATE
INSPECTION	DATE
PAYMENT	DATE

Applicant Name (Last, First Middle) Nardella, Michael T.		Applicant Phone (406) 698 - 5661	
Applicant Mailing Address (Street, City, State Zip) 15 7 th Avenue Laurel MT 59044		Applicant E-Mail Address m.nardella@nardellacpa.com	
Business Name Nardella Investments LLC		Laurel Business License Number 296	
Business Physical Address (Street, City, State Zip) 15 7 th Avenue Laurel MT 59044		Business Phone (406) 628 - 8510	
Business Activities (i.e. retail, office, etc.) Office rental			
Business Owner Name (Last, First Middle) <input checked="" type="checkbox"/> Same as Applicant		Business Owner Phone () -	
Business Owner Mailing Address (Street, City, State Zip)		Business Owner E-Mail Address	
Building Frontage (building length along a public street) 24 feet	Building Height (number of stories defined by current code) _____ feet 1 stories	Historical District Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Date Approved / /			
Property Legal Description (i.e. assessor parcel number) Lot 12-14, BL 6 Youngs Second Sub B01457			
Property Legal Owner and Contact Information same			

I certify under penalty of law, that the information provided herein is true, accurate and complete to the best of my knowledge. I understand that submitting an application does not guarantee a grant will be awarded, and that grant awards are at the discretion of the LURA board. Additionally, I verify that I have read and agree to abide by all applicable regulations under Title 20 of the Laurel Municipal Code as they apply to the LURA program. I am aware that a violation of these regulations shall result in the rejection of my application or disqualification from participating in the LURA grant program.

Applicant Signature <i>Michael T. Nardella</i>	Date (MM/DD/YYYY) 05 / 23 / 2019
---	-------------------------------------

**INCOMPLETE APPLICATIONS
SHALL BE RETURNED**

Application processing time is a
minimum of 60 business days.

Return Completed Applications To:
Laurel Urban Renewal Agency (LURA)
ATTN: City Planner
PO Box 10
Laurel, MT 59044
(406) 628-7431

Applicant Initials *MN*

Page 1

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Previous Applications (if any)	Date	Control No.	Approved
Large Grant	/ /		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No

Brief Description of Type of Business and Services Provided by Applicant.
 Nardella Investments LLC leases the office building to Nardella & Associates, PC. We are related companies. Nardella Investments LLC is merely the entity holding the property legally.

Brief Description of Project.
 Nardella Investments originally purchased the land May 15, 2018. The lot was adjacent and north of our existing building. A house had burnt down and was torn down. The lot had very poor runoff, and thus developed a shallow pond where reeds began to grow. The city needed to prod the previous owner to mow several times. We decided to buy the property for a couple of reasons. First, we needed to remedy the eyesore of the reed pond. Secondly, we are planning for future development into either a parking lot, or to rebuild our existing building. Right after purchasing the land, we hired CSI in July 2018 to grade and install a manhole on the lot for drainage. We then installed a sprinkler system and planted grass.

Brief Description of Project Time Line.
 The first phase of buying the property, grading, installation of the manhole drain, installation of the sprinkler system, and the planting of grass has already been completed.

Explain how the project will support and/or improve the down town district.
 At the time we purchased the land, we were in full compliance with the LURA guidelines in order to receive a large grant. Purchase of land with the intent to make improvements was allowed. Like I said above, we have made a significant improvement to the "pond" that had developed on the lot. In the near future we plan to erect a small fence around the property, and have already been in contact with John Rutt (adjoining neighbor to the east) who has indicated he would assist with the cost of the fence between our properties.

What type(s) of development and/or physical improvements are being considered?
 We are applying for this grant for items already completed as discussed above.

Name and Address of Technical Assistance Firm. _____ **Name and Address of Contractor that will complete the work.** _____

What type of general **Small Grant** is needed?

	MCA	LURA Funds Requested	Applicant Funds Committed
<input type="checkbox"/> Demolition/Abatement of Structure for Removal of Blight	7-15-4288(2)	\$_____._____	\$_____._____
<input type="checkbox"/> Sidewalks, Curbs, Gutters	7-15-4288(2)	\$_____._____	\$_____._____
<input type="checkbox"/> Public Utilities			
<input type="checkbox"/> Water, Wastewater, Storm Water	7-15-4288(4)	\$_____._____	\$_____._____
<input type="checkbox"/> Electrical, Natural Gas, Fiberoptic, Telecommunications	7-15-4288(4)	\$_____._____	\$_____._____
<input type="checkbox"/> Intersection Signals & HAWK Crossing	7-15-4288(4)	\$_____._____	\$_____._____
<input type="checkbox"/> Street & Alley Surface Improvements	7-15-4288(4)	\$_____._____	\$_____._____
<input type="checkbox"/> Crosswalks	7-15-4288(4)	\$_____._____	\$_____._____
<input type="checkbox"/> Green Space & Water Ways	7-15-4288(4)	\$_____._____	\$_____._____
<input type="checkbox"/> Improvement of Pedestrian Areas	7-15-4288(4)	\$_____._____	\$_____._____
<input type="checkbox"/> Historical Restorations	7-15-4288(4)	\$_____._____	\$_____._____
<input type="checkbox"/> Off Street Parking for Public Use	7-15-4288(4)	\$_____._____	\$_____._____
<input type="checkbox"/> Bridges & Walkways	7-15-4288(4)	\$_____._____	\$_____._____
<input type="checkbox"/> Pollution Reduction	7-15-4288(12)	\$_____._____	\$_____._____
<input type="checkbox"/> Structural Repair			
<input type="checkbox"/> Flooring		\$_____._____	\$_____._____
<input type="checkbox"/> Walls (interior)		\$_____._____	\$_____._____
<input type="checkbox"/> Roof, Ceiling		\$_____._____	\$_____._____
<input type="checkbox"/> Energy Efficiency Improvements			
<input type="checkbox"/> LED Lighting (interior)		\$_____._____	\$_____._____
<input type="checkbox"/> Insulation		\$_____._____	\$_____._____
<input type="checkbox"/> Programmable Thermostats		\$_____._____	\$_____._____
<input type="checkbox"/> Solar Panels and Systems		\$_____._____	\$_____._____
TOTAL:		\$_____._____	\$_____._____

What type of **Small Grant** is needed?

	Hours (up to 30 total)	LURA Funds Requested	Applicant Funds Committed
<input type="checkbox"/> Technical Assistance			
<input type="checkbox"/> Architectural/Design Fees	_____	\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Landscape/Hardscape Design Fees	_____	\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Feasibility Study Fees	_____	\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Building Permit Fees	_____	\$_____._____._____	\$_____._____._____
 <input type="checkbox"/> Facade Grant			
<input type="checkbox"/> Water Cleaning		\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Prepping and Painting		\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Window Replacement/Repair		\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Door Replacement/Repair		\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Entry Foyer Repairs		\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Exterior Lighting		\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Façade Restoration/Rehabilitation		\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Landscape/Hardscape Improvements		\$_____._____._____	\$_____._____._____
 <input type="checkbox"/> Signage and Awning Grant			
<input type="checkbox"/> Signage		\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Awning		\$_____._____._____	\$_____._____._____
 TOTAL:		\$_____._____._____	\$_____._____._____

What type of **Large Grant** is needed?

LURA Funds

Applicant Funds

Requested

Committed

MCA

<input type="checkbox"/> Demolition/Abatement of Structure for Removal of Blight	7-15-4288(2)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Sidewalks, Curbs, Gutters	7-15-4288(2)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Public Utilities			
<input type="checkbox"/> Water, Wastewater, Storm Water	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Electrical, Natural Gas, Fiberoptic, Telecommunications	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Intersection Signals & HAWK Crossing	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Street & Alley Surface Improvements	7-15-4288(n4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Crosswalks	7-15-4288(4)	\$____.____.____	\$____.____.____
<input checked="" type="checkbox"/> Green Space & Water Ways	7-15-4288(4)	\$ <u>18,675.00</u>	\$ <u>37,350.00</u>
<input type="checkbox"/> Improvement of Pedestrian Areas	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Historical Restorations	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Off Street Parking for Public Use	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Bridges & Walkways	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Pollution Reduction	7-15-4288(12)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Structural Repair			
<input type="checkbox"/> Flooring		\$____.____.____	\$____.____.____
<input type="checkbox"/> Walls (interior)		\$____.____.____	\$____.____.____
<input type="checkbox"/> Roof, Ceiling		\$____.____.____	\$____.____.____
<input type="checkbox"/> Energy Efficiency Improvements			
<input type="checkbox"/> LED Lighting (interior)		\$____.____.____	\$____.____.____
<input type="checkbox"/> Insulation		\$____.____.____	\$____.____.____
<input type="checkbox"/> Programmable Thermostats		\$____.____.____	\$____.____.____
<input type="checkbox"/> Solar Panels and Systems		\$____.____.____	\$____.____.____

TOTAL: \$18,675.00 \$37,350.00

Application Checklist

- ☐ Application
- ☐ Copy of Laurel Business License
- ☐ Copy of Historical Building Verification form from Yellowstone County Historic Preservation Office
- ☐ Copy of Estimates or Paid Invoices from Applicant's Vendor (Work performed by the applicant, business owner, property owner, or employee shall not be accepted for any grant project.)
- ☐ Copy of Plans and Sketches (hand drawn will not be accepted)
- ☐ Copy of Supporting Documentation
- ☐ Photos (Before and After)
- ☐ Project Description
- ☐ Project Time Line

Chicago Title Company, LLC

1575 Shiloh Rd, Suite J, Billings, MT 59106
Phone: (406)238-9999 | FAX: (406)238-9994

BUYER'S STATEMENT

Settlement Date: May 15, 2018
Disbursement Date: May 15, 2018
Buyer: Nardella Investments, LLC (100.00000%)
2615 St. Johns Avenue
Laurel, MT 59044
Seller: L & L Investments, Inc. (100.00000%)
2116 Broadwater Ave Ste 101
Billings, MT 59102
Property: 17 7th Avenue
Laurel, MT 59044
Lot 12-14,BL 6 Youngs Second Sub B01457
Lender: Western Security Bank, Division of Glacier Bank ISAOA
121 East 1st Street
Laurel, MT 59044

		\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION					
Sale Price of Property			27,500.00		
Loan Amount	Western Security Bank, Division of Glacier Bank ISAOA				
PRORATIONS/ADJUSTMENTS					
County Taxes at \$292.79	01/01/18 to 05/15/18 (\$292.79 / 365 X 134 days)				107.49
TITLE & ESCROW CHARGES					
Escrow Fee	Chicago Title Company, LLC		300.00		
Lender's Title Insurance	Chicago Title Company, LLC		50.00		
Policies to be issued:					
Loan Policy					
Coverage: \$21,000.00	Premium: \$50.00	Version: ALTA Loan Policy 2006 (Standard)			
GOVERNMENT CHARGES					
Recording Fees	Yellowstone County Clerk & Recorder		7.00		
Subtotals			27,857.00		107.49
Balance Due FROM Buyer					27,749.51
TOTALS			27,857.00		27,857.00

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

BUYER:

Nardella Investments, LLC

BY: _____

Gerald Lenn Nardella, Member

BY: _____

Michael Todd Nardella, Member

CSI, Inc.
PO Box 80814
Billings, MT 59108
406-281-0401



Invoice

Date	Invoice #
7/19/2018	1476

Bill To
Nardella and Associates CPA's 2615 St John's Ave., Suite B Billings, MT 59102

P.O. No.	Terms

Quantity	Description	Rate	Amount
	<p>DRAIN SYSTEM</p> <p>Removed and hauled away chain link fence. Removed and hauled away sod. Installed drain system inside crawl space. Installed drain basin and boulder pit. Installed window well for crawl space opening. Hauled, placed and compact dirt around foundation. Finished grade for storm drainage</p> <p>PD 8-6-18 WSB #13001</p>	9,850.00	9,850.00
Thank you, Wade Spalinger		Total	\$9,850.00

City of Laurel

Business License

Fiscal Year July 1, 2018 – June 30, 2019

HAVING PAID THE SUM SHOWN BELOW TO THE CITY OF LAUREL IN ACCORDANCE WITH THE CITY LICENSE ORDINANCE, YOU ARE HEREBY LICENSED TO PERFORM THE BUSINESS OR OCCUPATION LISTED HEREON:

License Number: 296
Fiscal Year: 2018-19

License granted to:

