

RESOLUTION NO. R15-23

**A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE
RELEASE OF FUNDS FROM THE TAX INCREMENT FINANCING DISTRICT FUND
FOR FAÇADE IMPROVEMENTS FOR REESE AND RAY'S IGA.**

WHEREAS, the City of Laurel approved a façade improvement grant program proposed by the Laurel Urban Renewal Agency (LURA) through Resolution R10-116; and

WHEREAS, LURA received the attached application from Reese and Ray's IGA for a façade improvement grant that requires approval through City Council Resolution; and

WHEREAS, the application appears complete, the project is eligible for façade improvement grant funding and LURA recommends funding of the same.

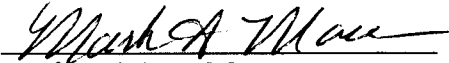
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Laurel, Montana, that it approves the release of TIFD Funds for a façade improvement grant to Reese and Ray's IGA in the amount of \$10,000.

Introduced at a regular meeting of the City Council on April 7, 2015, by Council Member Dickerson.

PASSED and APPROVED by the City Council of the City of Laurel this 7th day of April, 2015.

APPROVED by the Mayor this 7th day of April, 2015.

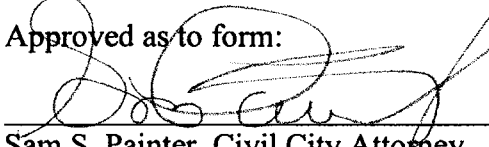
CITY OF LAUREL


Mark A. Mace, Mayor

ATTEST:


Shirley Ewan, City Clerk/Treasurer

Approved as to form:


Sam S. Painter, Civil City Attorney

To: Laurel City Council

From: Monica Plecker

Re: Reese and Rays IGA, Façade Grant

Date: 3/26/15



LAUREL/CITY COUNTY PLANNING DEPARTMENT

Reese and Rays IGA has submitted an application for the façade improvement grant offered by the Laurel Urban Renewal Agency. The IGA has recently finished several façade improvements which include, but are not limited to:

- New standing seam metal which replaced cedar shakes
- Exterior paint
- New freestanding pole sign
- New wood timber entryway features

The application states that the improvements totaled \$84,349. The Laurel Urban Renewal Agency recommended at their previous meeting to grant an award of \$10,000. This is an appropriate recommendation as the property has greater than 55' of frontage and installed a new sign. All match requirements were met by the applicant.

RESOLUTION NO. R10-116

A RESOLUTION OF THE CITY COUNCIL APPROVING A FAÇADE IMPROVEMENT GRANT PROGRAM PROPOSED BY THE LAUREL URBAN RENEWAL AGENCY.

WHEREAS, the City Council created the Laurel Urban Renewal Agency (LURA) pursuant to Ordinance No. 08-09 as codified at Title 18, Chapters 18.02 and 18.04 of the Laurel Municipal Code to provide input and recommendations regarding the most effective uses of resources gained from the Tax Increment Finance (TIF) District; and

WHEREAS, the City Council appointed a LURA Board of Commissioners pursuant to Resolution No. R08-123 who are responsible for providing guidance and recommendations to the City Council as to the best use of unencumbered available tax increment funds consistent with the Urban Renewal Plan that was additionally adopted by the City Council and codified at Chapter 18.04.020 of the Laurel Municipal Code; and

WHEREAS, the LURA Board is recommending the creation and utilization of available tax increment funds as provided in the attached Façade Improvements Program with the intention of providing businesses the opportunity to improve and enhance the external appearance of buildings which will add to the appeal of the entire business district; and

WHEREAS, the City Council has reviewed the attached proposed Façade Improvements Program and finds it is consistent with the goals and objectives contained in the City's Urban Renewal Plan and is in the best interest of the City of Laurel and its citizens.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Laurel, Montana, that the attached Façade Improvements Program is hereby approved; and

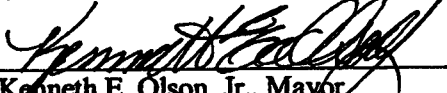
BE IT FURTHER RESOLVED, the City Council hereby delegates its approval authority to the LURA Board as provided in the attached Façade Improvements Program.

