



**AGENDA  
CITY OF LAUREL  
LAUREL URBAN RENEWAL AGENCY  
MONDAY, MAY 11, 2020  
11:00 AM  
REMOTE**

**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.](#) Approve Meeting Minutes: February 24, 2020
3. Big Sky EDA and Beartooth RC&D Updates

**New Business**

4. Discussion: Utilizing TIF Funds for Business Support
5. Discussion: Economic Recovery Activities
6. Discussion: Large Grant Program Update
- [7.](#) Discussion: Small Grant Program Update

**Old Business**

**Other Items**

- [8.](#) Budget

**Announcements**

9. Next Meeting: TBD

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:**

2. Approve Meeting Minutes: February 24, 2020



**MINUTES  
CITY OF LAUREL  
LAUREL URBAN RENEWAL AGENCY  
MONDAY, FEBRUARY 24, 2020  
11:00 AM  
LAUREL 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

Chair called the meeting to order at 1:00AM

Daniel Klein  
Don Smarsh  
Judy Goldsby  
Nick Altonaga City of Laurel)

2. Approve Meeting Minutes: January 27, 2020

Don makes motion to approve the Meeting minutes from January 27, 2020

Daniel seconded

Motion carried.

3. Big Sky EDA Update

Business Healthcare summit this week, 2/27 Thursday at the Northern Hotel.

Guest speakers from 8-5PM.

No attendance fee

Lunch provided.

Topics covered:

- Asset mapping and
- economic impact of healthcare
- Roundtable discussions on healthcare and business and their intersection
- Keynote from Mayo Clinic Discovery Square and how it came together
- MT Bioscience will be hosting a panel.
- Community Action Forum

Official closing of the MT Bank Building is happening on Friday, 2/28.

Will then be able to transition the first two floors into incubator and coworking space for entrepreneurship.

Steve Simonson from Beartooth RC&D:

Helped write a support letter for the MT Bank Building purchase for BSEDA.

Promoting that project will be a good way to boost business experience and knowledge

More wind power projects going on

Public Service Commission still reviewing projects

Southern Carbon County project is putting together their gravel stockpiles for foundation/pad build-out

They will be building out a major fiberoptic line

Will notify Council and Planning Board when tours will go through for the site,.

Will Fiberoptic lines be useable for area residents?

- Very few landowners nearby, but it makes sense to allow options for tapping into the system.
- 

Joliet chosen as location for Detention Center.

- Beartooth RC&D have been requested to put a USDA Grant for the project to help cover the costs.
- Will be very helpful for the region due to overcrowding in area jails.
- Will be behind the USDA Service Center.
- 20-30 acre parcel under discussion.
- 80-100 beds is the sweet spot for a detention center
- Sweetgrass and Stillwater Co. have put in letters of intent to have spaces reserved.

## **New Business**

### **4. Discussion: Laurel Grant Application Form Update**

Nick presented the updated forms,

### **5. Discussion: Grant Program Info Packet Updates**

Judy: Is the chamber viable?

Don: Yes the

Can we update the reimbursable amount to \$4,000 or \$5,000 as a limit for Signage and Awnings?

Question as per what goes to council

Any PROJECT that is over \$5,000 goes in front of City Council, regardless of separate grants.

Create a new bullet point on front page of application for Signage, Awning, etc. (Separate headings)

Beartooth has a Revolving Loan Fund available that are competitive with bank rates.

Steve will send the Planner the contact info for the RLMF Manager.

Beartooth

## **Old Business**

### **Other Items**

#### **6. Budget**

Two outstanding reimbursements are Mtn Land Rehab and Pelican Café. Brian from Mtn Land Rehab stopped in to the office last week and provided reimbursement proof of payments.

Steve suggested that Beartooth would be happy to support projects with Gap funding.

Discussion on Owl Café and redevelopment. Will be at auction soon.

Discussion of parking in downtown.

Richard Herr- Rumors about LURA, new businesses? Selling of Rimock Chevrolet to Ford has been done, and there is a Wendy's coming in in SE 4<sup>th</sup> St.

A senior resource center will be going into the Laurel Trading Post lot?

### **Announcements**

#### **7. Next Meeting: March 16, 2020**

Daniel Motioned to a adjourn.

Don seconded

Meeting Adjourned 11:43AM.

