



**AGENDA  
CITY OF LAUREL  
LAUREL RENEWAL AGENCY  
MONDAY, APRIL 15, 2019  
11:00 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. Approve Minutes: 3/18/2019

**New Business**

3. Discussion and Vote: Support for Program Funding Increase
4. LURA Grant Application: Darrell Dyer
5. LURA Grant Application: Katie Fjelstad

**Old Business**

6. Review Grant Document Updates

**Other Items**

**Announcements**

7. Next Meeting: May 20, 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:**

2. Approve Minutes: 3/18/2019

**MINUTES**  
**Laurel Urban Renewal Agency (LURA)**  
**MARCH 18TH 2019, 11:00 AM CITY HALL CHAMBERS**

**General Items**

Judy Goldsby	Matt Lurker
Mardie Spalinger	Rick Herr
Don Smarsh	Thom MacLean
Daniel Klein	Steve Simonson
Janice Lehman	
Steve Solberg	
Nick Altonaga	

**General Items**

1. Review and Approve minutes from December 17th, 2018.  
The minutes were reviewed and approved as written.
2. Report from Big Sky EDA  
Thom MacLean spoke about what is coming up with Big Sky EDA.
3. Steve Simonson will replace Sue Taylor from Beartooth RC & D.

**New Business**

4. Matt Lurker went over Title 20, the Grant Programs specifics and the new Grant Application.
5. Adding a Small Project Grant Program.

**Old Business**

6. Deleting the Grant Application fee of \$300.00 was discussed.
7. Raising the Large Grant Program Reserve.

**Other Items**

8. A motion was made by Dan and seconded by Mardie to have a work meeting to edit the new Grant Programs and Grant Application to be held March 25th, 2019 at 11:00 in the City Council Chambers.

**Announcements**

9. The next meeting is April 15th, 2019.

**Adjournment**

10. Dan moved to adjourn the meeting and Mardie seconded it. The meeting completed at 12:00pm.

Respectfully submitted,

Mardie Spalinger  
Board Secretary

**NOTE: This meeting is open to the public. This meeting is for information and discussion of listed agenda items.**



**Item Attachment Documents:**

4. LURA Grant Application: Darrell Dyer



# 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>
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**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

Page 6 of 4

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

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		\$____.____.____	\$____.____.____
 <b>TOTAL:</b>		<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>Paving</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>Roofing</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		\$_____.	\$_____.
<b>TOTAL:</b>		\$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*

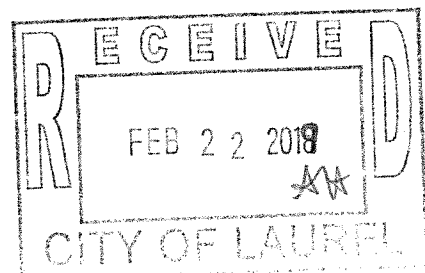
Similar design  
one of 8 buildings



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
<a href="#">SFR</a>	<a href="#">09 - Bungalow</a>	<a href="#">1916</a>

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







**Item Attachment Documents:**

5. LURA Grant Application: Katie 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

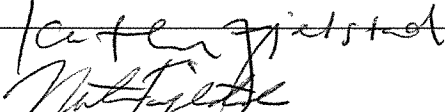
### Grant Application

- ☒ 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) <b>Nathan and Katie Fjelstad</b>		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
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**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 <sup>st</sup> St. West Billings, MT 59106 (406) 855-3093
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What type of general <b>Small Grant</b> 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>		\$____.____.____	\$____.____.____

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		<b>TOTAL:</b>	\$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> <sup>^</sup>
<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

