



City of Helena  
**Railroad Urban Renewal District**  
**TAX INCREMENT FINANCING APPLICATION FORM**  
 Community Development Department  
 Phone (406) 447-8490 Fax (406) 447-8460  
[citycommunitydevelopment@helenamt.gov](mailto:citycommunitydevelopment@helenamt.gov)

**RECEIVED**  
 By April Sparks at 11:23 am, Jun 07, 2023

Project Name: HUSTAD CENTER SIDEWALK IMPROVEMENT Date Submitted: 6/7/2023

**APPLICANT INFORMATION**

Name (First & Last): ED BEALL  
 Address: 1092 HELENA AVE  
 City: HELENA State: MT Zip Code: 59601  
 Phone: 406 443 2978 Cell: 406 439-2977 Other: \_\_\_\_\_  
 Email: ed@capitalsportsmt.com

If the applicant is not an individual doing business under his/her own name, the applicant has the status indicated below and is organized or operating under the laws of: State of Montana

- A non-profit or charitable institution/corporation
- A partnership or corporate entity known as CHARLES ALBERT PROPERTIES LLP
- District Resident 1420 COLORADO GULCH DR.
- Local Government HELENA, MT 59601
- Other (explain) \_\_\_\_\_

**PROJECT INFORMATION**

Building Address: 1078 - 1096 HELENA AVE.  
 Legal Description: CAPITAL SPORTS / REAL FOOD STORE FACILITY

**PROPERTY OWNER INFORMATION**

If the property is not owned by the Applicant, written permission from the owner must be included to carry out the project and lease or other materials.

Property Owner (First & Last): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Other: \_\_\_\_\_  
 Email: \_\_\_\_\_



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**PROJECT ARCHITECTURAL FIRM INFORMATION (WHERE APPLICABLE)**

Company/Firm: N/A  
Point of Contact (First & Last): \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Other: \_\_\_\_\_  
Email: \_\_\_\_\_

**PROJECT FINANCIAL LENDING INSTITUTION (WHERE APPLICABLE)**

Company/Institution: ASCENT BANK  
Point of Contact (First & Last): TOM MCGREE  
Address: 1721 11TH AVE.  
City: HELENA State: MT Zip Code: 59601  
Phone: 442-8870 Cell: \_\_\_\_\_ Other: \_\_\_\_\_  
Email: \_\_\_\_\_

**PROJECT CONTRACTOR INFORMATION (WHERE APPLICABLE)**

Company/Firm: BILL BERRIGAN CONSTRUCTION INC  
Point of Contact (First & Last): BILL BERRIGAN  
Address: 3185 YORK RD  
City: HELENA State: MT Zip Code: 59602  
Phone: 406 439-7564 Cell: \_\_\_\_\_ Other: \_\_\_\_\_  
Email: berriganconstruction@yahoo.com

**DESCRIPTION OF PROJECT**

In a separate attachment, please provide a full written description of your project. Please indicate if the items are existing or new construction.

SEE ATTACHMENT

**PROJECT RENDERINGS (IF APPLICABLE)**

Submit design schematic and/or site and landscaping plans for project.



**TOTAL COST OF THE PROJECT**

Please summarize. A full breakdown of costs is required on the *Project Cost Worksheet*.

OPTION 1. \$26,154.00  
OPTION 2. \$13,398.00

**PROPERTY OWNERSHIP**

Do you own the property or are you currently purchasing it? Explain.

YES

**JOB CREATION**

Will there be any new permanent or part time jobs as a result of this project excluding construction jobs associated with the development of the project? If so, how many?

NO

**PROJECT COMPLETION**

What is the expected completion date of the project?

90 DAYS UPON TIF APPROVAL, DEPENDING ON  
APPROPRIATE WEATHER CONDITIONS.

**PROPERTY TAXES**

How much are the current annual property taxes including any improvements? Is the payment of taxes current?