**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:**

7. Discussion: Small Grant Program Update



## LAUREL URBAN RENEWAL AGENCY (LURA)

Control No. **20-0507-125234**

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) 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) 204 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 <input checked="" 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) 3/ 18 / 20
------------------------------------	---------------------------------

**INCOMPLETE APPLICATIONS**

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

Applicant Initials \_\_\_\_\_

Page

7

**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
Small Project Grant	5 / 10 / 19	19-0514-091405	X <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: Mountain Land operated a physical therapy clinic in leased space at 405 East Main in Laurel from July 2015 through February 21, 2020. Jeremy Hansen, PT, DPT is 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 purchased the existing building at 204 East Main, which is on leased property owned by Montana Rail Link. Alpha Omega Disaster Restoration, the previous owner, designed the tenant improvements and Cucancic Construction, Inc. was the general contractor. There was moderate remodeling of the current offices and substantial remodeling to turn the "garage" area into a physical therapy gym. The physical therapy clinic occupies 2,400 sq. ft. of the 4,300 sq. ft. building. We plan to find a tenant that is interested in all of part of the remaining space. We removed the two garage doors on the east front of the building and had an exterior wall with large windows looking out of the gym. We eliminated the former parking directly in front of the east front and will 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 of the building occurred in June 2019. Due to escalating construction expenses we had a difficult time making it through the bidding process and finding a builder who was both affordable and available. Our original timeline had us moving in by September or October of 2019. In reality, building began in late November or early December and we received our certificate of occupancy on 2/21/20. We saw our last patients at 405 East Main on 2/21/20, moved the clinic over the next two days and began seeing patients at 204 East Main on 2/24/20.

## 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 railroad 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.  
Alpha-Omega Disaster Restoration  
PO Box 1108  
Laurel, MT 59044

Name and Address of Contractor that will complete the work.  
Cucancic Construction, Inc.  
7310 Entryway Drive  
Billings, MT 59108-0307  
Phone: (406) 215-1545  
(406) 294-2441

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)	\$1,970.00	\$1,970.00
<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		\$____,____.____	\$____,____.____
<b>TOTAL:</b>		\$1,970.00	\$1,970.00

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	_____	\$3,500.00	\$3,500.00
<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		\$ 3,440.00	\$ 3,440.00
<input type="checkbox"/> Door Replacement/Repair		\$ 1,800.00	\$ 1,800.00
<input type="checkbox"/> Entry Foyer Repairs		\$ 1,450.00	\$ 1,450.00
<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		\$5,080.00	\$5,080.00
<input type="checkbox"/> Awning		\$_____.____	\$_____.____
 <b>TOTAL:</b>		\$15,270.00	\$15,270.00

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 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		\$____,____.____	\$____,____.____
<b>TOTAL:</b>		\$____,____.____	\$____,____.____

## 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



# *City of Laurel*

## *Business License*

Fiscal Year July 1, 2019 to June 30, 2020

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: **2019-20**

License granted to:

**MOUNTAIN LAND REHABILITATION, INC**  
**405 E MAIN STREET**  
**LAUREL MT 59044**



**GENERAL BUSINESS LICENSE**

**75.00**

Fee Total: **75.00**

  
\_\_\_\_\_  
City Official's Signature

Date Issued: \_\_\_\_\_

7/1/19



# Proposal

## AAA STRIPING SERVICE, INC.

138 ORCHARD LANE  
BILLINGS, MT 59101

(406) 248-5539 Office~(406) 248-4662 Fax

DATE	1-30-2020
SALES REP	Bob Adler

Submitted to: <u>Mountain Fuel</u>	Job Name/Project:
Address: <u>204 E Main St</u>	Job Location:
City, State & ZIP: <u>Laurel MT 59044</u>	Job City, State & ZIP:
Contact Person: <u>Amanda / Brian White</u>	Job Phone:
Phone: <u>(208) 869-1212</u>	Job Contact:
Fax:	

We hereby submit specifications and estimates for:

<u>Parking Lot Striping</u>		<u>400<sup>00</sup></u>
<u>2 Signs installed drop off @ 75<sup>00</sup> ea</u>		<u>150<sup>00</sup></u>
<u>7 Parking Blocks (rubber) @ 90<sup>00</sup> ea</u>		<u>630<sup>00</sup></u>
<u>2 Handicap Painted @ 30<sup>00</sup> ea</u>		<u>60<sup>00</sup></u>
<u>2 Arrows @ 20<sup>00</sup> ea</u>		<u>40<sup>00</sup></u>
<u>1 No Parking @ 20<sup>00</sup> ea</u>		<u>20<sup>00</sup></u>
<u>1 Drop Off @ 20<sup>00</sup> ea</u>		<u>20<sup>00</sup></u>
<u>2 Police &amp; Handicap Signs @ 900<sup>00</sup> ea</u>		<u>1800<sup>00</sup></u>
<u>2 Removable Handicap Signs @ 325<sup>00</sup> ea</u>		<u>650<sup>00</sup></u>

We propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

One Thousand nine hundred and seventy nine 19/100  
Three thousand One Hundred Forty dollar \$ 3120<sup>00</sup>

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Signature:

Bob Adler

\$ 1970<sup>00</sup>

Note: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.