<sup>^</sup>

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

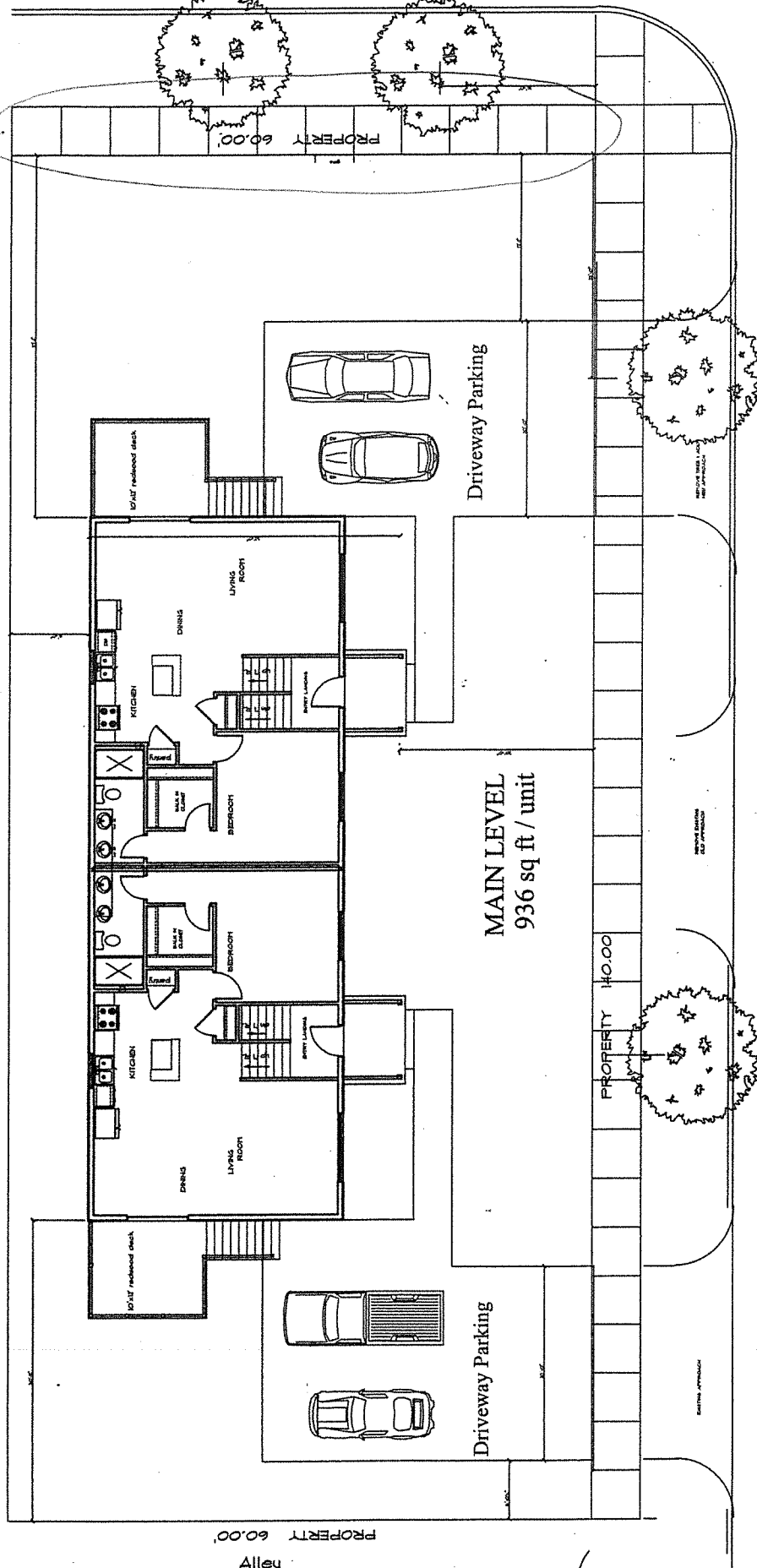


IDAHO ST

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

Crawlspace Area

Main Floor Area 1872 SQ FT

Upper Floor Area

Third Floor Area

	ITEM #1 MATERIAL	ITEM #2 LABOR	ITEM #3 SUB CONT.	ITEM #4 OTHER	ITEM #5 TOTAL
<b>DIVISION 1 - GENERAL REQUIREMENTS</b>					
0100 Lot or Land Costs					65000
0110 Architectural					3250
0120 Insurance & Taxes					700
<del>0130 Performance Bond</del>					
0140 Building Permits & HOW					1000
0150 Loan Fee & Interest					5925
0160 Legal & Closing Costs				400	400
<del>0170 Sales Commission</del>					
0180 Job Site Security				300	300
	0	0	0	76575	76575
<b>DIVISION 2 - SITE WORK</b>					
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
<del>0260 Parking Lot</del>					
0270 Landscaping	3300	2800			6100
<del>0280 Fence</del>					
	7116	4460	11020	890	23486
<b>DIVISION 3 - CONCRETE</b>					
<del>0300 Concrete</del>					
0310 Footings	2566	1754		523	4843
0320 Foundation	2715	240	2524	540	6019
0330 Slabs & Sidewalks	5638		8028	3920	17586
<del>0340 Concrete Reinforcement</del>					
<del>0350 Concrete Testing</del>					
0360 Driveway Approach & Curbs			8000		8000
0370 Precast Concrete	76	80			156
	10995	2074	18552	4983	36604
<b>DIVISION 4 - MASONRY</b>					
0400 Walls & Veneer					0
0410 Fireplaces					0

	ITEM #1 MATERIAL	ITEM #2 LABOR	ITEM #3 SUB CONT.	ITEM #4 OTHER	ITEM #5 TOTAL
<del>0420 Stairs</del>					<del>0</del>
	0	0	0	0	0
DIVISION 5 - METALS					
<del>0500 Structural Steel</del>					<del>0</del>
<del>0510 Metal Framing &amp; Decks</del>					<del>0</del>
<del>0520 Window Walls</del>					<del>0</del>
<del>0530 Refuse Containers</del>					<del>0</del>
0540 Roof Gutters			1826		1826
0550 Ornamental Iron			300		300
	0	0	2126	0	2126
DIVISION 6 - FRAMING					
<del>0600 Bearing Walls &amp; Subfloor</del>					<del>0</del>
0610 Ext. Walls & Int. Partitions	22087		14000	900	36987
<del>0620 Roof &amp; Ceiling</del>					<del>0</del>
<del>0630 Laminated Beams</del>					<del>0</del>