NARDELLA & ASSOCIATES, P.C.
2615 ST. JOHN'S AVE STE B
BILLINGS MT 59102



GENERAL BUSINESS LICENSE

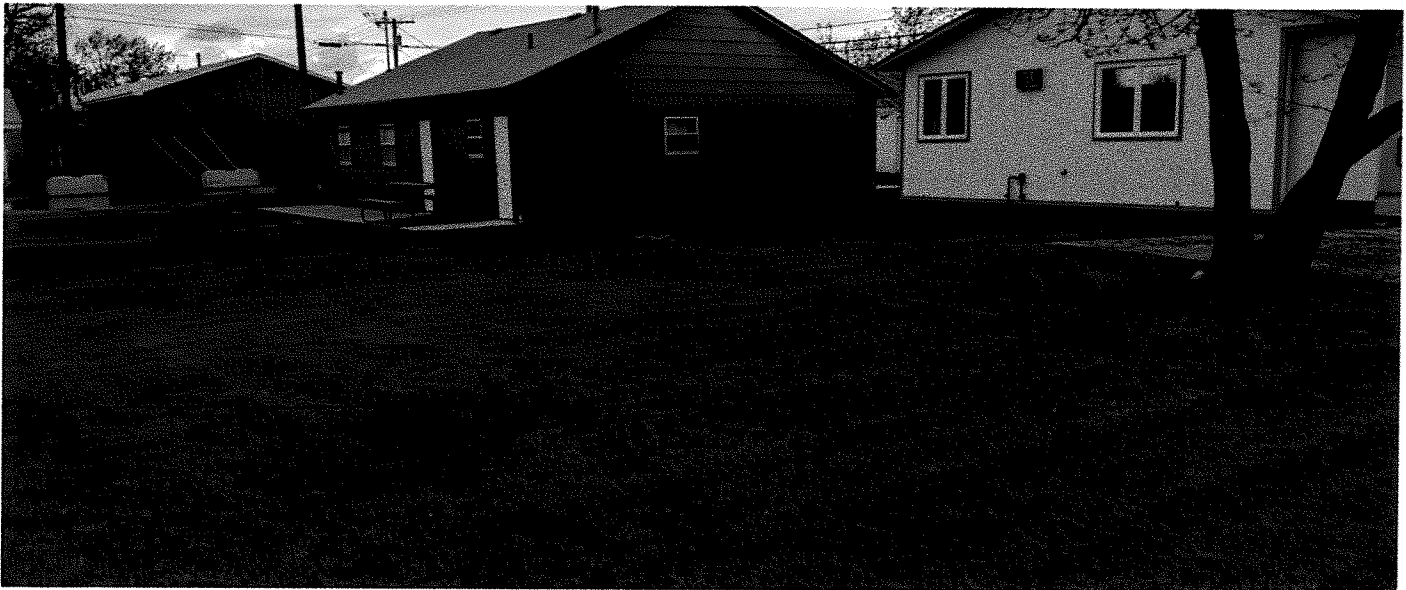
75.00

Fee Total: 75.00

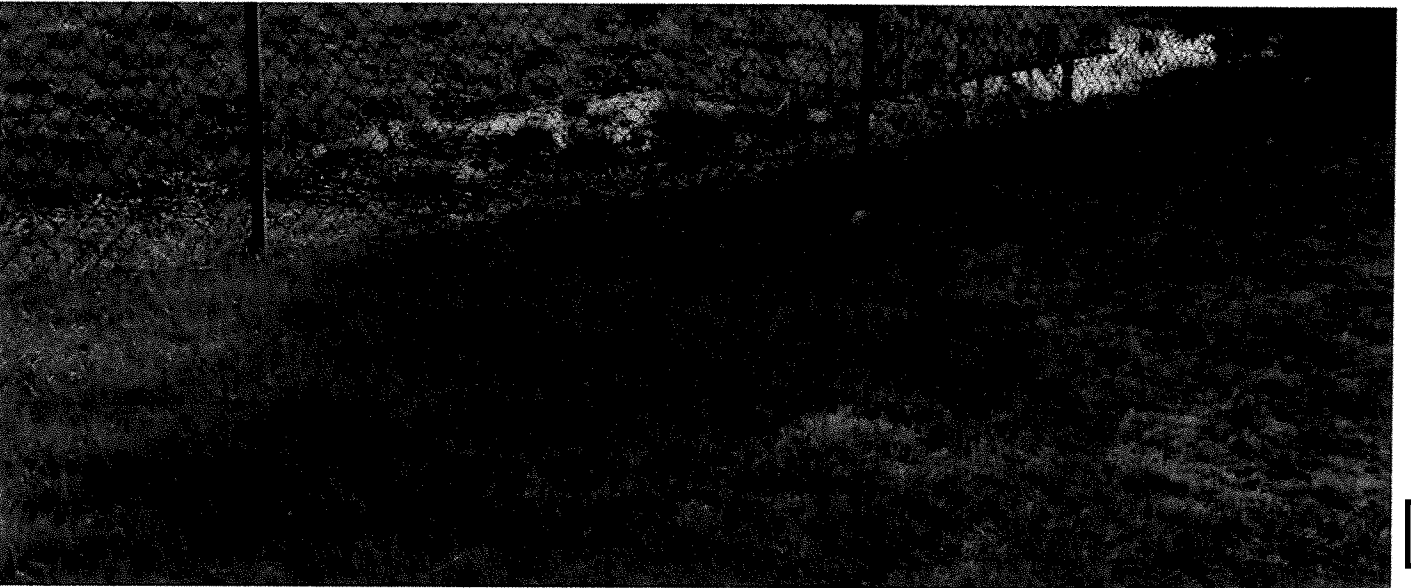


City Official's Signature

Date Issued: 6/15/18





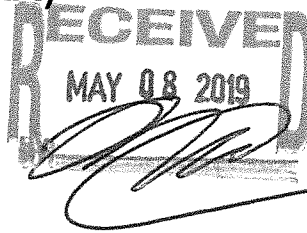


Item Attachment Documents:

7. Application: Pelican Cafe



LAUREL URBAN RENEWAL AGENCY (LURA)



Control No. 19-0415-155633

OFFICE USE ONLY

Grant Application

- ☒ Small Grant (up to \$20,000)
- ☒ Technical Assistance Grant
- ☒ Façade Grant
- ☒ Sign Grant
- ☒ Large Grant (Greater than \$20,000)

LURA REVIEW	DATE
PLANNER REVIEW	DATE
CITY COUNCIL	DATE
AWARD	DATE
NOTIFICATION	DATE
INSPECTION	DATE
PAYMENT	DATE

Applicant Name (Last, First Middle) <u>Page Chad Everett</u>		Applicant Phone <u>(406) 861-9987</u>	
Applicant Mailing Address (Street, City, State Zip) <u>701 E. Main St. Laurel MT 59044</u>		Applicant E-Mail Address <u>thepelicancafeLaurel@yahoo.com</u>	
Business Name <u>The Pelican Cafe</u>		Laurel Business License Number <u>1591</u>	
Business Physical Address (Street, City, State Zip) <u>701 E. Main St. Laurel MT 59044</u>		Business Phone <u>(406) 628-6683</u>	
Business Activities (i.e. retail, office, etc.) <u>Cafe</u>			
Business Owner Name (Last, First Middle) <u>Page Chad Everett</u>		<input checked="" type="checkbox"/> Same as Applicant	
Business Owner Mailing Address (Street, City, State Zip) <u>701 E. Main St. Laurel MT 59044</u>		Business Owner Phone <u>(406) 861-9987</u>	
Building Frontage (building length along a public street) <u>132</u> feet		Building Height (number of stories defined by current code) <u>18</u> feet <u>1</u> stories	
Property Legal Description (i.e. assessor parcel number) <u>allard SUBD (Laurel) 509 T02 S R24 E Block, 10+9-10, AMAD</u>		Historical District Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Property Legal Owner and Contact Information <u>Chad Page (406) 861-9987</u>		Date Approved <u>1 / 1</u>	

I certify under penalty of law, that the information provided herein is true, accurate and complete to the best of my knowledge. I understand that submitting an application does not guarantee a grant will be awarded, and that grant awards are at the discretion of the LURA board. Additionally, I verify that I have read and agree to abide by all applicable regulations under Title 20 of the Laurel Municipal Code as they apply to the LURA program. I am aware that a violation of these regulations shall result in the rejection of my application or disqualification from participating in the LURA grant program.

Applicant Signature 	Date (MM/DD/YYYY) <u>5/10/2019</u>
-------------------------	---------------------------------------

**INCOMPLETE APPLICATIONS
SHALL BE RETURNED**

Application processing time is a
minimum of 60 business days.

Return Completed Applications To:
- Laurel Urban Renewal Agency (LURA)
ATTN: City Planner
PO Box 10
Laurel, MT 59044
(406) 628-7431

Applicant Initials CP

Previous Applications (if any)	Date	Control No.	Approved
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No

Brief Description of Type of Business and Services Provided by Applicant.

Cafe - serve breakfast lunch dinner and host small parties
 new bathrooms private dining for clubs and parties
 bigger dining area
 improving the outside space

Brief Description of Project Time Line.

aprox. 3 months

Explain how the project will support and/or improve the down town district.

- new sidewalks and exterior of building design
 - offering the private room for no extra charge for clubs in LAUREL

What type(s) of development and/or physical improvements are being considered?

- sidewalks
 - new bathrooms
 - new overall appearance

Name and Address of Technical Assistance Firm.	Name and Address of Contractor that will complete the work.
ATWOOD Architecture 406 855 4262 1301 Division St. Suite A Billings MT 59101	Seth Dillingham 406 426 0949 Red Ridge Construction 1615 Idaho Ave. LAUREL MT 59044

What type of general **Small Grant** is needed?

	MCA	LURA Funds Requested	Applicant Funds Committed
<input type="checkbox"/> Demolition/Abatement of Structure for Removal of Blight	7-15-4288(2)	\$ <u>5,045.00</u>	\$ _____
<input type="checkbox"/> Sidewalks, Curbs, Gutters	7-15-4288(2)	\$ <u>2,300.00 3,900.00</u>	\$ _____
<input type="checkbox"/> Public Utilities			
<input type="checkbox"/> Water, Wastewater, Storm Water	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Electrical, Natural Gas, Fiberoptic, Telecommunications	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Intersection Signals & HAWK Crossing	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Street & Alley Surface Improvements	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Crosswalks	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Green Space & Water Ways	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Improvement of Pedestrian Areas	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Historical Restorations	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Off Street Parking for Public Use	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Bridges & Walkways	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Pollution Reduction	7-15-4288(12)	\$ _____	\$ _____
<input type="checkbox"/> Structural Repair			
<input type="checkbox"/> Flooring		\$ <u>1,200.00</u>	\$ _____
<input type="checkbox"/> Walls (interior)		\$ <u>2,400.00 3,900.00</u>	\$ _____
<input type="checkbox"/> Roof, Ceiling		\$ _____	\$ _____
<input type="checkbox"/> Energy Efficiency Improvements			
<input type="checkbox"/> LED Lighting (interior)		\$ <u>6,500.00</u>	\$ _____
<input type="checkbox"/> Insulation		\$ <u>2,800.00</u>	\$ _____
<input type="checkbox"/> Programmable Thermostats		\$ _____	\$ _____
<input type="checkbox"/> Solar Panels and Systems		\$ _____	\$ _____
TOTAL:		\$ <u>19,945.00</u>	\$ _____

Applicant Initials CP

What type of **Small Grant** is needed?

	Hours (up to 30 total)	LURA Funds Requested	Applicant Funds Committed
<input type="checkbox"/> Technical Assistance			
<input type="checkbox"/> Architectural/Design Fees	_____	\$ <u>3,115.00</u>	\$ _____
<input type="checkbox"/> Landscape/Hardscape Design Fees	_____	\$ _____	\$ _____
<input type="checkbox"/> Feasibility Study Fees	_____	\$ _____	\$ _____
<input type="checkbox"/> Building Permit Fees	_____	\$ <u>8,000.00</u>	\$ _____
 <input type="checkbox"/> Facade Grant			
<input type="checkbox"/> Water Cleaning		\$ _____	\$ _____
<input checked="" type="checkbox"/> Prepping and Painting		\$ <u>1,000.00</u>	\$ _____
<input checked="" type="checkbox"/> Window Replacement/Repair		\$ <u>7,800.00</u>	\$ _____
<input checked="" type="checkbox"/> Door Replacement/Repair		\$ <u>5,200.00</u>	\$ _____
<input checked="" type="checkbox"/> Entry Foyer Repairs		\$ <u>7,200.00</u>	\$ _____
<input checked="" type="checkbox"/> Exterior Lighting		\$ <u>6,500.00</u>	\$ _____
<input checked="" type="checkbox"/> Façade Restoration/Rehabilitation		\$ <u>38,717.00</u>	\$ _____
<input checked="" type="checkbox"/> Landscape/Hardscape Improvements		\$ <u>20,304.00</u>	\$ _____
 <input type="checkbox"/> Signage and Awning Grant			
<input type="checkbox"/> Signage		\$ _____	\$ _____
<input checked="" type="checkbox"/> Awning		\$ <u>9,000.00</u>	\$ _____
 TOTAL:		\$ <u>106,836.00</u>	\$ _____

What type of **Large Grant** is needed?

