

RESOLUTION NO. R16-57

**A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE
RELEASE OF FUNDS FROM THE TAX INCREMENT FINANCING DISTRICT FUND
FROM THE LURA LARGE GRANT REQUEST PROGRAM FOR
PROPERTY ACQUISITION FOR HOMESTAKE HOMES.**

WHEREAS, the City of Laurel approved a Large Grant Request Program proposed by the Laurel Urban Renewal Agency (LURA) through Resolution No. R15-08; and

WHEREAS, Homestake Homes submitted the attached LURA Large Grant Request Program application for a total cost of \$88,567.00 for property acquisition; and

WHEREAS, the LURA Board reviewed Homestake Homes' application and recommended approval for \$18,451.00 in grant funding, contingent upon acquisition of the 300 block of West 1st Street within 90 days of July 1, 2016; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Laurel, Montana, that Homestake Homes is awarded \$18,451.00 funding for the Large Grant Request Program eligible improvements from the City's Tax Increment Financing District Fund, and the award is expressly contingent upon the acquisition of the 300 block of West 1st Street within 90 days of July 1, 2016.

Introduced at a regular meeting of the City Council on July 19, 2016, by Council Member Herr.

PASSED and APPROVED by the City Council of the City of Laurel this 19th day of July, 2016.

APPROVED by the Mayor this 19th day of July, 2016.

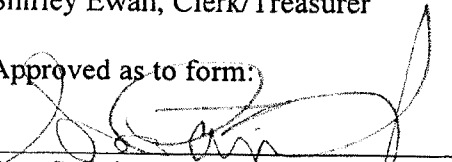
CITY OF LAUREL


Mark A. Mace, Mayor

ATTEST:


Shirley Ewan, Clerk/Treasurer

Approved as to form:


Sam S. Painter, Civil City Attorney

Laurel Urban Renewal Agency

Large Grant Request Program

Application for Funding



Name of Applicant: Darrell Dyer
Address of Applicant: 1226 Main Street
Williston, ND 58801
Phone Number: 701-527-2100

Address of Property: 300 Block of W 1st Street
Laurel, MT

Legal Description of Property:

Block 6 of East Laurel Original Townsite in Section 9, Township 2 South, Range 24 East, City of Laurel, Yellowstone County, Montana.

Name of Business: Homestake Homes
Phone Number: 701-527-2100

Is the project located within the TIFD: Yes

Project Categories Eligible for Grant:

- Demolition or Removal of Structures
- Improvements of Public Infrastructure
- Assemblage of Land for Redevelopment

Detailed Description of Project:

The project includes one 4-plex with two bedroom residential units, two buildings with commercial on main level and residential apartments on the second level, and a commercial sales building. The residential units will provide a high efficient apartment at an affordable price. Parking will be available on site for the interior buildings. The residential building fronting 4th Avenue parking will be provided on site and in the street along the frontage of the property. Along with the parking the proposed site includes concrete sidewalks, landscaping, outdoor open space, and refuse area.

In order to develop the property there are a few things that are required. There are two existing buildings located on the property that need to be demolished and removed from the site. The alley needs to be constructed to a paved width of 20 feet to allow for traffic in both directions. The existing trees need to be removed. And, the property lines need to be re-platted.

Detailed Budget of Project: See attached "Budget for 300 block of W 1st Street".

1:1 Match Grant items are shaded

No.	Item	Units	Qua.	Cost	
				Unit	Total
Demolition					
101	mobilization	ls	1	\$ 7,500.00	\$ 7,500.00
102	remove existing trees	ls	1	\$ 1,000.00	\$ 1,000.00
103	remove existing 1,400+/- sf building	each	1	\$ 12,600.00	\$ 12,600.00
104	remove existing 500+/- sf building	each	1	\$ 4,500.00	\$ 4,500.00
105	remove existing concrete	sy	91	\$ 12.00	\$ 1,092.00
106	abandon existing utility services	ls	1	\$ 900.00	\$ 900.00
	Sub-Total				\$ 27,592.00