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
<del>0730 Membrane Roofing</del>					<del>0</del>
<del>0740 Roof Accessories</del>					<del>0</del>
0750 Facia & Soffet	988	720			1708
0760 Siding	4322	540	4862		9724
<del>0770 Preformed Roofing &amp; Siding</del>					<del>0</del>
	8783	1750	13064	0	23597
DIVISION 8 - DOORS & WINDOWS					
0800 Entrance Doors	3330	414			3744
<del>0810 Overhead Garage Doors</del>					<del>0</del>
0820 Windows	5080	480			5560
<del>0830 Special Windows</del>					<del>0</del>
0840 Glass & Glazing	650	125			775
0850 Interior Doors	2856	1200			4056
0860 Hardware	949	280			1229
<del>0870 Hollow Metal Frames &amp; Doors</del>					<del>0</del>
	12865	2499	0	0	15364
DIVISION 9 - FINISHES					
0900 Gypsum Wallboard	5361	200	11413		16974
<del>0910 Sound Control</del>					<del>0</del>

	ITEM #1 MATERIAL	ITEM #2 LABOR	ITEM #3 SUB CONT.	ITEM #4 OTHER	ITEM #5 TOTAL
0920 Painting			18980		18980
<del>0930 Wall Coverings</del>					0
0940 Floor Coverings		3200	14227		14227
<del>0950 Ceramic &amp; Quarry Tile</del>					0
<del>0960 Ceiling Systems</del>					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
<del>1020 Toilet Partitions</del>					0
<del>1030 Laundry Shutes</del>					0
<del>1040 Vaults</del>					0
<del>1050 Signs</del>					0
<del>1060 Storage Shelving</del>					0
<del>1070 Sauna Baths</del>					0
1080					0
1090					0
	5622	475	0	0	6097
DIVISION 11 - FINISH CARPENTRY					
1100 Kitchen Cabinets	7000		3000		10000
<del>1110 Ventilation</del>					0
1120 Mouldings	3100	2400			5500
<del>1130 Paneling &amp; False Beams</del>					0
1140 Closet Shelves & Rods	717	480			1197
1150 Stairs & Railings	224	120			344
<del>1160 Bookcases &amp; Other Millwork</del>					0
<del>1170 Cabinet Hardware</del>					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
<del>1230 Temporary Toilet Facilities</del>					0
	0	0	0	2110	2110
DIVISION 13 - RENTALS					
<del>1300 Crane</del>					0
<del>1310 Concrete Pump</del>					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 (\$ 6905.68)