Introduced at a regular meeting of the City Council on October 19, 2010, by Council Member Mace.

PASSED and ADOPTED by the City Council of the City of Laurel, Montana, this 19th day of October, 2010.

APPROVED by the Mayor this 19th day of October, 2010.

CITY OF LAUREL




Kenneth E. Olson, Jr., Mayor

ATTEST:



Cathy Gabrian, Deputy Clerk

Approved as to form,



Sam Painter, Legal Counsel
Elk River Law Office, P.L.L.P.

PURPOSE:

The purpose of this program is to provide financial and practical assistance to maintain, create, reuse or recycle buildings in the downtown Laurel Tax Increment District. Grant monies are available to developers, owners and tenants to encourage a higher level of quality and design in the downtown environment. Facade improvement projects must support the goals of the Laurel Urban Renewal Agency (LURA) and Mayor/City Council.

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.

Process:

The Committee will review applications on a first come, first served basis for the duration of the funding availability. Projects that are recommended for approval by the Committee will be submitted to the LURA membership of five voting Commissioners and four advisory members for approval. Should a project receive a cumulative total of \$5,000. or more from any combination of LURA grant programs, the grant(s) that put the project over this threshold must be submitted to the City Council for additional approval. In all cases, the decision of the Committee is final. Applications that are denied by the Committee may be re-submitted the following funding period.

TIME FRAME:

Funded projects should be completed by June 10th of the current Fiscal Year (Fiscal Year ends on June 30th.) Project applications will be taken until current Fiscal Year funding is gone. LURA's Facade Improvement Grant Committee will review applications at LURA's monthly meetings.

Applicants are advised to submit a complete application and all supporting materials per the instructions in this packet; the committee will not review incomplete applications.

It is highly recommended that applications be reviewed and approved BEFORE construction begins. However, applications will be considered after construction has begun IF the project complies with the goals of LURA AND IF any changes to the proposal, requested by the review committee, can be incorporated into the final project.

GRANT ELIGIBILITY:

Projects must be of a commercial or non-profit classification. 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 Façade Improvement Grant Committee.

FACADE IMPROVEMENT GRANT CRITERIA:

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

Building Frontage – the length of the face of the building along a public street. Building frontage is the only measurement that is considered, regardless of the position of interior or common walls.

Building Height – The number of stories of the building (stories are as defined by the current building code.)

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	Grant Amount	Required
(Nominal measurements)	Up to \$	Match
Up to 30' feet frontage	\$2,000.	1/1
Over 30' to 55' frontage	4,000.	1/1
Greater than 55' frontage	6,000.	1/1
2 stories and taller	additional 1,500.	1/1
Qualifying historic property	additional 1,500.	1/1

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

Facade Improvements:

Matching grants are available up to 50% of the cost of façade 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, façade restoration/rehabilitation, architectural/design fees, landscape/hardscape improvements, building permits, and other façade improvements as deemed eligible by the LURA Façade Improvement Grant Committee.

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 \$3,000. 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 \$3,000.

Façade Improvement Grant Committee:

This Committee will consist of design professionals, business or property owners, and community members with an interest in downtown vitality. The Committee will review applications on a first come, first served basis for the duration of funding availability. Projects that are recommended for approval by the Committee will be submitted to LURA/City Council for approval.

All applicants will be apprised of the status of their application by written communications from LURA. Award recipients will receive a Letter of Award indicating the amount of grant funds award and any conditions deemed necessary by the Committee for receipt of the award. Applicants are required to return a signed copy of the letter to LURA before funds will be committed to the project.

Mid Year Status Report:

All grant recipients who have applied before December 10 of the current fiscal year must submit a mid year progress report to LURA by December 10. If appropriate, they may request partial payment of invoices at that time.