Improvements of Public Infrastructure

201	general excavation	cy	224	\$ 5.00	\$ 1,120.00
202	over excavation	cy	23	\$ 12.00	\$ 276.00
203	base rock	sy	672	\$ 14.00	\$ 9,408.00
204	concrete alley approach	sy	36	\$ 16.00	\$ 576.00
205	asphalt	sy	672	\$ 24.00	\$ 16,128.00
206	geotextile filter fabric	sy	672	\$ 6.00	\$ 4,032.00
207	signs "STOP"	each	2	\$ 195.00	\$ 390.00
208	erosion control	ls	1	\$ 3,200.00	\$ 3,200.00
209	sawcut existing asphalt	lf	240	\$ 7.00	\$ 1,680.00
210	asphalt patch	sy	185	\$ 19.00	\$ 3,515.00
211	traffic control	days	5	\$ 500.00	\$ 2,500.00
212	connect to existing water	each	4	\$ 1,200.00	\$ 4,800.00
213	connect to existing sewer	each	4	\$ 1,200.00	\$ 4,800.00
214	1" water service	lf	200	\$ 12.00	\$ 2,400.00
215	4" sewer service	lf	200	\$ 14.00	\$ 2,800.00
	Sub-Total				\$ 57,825.00

Assemblage of Land for Development or Redevelopment

301	Land Surveyor Consulting	ls	1	\$ 3,000.00	\$ 3,000.00
302	Review fee and filing fee	ls	1	\$ 350.00	\$ 350.00
	Sub-Total				\$ 3,350.00

Site Improvements

401	land	ls	1	\$ 250,000.00	\$ 250,000.00
402	general excavation	cy	151	\$ 5.00	\$ 755.00
403	over excavation	cy	15	\$ 12.00	\$ 180.00
404	base rock	sy	452	\$ 14.00	\$ 6,328.00
405	concrete sidewalk	sy	240	\$ 16.00	\$ 3,840.00
406	asphalt	sy	452	\$ 24.00	\$ 10,848.00
407	geotextile filter fabric	sy	452	\$ 6.00	\$ 2,712.00
408	striping	lf	396	\$ 2.00	\$ 792.00
409	erosion control	ls	1	\$ 3,200.00	\$ 3,200.00
401	engineering	ls	1	\$ 5,600.00	\$ 5,600.00
411	landscaping	ls	1	\$ 10,000.00	\$ 10,000.00
	Sub-Total				\$ 294,255.00

Buildings

501	excavation	cy	1044	\$ 5.00	\$ 5,220.00
502	foundation (4-plex)	each	3	\$ 15,000.00	\$ 45,000.00
503	foundation (commercial)	each	1	\$ 10,000.00	\$ 10,000.00
504	building 1,995 sf (4-plex)	each	3	\$ 299,250.00	\$ 897,750.00
505	building 1,064 sf (commercial)	each	1	\$ 159,600.00	\$ 159,600.00
	Sub-Total				\$ 1,117,570.00