Signature:

Brian White

Date: 2/3/2020

Our Reference Number	Your Invoice Number	Invoice Date	Invoice Amount	Amount Paid	Discount	Net Amount
0000121667	4634	4/10/2019	\$3,500.00	\$3,500.00	\$0.00	\$3,500.00
			\$3,500.00	\$3,500.00	\$0.00	\$3,500.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND - PADLOCK ICON DISAPPEARS WITH HEAT - FLUORESCENT FIBERS AND OTHER SECURITY FEATURES



1952 EAST 7000 SOUTH, SUITE 100  
SALT LAKE CITY, UTAH 84121

WELLS FARGO BANK, N.A.  
SALT LAKE CITY, UTAH 84121  
31-297/1240

342371

## ACCOUNTS PAYABLE

DATE	CHECK #	AMOUNT
4/12/2019	342371	\$3,500.00

PAY

Three Thousand Five Hundred Dollars and 00 Cents

TO THE  
ORDER  
OF

ALPHA OMEGA DISTASTER RESTORATION  
P O BOX 1108  
LAUREL MT 59044

*[Signature]* MP

⑈ 342371 ⑈ ⑆ 124002971 ⑆ 0890010630 ⑈

MOUNTAIN LAND REHABILITATION, INC. - Salt Lake City, Utah 84121

ALPHA OMEGA ALPHA OMEGA DISTASTER REST 0000121667 4/12/2019 342371

342371

Our Reference Number	Your Invoice Number	Invoice Date	Invoice Amount	Amount Paid	Discount	Net Amount
0000121667	4634	4/10/2019	\$3,500.00	\$3,500.00	\$0.00	\$3,500.00
			\$3,500.00	\$3,500.00	\$0.00	\$3,500.00



# Invoice

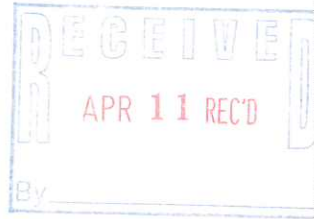
<b>Bill To</b>
Mountain Land Physical Therapy Attn: Brian White PO Box 711185 Salt Lake City, UT 84171

<b>Invoice #</b>
4634

<b>Date</b>
4/10/2019

<b>Terms</b>
Due Upon Receipt

Description	Amount Due
Job Site Description: 204 E Main Street Laurel, MT 59044 Down payment required to begin design phase of reconstruction project	3,500.00
<b>Balance Due</b>	<b>\$3,500.00</b>

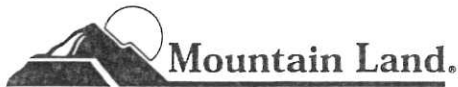


*Thank you for your business.*

47 1630

Our Reference Number	Your Invoice Number	Invoice Date	Invoice Amount	Amount Paid	Discount	Net Amount
0000124686	4989	9/18/2019	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00
			\$2,000.00	\$2,000.00	\$0.00	\$2,000.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND • PADLOCK ICON DISAPPEARS WITH HEAT • FLUORESCENT FIBERS AND OTHER SECURITY FEATURES



1952 EAST 7000 SOUTH, SUITE 100  
SALT LAKE CITY, UTAH 84121

WELLS FARGO BANK, N.A.  
SALT LAKE CITY, UTAH 84121  
31-297/1240

345257

## ACCOUNTS PAYABLE

DATE	CHECK #	AMOUNT
9/20/2019	345257	\$2,000.00

PAY

Two Thousand Dollars and 00 Cents

TO THE  
ORDER  
OF

ALPHA OMEGA DISTASTER RESTORATION  
P O BOX 1108  
LAUREL MT 59044

*[Signature]* <sup>MP</sup>  
*[Signature]* <sup>MP</sup> DISAPPEARS WITH HEAT

⑈ 345257 ⑈ ⑆ 124002971⑆ 0890010630 ⑈

MOUNTAIN LAND REHABILITATION, INC. - Salt Lake City, Utah 84121

ALPHA OMEGA ALPHA OMEGA DISTASTER REST 0000124686 9/20/2019 345257

345257

Our Reference Number	Your Invoice Number	Invoice Date	Invoice Amount	Amount Paid	Discount	Net Amount
0000124686	4989	9/18/2019	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00
			\$2,000.00	\$2,000.00	\$0.00	\$2,000.00