Release of Funds:

Applicants will receive grant funding after the project is completed and all associated costs have been paid. Upon completion of approved work, in order to receive grant payments, the applicant must submit documentation of work completed and proof of payment to the City of Laurel. It is the responsibility of the award recipient to maintain proper documents of funds expended in the course of completing the façade improvement project.

The Committee will review applications on a first come, first served basis for the duration of the funding availability. Projects that are recommended for approval by the Committee will be submitted to the LURA membership of five voting Commissioners and four advisory members for approval. Should a project receive a cumulative total of \$5,000. or more from any combination of LURA grant programs, the grant(s) that put the project over this threshold must be submitted to the City Council for additional approval. In all cases, the decision of the Committee is final. Applications that are denied by the Committee may be re-submitted the following funding period.

Release of funds is subject to submission of this documentation to the City of Laurel by the award recipient. The façade improvement project must be completed essentially as presented to the LURA Façade Improvement Committee in order to receive payment.

Acceptable documentation is defined as PAID invoices and/or schedule of values from vendors clearly detailing the work done for the façade project or copies of the cancelled check showing payment accompanied by a vendor invoice.

Grant funds will be paid out according to the following criteria:

1. All payment documentation must be received by June 10 of the current fiscal year in order to receive payment.
2. Payment documentation must be submitted to the LURA at the Planning Dept., 115 W. 1st St., City Hall, Laurel, MT 59044.
3. Grant awards will be paid at the completion of a project with one mid year progress report due on December 10.
4. One partial payment will be allowed during the course of the project.

The City of Laurel is required to file informational returns (Form 1099-G) for individuals and entities receiving grants. This information is confidential and will only be used for informational return reporting purposes. Grant recipients must sign and return a Substitute W9 form to the City of Laurel before funds can be distributed.

Encumbrance Policy:

Applicants receiving funds under the Façade Improvement Grant Program during the course of a given fiscal year (July 1 through June 30) are eligible to carry forward/encumber unexpended funds for a maximum of one additional fiscal year if an effort has been made to begin the project in the initial year; and/or when circumstances related to weather, construction season, etc. prohibit the completion of the project. Applicants must advise the LURA by June 1 if they will be requesting a carry forward/encumbrance. Invoices for expenditures of the current fiscal year are due by June 10.

If You Have More Than One Project:

Façade grant applications will not be considered if the single building under the same ownership has received maximum façade grant funds within two previous fiscal years.

Disclaimer:

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

How to Apply:

Contacts will be placed on LURA's monthly meeting agenda. Before contacting LURA, complete the application on the City of Laurel website or the Planning Dept., 115 W. 1st St., Laurel, MT 59044.

09/30/2010

LAUREL URBAN RENEWAL AGENCY (LURA)
Façade Improvement Project
Application

(For Office Use Only)

Project Location

Address of Property to be improved: S. 1st AVE
205 1st AVE S, LAUREL 59044
Assessor Parcel Number(s): 1500447
Can be found at <http://www.co.yellowstone.mt.us/gis/>
Name of Business(es) in Project: REESE & RAY'S IGA
Building Frontage Measurement of Project: 210 FEET

Applicant Information

Name: REESE & RAY'S IGA
Mailing Address: 205 1st AVE S
City: LAUREL State: MT Zip: 59044
Phone: 406-628-2315
Email: MANAGER0230121@SVHARBOR.COM

Do you own, rent or lease the subject property?
LEASE

Businesses or Services Offered on Site:

RETAIL GROCERY

Description of Proposed Improvements: ALL OUTSIDE FRONT OF BUILDING:-
INSTALLATION OF STONE VENEER, LOWER FRONT
NEW FACES IN EXISTING POLE SIGN
NEW ROUGH SAWN FIR AWNINGS ABOVE 2 DOORS
NEW PAINT FRONT ELEVATION, WALL AND BEAMS
NEW 24 GAUGE PRE-FINISHD METAL

Please identify ways in which this project supports the Laurel Urban Renewal Plan/Tax Increment District mission (information available at City Hall):

PROJECT REMODEL OF FACADE BRINGS STORE
FRONT TO A NEW HIGHER LEVEL IN DESIGN AND
QUALITY FOR A RELEVANT LOOK IN THE
DOWNTOWN ENVIRONMENT

Submittals:

Application must include the following materials, if applicable, for consideration by the Façade Incentive Grant Committee.