YES



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**PROJECT COST & FINANCING SECTION**

Summarize the project costs on the Project Cost Worksheet. Use general categories and include items that are in the assistance request. The total cost should include land costs and "soft costs" such as zoning processes, surveys, and permits to enable the RURD Advisory Board to evaluate the entire private investment. If in doubt about an item's eligibility, include it. Staff will review the items and help determine eligibility. Briefly describe how the project will be financed and be sure to include equity and other investments into the project. If financing commitment is contingent on grants or URD TIF commitment to the project, has multiple sources, or other complex factors, provide that information.

**NOTE:** The TIF Program requests which include demolition/deconstruction activities, public sidewalks, streets, alleys and other right-of-way improvements; and/or work on utility main transmission lines totaling over \$25,000 are subject to Montana Prevailing Wage Rates and must include that in the itemized costs.

**PROJECT COST WORKSHEET**

Professional Services

- 1. \_\_\_\_\_ \$ \_\_\_\_\_
- 2. \_\_\_\_\_ \$ \_\_\_\_\_
- Subtotal \$ 0

Construction/Rehabilitation Costs

- 1. SIDEWALK & DRIVE APPROACHS (NATIONAL AVE) \$ 13,398.00
- 2. DRIVE APPROACH (BEAFORD STR) \$ 3,913.00
- 3. \_\_\_\_\_ \$ \_\_\_\_\_
- 4. ADA CORNER RAMPS x 2 = \$ 5,232.00
- 5. LANDSCAPING \$ 36,051.00
- 6. \_\_\_\_\_ \$ \_\_\_\_\_
- Subtotal \$ 26,154.00

Printing, Advertising, etc.

- 1. \_\_\_\_\_ \$ \_\_\_\_\_
- 2. \_\_\_\_\_ \$ \_\_\_\_\_
- Subtotal \$ 0

Other Miscellaneous Costs

- 1. \_\_\_\_\_ \$ \_\_\_\_\_
- 2. \_\_\_\_\_ \$ \_\_\_\_\_
- Subtotal \$ 0

**TOTAL PROJECT DEVELOPMENT COSTS**

Total \$ \_\_\_\_\_



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**PROJECT FINANCING WORKSHEET**

Owner/Developer Investment

Total applicant investment in the project \$ 13,077.00

Listing of Other Funding Sources & Amounts (Continue on separate sheet if needed)

1. \_\_\_\_\_ \$ \_\_\_\_\_

2. \_\_\_\_\_ \$ \_\_\_\_\_

3. \_\_\_\_\_ \$ \_\_\_\_\_

Request for Eligible items

Total TIF Request \$ \_\_\_\_\_

TOTAL PROJECT FINANCING \$ 13,077.00

**Project Description:** The project is to upgrade sidewalks and drive entries along National Ave and Bedford Street on the north and east sides of the Real Food Store and Capital Sports parking lot areas. This property lies within the Railroad Urban Renewal District.

This project would be occurring on existing sidewalk areas. The existing sidewalks/drive entries are in poor condition and need to be replaced for safe walking. The project would include the demolition and removal of old sidewalk and drive entries. The drive entries allow for entrance into multiple private off-street parking spaces.

This project will improve the infrastructure needs on this site, and allows for pedestrian crossing of Lyndale Ave, west of malfunction junction. (Approx. 183 yds) It enhances the National Ave sidewalk area that leads to the easternmost edge of the Centennial Trail, where it begins approx. 126 yds to the north.

There would be 156 lineal feet of new sidewalk or drive entries, or approximately 1092 square feet, plus two ADA corner ramps.

**Additionally** to provide landscaping on the northeast and southeast corners of the lot to enhance the appearance of the corners. This helps to create an inviting venue, increases property values and improves green spaces.

This project supports the Railroad Urban Renewal District Plan by both providing infrastructure improvements for pedestrians on sidewalks, access to off street parking, visual aesthetics, thus enhancing property values and it fulfills Montana State roadway code.

The project will be permitted through the City of Helena, by the contractor to fulfill all City Zoning requirements.