	MCA	LURA Funds Requested	Applicant Funds Committed
<input checked="" type="checkbox"/> Demolition/Abatement of Structure for Removal of Blight	7-15-4288(2)	\$ <u>52,598.00</u>	\$ _____
<input type="checkbox"/> Sidewalks, Curbs, Gutters	7-15-4288(2)	\$ _____	\$ _____
<input checked="" type="checkbox"/> Public Utilities			
<input checked="" type="checkbox"/> Water, Wastewater, Storm Water	7-15-4288(4)	\$ <u>15,000.00</u>	\$ _____
<input checked="" type="checkbox"/> Electrical, Natural Gas, Fiberoptic, Telecommunications	7-15-4288(4)	\$ <u>16,000.00</u>	\$ _____
<input type="checkbox"/> Intersection Signals & HAWK Crossing	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Street & Alley Surface Improvements	7-15-4288(n4)	\$ _____	\$ _____
<input type="checkbox"/> Crosswalks	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Green Space & Water Ways	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Improvement of Pedestrian Areas	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Historical Restorations	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Off Street Parking for Public Use	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Bridges & Walkways	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Pollution Reduction	7-15-4288(12)	\$ _____	\$ _____
<input type="checkbox"/> Structural Repair			
<input type="checkbox"/> Flooring		\$ _____	\$ _____
<input checked="" type="checkbox"/> Walls (interior)		\$ <u>26,220.00</u>	\$ _____
<input checked="" type="checkbox"/> Roof, Ceiling		\$ <u>19,250.00</u>	\$ _____
<input type="checkbox"/> Energy Efficiency Improvements			
<input type="checkbox"/> LED Lighting (interior)		\$ _____	\$ _____
<input type="checkbox"/> Insulation		\$ _____	\$ _____
<input type="checkbox"/> Programmable Thermostats		\$ _____	\$ _____
<input type="checkbox"/> Solar Panels and Systems		\$ _____	\$ _____
TOTAL:		\$ <u>129,068.00</u>	\$ _____

Application Checklist

- ☒ Application
- ☒ Copy of Laurel Business License
- ☐ Copy of Historical Building Verification form from Yellowstone County Historic Preservation Office
- ☒ Copy of Estimates or Paid Invoices from Applicant's Vendor (Work performed by the applicant, business owner, property owner, or employee shall not be accepted for any grant project.)
- ☒ Copy of Plans and Sketches (hand drawn will not be accepted)
- ☒ Copy of Supporting Documentation
- ☒ Photos (Before and After)
- ☒ Project Description
- ☒ Project Time Line

Applicant Initials CP

Page 5 of 5



Proposal

Date: 04/10/19
Proposal ID: 21-18

Contact:
rrc@redridgeconstruction.com
Seth Dillingham
406.426.0949
Kyle Kastello
406.598.9429

To:
Chad Page
Pelican Cafe
701 East Main Street
Laurel, MT 59044

Address:
615 Idaho Ave
Laurel, MT 54009

This proposal is for the addition/remodel to the Pelican Café located at: 701 East Main Street, in Laurel. Since the plans are still undergoing minor adjustments an approved set of plans must be agreed upon by RRC and Pelican café to finalize this proposal.

- Walls to be constructed to dimensions on final plans. Plans as of 4/1/19 spec. 29x80' with an added 10x48 off the north east side of existing building, 18x9' being an office.

- An appropriate sized ledger will be set to suspend engineered roof rafters that span east to west over top addition, leaving a 10in. over hang on the west side of building's eave. The truss pitch will be approx. 3/12 leaving a vaulted interior ceiling.

- The two entry ways will bump out approx. 2-ft. from the addition to connect to city sidewalk (also option to replace sidewalk). Two 3x0 doors will be installed on each side of entry ways, leading into one set of double doors. Door prices are subject to owners preference of doors. Install prices are already included in proposal. A separate gable above entry ways was added to give better curb appeal and add ceiling height upon entry

- Exterior finish will be Hardie lap siding with a 42-in. wainscot of raw steel 1-in. rib panel. Roof will be steel pro rib panel tied directly under soffit of existing building. Masonry stone was added around entry ways and between all windows and doors as shown on newest plans.

- Interior rooms will be framed with 2x4 studs, sheet rock hung and finished on all ceilings, and entire rooms of office and storage room will be sheet rocked. Light orange peel texture.

-Main dining room, event room, hallway and both bathrooms will be hung with osb. for the first 42 inches from floor and covering the osb. will be a 42" steel wainscot. Installed above the wainscot to ceiling will be t&g Blue Pine.

-Entry way doors are not included in this proposal, however install prices are included.

-Foundation is estimated to be 16"x10" footings and 4ft walls, tied with rebar as per city code. Rebar will be tied to existing foundation. 6 inches of compacted gravel will be laid under all the interior slab. Slab thickness will 4 inches and have a smooth finish; for and additional fee there is the option to stain the floor.

-There is an option for a 5x80 ft. Concrete apron to be poured between the front of the addition and sidewalk to tie them together. (options to stamp and color)

-When project is near finish an archway/opening will be framed in to connect the existing building to new addition approximately where the middle window on the west wall is currently located.

Since we now have a set of plans that meets the pelican cafes standards and city standards through an architect we are at a point where we wait to see if this project is feasible through funding. Once we Have what we need to move forward, Red Ridge construction will need to be an assigned user of Funds available for project to purchase materials.

Payment Fund Draw Schedule: <i>(based on lowest number estimated)</i>	Details:	Draw Amount:
Down payment	Prior to broken ground	\$11,000
Draw one	Once Foundation is completed	\$11,800
Draw Two	Once building is framed sheathed	\$22,000
Draw Three	Payment of plumbing, electrical and HVAC subcontractors	Est. \$36,500
Draw Four	Once exterior is finished	\$21,900
Final Draw	Once project is completed	\$15800

Included in this proposal is a general contractor fee of \$12,000 that makes Seth Dillingham with Red Ridge Construction responsible for finding the sub-contractors if needed to complete the above jobs. Seth Dillingham with Red Ridge Construction will be the only contractor you will be communicating with on the entire project. If you are on board with this proposal we will move forward with the project.

Thank you for your time, we look forward to working with you!

HVAC

Labor and Materials

12,000-16,000

19

Plumbing

labor and materials

10,000-15,000

19

standard sinks and toilets included

Electrical

Labor and materials

\$8000-13000

 $\frac{1}{2}$ FG
 $\frac{1}{2}$ SG

12 can lights and 10 outlets included

Total:

\$30000-\$44000

Interior Finish

Sheetrock, hang, tape and texture

\$7,420

19

Steel Wainscot

\$900

SG

concrete finish Flooring

\$700

SG

Trim

\$900

SG

Blue pine T&G on walls

\$1,100

SG

Solid core wood interior door (including handles)

\$2,100

SG

insulation

\$5,800

SG

2800^{sq}

insulation Labor

\$2,300

SG

Labor

\$15,800

19

Total:

\$37,020

Permits and Fees

\$8,000

TA

Options

Concrete apron

\$2,223

Stamped and colored option

\$4,104

FG

General Fee

\$12,000

not sure

Ranges without options.

\$228,585-\$242,585

approx 18x45 stamped dec patio

11,000

FG

tare out and replace sidewalk

5200

FG

Pelican Café

Demolition

Dump Fees/hauling
Labor

\$770
\$4,275 *75g*

Foundation and Dirt Work

Excavation 4x4x132'
Haul off
gravel
10" footings
4' walls
rebar
slab
equipment
labor

\$3,500
\$2,500
\$3,300
\$2,100
\$2,600
\$2,400
\$5,788
\$2,565
\$22,800

Total:

\$52,598 *LG*

Framing

studs
sheathing
beams/headers
rafters and gable trusses
underlayment's
fasteners and brackets
windows
labor
entry doors

\$6,840
\$3,800
\$800
\$6,800
\$550
\$460
\$5,800
\$22,000

*800 set
1600 set
1600 set
\$3200-xxxx FG*

*19250.00 LG
FG 5000.00*

Total:

\$50,250

Siding and roofing

Metal/stone Wainscot
Hardie lap siding and trim
Soffit and Fascia
Pro rib corrugated steel roof
exterior finish labor
gutters

\$8,200
\$3,078
\$1,539
\$4,000
\$21,500
\$400

Total:

\$38,717 *FG*

Phases	Labor and Materials
General Fee	\$12,000
Demolition, excavation and foundation	\$52,598
Framing/rough-in	\$50,250
Plumbing, electrical and HVAC sub-contractors	\$30,000-\$44,000
Finish Interior and Exterior <i>Note*</i> <i>(Exterior/entry doors are yet to be decided and accounted for in bid price)</i>	\$75,737
<i>Concrete apron option</i> <i>Broom finish and color plus stamp</i> <i>(this is not included in current total bid price)</i>	\$2,223 - \$4,104
<i>Architect, Engineer, Soil report and city permits</i>	\$8,000
Total	\$228,585-\$242,585

ATWOOD ARCHITECTURE

STATEMENT FOR ARCHITECTURAL SERVICES

PROJECT: Pelican Restaurant
Limited Services - Building Addition
Contractor Selected - No M&E

DATE: March 6, 2019

TO: Chad Page
submitted via email

PROJECT: 2019-05 Pelican

There is due at this time for architectural services and reimbursable items on the above project,
for the period of January, 2019 - March 6, 2019

Six Hundred Seventy Dollars & 00/100..... \$ 670.00

NOTE: The above amount takes into account a \$375.00 retainer previously paid.

AMOUNT BILLED THIS STATEMENT \$ 670.00

Work or Services Provided This Billing Period:

General Architectural:	
Measure-up	\$ 325.00
Design Floor Plan	\$ 445.00
Permit Drawings	215.00
(Elevations ONLY at this time)	

(AWAITING PERMISSION TO PROCEED WITH FULL CITY SUBMITTAL)

various phone calls/e-mails

Printing Nothing yet

Past Due: 30 days 60 to 90 days 120 days or more

Payment for services constitutes acceptance of plans as drawn.

ARCHITECT: ATWOOD ARCHITECTURE
ADDRESS: 1301 Division Street - Suite A
Billings, Montana 59101
Phone: 406-855-4262

Any balance due past 30 days is subject to a finance charge at 1.5% per month or 18% annual rate of interest.

ATWOOD ARCHITECTURE

STATEMENT FOR ARCHITECTURAL SERVICES

PROJECT: Pelican Restaurant
Limited Services - Building Addition
Contractor Selected - No M&E

DATE: April 8, 2019

TO: Chad Page
submitted via email

PROJECT: 2019-05 Pelican

There is due at this time for architectural services and reimbursable items on the above project,
for the period of March 6, 2019 - April 9, 2019

Three Hundred Fifty Five Dollars & 00/100.....\$ 355.00

AMOUNT BILLED THIS STATEMENT

\$ 355.00

Work or Services Provided This Billing Period:

General Architectural:

Measure-up

completed

Design Floor Plan

completed

Permit Drawings (estimated 20% completed)

Design and Wall Sections

\$ 355.00

(AWAITING PERMISSION TO PROCEED WITH FULL CITY SUBMITTAL)

various phone calls/e-mails

Printing

Nothing yet

Past Due: 30 days 60 to 90 days 120 days or more

Payment for services constitutes acceptance of plans as drawn.

ARCHITECT: ATWOOD ARCHITECTURE

ADDRESS: 1301 Division Street - Suite A

Billings, Montana 59101

Phone: 406-855-4262

Any balance due past 30 days is subject to a finance charge at 1.5% per month or 18% annual rate of interest.