ALPHA-OMEGA



Disaster Restoration  
FLOOD • FIRE

PO Box 1108  
Laurel, MT 59044

Phone: 406/628-0178  
Fax: 866/448-4730

## Invoice

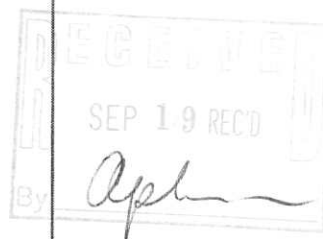
Bill To
Mountain Land Physical Therapy Nick Wooley

Invoice #
4989

Date
9/18/2019

Terms
Due Upon Receipt

Description	Amount Due
Fluorescent back lighted exterior signs \$1,000 each (Quantity 2)  47 1610	2,000.00
Amount Due	\$2,000.00



*Thank you for your business.*

Our Reference Number	Your Invoice Number	Invoice Date	Invoice Amount	Amount Paid	Discount	Net Amount
0000124686	4989	9/18/2019	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00
			\$2,000.00	\$2,000.00	\$0.00	\$2,000.00

47/162  
47/1610  
1/3

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND • PADLOCK ICON DISAPPEARS WITH HEAT • FLUORESCENT FIBERS AND OTHER SECURITY FEATURES

345257

 **Mountain Land.**  
**REHABILITATION**  
1952 EAST 7000 SOUTH, SUITE 100  
SALT LAKE CITY, UTAH 84121

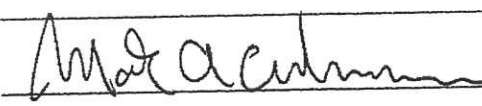
WELLS FARGO BANK, N.A.  
SALT LAKE CITY, UTAH 84121  
31-297/1240

ACCOUNTS PAYABLE

DATE	CHECK #	AMOUNT
9/20/2019	345257	\$2,000.00

**PAY**  
Two Thousand Dollars and 00 Cents

TO THE ORDER OF  
ALPHA OMEGA DISTASTER RESTORATION  
P O BOX 1108  
LAUREL MT 59044



⑈ 345257 ⑈ ⑆ 124002971⑆ 0890010630 ⑈

Our Reference Number	Your Invoice Number	Invoice Date	Invoice Amount	Amount Paid	Discount	Net Amount
0000124686	4989	9/18/2019	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00
			\$2,000.00	\$2,000.00	\$0.00	\$2,000.00

ALPHA-OMEGA



Disaster Restoration  
FLOOD - FIRE

PO Box 1108  
Laurel, MT 59044

Phone: 406/628-0178  
Fax: 866/448-4730

## Invoice

EPB

Bill To
Mountain Land Physical Therapy Nick Wooley

Invoice #
4989

Date
9/18/2019

Terms
Due Upon Receipt

Description	Amount Due
Fluorescent back lighted exterior signs \$1,000 each (Quantity 2)  47 1610	2,000.00
Amount Due	\$2,000.00

SEP 19 RECD  
Aph

*Thank you for your business.*



AIA Type Document  
Application and Certification for Payment

TO (OWNER): 2024 E Main Street  
Laurel, MT 59044

PROJECT: Mountain Land  
204 E Main Street  
Laurel, MT 59044

APPLICATION NO: 4  
PERIOD TO: 2/29/2020

DISTRIBUTION  
TO:  
- OWNER  
- ARCHITECT  
- CONTRACTOR

FROM (CONTRACTOR): Cucancic Construction, Inc.  
P.O. Box 80307  
7310 Entryway Drive  
Billings, MT 59108-0307

VIA (ARCHITECT): AT Architecture  
848 Main Street  
St #7  
Billings, MT 59105

ARCHITECT'S  
PROJECT NO:

CONTRACT FOR: Remodel Rehabilitation 19-38

CONTRACT DATE: 11/11/2019

### CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.  
Continuation Sheet, AIA Type Document is attached.

1. ORIGINAL CONTRACT SUM	..... \$	148,041.00
2. Net Change by Change Orders	..... \$	17,099.27
3. CONTRACT SUM TO DATE (Line 1 + 2)	..... \$	165,140.27
4. TOTAL COMPLETED AND STORED TO DATE	..... \$	165,140.27