HOW PAID

Cash		
Check	<u>6905.68</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. Review Grant Document Updates

# Laurel Urban Renewal Agency



Laurel Urban Renewal Agency

P.O. Box 10

Laurel, MT 59004

Effective: 04/1/2019

# **LAUREL URBAN RENEWAL AGENCY**

## **Grant Program Information**

Effective: April 1, 2019

To receive funding, all applications must be submitted to the Laurel Urban Renewal Agency and approved by the City Council.

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**TAX INCREMENT FINANCING APPLICATION PROCESS FOR POTENTIAL PUBLIC INFRASTRUCTURE ASSISTANCE VIA A DEVELOPMENT AGREEMENT AND POSSIBLE ISSUANCE OF TIF DISTRICT BONDS**

**IMPORTANT:** The material below outlines the Tax Increment Financing (TIF) application process and Development Agreement and the responsibilities of the person or firm requesting TIF fund assistance (hereinafter known as APPLICANT) and the Laurel Urban Renewal Agency (hereinafter known as LURA).

Please review this information carefully before submitting the application or finalizing your development plans. Incomplete applications will be returned.

## SECTION 1 INTRODUCTION

The Laurel Urban Renewal Agency is responsible for advising the Laurel City Council (hereinafter referred to as the City), pursuant to Montana Urban Renewal Law (Title 7 Chapter 15, part 4288 Montana Code Annotated). Tax Incremental Financing is an important element of the program as it provides a means to finance public urban renewal activities that assist and enhance private development within the district. A TIF program operates by first establishing a base year taxable value for all properties within the urban renewal district. Property taxes continue to be paid to all taxing jurisdictions on the basis of the base year valuation. All increases in property taxes above this base valuation due to new development or reappraisals are assigned to the TIF District. They are then invested in district revitalization activities. Consideration of TIF District assistance is available to private land owners for public infrastructure components of construction projects within the boundaries of the LURA.

The TIF may be used to assist in funding certain urban renewal projects. The LURA will review applications and make recommendations to the City for assistance to projects eligible under this statute. Requests are evaluated on criteria outlined in the “Criteria for Review” section. Emphasis will be placed on projects that address the vision, strategies, and needs presented in the Laurel Gateway Plan. The plan is available for download at the City of Laurel website: [www.laurel.mt.gov](http://www.laurel.mt.gov).

Projects requesting TIF funds should be increment generating where development will contribute to increased tax revenue for the TIF District that improve the aesthetics, character, safety and/or quality of life in the area.

Projects must be of a commercial or non-profit classification to be eligible for any grant program. The applicant must be the recorded property owners or a tenant under lease with the owner's written permission. Applications will be reviewed by LURA's Facade Improvement Grant Committee.

## SECTION 2      **SMALL PROJECT GRANT PROGRAM**

This grant program is intended for smaller scale eligible projects. Projects must support the goals of the LURA and the City. The TIF may be used to assist in funding certain urban renewal projects. The LURA will review applications and make recommendations to the City for assistance to projects eligible under this program. Requests are evaluated on criteria outlined in the “Criteria for Review” section. Emphasis will be placed on projects that address the vision, strategies, and needs presented in the Laurel Gateway Plan. The plan is available for download at the City of Laurel website: [www.laurel.mt.gov](http://www.laurel.mt.gov).

Projects requesting TIF funds should be increment generating where development will contribute to increased tax revenue for the TIF District that improve the aesthetics, character, safety and/or quality of life in the area.

This application is intended for eligible increment generating projects. All requests for TIF District funds are subject to approval by the City and the availability of TIF District funding.