Projects on the Boards

4/16/2019

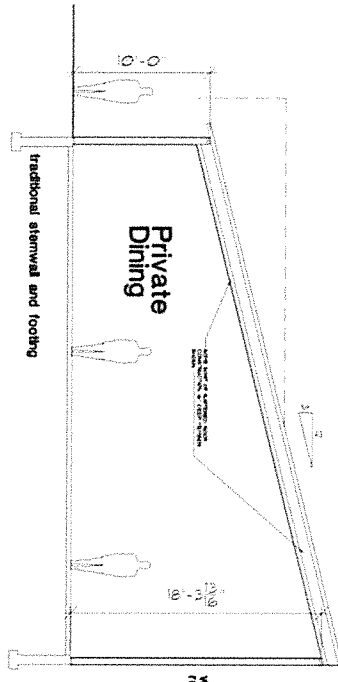
Number	Description/Name	Original Contract	Left to Bill Unpaid	Statement Date	Re Statement An Amount	Letter Sent
2019-05	Pelican Café Code Review	\$450.00	0.00			
Phase 2	Measure-up	\$385.00	0.00			
	Design Floor Plan	\$445.00	0.00			
	Design and Building Wall Sections	\$355.00	355.00	4/8/2019	355.00	
	Permit Drawings	\$985.00	770.00			
	Permit Submittal	\$195.00	195.00			
	Permit Resubmittal	\$115.00	115.00			
	Printing	\$185.00	185.00			

PD 4/16/19
SAX

Done 3-20-2019 section thru ne...



1 of 1

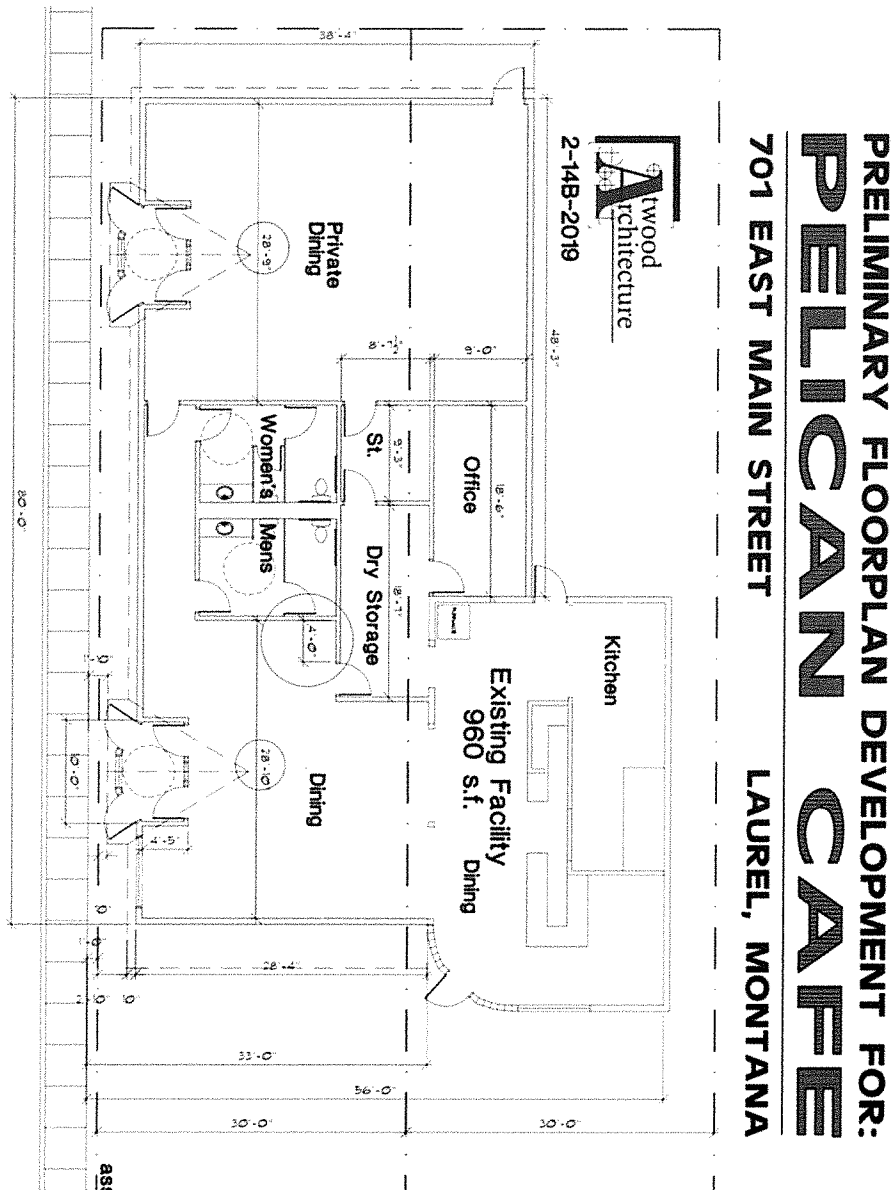


thwood
Architecture
3-20-2019

walls greater than 12'
require a structural engineer



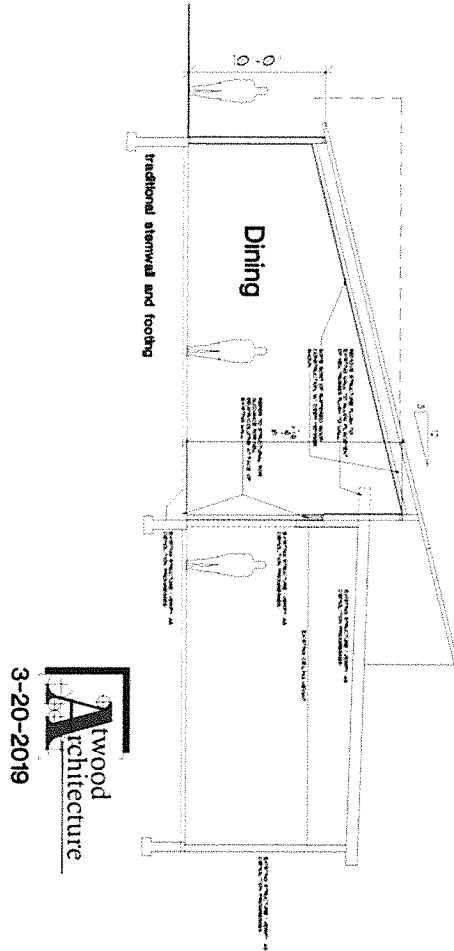
Done 2-14b-2019 plan changes.pdf

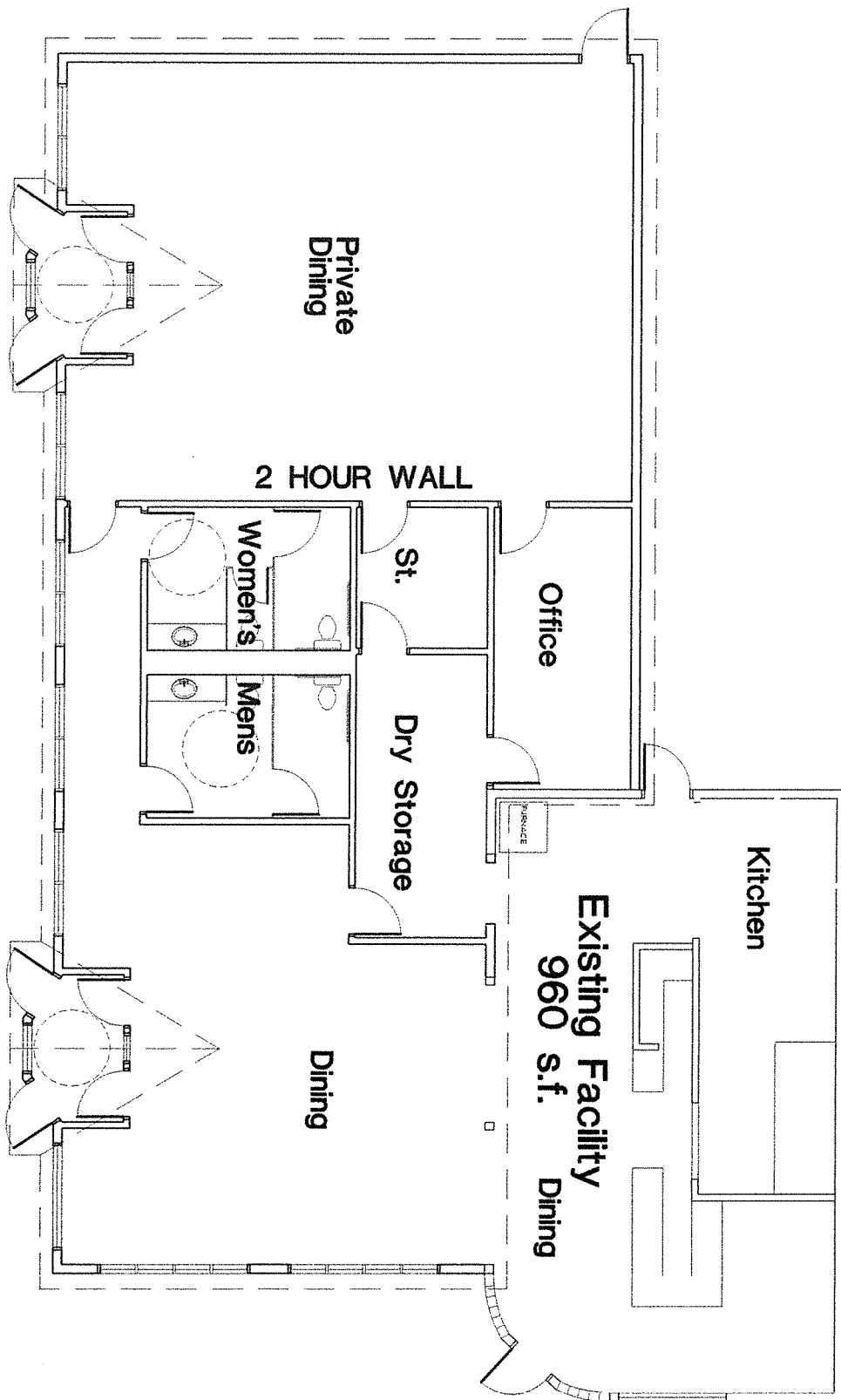


Done 3-20-2019 section thru exi...



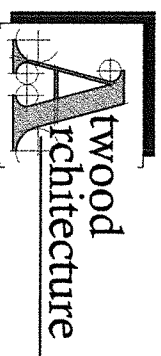
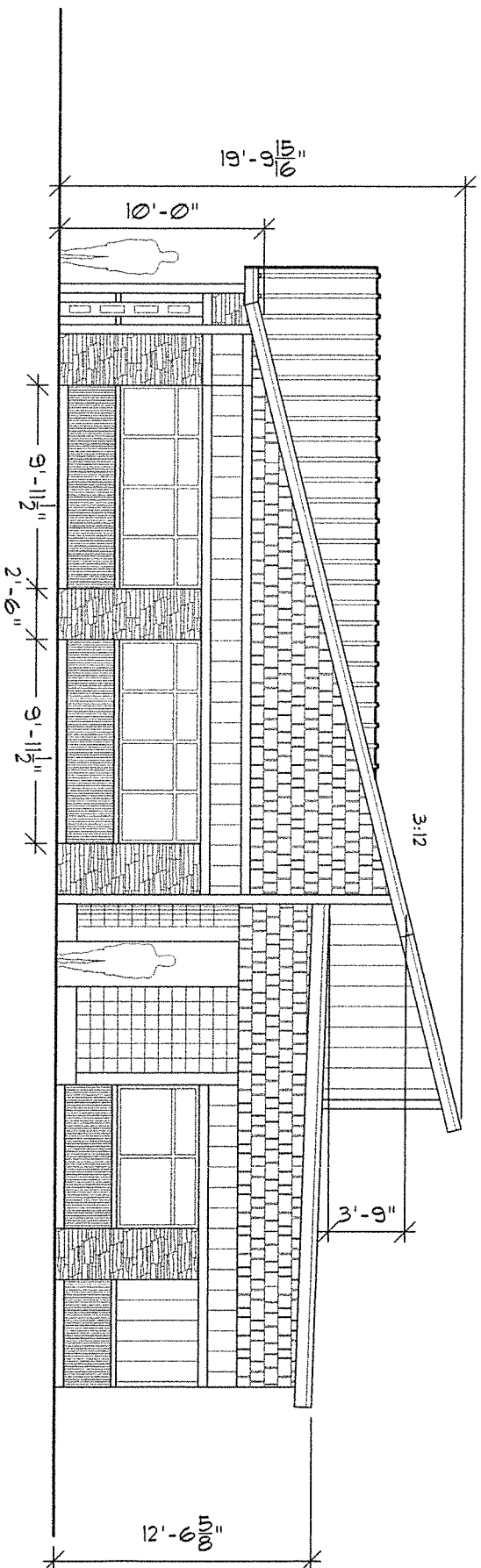
1 of 1