Applications lacking sufficient materials to describe the project will not be reviewed.

- a) current photo(s) of the proposed project site
- b) rendering or sketch of proposed improvements
- c) architectural plans, including dimensions/measurements
- d) color and material samples for paint, awning, signs, etc.
- e) sign plans
- f) awing design
- g) historical significance designation

Estimated Costs and Timing:

Please provide copies of vendor bids/estimates or other documentation of cost estimates for all proposed work façade work.

Applications lacking sufficient cost estimates will not be reviewed.

a) Water clean exterior	\$	
b) Exterior prep and paint	\$	<u>3652</u>
c) Window replacement/repair	\$	
d) Door replacement/Entry Foyer Repairs	\$	
e) Exterior Lighting	\$	
f) Façade restoration/rehabilitation	\$	<u>41639</u>
g) Architectural/Design Fees	\$	
h) Landscape/hardscape Improvements	\$	
i) Building Permit	\$	<u>2197</u>
j) Other Proposed Improvements (specify)	\$	
_____	\$	
_____	\$	
_____	\$	
_____	\$	
Subtotal		<u>47488</u> <u>\$45291</u>
k) Signage	\$	<u>19130</u>
l) Awnings	\$	<u>17731</u>

Subtotal

\$ 36861
84349
\$ 82152

TOTAL ESTIMATED COST

Estimated Days/Months for Completion BY 3-31-2015
SIGNATURES:

Signed: _____

Signed

Raymond J. O'Rourke

Property Owner(s) Signature(s)

Raymond J. O'Rourke
Applicant(s) Signature(s)

Checklist: Please review the checklist below to ensure all information/materials have been prepared for submission with this application. Applicants are advised to submit a complete application and all supporting materials per the instructions in this packet; the committee will not review incomplete applications.

- Project location (page 5)
- Assessor parcel number (page 5)
- Building frontage measurement (page 5)
- Applicant information (page 5)
- Listing of businesses or services offered on site (page 5)
- Description of proposed improvements (page 5)
- Identification of project's support of the Urban Renewal Plan and/or Tax Increment District mission (page 5)
- Current photo of project site (page 6)
- Rendering or sketch of proposed improvements (page 6)
- Architectural plans – elevation drawing, dimensions, measurements, etc. (page 6)
- Color and material samples – as applies (page 6)
- Sign/Awning design drawings and/or plans – as applies (page 6)
- Historical significance designation – as applies (page 6)
- Documentation of cost estimates – copies of vendor bids, estimates, etc. (page 6)
- Signature of Property Owner (page 7)
- Signature of Applicant (page 7)

APPROVAL (for office use only)

Amount Approved: _____

Date Approved: _____

08/20/2010

PROGRESSIVE SERVICES, INC. dba
PROGRESSIVE ROOFING
23 NORTH 35TH AVENUE
PHOENIX, AZ 85009
(602)278-4900

Invoice ID: 23411938
Invoice Date: 11-24-2014
Draw ID: 1
Customer ID: 182602

To:
REESE & RAY'S IGA
PO BOX 929
HARDIN, MT 59034

Job Location:
LAUREL IGA

JOB# 5117-4-500

MANSARD ROOF

<u>Item</u>	<u>Description</u>	<u>Amount</u>
1	LABOR AND MATERIAL TO REMOVE EXISTING ROOF SYSTEM, AND INSTALL NEW 24-GAUGE PRE-FINISHED STANDING SEAM SYSTEM AS AGREED IN PROPOSAL DATED 9/14/14.	30,425.00

Amount Billed \$30,425.00

Retainage Held

Amount Due \$30,425.00

TERMS: NET DUE UPON COMPLETION

PAYMENTS MADE BY CREDIT CARD WITHOUT
PRIOR APPROVAL WILL BE CHARGED A 2% FEE

Magic City Masonry & Stucco, Inc.