5. RETAINAGE:

a. 5.00 % of Completed Work	\$	8,257.02
b. 0.00 % of Stored Material	\$	0.00

Total retainage (Line 5a + 5b) ..... \$ 8,257.02

6. TOTAL EARNED LESS RETAINAGE ..... \$ 156,883.25  
(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate) ..... \$ 126,262.41

8. CURRENT PAYMENT DUE ..... \$ 30,620.84

9. BALANCE TO FINISH, INCLUDING RETAINAGE  
(Line 3 less Line 6)  
\$ 8,257.02

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	15,334.37	0.00
Total approved this Month	1,764.90	0.00
TOTALS	17,099.27	0.00
NET CHANGES by Change Order	17,099.27	

The Undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the owner, and that current payment shown herein is now due.

CONTRACTOR: Cucancic Construction, Inc.  
P.O. Box 80307 7310 Entryway Drive  
Billings, MT 59108-0307

By: Jaime Whited Date: 2-26-2020

Jaime / Writesel

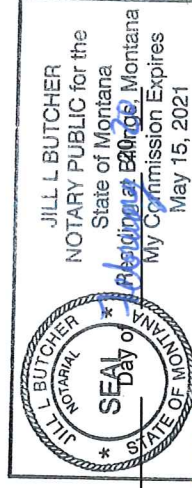
State of: MT

County of: Yellowstone

Subscribed and Sworn to before me this 26th

Notary Public: Jill L Butcher

My Commission Expires: May 15-2021



### ARCHITECT'S CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, Payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

**AIA Type Document**  
**Application and Certification for Payment**

Page 2 of 2

TO (OWNER): 2024 E Main Street Laurel, MT 59044			PROJECT: Mountain Land 204 E Main Street Laurel, MT 59044			APPLICATION NO: 4 PERIOD TO: 2/29/2020			DISTRIBUTION TO: _ OWNER _ ARCHITECT _ CONTRACTOR		
FROM (CONTRACTOR): Cucancic Construction, Inc. P.O. Box 80307 7310 Entryway Drive Billings, MT 59108-0307			VIA (ARCHITECT): AT Architecture 848 Main Street St #7 Billings, MT 59105			ARCHITECT'S PROJECT NO:					
CONTRACT FOR: Remodel Rehabilitation 19-38			CONTRACT DATE: 11/11/2019								
ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE		
1	Insurance	1,669.00	1,669.00	0.00	0.00	1,669.00	100.00	0.00	83.45		
2	General Conditions	33,648.00	31,500.00	2,148.00	0.00	33,648.00	100.00	0.00	1,682.40		
3	SiteWork	5,760.00	5,760.00	0.00	0.00	5,760.00	100.00	0.00	288.00		
4	Concrete	2,268.00	2,268.00	0.00	0.00	2,268.00	100.00	0.00	113.40		
5	Metals	3,168.00	3,168.00	0.00	0.00	3,168.00	100.00	0.00	158.40		
6	Carpentry	19,500.00	19,500.00	0.00	0.00	19,500.00	100.00	0.00	975.00		
7	Moisture-Thermal	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00	0.00	150.00		
8	Doors, Window, Glass	8,832.00	8,832.00	0.00	0.00	8,832.00	100.00	0.00	441.60		
9	Finishes	44,960.00	34,960.00	10,000.00	0.00	44,960.00	100.00	0.00	2,248.00		
10	Specialties	1,236.00	0.00	1,236.00	0.00	1,236.00	100.00	0.00	61.80		
11	Mechanical	14,400.00	11,500.00	2,900.00	0.00	14,400.00	100.00	0.00	720.00		
12	Electrical	9,600.00	9,600.00	0.00	0.00	9,600.00	100.00	0.00	480.00		
13	COP#1 Permits	1,150.80	1,150.80	0.00	0.00	1,150.80	100.00	0.00	57.54		
14	COP#2 Electrical	6,650.00	0.00	6,650.00	0.00	6,650.00	100.00	0.00	332.50		
15	COP#3 Casework	7,533.57	0.00	7,533.57	0.00	7,533.57	100.00	0.00	376.68		
16	COP#4 Electrical Extras	1,764.90	0.00	1,764.90	0.00	1,764.90	100.00	0.00	88.25		
REPORT TOTALS		\$165,140.27	\$132,907.80	\$32,232.47	\$0.00	\$165,140.27	100.00	\$0.00	\$8,257.02		