CONCEPT ELEVATION STUDIES FOR: PELICAN CAFE

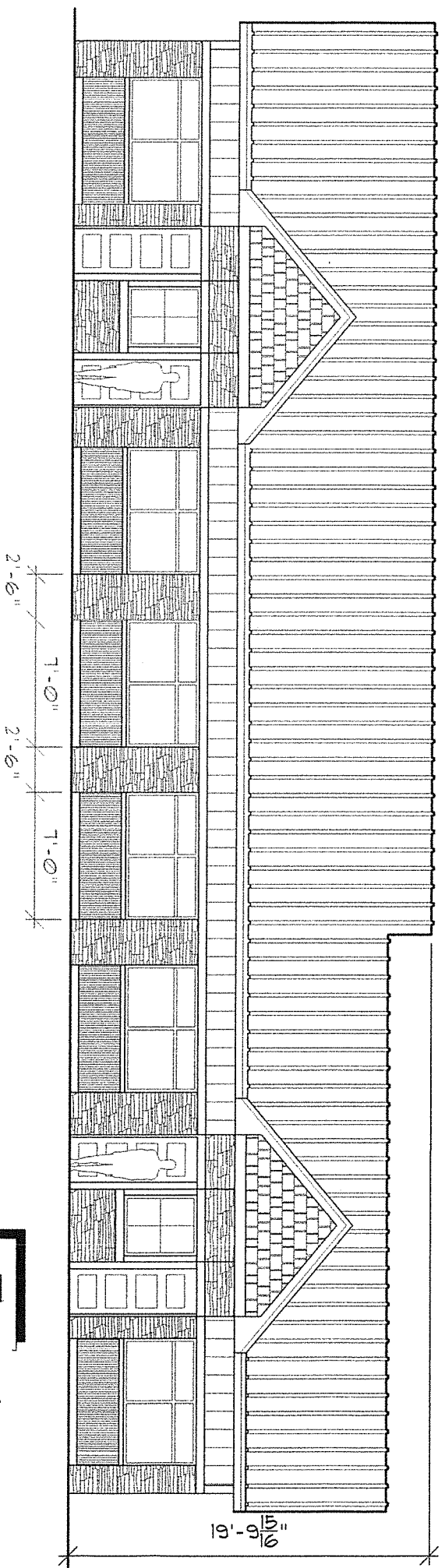
701 EAST MAIN STREET LAUREL, MONTANA



Atwood
Architecture

3-11-2019

CONCEPT ELEVATION STUDIES FOR:
PELICAN CAFE
 701 EAST MAIN STREET LAUREL, MONTANA



Atwood
rchitecture

3-11-2019

City of Laurel

Business License

Fiscal Year July 1, 2018 to June 30, 2019

HAVING PAID THE SUM SHOWN BELOW TO THE CITY OF LAUREL IN ACCORDANCE WITH THE CITY LICENSE ORDINANCE, YOU ARE HEREBY LICENSED TO PERFORM THE BUSINESS OR OCCUPATION LISTED HEREON:

License Number: **1591**
Fiscal Year: **2018-19**

License granted to:

**THE PELICAN CAFE
701 E MAIN STREET
LAUREL MT 59044**



GENERAL BUSINESS LICENSE

75.00

Fee Total: **75.00**



City Official's Signature

Date Issued: 7/1/2018

Pelican Café Before Photos





Item Attachment Documents:

8. Application: Sunshine Academy



LAUREL URBAN RENEWAL AGENCY (LURA)

Control No. 19-0529-141924

OFFICE USE ONLY

Grant Application

- ☐ Small Grant (up to \$20,000)
☐ Technical Assistance Grant
☐ Façade Grant
☐ Sign Grant
☒ Large Grant (Greater than \$20,000)

RECEIVED
MAY 30 2019
BY: *[Signature]*

LURA REVIEW	DATE
PLANNER REVIEW	DATE
CITY COUNCIL	DATE
AWARD	DATE
NOTIFICATION	DATE
INSPECTION	DATE
PAYMENT	DATE

Applicant Name (Last, First Middle) Schreiner, Sara Charlene		Applicant Phone (406) 698 - 7545
Applicant Mailing Address (Street, City, State Zip) 2837 N Ramshorn Dr, Laurel, MT 59044		Applicant E-Mail Address sara@sunshineacad.com
Business Name The Sunshine Academy, Inc.		Laurel Business License Number *pending*
Business Physical Address (Street, City, State Zip) 20 2nd Avenue, Laurel, MT 59044 *Pending*		Business Phone (406) 628 - 4211
Business Activities (i.e. retail, office, etc.) Education		
Business Owner Name (Last, First Middle) <input checked="" type="checkbox"/> Same as Applicant	Business Owner Phone () -	
Business Owner Mailing Address (Street, City, State Zip)		Business Owner E-Mail Address
Building Frontage (building length along a public street) 110 feet	Building Height (number of stories defined by current code) Approx. 20 feet 2 stories	Historical District Building <input type="checkbox"/> Yes <input type="checkbox"/> No Date Approved / /
Property Legal Description (i.e. assessor parcel number) EAST LAUREL ORIGINAL TOWNSITE, S09, T02 S, R24E, BLOCK 2, Lot 16, & N24 FT LT 17		
Property Legal Owner and Contact Information We are under contract to acquire this property from Grace Bible Church		

I certify under penalty of law, that the information provided herein is true, accurate and complete to the best of my knowledge. I understand that submitting an application does not guarantee a grant will be awarded, and that grant awards are at the discretion of the LURA board. Additionally, I verify that I have read and agree to abide by all applicable regulations under Title 20 of the Laurel Municipal Code as they apply to the LURA program. I am aware that a violation of these regulations shall result in the rejection of my application or disqualification from participating in the LURA grant program.

Applicant Signature <i>Sara Schreiner</i>	Date (MM/DD/YYYY) 05/29/2019
--	---------------------------------

INCOMPLETE APPLICATIONS
SHALL BE RETURNED

Application processing time is a
minimum of 60 business days.

Return Completed Applications To:
Laurel Urban Renewal Agency (LURA)
ATTN: City Planner
PO Box 10
Laurel, MT 59044
(406) 628-7431

Applicant Initials *SCS*

Page 1 of 5

Previous Applications (if any)	Date	Control No.	Approved
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No

Brief Description of Type of Business and Services Provided by Applicant.
 The Sunshine Academy has served the Laurel community for nearly 15 years providing preschool, child care and Before/After School Care. Purchase of the building on 20 2nd Avenue will allow us to expand our before and after school programs as well as offer additional summer camps for school age students.

Brief Description of Project.
 We intend to purchase of above listed property to expand The Sunshine Academy for school age students. For more details, please see attached sheet.

Brief Description of Project Time Line.
 We are under contract to purchase the above listed property. A copy of the Buy Sell Agreement is available upon request. The closing date is scheduled for July 19, 2019. Our program will open August 22, 2019.

Explain how the project will support and/or improve the down town district.
 Please see attached.

What type(s) of development and/or physical improvements are being considered?
 Please see attached.

Name and Address of Technical Assistance Firm. _____ _____ _____	Name and Address of Contractor that will complete the work. _____ _____ _____
---	--

What type of general **Small Grant** is needed?

LURA Funds

Applicant Funds

MCA

Requested

Committed

<input type="checkbox"/> Demolition/Abatement of Structure for Removal of Blight	7-15-4288(2)	\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Sidewalks, Curbs, Gutters	7-15-4288(2)	\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Public Utilities			
<input type="checkbox"/> Water, Wastewater, Storm Water	7-15-4288(4)	\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Electrical, Natural Gas, Fiberoptic, Telecommunications	7-15-4288(4)	\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Intersection Signals & HAWK Crossing	7-15-4288(4)	\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Street & Alley Surface Improvements	7-15-4288(4)	\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Crosswalks	7-15-4288(4)	\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Green Space & Water Ways	7-15-4288(4)	\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Improvement of Pedestrian Areas	7-15-4288(4)	\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Historical Restorations	7-15-4288(4)	\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Off Street Parking for Public Use	7-15-4288(4)	\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Bridges & Walkways	7-15-4288(4)	\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Pollution Reduction	7-15-4288(12)	\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Structural Repair			
<input type="checkbox"/> Flooring		\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Walls (interior)		\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Roof, Ceiling		\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Energy Efficiency Improvements			
<input type="checkbox"/> LED Lighting (interior)		\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Insulation		\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Programmable Thermostats		\$_____._____._____	\$_____._____._____
<input type="checkbox"/> Solar Panels and Systems		\$_____._____._____	\$_____._____._____

TOTAL: \$_____._____._____ \$_____._____._____

What type of **Small Grant** is needed?

	Hours (up to 30 total)	LURA Funds Requested	Applicant Funds Committed
<input type="checkbox"/> Technical Assistance			
<input type="checkbox"/> Architectural/Design Fees	_____	\$ _____	\$ _____
<input type="checkbox"/> Landscape/Hardscape Design Fees	_____	\$ _____	\$ _____
<input type="checkbox"/> Feasibility Study Fees	_____	\$ _____	\$ _____
<input type="checkbox"/> Building Permit Fees	_____	\$ _____	\$ _____
 <input type="checkbox"/> Facade Grant			
<input type="checkbox"/> Water Cleaning		\$ _____	\$ _____
<input type="checkbox"/> Prepping and Painting		\$ _____	\$ _____
<input type="checkbox"/> Window Replacement/Repair		\$ _____	\$ _____
<input type="checkbox"/> Door Replacement/Repair		\$ _____	\$ _____
<input type="checkbox"/> Entry Foyer Repairs		\$ _____	\$ _____
<input type="checkbox"/> Exterior Lighting		\$ _____	\$ _____
<input type="checkbox"/> Façade Restoration/Rehabilitation		\$ _____	\$ _____
<input type="checkbox"/> Landscape/Hardscape Improvements		\$ _____	\$ _____
 <input type="checkbox"/> Signage and Awning Grant			
<input type="checkbox"/> Signage		\$ _____	\$ _____
<input type="checkbox"/> Awning		\$ _____	\$ _____
 TOTAL:		\$ _____	\$ _____

What type of **Large Grant** is needed?

	MCA	LURA Funds Requested	Applicant Funds Committed
<input type="checkbox"/> Demolition/Abatement of Structure for Removal of Blight	7-15-4288(2)	\$ _____	\$ _____
<input type="checkbox"/> Sidewalks, Curbs, Gutters	7-15-4288(2)	\$ _____	\$ _____
<input type="checkbox"/> Public Utilities			
<input type="checkbox"/> Water, Wastewater, Storm Water	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Electrical, Natural Gas, Fiberoptic, Telecommunications	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Intersection Signals & HAWK Crossing	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Street & Alley Surface Improvements	7-15-4288(n4)	\$ _____	\$ _____
<input type="checkbox"/> Crosswalks	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Green Space & Water Ways	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Improvement of Pedestrian Areas	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Historical Restorations	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Off Street Parking for Public Use	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Bridges & Walkways	7-15-4288(4)	\$ _____	\$ _____
<input type="checkbox"/> Pollution Reduction	7-15-4288(12)	\$ _____	\$ _____
<input type="checkbox"/> Structural Repair			
<input type="checkbox"/> Flooring		\$ _____	\$ _____
<input type="checkbox"/> Walls (interior)		\$ _____	\$ _____
<input type="checkbox"/> Roof, Ceiling		\$ _____	\$ _____
<input type="checkbox"/> Energy Efficiency Improvements			
<input type="checkbox"/> LED Lighting (interior)		\$ _____	\$ _____
<input type="checkbox"/> Insulation		\$ _____	\$ _____
<input type="checkbox"/> Programmable Thermostats		\$ _____	\$ _____
<input type="checkbox"/> Solar Panels and Systems		\$ _____	\$ _____
<input type="checkbox"/> Land/Property Acquisition		\$75,000.00	\$216,000.00
TOTAL:		\$75,000.00	\$216,000.00

Application Checklist

- ☒ Application
- ☐ Copy of Laurel Business License - ***PENDING PURCHASE***
- ☐ Copy of Historical Building Verification form from Yellowstone County Historic Preservation Office - **N/A**
- ☐ Copy of Estimates or Paid Invoices from Applicant's Vendor (Work performed by the applicant, business owner, property owner, or employee shall not be accepted for any grant project.) - **N/A**
- ☐ Copy of Plans and Sketches (hand drawn will not be accepted) - **N/A**
- ☐ Copy of Supporting Documentation **N/A**
- ☐ Photos (Before and After) **N/A**
- ☒ Project Description
- ☒ Project Time Line

The Sunshine Academy has provided child care, preschool and before and after school care to the Laurel community for nearly 15 years. We have a track record of excellence and have been recognized both locally and nationally for our ability to develop, grow and maintain high quality programs and work place environments. We intend to purchase the property located at 20^{2nd} Avenue to expand the services we offer.