Small grant projects will be funded up to \$20,000 dollars unless otherwise noted. Any requests for TIF District funding above \$5,000 are subject to approval by the City and the availability of funding. If your project has been approved for funding in the upcoming fiscal year, you will not be eligible for the program for two grant cycles.

### 2.1      General Small Projects

The purpose of this program is to support current/potential developers, owners, and tenants with assistance during general small scale projects in the TIF District of downtown Laurel. Projects must support the goals of the Laurel Urban Renewal Agency (LURA) and the City.

Projects requesting TIF District funds should be increment generating where development will contribute to increased tax revenue for the TIF District that improve the aesthetics, character, safety and/or quality of life in the area.

#### Eligible Improvements under the Small Projects Grant

- Demolition and abatement of structures and removal of blight (MCA 7-15-4288)
- Sidewalks, Curbs, Gutters (MCA 7-15-4288)
- Public Utilities - Water, Wastewater, Storm Water (MCA 7-15-4288)
- Private Utilities - Electrical, Natural Gas, Telecommunications, Fiberoptic (MCA 7-15-4288)
- Intersection Signals & HAWK Crossings (MCA 7-15-4288)
- Street & Alley Surface Improvements (MCA 7-15-4288)
- Crosswalks (MCA 7-15-4288)
- Green Space & water ways (MCA 7-15-4288)
- Improvement of Pedestrian Areas (MCA 7-15-4288)
- Historical Restorations (MCA 7-15-4288)

- Off Street Parking for public use (MCA 7-15-4288)
- Bridges & walkways (MCA 7-15-4288)
- Pollution Reduction (MCA 7-15-4288)
- Structural Repairs (flooring, interior walls, roof/ceiling)
- Energy Efficiency Improvements (interior LED lighting, insulation, programmable thermostats, solar panels) Technical Assistance

## 2.2 Technical Assistance

All work shall be preliminary in scope. Construction work is not eligible for Technical Assistance funding.

Service hours are valued at a 1:3 funding ratio (Applicant: TIF). Projects above \$5,000 will be subject to City Council review and approval.

Eligible services include:

- Architectural/design fees
- Landscape/Hardscape improvements
- Feasibility Study Fees
- Building permits

## 2.3 Facade

Matching grants are available up to 50% of the cost of facade improvements according to the above guidelines.

Eligible facade improvements include:

- Water cleaning
- Prepping and painting
- Window replacements/repairs
- Door replacement
- Entry foyer repairs
- Exterior lighting
- Facade restoration/rehabilitation
- Landscape/hardscape improvements

## 2.4 Signage and Awnings

In addition to the maximum grant amounts listed above, separate matching grants are available for signage and awning improvements.

- Signage: Separate matching grants are available up to 50% of the cost of design, permits, fabrication and installation of signs to a maximum of \$5,000.
- Awnings: Separate matching grants are available up to 50% of the cost of design, permits, fabrication and installation of awnings with a maximum of \$5,000.

## SECTION 3      **LARGE PROJECT GRANT PROGRAM**

This grant program is intended for large scale eligible projects. All requests for TIF funds are subject to review and approval by the City and the availability of TIF District funding. Large projects requests begin at a minimum of \$20,000. The large project grant program currently has \$100,000 available in total funding.

The purpose of this program is to support current/potential developers, owners, and tenants with assistance during large scale projects in the tax increment district of downtown Laurel. Projects must support the goals of the LURA and the City.

The TIF may be used to assist in funding certain urban renewal projects. The LURA will review applications and make recommendations to the City for assistance to projects eligible under this program. Requests are evaluated on criteria outlined in the “Criteria for Review” section. Emphasis will be placed on projects that address the vision, strategies, and needs presented in the Laurel Gateway Plan. The plan is available for download at the City of Laurel website: [www.laurel.mt.gov](http://www.laurel.mt.gov).

Projects requesting TIF District funds should be increment generating where development will contribute to increased tax revenue for the TIF District that improve the aesthetics, character, safety and/or quality of life in the area.

This application is intended for eligible increment generating projects. All requests for TIF District funds are subject to review and approval by the City and the availability of TIF District funds.

### 3.1      Eligible Improvements

The following are eligible improvements under the Large Grant program.