There are two options to consider for approval:

**OPTION 1.** Remove and replace sidewalks, drive approaches and install new landscaping as noted in attachment noted as “area improvement”, (155.6 lineal feet, 1089sq feet) plus (2)ADA ramp corners installed and (2) corners landscaped. Total cost estimate: \$26,154.00. *This option repairs all areas noted in City repair case #27596 noted below.*

**OPTION 2.** Remove and replace sidewalks and drive approaches in *City of Helena Notice to Repair case #27596.* (117.50 lineal feet, 823.20 sq feet) Total cost estimate: \$13,398.00

( see project drawings and photos)

## **LOGISTICS**

**Project funding:** Capital Sports and Real Food Store are ready and able to financially proceed with this project. Funding needs will be acquired from our bank.

**Performance:** We have secured bid proposals from a local capable contractor. (attached)

The contractor states that he will be able to begin the project within two weeks of approval. The goal is to have the project completed within approximately 90 days of approval.

**Property Taxes:** property taxes are current. The Real Food Store and Capital Sports are local companies. Real Food Store operates under Tuffy Ananda Co. and Charles Albert Properties LLP, holds the lease for Capital Sports.

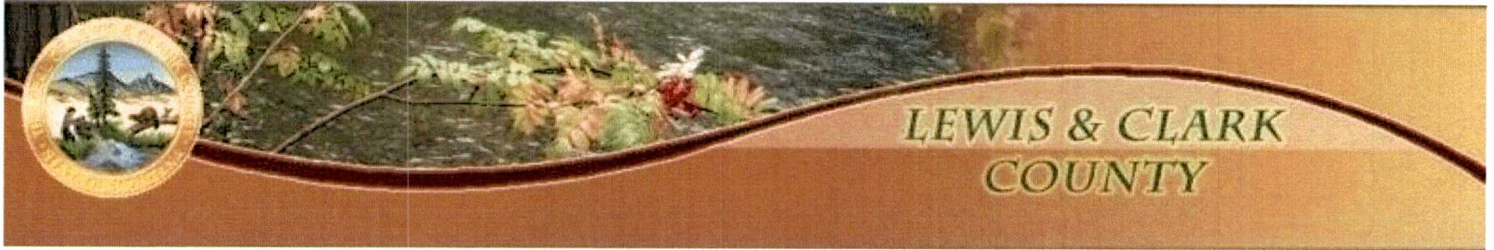
## **ECONOMIC & COMMUNITY DEVELOPMENT**

Project improvements will enhance the value of the adjacent properties within the Railroad URD plan area, therefore increasing taxable values. The project is a prudent investment in infrastructure between the private parties and the City of Helena, updating pedestrian access and safety and enhancing the area aesthetically. The improvements on National Ave may help with pedestrian access west of Malfunction junction.

A local long time Helena Contractor will be performing the work which helps to stimulate our area economics.

Demolition/removal of old sidewalks, improvement of sidewalks, gutters and drive entries leading to off street parking all fall within MCA eligible activities.





Shopping Cart: 0 items [\$0.00] 🛒

**New Search**

**History**

**Payoff**

**Pay Taxes**

**Help**

**Property Tax ID:** 883

**Status:** Current  
**Realware#:** 188830110470000  
**Receipt:** 10036

**2022 Owner(s):**  
CHARLES ALBERT PROPERTIES LLP

**Mailing Address:**  
1420 COLORADO GULCH DR  
HELENA, MT 596019643

**Levy District:**  
01-1T, Tax Distr 01 TIF Rlrd URP

**2022 Value:**

**Market:** \$91,132  
**Taxable:** \$1,722

**2022 Taxes:**

<b>First Half:</b>	\$911.04	<b>Due:</b> 11/30/2022
<b>Second Half:</b>	\$911.01	<b>Due:</b> 5/31/2023
<b>Total:</b>	\$1,822.05	

**View Pie Charts**

**2022 Payments:**

<b>First Half:</b>	\$911.04
<b>Second Half:</b>	\$911.01
<b>Total:</b>	\$1,822.05

(May include penalty & interest)

**Detail**

**Detail**

**2022 Legal Records:**

**Geo Code:** 05-1888-30-1-10-47-0000 **Deed Book:** M46 **Page:** 2237 **Instru#:** 3232865 **Date:** 2012-12-07

**Property address:** 1011 BEDFORD ST, HELENA MT 59601  
**Subdivision:** (LOK) SubDiv LOK **Lot:** 9 **Block:** 24  
**TRS:** T10 N, R03 W, Sec. 30  
**Legal:** LOCKEY ADDN, S30, T10 N, R03 W, BLOCK 24, Lot 9 - 12, COS 3258967  
**Acres:** 0.28

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 06/07/2023 09:00 AM.