# Cucancic Construction, Inc.



P.O. Box 80307 ♦ Billings, MT 59108-0307 ♦ USA  
Phone (406) 294-2440 ♦ Fax (406) 294-2444 ♦ www.cucancic-construction.com

## **LIEN WAIVER**

In consideration of **\$30,620.84** and upon receipt and adequacy of which is hereby acknowledged, the undersigned hereby waives and relinquishes any liens or rights to liens for all labor, work, material, machinery or fixtures provided by the undersigned prior to the date hereof for use at:

### **Mountain Land**

IT IS THE INTENTION OF THE UNDERSIGNED THAT THIS INSTRUMENT IS AN ABSOLUTE WAIVER AND RELEASE OF ALL LIENS AND RIGHTS TO LIENS OF THE UNDERSIGNED FOR ALL LABOR, WORK, MATERIAL, MACHINERY OR FIXTURES PROVIDED PRIOR TO THIS DATE, IS NOT LIMITED IN ANY MANNER AS A WAIVER AND RELEASE OF LIENS OR RIGHTS TO LIENS BY THE EXTENT OF THE CONSIDERATION RECEIVED.

Further, the undersigned acknowledges and intends that not only the contractor and owner but others, including lenders, will rely upon this instrument as a full and complete waiver and release in the normal course of their transactions.

The undersigned certifies that the sum mentioned above has been expended to the payment of labor, work, material, machinery or fixtures furnished for this project and no other.

THIS AGREEMENT SUPERSEDES ALL AGREEMENTS OR UNDERSTANDINGS, ORAL OR WRITTEN, RELATING TO LIEN RIGHTS.

Dated as of: 2/29/2020

By: 

Jaime Writesel Owner 02/26/2020



# Cucancic Construction, Inc.



P.O. Box 80307 ♦ Billings, MT 59108-0307 ♦ USA  
Phone (406) 294-2440 ♦ Fax (406) 294-2444 ♦ [www.cucancic-construction.com](http://www.cucancic-construction.com)

March 19,2020

Mountain Land Rehabilitation  
405 E Main Street  
Laurel, MT 59044

## RE: Mountain Land Laurel -204 E Main Street - Cost Detail

ATTN: Brian White

- |                              |                    |
|------------------------------|--------------------|
| • Removing 2 Garage Doors    | \$ 1,800.00        |
| • New Windows & Installation | <u>\$ 3,440.00</u> |

<b>Total Costs:</b>	<b><u>\$ 5,240.00</u></b>
---------------------	---------------------------

We have been paid for these costs

Thank You,

Jaime Writesel, *Vice President*  
Cucancic Construction Inc.  
7310 Entryway Drive  
Billings, MT 59101  
406 294-2440 Office  
406 294-2444 Fax  
406 861-0186 Cell  
[field@cucancic.com](mailto:field@cucancic.com)

Sign Products, Inc.  
P.O. Box 20955  
1425 Monad Road  
Billings, MT 59104  
(406) 252-6348  
(406) 252-6654

Invoice:

69087

NW  
1/21/20

Sold to Mountain Land Rehabilitation  
P.O. Box 711185  
Salt Lake City, UT 84171

Site Mountain Land Physical Therapy  
204 East Main  
Laurel, MT 59044

Account  
MOULAND

Terms  
Net 0

Invoice  
Date 1/13/2020  
Page 1

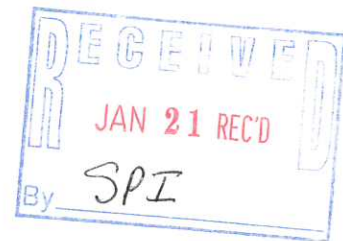
Order: 35954

PO#:

Description: Mfg & install one 4x8 face, convert to LED. Obtain permit  
Remove 3x10 wall sign from 405 E Main and re-install at new address 204 E Main

Service Tech: Alex

<u>Equipment</u>	<u>Item</u>	<u>Quantity</u>	<u>Description</u>	<u>Unit Price</u>	<u>Extended Price</u>
		1	Labor & Material	3,080.00	\$3080.00*



10-20-8420-1610-08

OK Rec'd R

\* means item is non-taxable

Subtotal 3,080.00

Total \$3,080.00

# Cucancic Construction, Inc.



P.O. Box 80307 ♦ Billings, MT 59108-0307 ♦ USA  
Phone (406) 294-2440 ♦ Fax (406) 294-2444 ♦ [www.cucancic-construction.com](http://www.cucancic-construction.com)