- Demolition and abatement of structures and removal of blight (MCA 7-15-4288)
- Sidewalks, Curbs, Gutters (MCA 7-15-4288)
- Public Utilities - Water, Wastewater, Storm Water (MCA 7-15-4288)
- Private Utilities - Electrical, Natural Gas, Telecommunications, Fiberoptic (MCA 7-15-4288)
- Intersection Signals & HAWK Crossings (MCA 7-15-4288)
- Street & Alley Surface Improvements (MCA 7-15-4288)
- Crosswalks (MCA 7-15-4288)
- Green Space & water ways (MCA 7-15-4288)
- Improvement of Pedestrian Areas (MCA 7-15-4288)
- Historical Restorations (MCA 7-15-4288)
- Off Street Parking for public use (MCA 7-15-4288)
- Bridges & walkways (MCA 7-15-4288)
- Pollution Reduction (MCA 7-15-4288)
- Structural Repairs (flooring, interior walls, roof/ceiling)

- Energy Efficiency Improvements (interior LED lighting, insulation, programmable thermostats, solar panels)

## **SECTION 4      APPLICATION PROCESS AND TIMELINE**

Anyone seeking TIF assistance from the LURA must submit a written application for each TIF-assisted project. The following procedure has been developed to expedite the review of TIF funding requests.

Applicants are reminded that the submission of a completed application does not guarantee a grant will be awarded.

Applications must be approved by the City and a Development Agreement signed before any project work begins to be eligible for TIF District funds.

Allow a minimum of 60 days between submitting a complete application to the LURA and receiving a decision from the City.

### **4.1      Initial Contact**

Contact the LURA Coordinator, or City Planner, to discuss the project and determine preliminary eligibility for TIF assistance.

P.O. Box 10  
Laurel, MT 59044  
406-628-4796

### **4.2      Prepare and Submit a Written Application**

The APPLICANT must prepare a written application for each project request, using the most current form. Applications must be received by the LURA staff in advance of any work on the project. Development Agreements must be approved and signed prior to project commencement (see #6 below.) Waiver of this requirement can be considered when public safety or other factors warrant.

For all TIF requests, the APPLICANT must complete a “Developer’s Statement of Qualification and Financial Responsibility” which includes submittal of personal financial statements.

### **4.3      Staff Review**

Upon submittal of all necessary information, the LURA staff will review the project and the need for funding. At any point in the review process the staff or LURA Board may request more information of the APPLICANT or solicit comment on the project from other public agencies. Items included in personal financial statements may become public documents and are subject to public review or presentation to or comment by other agencies.

#### 4.4 TIF District Application Review Committee

The LURA Board review committee will evaluate the application and staff recommendations. The review committee reserves the right to seek additional project review from supporting committees of the LURA and from other public agencies. The review committee will issue preliminary approval/disapproval of the assistance request or any part thereof and will make a recommendation to the LURA Board that will then be submitted to the City Council, if approved.

#### 4.5 Laurel City Council Review

Projects will be forwarded to the City Council for final approval to proceed. A Development Agreement may be made to identify the public investment required to be applied towards public infrastructure on private property and/or development improvements within the public right of way. City Council approval is required before the LURA and the City enter a Development Agreement with the APPLICANT.

#### 4.6 Development Agreement

The LURA, upon City Council approval, may issue a letter to the applicant authorizing the project and release of TIF District funds. The letter shall summarize the project approved for funding in addition to the time line of the project, inspection criteria, and any other criteria that may be needed.

#### 4.7 Timing

Following the above process for approval, the APPLICANT can expect a minimum of 60 business days between submitting an application to the LURA and receiving a decision from the City.

#### 4.8 Firm Selection Process

The professional architectural firm may be chosen by the applicant. A selected firm should have a demonstrated commitment to downtown redevelopment efforts, the Laurel City Council, and the LURA's goals. When working with projects in the historic preservation district, participating firms should be familiar with the Preservation Tax Credit program.