Phone 406-690-3407 Fax 406-534-1071 PO Box 51090 Billings, MT 59105

Receipt/Invoice #390

Customer Name: Reese and Ray
Job: Reese and Ray's IGA, Laurel MT
Date: 1/29/14

Scope of Work: Masonry_X_ EIFS__ Other_X_
Description:

A. Material and Labor: Installation of stone veneer as per bid proposal 258, 100% complete,=
\$8,483.00

B. Material and Labor: Application of paint as per bid proposal 258, 100% complete,=\$2,731.00

Total \$__11,214.00_____

Alterations \$__0_____

Current Payment Due \$__11,214.00_____

PAINTING INVOICE

Invoice Date: February 25, 2015

BRUSHFIRE PAINTING

Customer:
 Reese & Ray's IGA
 Laurel, MT

Project:
 Exterior Repaint

Description:	Price:
Repaint Exterior Front Elevation:	
Brush & roll SW "Lanyard" around existing sign lettering and over all existing EIFS.	
Brush & roll SW "Chestnut Bronze" to on all exterior beams and fascia to match new roofing color.	
Fee:	
Labor & material (original bid):	\$ 3,452.00
Color change mid job- 4 additional gallons SW Resilience Satin:	\$ 200.00
*No charge for additional labor due to savings of not renting a lift	
Please make check payable to: Brushfire Painting	
Thank you!	
TOTAL:	\$ 3,652.00

Brushfire Painting Inc
 Joe Anderson
 5308 Sacagawea Drive
 Billings, MT 59101
 (406) 855-7521



SIGN PRODUCTS, INC.

1425 MONAD RD., BILLINGS, MT 59104 · P.O. BOX 20955 · PHONE: (406) 252-6348 · FAX: (406) 252-6654
sales@signproductsinc.com

• CONDITIONAL SALE CONTRACT •

THIS CONDITIONAL SALES AGREEMENT is made this 28 of October of 20 14

between Sign Products, Inc., hereinafter called "Seller" and Reese & Rays IGA-Laurel

sole proprietorship general partnership limited partnership corporation limited liability company or partnership

of 205 S 1st Ave, City of Laurel, State of MT

zip code 59044, hereinafter called "Purchaser" jointly and severally buys the equipment described by addendum

Design # 17945-14REV and grants to seller a security interest in said equipment on the terms and conditions herein set forth:

Cash sale price.....\$	<u>36,861.00</u>	Total cash sales price.\$	<u>36,861.00</u>	Unpaid balance.....\$	_____
Sales tax.....\$	_____	Down Payment.....\$	<u>14,000.00</u>	Finance charge.....\$	_____
Permit.....\$	_____	Unpaid Balance.....\$	<u>22,861.00</u>	Contract Balance.....\$	_____
Total cash sales price\$	<u>36,861.00</u>	* Finance Charge Annual Percentage Rate (APR)=		_____	_____%

Purchaser will pay Seller the sum of \$ _____, payable in payments of \$ _____ on or before the first day of each consecutive calendar months beginning the first day of the month immediately following installation or delivery of the equipment.

LOCATION (address where equipment is located): 205 S 1st Ave, Laurel, MT 59044

Manufacture and Install Remodel Remove Old Equipment & _____

Addendum applies Yes No

Addendum Design No. 17945-14

The attached design includes the total description of the products covered by this agreement. The sizes are approximate and some elements may vary slightly during construction.

ACCESSORIES, AND/OR A BRIEF DESCRIPTION OF EQUIPMENT IF NO DESIGN IS AVAILABLE

A) Two new faces in existing D/F pole sign, paint top cap and cabinet.

B) Remove 2-existing awnings and Junk. No Patch or Paint to building. Manufacture and install 2- new rough sawn fir trusses w/standing seam roof.

C) Remove existing letters and neon accent bar. Repaint letters and reinstall.