March 19,2020

Mountain Land Rehabilitation  
405 E Main Street  
Laurel, MT 59044

## **RE: Mountain Land Laurel -204 E Main Street - Cost Detail**

ATTN: Brian White

- |                              |                    |
|------------------------------|--------------------|
| • Removing 2 Garage Doors    | \$ 1,800.00        |
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---------------------	---------------------------

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Thank You,

Jaime Writesel, *Vice President*  
Cucancic Construction Inc.  
7310 Entryway Drive  
Billings, MT 59101  
406 294-2440 Office  
406 294-2444 Fax  
406 861-0186 Cell  
[field@cucancic.com](mailto:field@cucancic.com)

Our Reference Number	Your Invoice Number	Invoice Date	Invoice Amount	Amount Paid	Discount	Net Amount
0000126514	69087	1/13/2020	\$3,080.00	\$3,080.00	\$0.00	\$3,080.00
			\$3,080.00	\$3,080.00	\$0.00	\$3,080.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND - PADLOCK ICON DISAPPEARS WITH HEAT - FLUORESCENT FIBERS AND OTHER SECURITY FEATURES



1952 EAST 7000 SOUTH, SUITE 100  
SALT LAKE CITY, UTAH 84121

WELLS FARGO BANK, N.A.  
SALT LAKE CITY, UTAH 84121  
31-297/1240

347082

## ACCOUNTS PAYABLE

DATE	CHECK #	AMOUNT
1/24/2020	347082	\$3,080.00

**PAY** Three Thousand Eighty Dollars and 00 Cents

TO THE ORDER OF

SIGN PRODUCTS, INC.  
PO BOX 20955  
BILLINGS MT 59104

⑈347082⑈ ⑆124002971⑆0890010630⑈

347082

Our Reference Number	Your Invoice Number	Invoice Date	Invoice Amount	Amount Paid	Discount	Net Amount
0000126514	69087	1/13/2020	\$3,080.00	\$3,080.00	\$0.00	\$3,080.00
			\$3,080.00	\$3,080.00	\$0.00	\$3,080.00















## City of Laurel Certificate of Occupancy



This certificate, issued pursuant to the requirements of the 2012 International Building Code, certifies that at the time of issuance, the structure was in compliance with the various ordinances of the City of Laurel, Montana, regulating building construction or use, for:

ADDRESS OF STRUCTURE: 204 E Main

BUILDING PERMIT NUMBER: 19-232

NAME OF OWNER(S): Laurel Montana Properties LLC

ADDRESS OF OWNER: 1952 E Fort Union Blvd, Salt Lake City UT 84121-3054

PORTION OF STRUCTURE INSPECTED AND CERTIFICATE ISSUED FOR: Note: Electrical, mechanical and plumbing inspection done by State of Montana.