In addition to serving our local community and surrounding areas, the purchase of this second location will significantly support and improve Laurel's downtown district. Our new location is completely dedicated to our before and after school program and summer camps serving an estimated 80-120 school age children and their families. Our program directly supports the Laurel Gateway Plan and goals set forth by the Laurel Urban Renewal Plan by focusing on the needs of families, therefore making our community more appealing to future residents. This in turn drives the housing market up; leading to additional growth, development and diversity within our town.

Laurel is deficient in the availability of after school care. Both our current after school program as well as the school district's after school program were full during the 2018-2019 school year. Currently, our waiting list is approximately 9 months long. There are multiple studies and extensive evidence which proves quality after school programs can boost academic performance, reduce risky behaviors, promote physical health and provide a safe and structured environment for the children of working parents. The addition of another after school program significantly increases a new family's likelihood of relocating to our community. Our new downtown location is centrally located between all of the schools, and may reduce commuting costs for families. The increased daily traffic from our program will generate additional support for the other businesses in the downtown district as they are more likely to have their services used and products purchased due to convenience and increased awareness. In addition, we will partner with other nearby businesses to offer field trip and enrichment opportunities for our students.

According to the Laurel Gateway Plan, educational services account for just over 5% of employment in the Laurel community. For a town which has a College of Education less than 25 miles away this number is low. Our program will create many entry level positions in the education field and supplement summer teaching employment for public school teachers. In addition, we will provide part time employment opportunities for the senior community which continues to grow. Based on the demand and enrollment capacity of this program, we project to pay salaries and wages in the amount of \$250,000.00 annually.

This central business district property has been on the market for more than 2 years. Grace Bible Church, who currently owns the property, is building a new church at another location. There are limited businesses with use for a building designed as a church without undergoing significant remodeling; which may have played a role in the extended time it was listed. The purchase of this property greatly benefits the community by preventing yet another building from sitting vacant.

In conclusion, the addition of The Sunshine Academy to the downtown district will bring economic growth and encourage diversity and cultural vibrancy. Through the addition of much needed services, such as school age care and quality employment, we will help make Laurel more appealing for future residents, businesses and employees.

Item Attachment Documents:

9. Application: Dyer

CITY HALL
115 W. 1ST ST.
PLANNING: 628-4796
WATER OFC.: 628-7431
COURT: 628-1964
FAX 628-2241

City Of Laurel

P.O. Box 10
Laurel, Montana 59044



Office of the City Planner

May, 28, 2019

Regarding Clarifications for Darrell Dyer's 2019 Large Grant Request

LURA Board Members,

I have been in contact with the applicant Darrell Dyer and have received clarification on the details of the estimates he has provided. Mr. Dyer will not be applying for the Technical Assistance Grant as shown in the initial grant application. The estimates he has provided from BH Contracting are to directly support his Large Grant request for:

- Demolition/Abatement of Structure for Removal of Blight,
- Sidewalks, Curbs, Gutters,
- Public Utilities, and
- Street and Alley surface improvements

The estimates totaling \$34,850.00 shall be substituted for the initial estimates provided on the application form. He has applied for these funds in addition to his request for funds relating to his land acquisition costs, which he has noted on the application as "Property Purchase." Land acquisition is specifically noted in Montana TIF guidance as an eligible cost. Please let me know if you have any questions or comments about this letter.

Regards,

Nicholas Altonaga
City Planner



LAUREL URBAN RENEWAL AGENCY (LURA)

Control No. 19-0322-155423

OFFICE USE ONLY

Grant Application (choose Small or Large Grants)

- ☐ Small Grants
☐ Technical Assistance Grant
☐ Façade Grant
☐ Sign Grant
☒ Large Grant

Fees

\$300.00

\$300.00

Application fees are non-refundable.

LURA REVIEW	DATE
PLANNER REVIEW	DATE
CITY COUNCIL	DATE
AWARD	DATE
NOTIFICATION	DATE
INSPECTION	DATE
PAYMENT	DATE

Applicant Name (Last, First Middle) <u>DYER, DARRELL, RAY</u>		Applicant Phone <u>(701) 651-5572</u>	
Applicant Mailing Address (Street, City, State Zip) <u>305 W 1st St Laurel, Mt 59044</u>		Applicant E-Mail Address <u>montanaLiving@gmail.com</u>	
Business Name <u>Renaissance Center</u>		Laurel Business License Number <u>of Record</u>	
Business Physical Address (Street, City, State Zip) <u>305 W 1st St Laurel, mt 59044</u>		Business Phone <u>() -</u>	
Business Activities (i.e. retail, office, etc.) <u>Rental - Apartments</u>			
Business Owner Name (Last, First Middle) <u>DYER, DARRELL, RAY</u>		Business Owner Phone <u>701 (651) 5572</u>	
Business Owner Mailing Address (Street, City, State Zip) <u>Same</u>		Business Owner E-Mail Address <u>montanaLiving@gmail.com</u>	
Building Frontage (building length along a public street) <u>50</u> feet	Building Height (number of stories defined by current code) <u>20</u> feet <u>2</u> stories	Historical District Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Property Legal Description (i.e. assessor parcel number) <u>East Laurel original Townsite 509, T02, S, R24 E, Block 6 Lot 19-20</u>		Date Approved / /	
Property Legal Owner and Contact Information <u>Darrell Dyer 701-651-5572</u>			

I certify under penalty of law, that the information provided herein is true, accurate and complete to the best of my knowledge. I understand that submitting an application does not guarantee a grant will be awarded, and that grant awards are at the discretion of the LURA board. Additionally, I verify that I have read and agree to abide by all applicable regulations under Title 20 of the Laurel Municipal Code as they apply to the LURA program. I am aware that a violation of these regulations shall result in the rejection of my application or disqualification from participating in the LURA grant program for a period of two years.

Applicant Signature <u>Darrell Dyer</u>	Date (MM/DD/YYYY) <u>03/22/2019</u>
--	--

**INCOMPLETE APPLICATIONS
SHALL BE REJECTED**

Application processing time is a
minimum of 60 business days.

Return Completed Applications To:
Laurel Urban Renewal Agency (LURA)
ATTN: City Planner
PO Box 10
Laurel, MT 59044
(406) 628-7431

Applicant Initials

DD

87

of 4

Previous Applications (if any)	Date	Control No.	Approved
utility Improvements	1 / 1 2017		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Purchase 301 W 1st St	1 / 1		<input type="checkbox"/> Yes <input type="checkbox"/> No
Laurel, MT	1 / 1		<input type="checkbox"/> Yes <input type="checkbox"/> No
	1 / 1		<input type="checkbox"/> Yes <input type="checkbox"/> No
	1 / 1		<input type="checkbox"/> Yes <input type="checkbox"/> No

Brief Description of Type of Business and Services Provided by Applicant.

Retail, higher end modern apartments

Brief Description of Project.

Demo old home, build 2 retail and 6 apartments

Brief Description of Project Time Line.

Demo site this summer building 1/2 project this year

Explain how the project will support and/or improve the down town district.

the property is a blight to the community
new buildings, improves the community

What type(s) of development and/or physical improvements are being considered?

new buildings - 2 retail and 6 apartments

Name and Address of Technical Assistance Firm.	Name and Address of Contractor that will complete the work.
_____ _____ _____	Hornstead Builders LLC _____ owner Darrell Dyer

What type of **Small Grant** is needed?

	Hours (up to 30 total)	LURA Funds Requested	Applicant Funds Committed
<input type="checkbox"/> Technical Assistance			
<input checked="" type="checkbox"/> Architectural/Design Fees	<u>20</u>	\$ <u>5,000.00</u>	\$ _____
<input checked="" type="checkbox"/> Landscape/Hardscape Design Fees	<u>10</u>	\$ <u>2,000.00</u>	\$ _____
<input type="checkbox"/> Feasibility Study Fees	_____	\$ _____	\$ _____
<input checked="" type="checkbox"/> Building Permit Fees	_____	\$ <u>15,000.00</u>	\$ _____
 <input type="checkbox"/> Facade Grant			
<input type="checkbox"/> Water Cleaning		\$ _____	\$ _____
<input type="checkbox"/> Prepping and Painting		\$ _____	\$ _____
<input type="checkbox"/> Window Replacement/Repair		\$ _____	\$ _____
<input type="checkbox"/> Door Replacement/Repair		\$ _____	\$ _____
<input type="checkbox"/> Entry Foyer Repairs		\$ _____	\$ _____
<input type="checkbox"/> Exterior Lighting		\$ _____	\$ _____
<input type="checkbox"/> Façade Restoration/Rehabilitation		\$ _____	\$ _____
<input type="checkbox"/> Landscape/Hardscape Improvements		\$ _____	\$ _____
 <input type="checkbox"/> Signage and Awning Grant			
<input type="checkbox"/> Signage		\$ _____	\$ _____
<input type="checkbox"/> Awning		\$ _____	\$ _____
TOTAL:		\$ <u>22,000.00</u>	\$ _____

What type of **Large Grant** is needed?

LURA Funds

Applicant Funds

Requested

Committed

MCA

<input checked="" type="checkbox"/> Demolition/Abatement of Structure for Removal of Blight	7-15-4288(2)	\$15,000.00	\$_____.
<input checked="" type="checkbox"/> Sidewalks, Curbs, Gutters	7-15-4288(2)	\$5,000.00	\$_____.
<input checked="" type="checkbox"/> Public Utilities			
<input type="checkbox"/> Water, Wastewater, Storm Water	7-15-4288(4)	\$_____.	\$_____.
<input type="checkbox"/> Electrical, Natural Gas, Fiberoptic, Telecommunications	7-15-4288(4)	\$_____.	\$_____.
<input type="checkbox"/> Intersection Signals & HAWK Crossing	7-15-4288(4)	\$_____.	\$_____.
<input checked="" type="checkbox"/> Street & Alley Surface Improvements, <i>Painting</i>	7-15-4288(4)	\$18,000.00	\$_____.
<input type="checkbox"/> Crosswalks	7-15-4288(4)	\$_____.	\$_____.
<input type="checkbox"/> Green Space & Water Ways	7-15-4288(4)	\$_____.	\$_____.
<input type="checkbox"/> Improvement of Pedestrian Areas	7-15-4288(4)	\$_____.	\$_____.
<input type="checkbox"/> Historical Restorations	7-15-4288(4)	\$_____.	\$_____.
<input type="checkbox"/> Off Street Parking for Public Use	7-15-4288(4)	\$_____.	\$_____.
<input type="checkbox"/> Bridges & Walkways	7-15-4288(4)	\$_____.	\$_____.
<input type="checkbox"/> Pollution Reduction	7-15-4288(12)	\$_____.	\$_____.
<input type="checkbox"/> Structural Repair			
<input type="checkbox"/> Flooring		\$50,000.00	\$_____.
<input type="checkbox"/> Walls (interior)		\$_____.	\$_____.
<input type="checkbox"/> Roof, Ceiling <i>Painting</i>		\$_____.	\$_____.
<input type="checkbox"/> Energy Efficiency Improvements			
<input type="checkbox"/> LED Lighting (interior)		\$_____.	\$_____.
<input type="checkbox"/> Insulation		\$_____.	\$_____.
<input type="checkbox"/> Programmable Thermostats		\$_____.	\$_____.
<input type="checkbox"/> Solar Panels and Systems		\$_____.	\$_____.
TOTAL:		\$98,000.00	\$_____.