#### 4.9 Conflict of Interest Policy

The intent of the Grant Program is to provide assistance to those who would not normally have access to a professional design firm, or who, because of cost, are reluctant to obtain preliminary design assistance. Participating design firms are therefore ineligible to receive Grant funds for projects in which the firm, firm owners, employees, or members of their immediate family have a financial or ownership interest. This stipulation is in effect for the duration of the Grant assignment only and does not prohibit a participating professional's future financial involvement with the project.

#### 4.10 How to Apply

Applications will be placed on LURA's monthly meeting agenda after submitting a complete application package. Applications may be downloaded from the City website, [www.laurel.mt.gov](http://www.laurel.mt.gov), or in the Planning Department, 115 W. 1st St., Laurel, MT 59044.

#### 4.11 Application Package Checklist

##### 4.11.1 Application

Completed application package. Applicants must submit a new application for each individual grant program applied to (i.e. Small Grant or Large Grant). Applicants may apply for Technical Assistance, Façade, or Sign grants through one Small Grant application.

##### 4.11.2 Copy of Laurel Business License

To confirm location of the property is within the TIF DISTRICT.

##### 4.11.3 Copy of Historical Building Verification form from Yellowstone County Historic Preservation Office

Buildings listed on the historic register may qualify for additional funding or support. Questions about Historic Preservation can be directed to:

Lora Mattox  
Billings City-County Planning Department  
[mattoxl@ci.billings.mt.us](mailto:mattoxl@ci.billings.mt.us)  
406-247-8622

##### 4.11.4 Copy of Estimates or Paid Invoices from Applicant's Vendor

Work performed by the applicant, business owner, property owner, employee, or immediate family members shall not be accepted for any grant project.

##### 4.11.5 Copy of Plans and Sketches

Plans and sketches should be neat, legible, and clearly identify the various aspects of the project.

##### 4.11.6 Photos

Photos of the proposed project before and after work is completed (color preferred).

##### 4.11.7 Project Description

Provide a clear and brief description of the project to the LURA review committee.

##### 4.11.8 Project Time Line

Provide a realistic projected time-line for the total project completion.

##### 4.11.9 Copy of Supporting Documentation

Provide any additional documentation that clearly demonstrates the scope of work to be performed, desired results from the project, or as requested by the LURA board.

## **SECTION 5                    COMMITMENT OF FUNDS**

Upon City approval of a project, the LURA will commit funds to the project from the available TIF District funds and/or potential for Tax Increment Bond issuance. Committed funds will be encumbered for a period of 360 days, by which time construction must have commenced. Commencement of construction means the date on which the first building permit is issued. Projects that have not commenced construction within 360 days risk losing the committed funds unless otherwise noted and approved. Funds will be released only if the project is developed and constructed as presented in the Development Agreement. Funds will be released as specified by the Development Agreement or following project's receipt of a Certificate of Occupancy from the City of Laurel if not specified. When necessary, the LURA will encumber funds for additional fiscal years to accommodate construction schedules.

Applicants are reminded that grant awards recommended and approved by LURA/City Council are discretionary in nature and should not be considered an entitlement by the applicant. All grant criteria contained herein are guidelines for awards and successful applicants may receive any amount up to the maximum award. Should an application meet all grant criteria, a grant may or may not be approved due to funding limitations, competing applications, and/or competing priorities of LURA.

## SECTION 6                      CRITERIA FOR REVIEW

Materials contained in TIF District application are used to assess the merits of projects in relation to the goals and objectives of the Laurel Gateway Plan. The LURA evaluates projects based on the following criteria.

### 6.1                      Relevance to the Laurel Gateway Plan

Documentation of the project's impact in relation to the goals and objectives of the Laurel Gateway Plan. Urban design elements will also be considered, including pedestrian emphasis, quality of design, and Laurel' personality.

### 6.2                      Economic Stimulus

The amount of economic activity to be generated by the project is assessed, as well as the leverage ratio of public to private investment. Applications should contain credible, measurable information substantiating APPLICANT claims of economic stimulus.

### 6.3                      Tax Generation

The increase in taxable value due to new construction & rehabilitation is estimated by the County Assessor's office or State Department of Revenue to determine tax increment generation.