USE AND OCCUPANCY CLASSIFICATION: B TYPE OF CONSTRUCTION: V-B OCCUPANCY LOAD: 31

AUTOMATIC SPRINKLERS SYSTEM: REQUIRED N PROVIDED N

SPECIAL STIPULATIONS AND CONDITIONS: \_\_\_\_\_

BUILDING OFFICIAL: \_\_\_\_\_

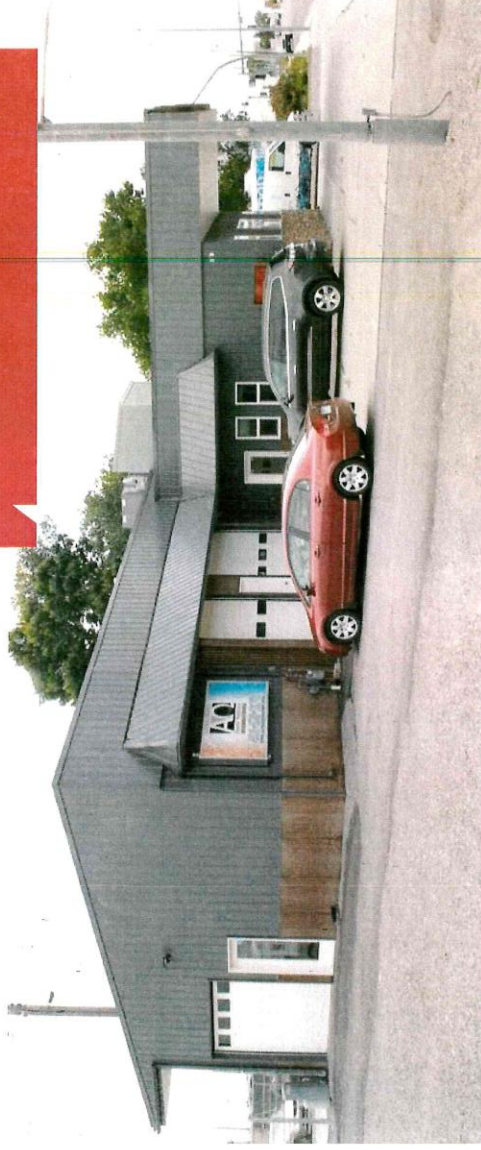
DATE: February 21, 2020

"Compliance with the requirements of the state building code for physical accessibility to persons with disabilities does not necessarily guarantee compliance with Americans with disabilities act of 1990, the rehabilitation act of 1978, Title 49, Chapter 2, commonly known as the Montana human right act, or other similar federal, state, or local laws that mandate accessibility to commercial construction or multi-family housing."

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**

Cr: 406 294 6308  
mrobertson@nabusinessproperties.com

**Ethan Kanning**

Cr: 406 294 6314  
ekanning@nabusinessproperties.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED AS IS. THE INFORMATION IS NOT TO BE USED IN ANY MANNER THAT COULD BE CONSIDERED A SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, WITHOUT NOTICE AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, WITHOUT NOTICE AND OF ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

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

**Item Attachment Documents:**

8. Budget

05/08/20  
09:01:11

CITY OF LAUREL  
Statement of Expenditure - Budget vs. Actual Report  
For the Accounting Period: 5 / 20

Page: 1 of 1  
Report ID: B100

2310 TAX INCREMENT-Business Dist.

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% ( 92) Committed
410000	General Government						
411850	Special Projects						
110	Salaries and Wages	530.97	10,028.79	14,304.00	14,304.00	4,275.21	70 %
138	Vision Insurance	0.87	14.89	21.00	21.00	6.11	71 %
139	Dental Insurance	4.66	79.30	112.00	112.00	32.70	71 %
141	Unemployment Insurance	0.80	15.12	22.00	22.00	6.88	69 %
142	Workers' Compensation	2.27	42.95	62.00	62.00	19.05	69 %
143	Health Insurance	102.35	1,739.88	2,460.00	2,460.00	720.12	71 %
144	Life Insurance	0.75	12.79	18.00	18.00	5.21	71 %
145	FICA	40.62	767.25	1,102.00	1,102.00	334.75	70 %
146	PERS	46.03	869.53	1,245.00	1,245.00	375.47	70 %
194	Flex Medical	0.00	0.00	150.00	150.00	150.00	%
220	Operating Supplies	0.00	0.00	1,000.00	1,000.00	1,000.00	%
223	Meals/Food	0.00	0.00	500.00	500.00	500.00	%
337	Advertising	0.00	49.80	700.00	700.00	650.20	7 %
370	Travel	0.00	0.00	1,500.00	1,500.00	1,500.00	%
380	Training Services	0.00	0.00	1,500.00	1,500.00	1,500.00	%
735	TIFD Large Grant	0.00	160,442.00	225,000.00	225,000.00	64,558.00	71 %
736	TIFD Small Grant	0.00	20,354.06	50,000.00	50,000.00	29,645.94	41 %
737	TIFD Facade Grant	0.00	4,926.59	15,000.00	15,000.00	10,073.41	33 %
738	TIFD Technical Assistance Grant	0.00	0.00	15,000.00	15,000.00	15,000.00	%
931	Roads, Streets & Parking Lots	0.00	366,804.89	5,000,000.00	5,000,000.00	4,633,195.11	7 %
	Account Total:	729.32	566,147.84	5,329,696.00	5,329,696.00	4,763,548.16	11 %
	Account Group Total:	729.32	566,147.84	5,329,696.00	5,329,696.00	4,763,548.16	11 %
520000	Other Financing Uses						
521000	Interfund Operating Transfers Out						
820	Transfers to Other Funds	0.00	3,500.00	6,000.00	6,000.00	2,500.00	58 %
	Account Total:	0.00	3,500.00	6,000.00	6,000.00	2,500.00	58 %
	Account Group Total:	0.00	3,500.00	6,000.00	6,000.00	2,500.00	58 %
	Fund Total:	729.32	569,647.84	5,335,696.00	5,335,696.00	4,766,048.16	11 %
	Grand Total:	729.32	569,647.84	5,335,696.00	5,335,696.00	4,766,048.16	11 %