Send Payments to:  
Lewis & Clark County  
316 North Park Ave; Room #113  
Helena, Montana 59623

Phone: (406) 447-8329  
Email: propertytax@lccountymt.gov





Shopping Cart: 0 items [\$0.00]

- [New Search](#)
- [History](#)
- [Payoff](#)
- [PayTaxes](#)
- [Help](#)

**Property Tax ID:** 37767

**Status:** Current  
**Realware#:** 188830110307501  
**Receipt:** 10034

**2022 Owner(s):**  
CHARLES ALBERT PROPERTIES LLP

**Mailing Address:**  
1420 COLORADO GULCH DR  
HELENA, MT 596019643

**Levy District:**  
01-1T, Tax Distr 01 TIF Rlrd URP

**2022 Value:**

**Market:** \$1,777,300  
**Taxable:** \$33,591

**2022 Taxes:**

[View Pie Charts](#)

<b>First Half:</b>	\$16,962.30	<b>Due:</b> 11/30/2022
<b>Second Half:</b>	\$16,962.26	<b>Due:</b> 5/31/2023
<b>Total:</b>	\$33,924.56	

**2022 Payments:**

<b>First Half:</b>	\$16,962.30
<b>Second Half:</b>	\$16,962.26
<b>Total:</b>	\$33,924.56

(May include penalty & interest)

[Detail](#)

[Detail](#)

**2022 Legal Records:**

**Geo Code:** 05-1888-30-1-10-30-7001 **Deed Book:** M27 **Page:** 7684 **Date:** 2003-01-07

**Property address:** 1078 HELENA AVE, HELENA MT 59601  
**TRS:** T10 N, R03 W, Sec. 30  
**Legal:** C. A. P. CONDOS, S30, T10 N, R03 W,  
UNIT A

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 06/07/2023 09:00 AM.

Send Payments to:  
Lewis & Clark County  
316 North Park Ave; Room #113  
Helena, Montana 59623  
  
Phone: (406) 447-8329  
Email: [propertytax@lccountymt.gov](mailto:propertytax@lccountymt.gov)