1:1 Match Grant Sub-Total	\$ 88,567.00
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Total	\$ 1,500,392.00
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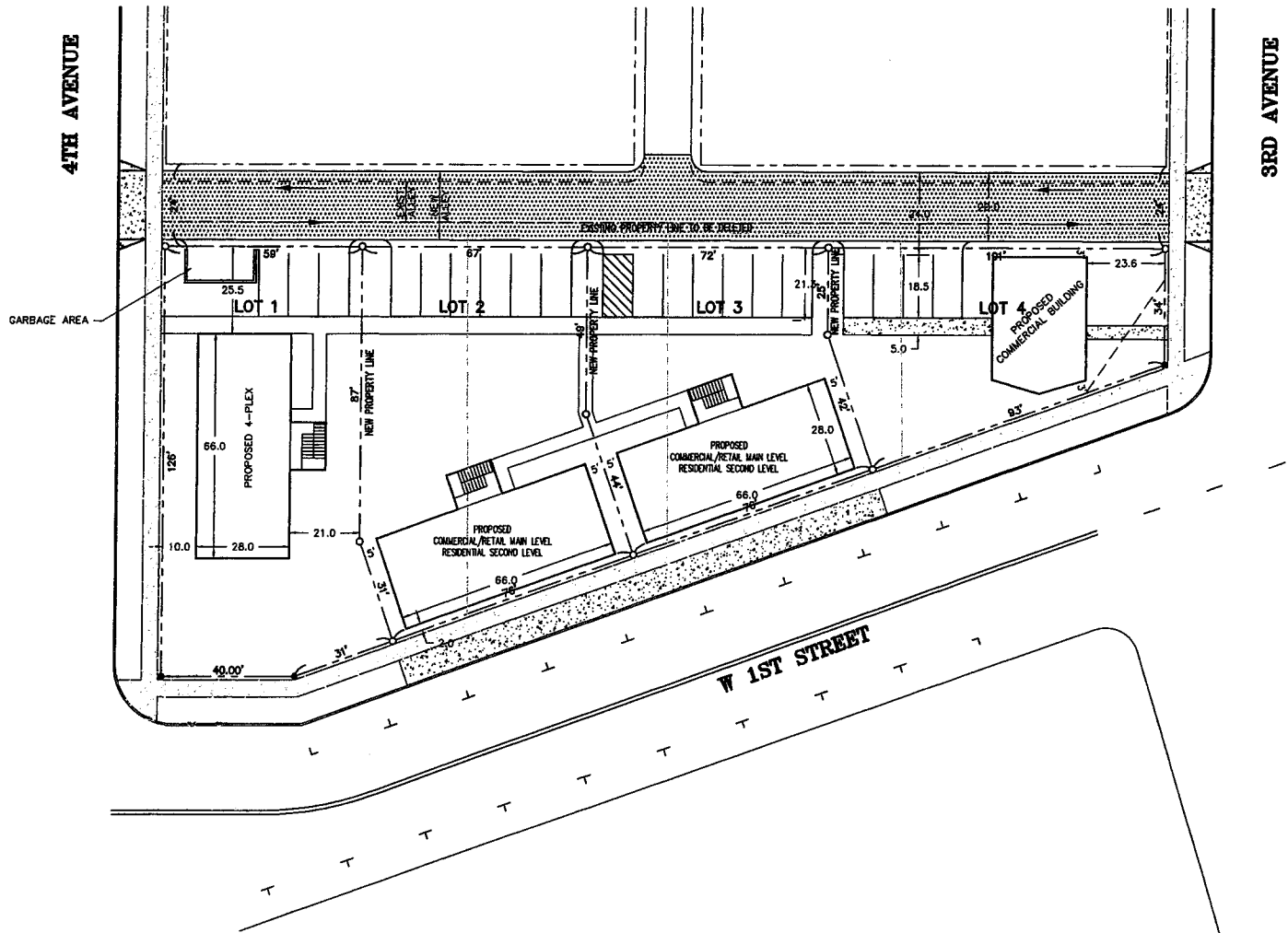
Total Funds Requested of LURA: Although the amount eligible for the 1:1 matching is \$88,567, the funding limitation is \$75,000.

Description of How This Project Aligns with the Goals of LURA and the Urban Renewal Plan:

Development of a higher density apartment complex to house the additional workers moving into the area; in direct proximity to the downtown location which will support downtown business. The added commercial space will promote new businesses to attract customers to Laurel.

Please provide how this project will comply with the Design Standards Overlay District, if applicable?

Property will be designed in accordance as applicable.



PROPERTY LOCATION

LAUREL, MONTANA

DEVELOPER

DARRELL DYER

LOT COVERAGE

RESIDENTIAL LOT 1	
BUILDING AREA	1,995 SF
LOT AREA	7,539 SF
COVERAGE	26%
PARKING	3 STALLS
MIXED USE LOT 2	
BUILDING AREA	1,995 SF
LOT AREA	7,399 SF
COVERAGE	27%
PARKING	6 STALLS
MIXED USE LOT 3	
BUILDING AREA	1,995 SF
LOT AREA	5,947 SF
COVERAGE	34%
PARKING	6 STALLS
COMMERCIAL LOT 4	
BUILDING AREA	1,064 SF
LOT AREA	4,954 SF
COVERAGE	21%
PARKING	4 STALLS

SITE PLAN

DARRELL DYER
WEST 1ST STREET
LAUREL, MONTANA

date: APRIL 2016
revision:

scale: AS NOTED
job: 16-02-004
by: D. DYER
sheet:

C1.1

**REVIEW COPY
NOT FOR
CONSTRUCTION**