### 6.4                      Employment Generation

Total employment generated by the project assessed in terms of new permanent and part-time jobs, and construction jobs.

### 6.5                      Elimination of Blight

The project's direct and indirect impact on the physical and fiscal deterioration within the Tax Increment Financing District and the community.

### 6.6                      Special or Unique Opportunities

The extent to which the project represents a unique opportunity, meets a special need, or addresses specific LURA or community goals. The restoration of historic property or the provision of an unmet community need, are examples of special and unique opportunities.

### 6.7                      Impact Assessment

The extent of both positive and negative environmental impacts, appropriateness of the project design, and impact on existing businesses or residents.

**6.8 Financial Assistance**

Other forms of financing available to the APPLICANT, i.e. lender participation and state and federal grant monies, are examined to assess the need for TIF assistance.

**6.9 Project Feasibility**

A determination of feasibility is made on the strength of the APPLICANT's demonstration of market demand for the project as contained primarily on the pro forma and financing commitments.

**6.10 Developer Ability to Perform**

An assessment of the APPLICANT's capability to undertake the relative complexities of the project based on past performance on similar or comparable projects.

**6.11 Timely Completion**

The feasibility of completing the project according to the APPLICANT's project schedule.

**6.12 Payment of Taxes**

All property taxes, special improvement district assessments, and other assessments on the project property must be paid to date.

**6.13 FACADE IMPROVEMENT GRANT CRITERIA:**

Facade improvement grant funds amounts are based upon three factors and the total amounts are cumulative:

1. Building Frontage – the length of the face of the building along a public street. (Determined on a case by case basis). Building frontage is the only measurement that is considered, regardless of the position of interior or common walls.
2. Building Height – the number of stories of the building (stories are as defined by the current building code).
3. Architectural Significance – buildings that have been deemed eligible for the National Register and have successfully completed a Part One application for the National Register. Please note that grant funds may not be used for the purpose of pursuing a historic designation.

Factor (nominal measurements)	Additional Grant Amount Up to \$	Required Match
Up to 30 feet frontage	\$3,000.00	1/1
Over 30 feet to 55 feet frontage	\$5,000.00	1/1
Greater than 55 feet frontage	\$7,000.00	1/1
Two stories or taller	\$2,500.00	1/1
Qualifying historic property	\$2,500.00	1/1

Please note these amounts are the maximum Facade grant awards that may be made per property under the same ownership/tenancy in any 2-calendar year period.

6.14 Signage and Awning Grant Criteria:

In addition to the maximum grant amounts listed above, separate matching grants are available for signage and awning improvements.

Awnings: Separate matching grants are available up to 50% of the cost of design, permits, fabrication and installation of awnings with a \$4,000. maximum.

Signs: Separate matching grants are available up to 50% of the cost of design, permits, fabrication and installation of signs to a maximum of \$4,000.

6.15 Disclaimer:

Neither the City of Laurel, LURA, nor their affiliates shall be responsible for the planning, design, or construction of improvements to property that is owned or leased by the applicant. No warranties or guarantees are expressed or implied by the description of, application for, or participation in the TIF District Grant Program. The applicant is advised to consult with licensed architects, engineers, or building contractors before proceeding with final plans or construction.



## LAUREL URBAN RENEWAL AGENCY (LURA)

Control No. **19-0405-130811**

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)		Applicant Phone ( ) -	
Applicant Mailing Address (Street, City, State Zip)		Applicant E-Mail Address	
Business Name		Laurel Business License Number	
Business Physical Address (Street, City, State Zip)		Business Phone ( ) -	
Business Activities (i.e. retail, office, etc.)			
Business Owner Name (Last, First Middle) <input 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) _____ feet	Building Height (number of stories defined by current code) _____ feet _____ 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	Date (MM/DD/YYYY) / /
---------------------	--------------------------

**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
	/ /		<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.			
Brief Description of Project.			
Brief Description of Project Time Line.			
Explain how the project will support and/or improve the down town district.			
What type(s) of development and/or physical improvements are being considered?			
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		\$____,____.____	\$____,____.____
<b>TOTAL:</b>		\$____,____.____	\$____,____.____

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

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