OPTION 1 \$26,154.00

**Sidewalk Inspection form – Roadway Code Enforcement**

Date of Inspection: 09 / 06 / 2017

Inspector:  Dale  Ryan

1415 N Montana Ave

Location: 1088 Helena Ave

Drive Approach:  Yes  No

Helena, MT 59601

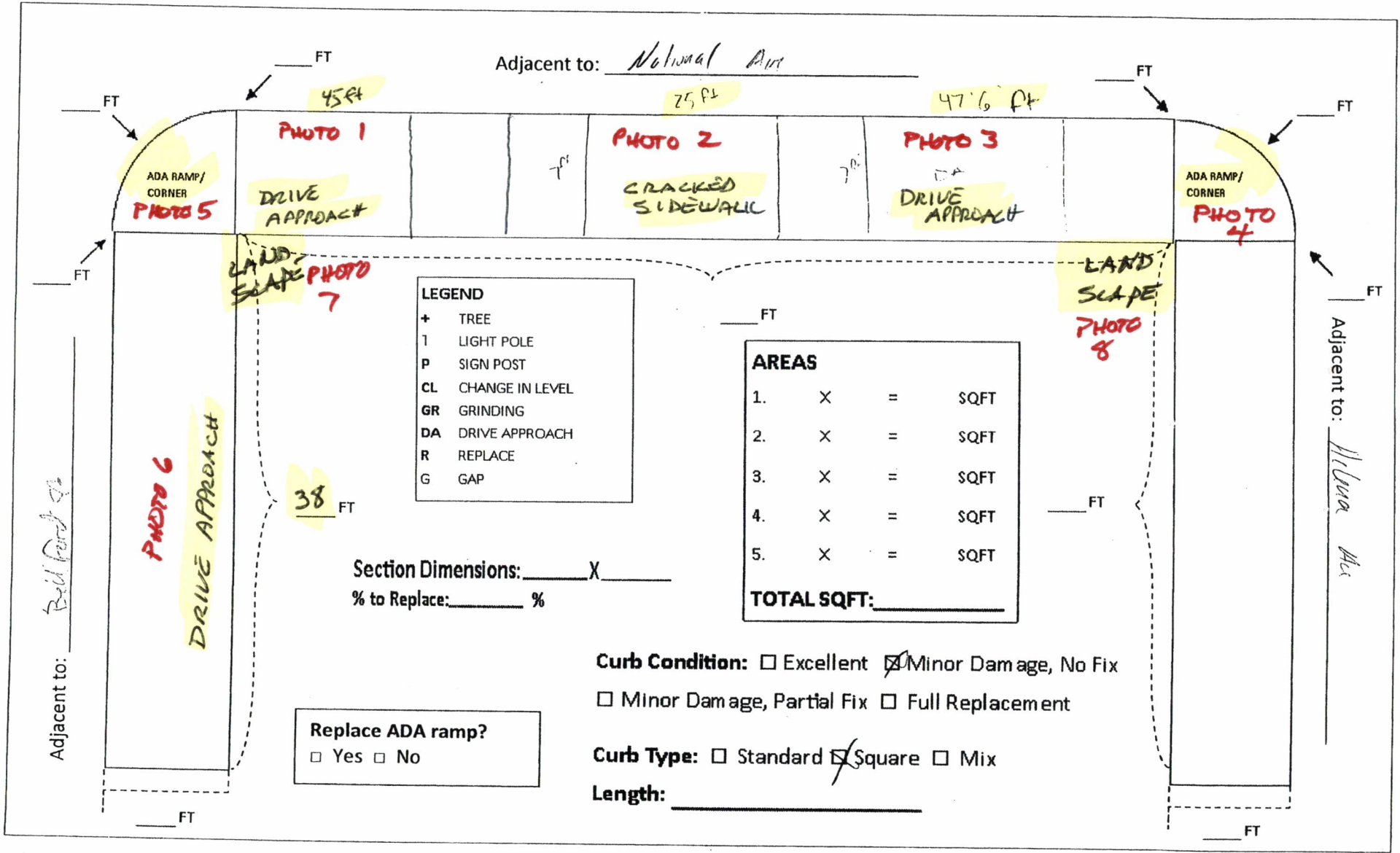
Tree Issues:  Yes  No

Condition:  Excellent  Partial  Full

406-447-8443

Where: \_\_\_\_\_

Replacement





REAL FOOD  
DRIVE ENTRY  
NATIONAL.



②

SIDWALK.  
NATIONAL AVE.



3

CAPITAL SPORTS  
DRIVE ENTRY  
NATIONAL/  
HELENA AV.





4.

CORNER ADA.  
NATIONAL/  
HELENA AVE



5

CORNER ADA  
NATIONAL /  
LYNDALE



6

REAL FOOD  
DRIVE APPROACH  
BEDFORD ST/  
LYNDALE





CORNER RE LANDSCAPING  
NATIONAL / LYNDALE / BEDFORD



8.

CORNER  
LANDSCAPING  
HELENA AVE/  
NATIONAL





**Transportation Systems**  
**Roadway Code Enforcement**  
 1415 N Montana Ave  
 Mail Delivery: 316 N Park Ave

Phone: 406-447-8443  
 Helena, MT 59623  
 roadwaycodeenforcement@helenamt.gov

helenamt.gov

*Capital Projects*

**NOTICE TO REPAIR SIDEWALK**

**September 23, 2022**

CHARLES ALBERT PROPERTIES LLP

1420 COLORADO GULCH DR

HELENA, MT 59601-9643

9489 0090 0027 6015 4826 46

CASE #: 27596

Regarding: **1078 Helena Ave – Helena MT – 59601**

Dear CHARLES ALBERT PROPERTIES LLP,

You are notified and required to repair the sidewalks at 1078 Helena Avenue abutting National Ave, of which you are the owner(s)/agent. Helena City Code § 7-4-8 holds the property owner responsible for the maintenance and repair of the sidewalk/drive approach abutting their property. Pictures of damaged area(s) can be provided upon request.