Application Checklist

- ☐ Application
- ☐ Application Fee of \$300.00
- ☐ Copy of Laurel Business License
- ☐ Copy of Current Tax Statement for the Property
- ☐ Copy of Historical Building Verification form from Yellowstone County Historic Preservation Office
- ☐ Copy of Estimates or Paid Invoices from Applicant's Vendor (Work performed by the applicant, business owner, property owner, or employee shall not be accepted for any grant project.)
- ☐ Copy of Plans and Sketches (hand drawn will not be accepted)
- ☐ Copy of Supporting Documentation
- ☐ Photos (Before and After)
- ☐ Project Description
- ☐ Project Time Line

Applicant Initials

MSW

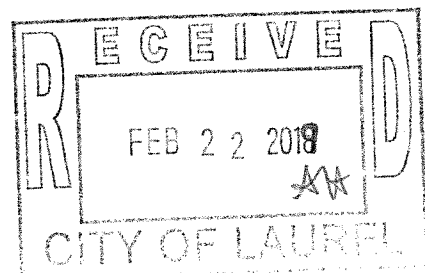
Similar design
one of 8 buildings



Colors to Match existing 4-Plex



Will be 13
Parking spaces
on-site -
commercial Parking
joint-use and
side street in
front of Building



Back Alley

Not To
Scale -
Actual Dimensions
may vary

loading space

2-story

2-units

2-Bedroom

EACH unit
Retail or Resident
approx - 1,200
sq Feet

2-story

Residential

2-Apts

2-Bedroom

112

30

side alley

parking spaces

1st Floor

Retail

2nd store

2-Bedroom

26
wide

30' wide

2-story

Retail First
Floor

2-Bed room
2nd storage

sidewalk

60

5 Foot Set-Back

3rd street

new
4-plex

AMERICAN TITLE & ESCROW
1001 S. 24th St. West, Creekside Building # 2, Suite #200
Billings, MT 59102
(406) 248-7877
Fax: (406) 248-7875
billings@amttitlemontana.com

BUYER/BORROWER STATEMENT
Estimated

File No.: 3-131713-TS-OR
Officer/Escrow Officer: Tammy Shovar

Printed Date/Time: 02/14/2019
Page 1 of 1
Closing Date: 02/19/2019
Disbursement Date: 02/20/2019

Buyer/Borrower: Darrell Dyer
Seller: Anderson Family Trust
Property: 112 3rd Ave, Laurel, MT 59044

DESCRIPTION	DEBITS	CREDITS
TOTAL CONSIDERATION	85,000.00	
Earnest Money		500.00
Additional Deposit		2,000.00
PRORATIONS/ADJUSTMENTS:		
Property Tax @ 1,730.03 per 1 year(s) 1/01/2019 to 2/19/2019		232.25
TITLE CHARGES		
Lender/Mortgagee Premium for 69,000.00: American Title & Escrow 300.1	40.00	
Deed Recording Fee 315.1: American Title & Escrow	14.00	
ESCROW CHARGES TO: American Title & Escrow		
Escrow Fee 325.3	300.00	
SUBTOTALS	85,354.00	2,732.25
DUE FROM BUYER/BORROWER		82,621.75
TOTALS	85,354.00	85,354.00

Darrell Dyer

Property Record Card

Summary

Primary Information

Property Category: [RP](#)

Geocode: [03-0821-09-3-12-07-0000](#)

Primary Owner:

[DYER, DARRELL](#)

[PO BOX 908](#)

[LAUREL, MT 59044-0908](#)

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: [EAST LAUREL ORIGINAL TOWNSITE](#)

Legal Description:

[EAST LAUREL ORIGINAL TOWNSITE, S09, T02 S, R24 E, BLOCK 6, Lot 19 - 20](#)

Last Modified: [3/30/2019 6:41:45 PM](#)

General Property Information

Neighborhood: [203.500](#)

Property Type: [IMP_U - Improved Property - Urban](#)

Living Units: [1](#)

Levy District: [03-0970TI-7TI](#)

Zoning: [1](#)

Ownership %: [100](#)

Linked Property:

[No linked properties exist for this property](#)

Exemptions:

[No exemptions exist for this property](#)

Condo Ownership:

General: [0](#)

Limited: [0](#)

Property Factors

Topography: [1](#)

Fronting: [4 - Residential Street](#)

Utilities: [1, 4, 9](#)

Parking Type: [3 - On and Off Street](#)

Access: [1](#)

Parking Quantity: [2 - Adequate](#)

Location: [5 - Neighborhood or Spot](#)

Parking Proximity: [3 - On Site](#)

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farm site	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	0.193	00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
2/19/2019 9/18/2007	0034	38629	2/20/2019	3876227	Warranty Deed

Owners

Party #1

Default Information: [DYER, DARRELL](#)
[PO BOX 908](#)
Ownership %: [100](#)
Primary Owner: ["Yes"](#)
Interest Type: [Fee Simple](#)
Last Modified: [2/28/2019 1:33:38 PM](#)

Other Names

Other Addresses

Name

Type

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2018	34080	128920	163000	MKT
2017	34080	128920	163000	MKT

Market Land

Market Land Item #1

Method: [Sqft](#) **Type:** [Primary Site](#)
Width: **Depth:**
Square Feet: [8,400](#) **Acres:**
Valuation
Class Code: [2201](#) **Value:**

Dwellings

Existing Dwellings

Dwelling Type	Style	Year Built
SFR	09 - Bungalow	1916

Dwelling Information

Residential Type: [SFR](#) **Style:** [09 - Bungalow](#)
Year Built: [1916](#) **Roof Material:** [1 - Wood Shingle](#)
Effective Year: [1965](#) **Roof Type:** [3 - Gable](#)
Story Height: [2.0](#) **Attic Type:** [0](#)
Grade: [5](#) **Exterior Walls:** [1 - Frame](#)
Class Code: [3501](#) **Exterior Wall Finish:** [6 - Wood Siding or Sheathing](#)
Year Remodeled: [1994](#) **Degree Remodeled:**

Mobile Home Details

Manufacturer: **Serial #:** **Width:** [0](#)
Model: **Length:** [0](#)

Basement Information

Foundation: [2 - Concrete](#) **Finished Area:** [0](#) **Daylight:** [N](#)

Basement Type: 0 - None**Quality:**

Heating/Cooling Information

Type: Central**System Type:** 4 - Gravity Hot Air**Fuel Type:** 3 - Gas**Heated Area:** 0

Living Accomodations

Bedrooms: 3**Full Baths:** 3**Addl Fixtures:** 3**Family Rooms:** 0**Half Baths:** 0

Additional Information

Fireplaces:**Stacks:** 0**Stories:****Openings:** 0**Prefab/Stove:** 0**Garage Capacity:** 0**Cost & Design:** 0**Flat Add:** 0**% Complete:** 0**Description:****Description:**

Dwelling Amenities

View:**Access:**

Area Used In Cost

Basement: 0**Additional Floors:** 0**Attic:** 0**First Floor:** 1253**Half Story:** 0**Unfinished Area:** 0**Second Floor:** 570**SFLA:** 1823

Depreciation Information

CDU:**Physical Condition:** Average (7)**Utility:** Average (7)**Desirability:****Property:** Average (7)**Location:** Average (7)

Depreciation Calculation

Age: 53**Pct Good:** 0.62**RCNLD:** 0

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	33 - Deck, Wood			88	0	0
	14 - Porch, Frame, Enclosed			112	0	0

There are no other features for this dwelling

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Residential**Description:** RRG3 - Garage, frame, detached, unfinished**Quantity:** 1**Year Built:** 1963**Grade:** 3**Condition:****Functional:****Class Code:** 3501

Dimensions

Width/Diameter:**Length:****Size/Area:** 216**Height:****Bushels:****Circumference:**

Outbuilding/Yard Improvement #2

Type: Residential**Description:** RRS1 - Shed, Frame**Quantity:** 1**Year Built:** 1963**Grade:** A**Condition:****Functional:****Class Code:** 3501

Dimensions

Width/Diameter: 21**Length:** 27**Size/Area:** 567**Height:****Bushels:****Circumference:**

Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land

No ag/forest land exists for this parcel

BEFORE







BH CONTRACTING

Quote

Brad Hrubes

1118 Minute Man St. Billings, MT 59105

(406) 851-8754

To: Darryl Dyer

5/13/2019

Job House demo -

Description: Laurel

Itemization

Per

\$

Excavator w/ Operator - 2 days -
mobilization

\$ 2,850.00

Demo Disposal

\$ 10,000.00

Lateral Sewer
Lines

\$ 15,000.00

Concrete - Alleyway

\$ 7,000.00

Total

\$ 34,850.00

Item Attachment Documents:

10. Application: The Front Porch



LAUREL URBAN RENEWAL AGENCY (LURA)

Control No. 19-0531-094543

OFFICE USE ONLY

Grant Application

- ☐ Small Grant (up to \$20,000)
☐ Technical Assistance Grant
☐ Façade Grant
☐ Sign Grant
☐ Large Grant (Greater than \$20,000)



Application fees are non-refundable.

LURA REVIEW	DATE
PLANNER REVIEW	DATE
CITY COUNCIL	DATE
AWARD	DATE
NOTIFICATION	DATE
INSPECTION	DATE
PAYMENT	DATE

Applicant Name (Last, First Middle) Sarah Kuhr and Cheryl Hill		Applicant Phone (406) 208 - 2767	
Applicant Mailing Address (Street, City, State Zip) 109 West 1 st Street		Applicant E-Mail Address thefrontporchmt@gmail.com	
Business Name The Front Porch		Laurel Business License Number	
Business Physical Address (Street, City, State Zip) 109 West 1 st Street		Business Phone (406) 208 - 2767	
Business Activities (i.e. retail, office, etc.) Retail, Creative Studio, and Rental Space			
Business Owner Name (Last, First Middle) <input type="checkbox"/> Same as Applicant		Business Owner Phone () -	
Business Owner Mailing Address (Street, City, State Zip) 109 West 1 st Street		Business Owner E-Mail Address kuhrsarah@gmail.com	
Building Frontage (building length along a public street) 48 feet	Building Height (number of stories defined by current code) 13 feet 1 stories	Historical District Building <input type="checkbox"/> Yes <input type="checkbox"/> No Date Approved / /	
Property Legal Description (i.e. assessor parcel number)			
Property Legal Owner and Contact Information			

I certify under penalty of law, that the information provided herein is true, accurate and complete to the best of my knowledge. I understand that submitting an application does not guarantee a grant will be awarded, and that grant awards are at the discretion of the LURA board. Additionally, I verify that I have read and agree to abide by all applicable regulations under Title 20 of the Laurel Municipal Code as they apply to the LURA program. I am aware that a violation of these regulations shall result in the rejection of my application or disqualification from participating in the LURA grant program.

Applicant Signature <i>Sarah A. Kuhr</i>	Date (MM/DD/YYYY) May 131, 19
---	----------------------------------

**INCOMPLETE APPLICATIONS
SHALL BE RETURNED**

Application processing time is a
minimum of 60 business days.

Return Completed Applications To:
Laurel Urban Renewal Agency (LURA)
ATTN: City Planner
PO Box 10
Laurel, MT 59044
(406) 628-7431

Applicant Initials *SK*

Page 1 of 6

Previous Applications (if any)	Date	Control No.	Approved
none	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No
	/ /		<input type="checkbox"/> Yes <input type="checkbox"/> No

Brief Description of Type of Business and Services Provided by Applicant.

At The Front Porch, our mission is to provide a place where others can gather, connect, and create. At our store and studio we do just that, we provide all the supplies, and teaching tutorials needed to come and enjoy a fun night out with friends, and leave with a project you are proud of. Our main medium is woodsigns, however, we offer many different avenues for our customers to get creative. We have become our small towns go to place to get together with friends and celebrate birthdays, bridal showers, sports teams, and much more. We love our small community and strive to give back to it as often as we can. With our recent expansion, we are now able to provide adequate space rental for special events such as graduation parties, bridal showers, team dinners and more. With our expanded store front, we are consigning with several local businesses and their products. We also plan to fulfill another need in our community and provide a place for the youth in our area to have a place to go after school on certain days of the week.

Brief Description of Project.

With the recent purchase of the building, we have many projects that will need to happen in order for us to function as a business. We have started by painting and cleaning the entire space. We also got a start on updating the electrical, replacing old lights with LED lighting. One of the most important areas to address, is replacing the roof of the building. It has been in rough shape for many years and needs a full replacement. We also would like to replace the single pane windows and insulate to make the building more efficient. Part of replacing the windows, especially in the front of the building would lend directly to the façade updates that need to be addressed. We would like to replace the main entrance door and add an additional entrance. We will also update the color of the building, and attach a store front awning. After these improvements are made, next the heat and AC will need to be addressed, then we would like to add kitchenet area for our space renters to use, at the same time we will update the bathrooms to be handicap accessible. We plan to do all these improvements phase by phase.

Brief Description of Project Time Line.