THIS AGREEMENT IS NOT EFFECTIVE UNTIL ACCEPTANCE BY AN EXECUTIVE OFFICER OF SELLER.

THIS AGREEMENT INCLUDES ALL TERMS AND CONDITIONS ATTACHED HERETO AND IN ANY ADDENDUM, IF APPLICABLE, AND PURCHASER REPRESENTS THAT IT HAS READ, UNDERSTANDS AND AGREES TO BE BOUND BY THE SAME.

SIGN PRODUCTS, INC. (SELLER)

PURCHASER Reese & Rays IGA-Laurel

BY Tony Duncan
(SALESPERSON)

BY _____
TITLE: _____

ACCEPTED BY _____

ADDRESS: 205 S 1st Ave
Laurel, MT 59044

DATE _____ TITLE: _____

CONTRACT NO. _____

For value received, payment and performance by Purchaser is unconditionally and personally guaranteed by the undersigned.

(No title)

LETTERS TO BE MOVED TO ACCOMMODATE NEW LOGO/LAYOUT



REMOVE EXISTING AWNINGS.

EXISTING BUILDING BEAMS USED AS SUPPORTS FOR NEW TRUSS SYSTEM

CUSTOMER TO REPAINT DURING REMODEL

REMOVE EXISTING RACEWAY AND NEON



A RECONDITION EXISTING D/F POLE SIGN, MANUFACTURE AND INSTALL 2 NEW FACES, WHITE POLYCARBONATE FACES WITH APPLIED 1ST SURFACE TRANSLUCENT VINYL FILM GRAPHICS, 3630-59 DARK BROWN BACKGROUND, 3630-33 RED BORDER LINE AND IGA OVAL, WHITE COPY WITH BLACK DROP SHADOW, REPAINT CABINET BLACK, REPAINT TOP CAP DARK BROWN TO MATCH 59 FILM, REPAINT SUPPORT TUBES SW 6113 INTERACTIVE CREAM.



PHOTO RENDERING NO SCALE

DESIGN As Designed With Changes

Approved for Production _____

Scale _____

Date _____



FRONT BUILDING ELEVATION SCALE 1/8" = 1'-0"

B

REMODEL BUILDING FRONT: REMOVE EXISTING AWNINGS, METAL RACEWAY AND NEON, AND EXISTING INDIVIDUAL LETTERS, FABRICATE 2 NEW ENTRANCE TRUSS CANOPIES, ROUGH CUT FIR TIMBERS WITH A LIGHT/MEDIUM BROWN STAIN, NUT AND BOLT FASTEN BEAMS TOGETHER WITH CUT OUT 1/2" ALUMINUM PLATE BRACKETS, PAINT FINISH BRACKETS SATIN BLACK. LOWER PORTION OF TRUSS ATTACHED TO A 16" HEADER BEAM, HEADER BEAM IS ATTACHED TO EXISTING BUILDING PROJECTING BEAMS WITH ANGLE BRACKETS. FABRICATED METAL ROOF SECTION TO ATTACH TO TOP OF TRUSS AND AT BUILDING WITH ANGLE BRACKETS. USE DARK BRONZE METAL ROOF DECKING USED IN BUILDING REMODEL. (VERIFY SIZE AND TYPE).

C

REPAINT EXISTING OPEN PAN CHANNEL LETTERS, FINISH LETTER RETURNING BLACK, FINISH LETTER CHANNELS MP 13200 JAMES BROWN (DK BROWN), FABRICATE NEW SINGLE FACED LOGO CABINET, FABRICATED 5" DEEP ALUMINUM PAN CHANNEL OVAL WITH FABRICATED 1 1/2" RETAINERS, WHITE POLYCARBONATE FACE WITH APPLIED 3630-33 RED FILM BACKGROUND, INTERIOR SLOAN WHITE LED ILLUMINATION, REMOUNT EXISTING LETTERS AND CABINET BACK TO BUILDING FACIA IN NEW LOCATION AS SHOWN IN ELEVATION.