Repairs and/or corrections must be made in accordance with the provisions of the Public Right-of-Way Accessibility Guidelines (PROWAG) Rule 302.7.2. A Sidewalk, Curb and Drive Approach permit must be obtained through the City's Community Development Department, Building Division, before any work commences. They can be reached at 406-447-8438.

**THE CONDITIONS IDENTIFIED BELOW MUST BE REPAIRED/CORRECTED:**

Service type	Quantity	Units/Requirements
<input checked="" type="checkbox"/> Sidewalk	Multiple	Square feet 175
<input type="checkbox"/> Curb & Gutter		Linear feet
<input checked="" type="checkbox"/> Driveway Approach	Multiple	Square feet 333.20
<input type="checkbox"/> ADA Curb Ramp(s)		Square feet

If you have any questions on this matter, you may contact the Roadway Code Enforcement Office at 406-447-8443 or via e-mail at roadwaycodeenforcement@helenamt.gov. We are available Monday through Friday, during business hours.

Sincerely,

Ryan T. Richards  
 Roadway Code Enforcement Officer  
 City of Helena



**Sidewalk Inspection form – Roadway Code Enforcement**

Date of Inspection: 09 / 06 / 2013

Inspector:  Dale  Ryan

1415 N Montana Ave

Location: 1088 Helena Ave

Drive Approach:  Yes  No

Helena, MT 59601

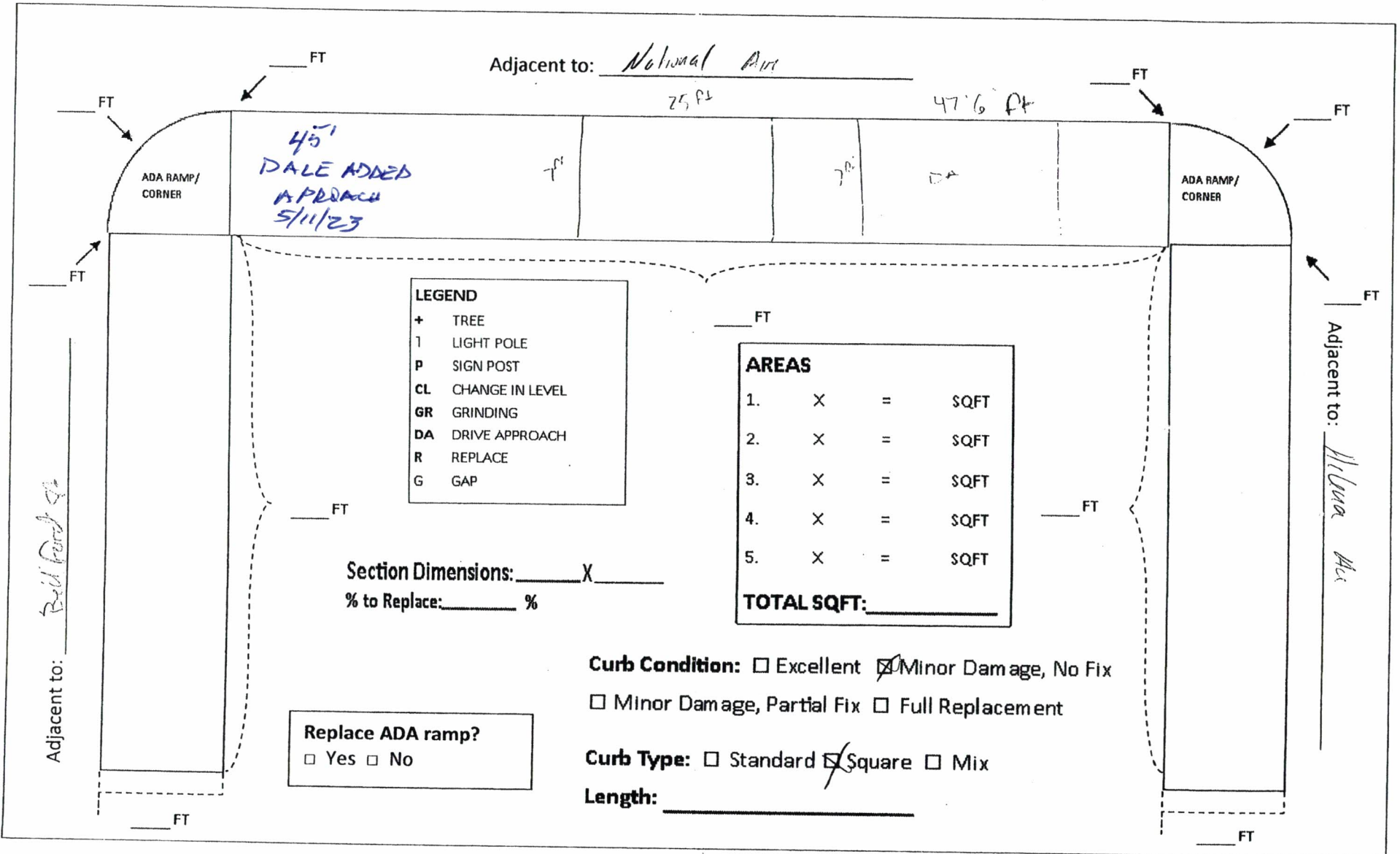
Tree Issues:  Yes  No

Condition:  Excellent  Partial  Full

406-447-8443

Where: \_\_\_\_\_

Replacement





OPTION 2

\$13,398.<sup>00</sup>

### Sidewalk Inspection form – Roadway Code Enforcement

Date of Inspection: 09 / 06 / 2017