May 2019 Paint and Clean entire space. Tear out old ceilings. Begin replacing electrical.
 Fall 2019 Roof and Front Façade and Windows
 2020 Heat and AC
 2021 Kitchenet and Handicap Accessible Bathrooms

Explain how the project will support and/or improve the down town district.

The Front Porch will be serving all ages of the community. It will offer a place for people to have gatherings, get creative, and connect with one another. We are proud of the town we live in and want to help in the upkeep of the look and feel of our building. This will help us accommodate our community for years to come.

What type(s) of development and/or physical improvements are being considered?Applicant Initials JK

Page 2 of 6

Complete new roof, Replacement of windows and two additional entrances into the space. Electrical updates, as well as plumbing.

Name and Address of Technical Assistance Firm.

Name and Address of Contractor that will complete the work.

Mitch Donahue 3770 Ave D Suite D Billings
Nick Carlson 42 Wildflower Cir Park City, MT
Jerel Harris Cornerstone Plumbing, Laurel MT

Applicant Initials SK

What type of general **Small Grant** is needed?

	MCA	LURA Funds Requested	Applicant Funds Committed
<input type="checkbox"/> Demolition/Abatement of Structure for Removal of Blight	7-15-4288(2)	\$____.____.	\$____.____.
<input type="checkbox"/> Sidewalks, Curbs, Gutters	7-15-4288(2)	\$____.____.	\$____.____.
<input type="checkbox"/> Public Utilities			
<input type="checkbox"/> Water, Wastewater, Storm Water	7-15-4288(4)	\$____.____.	\$____.____.
<input type="checkbox"/> Electrical, Natural Gas, Fiberoptic, Telecommunications	7-15-4288(4)	\$____.____.	\$____.____.
<input type="checkbox"/> Intersection Signals & HAWK Crossing	7-15-4288(4)	\$____.____.	\$____.____.
<input type="checkbox"/> Street & Alley Surface Improvements	7-15-4288(4)	\$____.____.	\$____.____.
<input type="checkbox"/> Crosswalks	7-15-4288(4)	\$____.____.	\$____.____.
<input type="checkbox"/> Green Space & Water Ways	7-15-4288(4)	\$____.____.	\$____.____.
<input type="checkbox"/> Improvement of Pedestrian Areas	7-15-4288(4)	\$____.____.	\$____.____.
<input type="checkbox"/> Historical Restorations	7-15-4288(4)	\$____.____.	\$____.____.
<input type="checkbox"/> Off Street Parking for Public Use	7-15-4288(4)	\$____.____.	\$____.____.
<input type="checkbox"/> Bridges & Walkways	7-15-4288(4)	\$____.____.	\$____.____.
<input type="checkbox"/> Pollution Reduction	7-15-4288(12)	\$____.____.	\$____.____.
<input type="checkbox"/> Structural Repair			
<input type="checkbox"/> Flooring		\$____.____.	\$____.____.
<input type="checkbox"/> Walls (interior)		\$____.____.	\$____.____.
<input type="checkbox"/> Roof, Ceiling		\$____.____.	\$____.____.
<input type="checkbox"/> Energy Efficiency Improvements			
<input checked="" type="checkbox"/> LED Lighting (interior)		\$3.150	\$____.____.
<input type="checkbox"/> Insulation		\$____.____.	\$____.____.
<input type="checkbox"/> Programmable Thermostats		\$____.____.	\$____.____.
<input type="checkbox"/> Solar Panels and Systems		\$____.____.	\$____.____.
TOTAL:		\$____.____.	\$____.____.

Applicant Initials SK

Page 4 of 6

What type of **Small Grant** is needed?

	Hours (up to 30 total)	LURA Funds Requested	Applicant Funds Committed
<input type="checkbox"/> Technical Assistance			
<input type="checkbox"/> Architectural/Design Fees	_____	\$_____.____.	\$_____.____.
<input type="checkbox"/> Landscape/Hardscape Design Fees	_____	\$_____.____.	\$_____.____.
<input type="checkbox"/> Feasibility Study Fees	_____	\$_____.____.	\$_____.____.
<input type="checkbox"/> Building Permit Fees	_____	\$_____.____.	\$_____.____.
 <input type="checkbox"/> Facade Grant			
<input type="checkbox"/> Water Cleaning		\$_____.____.	\$_____.____.
<input checked="" type="checkbox"/> Prepping and Painting		\$1,400	\$_____.____.
<input checked="" type="checkbox"/> Window Replacement/Repair		\$13,109.94	\$_____.____.
<input checked="" type="checkbox"/> Door Replacement/Repair		\$7,099.20	\$_____.____.
<input checked="" type="checkbox"/> Entry Foyer Repairs		\$2,500	\$_____.____.
<input checked="" type="checkbox"/> Exterior Lighting		\$1600	\$_____.____.
<input type="checkbox"/> Façade Restoration/Rehabilitation		\$_____.____.	\$_____.____.
<input type="checkbox"/> Landscape/Hardscape Improvements		\$_____.____.	\$_____.____.
 <input type="checkbox"/> Signage and Awning Grant			
<input type="checkbox"/> Signage		\$in coming years	\$_____.____.
<input type="checkbox"/> Awning		\$_____.____.	\$_____.____.
 TOTAL:		\$28,859.14	\$_____.____.

Applicant Initials SK

Page 5 of 6

What type of **Large Grant** is needed?

	MCA	LURA Funds Requested	Applicant Funds Committed
<input type="checkbox"/> Demolition/Abatement of Structure for Removal of Blight	7-15-4288(2)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Sidewalks, Curbs, Gutters	7-15-4288(2)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Public Utilities			
<input type="checkbox"/> Water, Wastewater, Storm Water	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Electrical, Natural Gas, Fiberoptic, Telecommunications	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Intersection Signals & HAWK Crossing	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Street & Alley Surface Improvements	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Crosswalks	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Green Space & Water Ways	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Improvement of Pedestrian Areas	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Historical Restorations	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Off Street Parking for Public Use	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Bridges & Walkways	7-15-4288(4)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Pollution Reduction	7-15-4288(12)	\$____.____.____	\$____.____.____
<input type="checkbox"/> Structural Repair			
<input type="checkbox"/> Flooring		\$____.____.____	\$____.____.____
<input type="checkbox"/> Walls (interior)		\$____.____.____	\$____.____.____
<input checked="" type="checkbox"/> Roof, Ceiling		\$26,112.81	\$____.____.____
<input type="checkbox"/> Energy Efficiency Improvements			
<input type="checkbox"/> LED Lighting (interior)		\$____.____.____	\$____.____.____
<input type="checkbox"/> Insulation		\$____.____.____	\$____.____.____
<input type="checkbox"/> Programmable Thermostats		\$____.____.____	\$____.____.____
<input type="checkbox"/> Solar Panels and Systems		\$____.____.____	\$____.____.____
TOTAL:		\$26,112.81	\$____.____.____

Application Checklist

- ☐ Application
- ☐ Copy of Laurel Business License
- ☐ Copy of Historical Building Verification form from Yellowstone County Historic Preservation Office
- ☐ Copy of Estimates or Paid Invoices from Applicant's Vendor (Work performed by the applicant, business owner, property owner, or employee shall not be accepted for any grant project.)
- ☐ Copy of Plans and Sketches (hand drawn will not be accepted)
- ☐ Copy of Supporting Documentation
- ☐ Photos (Before and After)
- ☐ Project Description
- ☐ Project Time Line

Applicant Initials SL

Page 6 of 6

109

ESTIMATE

Donahue Roofing and Siding LLC
3970 Avenue D,
Suite D
Billings, MT 59102
(406) 248-5428

Sales Representative
Mitch Donahue
(406) 248-5428
donahueroofing@gmail.com



The Front Porch
Cheryl Hill
109 W 1st St
MT

Estimate # 1332
Date 4/15/2019

Item	Description	Qty	Price	Amount
WINDOWS				
Vinyl Windows	Center picture window with 2 side double hung windows. Tempered Low-E glass.	2.00	\$3,287.97	\$6,575.94
Vinyl Windows	2-light sliding windows. Tempered Low-E glass.	2.00	\$1,683.00	\$3,366.00
Widow Wraps	labor for wrapping standard window sizes	4.00	\$72.00	\$288.00
Window Labor	Labor for tearing out windows, re-framing the opening, installing the window, and trimming out the inside.	4.00	\$720.00	\$2,880.00
DOOR				
Entry Door	Steel door with top glass custom fit to door opening.	2 1.00	\$2,379.60	\$2,379.60
Door installation	Labor for removing old door, Re-framing the new opening, installing the new door and trimming out the new door. Door comes primed and needs to be painted.	2 1.00	\$900.00	\$900.00
Painting	paint door	2 1.00	\$270.00	\$270.00
Sub Total				\$16,659.54
Total				\$16,659.54

\$4,759.20

\$1,800.00

\$540.00

\$20,209.14

SPECIAL INSTRUCTIONS

we added another entry door

ESTIMATE

Donahue Roofing and Siding LLC
3970 Avenue D,
Suite D
Billings, MT 59102
(406) 248-5428

Sales Representative
Mitch Donahue
(406) 248-5428
donahueroofing@gmail.com



**The Front Porch
Cheryl Hill
109 W 1st St
MT**

Estimate # 1330
Date 4/15/2019

Item	Description	Qty	Price	Amount
60 mil TPO	8' X 100' ROLL	4.00	\$792.00	\$3,168.00
4' TPO ROLL	4' X 100' 60 MIL TPO	1.00	\$396.00	\$396.00
1/2" fanfold	1/2" fan fold insulation board	1.00	\$93.60	\$93.60
2 3/8" Plates	Membrane plates	1.00	\$228.58	\$228.58
3" PLATES	INSULATION PLATES (1000)	1.00	\$140.38	\$140.38
7" HD screws	7" #15 screws for TPO (500)	2.00	\$257.40	\$514.80
2.6" ISO	2-layers of 2.6" ISO will give you an R-30. (per sheet)	180.00	\$53.39	\$9,610.20
2x4x8 PT Lumber	Pressure treated dimensional lumber for wood nailer	12.00	\$11.65	\$139.80
TPO drip edge	3" face, 10' long TPO coated metal	5.00	\$51.75	\$258.75
TPO pipe boot	1"-6"	5.00	\$51.30	\$256.50
TPO T-Joint	Box of 100 T-Joint patches	1.00	\$123.30	\$123.30
Cut Edge Sealant	tube	2.00	\$26.10	\$52.20
water stop	caulking per tube	6.00	\$9.85	\$59.10
Termination Bar		18.00	\$13.50	\$243.00
TPO labor	labor for installing TPO	32.00	\$216.00	\$6,912.00
Tear Off Labor	Tear off 1-layer of roofing	32.00	\$90.00	\$2,880.00
Building Permit	City of Laurel	1.00	\$250.00	\$250.00
GUTTERS				
6" SEAMLESS GUTTERS	6" SEAMLESS GUTTERS BY THE FOOT	48.00	\$11.70	\$561.60
XL 3X4 DOWNSPOUTS	3" X 4" DOWNSPOUTS	20.00	\$11.25	\$225.00

Sub Total	\$26,112.81
Total	\$26,112.81

SPECIAL INSTRUCTIONS

We calculated the cost for the work you have requested on your Project. Thank you for the opportunity to bid on your roofing project, we look forward to working with you in the near future. The scope of work will consist of the following: East Wing Roof

1. Tear off the gravel roofing down to the decking and inspect for rotten wood.
2. Install 2-layers 2.6" polyiso insulation board in order to achieve an R-value of 30-R.
3. Mechanically fasten a layer of 60 mil TPO over the top of the insulation.
4. Remove all old pipe flashings, curb flashings and drains and install new TPO flashings and drains.
5. Install new TPO metal edging on the back edge of the roof and install a new 6" seamless gutter and 3x4" down spout.
6. Donahue Roofing will supply all materials.
7. This project will carry a 20-year warranty from the manufacturer and a 5-year workmanship warranty from Donahue Roofing, LLC

_____ Dated _____
 Authorized Signature

Accepted:

Any alterations or deviations from the above specifications involving extra costs of labor or material will only be executed upon written order for the same, and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing.

You are hereby written to furnish all materials and labor required to complete the work mentioned in the above proposal, for which I agree to pay the amount mentioned on said proposal, and according to the terms thereof. This guarantee shall not become effective until the contractor has been paid in full for said in accordance with agreement.

Notice: Balance due after 30 days will be charged 1.5% per month. All costs of collections to include attorney's fees shall be assessed.

Accepted by:

_____ Dated: _____