Inspector:  Dale  Ryan

1415 N Montana Ave

Location: 1088 Helena Ave

Drive Approach:  Yes  No

Helena, MT 59601

Tree Issues:  Yes  No

Condition:  Excellent  Partial  Full

406-447-8443

Where: \_\_\_\_\_

Replacement

Adjacent to: National Ave

45' 25' 47'6"

PHOTO 1 45' DRIVE APPROACH

PHOTO 2 CRACKED W/ 2" GAPS

PHOTO 3 DRIVE APPROACH

ADA RAMP/ CORNER

ADA RAMP/ CORNER

Adjacent to: Bellevue St

Adjacent to: Helena Ave

LEGEND

- + TREE
- T LIGHT POLE
- P SIGN POST
- CL CHANGE IN LEVEL
- GR GRINDING
- DA DRIVE APPROACH
- R REPLACE
- G GAP

Section Dimensions: \_\_\_\_\_ X \_\_\_\_\_

% to Replace: \_\_\_\_\_ %

Replace ADA ramp?  
 Yes  No

AREAS

1.	X	=	SQFT
2.	X	=	SQFT
3.	X	=	SQFT
4.	X	=	SQFT
5.	X	=	SQFT

TOTAL SQFT: \_\_\_\_\_

Curb Condition:  Excellent  Minor Damage, No Fix  
 Minor Damage, Partial Fix  Full Replacement

Curb Type:  Standard  Square  Mix

Length: \_\_\_\_\_





2



3





**Transportation Systems  
Roadway Code Enforcement**  
1415 N Montana Ave  
Mail Delivery: 316 N Park Ave

Phone: 406-447-8443  
Helena, MT 59623  
roadwaycodeenforcement@helenamt.gov

helenamt.gov

*CAPITAL SPORTS*

**NOTICE TO REPAIR SIDEWALK**

September 23, 2022

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1420 COLORADO GULCH DR  
HELENA, MT 59601-9643

9489 0090 0027 6015 4826 46  
CASE #: 27596

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Sincerely,

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Roadway Code Enforcement Officer  
City of Helena



