

CERTIFICATE AS TO RESOLUTION AND ADOPTING VOTE

I, the undersigned, being the duly qualified and acting recording officer of the City of Billings, Montana (the City), hereby certify that the attached resolution is a true copy of Resolution No. 00 - 17598, entitled: **RESOLUTION RELATING TO SPECIAL IMPROVEMENT DISTRICT NO. 1346; DECLARING IT TO BE THE INTENTION OF THE CITY COUNCIL TO CREATE THE DISTRICT FOR THE PURPOSE OF UNDERTAKING CERTAIN LOCAL IMPROVEMENTS AND FINANCING THE COSTS THEREOF AND INCIDENTAL THERETO THROUGH THE ISSUANCE OF SPECIAL IMPROVEMENT DISTRICT BONDS SECURED BY THE CITY'S SPECIAL IMPROVEMENT DISTRICT REVOLVING FUND** (the Resolution" was duly adopted by the City Council of the City at a meeting on August 28, 2000, and that the meeting was duly held by the City Council and was attended throughout by a quorum, pursuant to call and notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.)

I further certify that, upon vote being taken on the Resolution at said meeting, the following Councilmembers voted in favor thereof: Unanimous

voted against the same: none

or were absent: Deisz, Kennedy

WITNESS my hand officially this 28 day of August, 2000.

Marita Herold
Marita Herold, CMC City Clerk

RESOLUTION NO. 00-17598

RESOLUTION RELATING TO SPECIAL IMPROVEMENT DISTRICT NO. 1346; DECLARING IT TO BE THE INTENTION OF THE CITY COUNCIL TO CREATE THE DISTRICT FOR THE PURPOSE OF UNDERTAKING CERTAIN LOCAL IMPROVEMENTS AND FINANCING THE COSTS THEREOF AND INCIDENTAL THERETO THROUGH THE ISSUANCE OF SPECIAL IMPROVEMENT DISTRICT BONDS SECURED BY THE CITY'S SPECIAL IMPROVEMENT DISTRICT REVOLVING FUND

BE IT RESOLVED by the City Council of the City of Billings (the City), Montana, as follows:

Section 1. Proposed Improvements; Intention To Create District. The City proposes to undertake certain local Improvements (the "Improvements") to benefit certain property located in the City. The Improvements consist of streetscape improvements along North Broadway between Montana Avenue and 4th Avenue North as more particularly described in Section 5. The total estimated costs of the Improvements are \$1,602,500.00. As used herein, the costs of the Improvements shall include the costs of construction and contingency, engineering, testing, and construction administration. The costs of the Improvements are to be paid from the following sources: (1) Special Improvement District bonds hereinafter described; (2) \$487,500.00 of cash contribution from a Community Transportation Enhancement Program (CTEP); (3) \$225,000.00 cash contribution from the city as more particularly described in Section 9(e); (4) \$ 300,000.00 of cash contribution from the downtown tax increment financing as more particularly described in Section 9(e). It is the intention of this Council to create and establish in the City under Montana Code Annotated, Title 7, Chapter 12, Parts 41 and 42, as amended, a Special Improvement District (the "District") for the purpose of financing costs of the Improvements and paying costs incidental thereto, including costs associated with the sale and the security of Special Improvement District bonds drawn on the District (the "Bonds"), the creation and administration of the District, the funding of a deposit to the City's Special Improvement District Revolving Fund (the "Revolving Fund"). The total estimated costs of the Improvements, including such incidental costs, to be financed by the Bonds are \$590,000.00. The Bonds are to be payable primarily from special assessments to be levied against property in the District, which property will be specially benefited by the Improvements in an amount not less than \$590,000.00.

Section 2. Number of District. The District, if the same shall be created and established, shall be known and designated as Special Improvement District No. 1346 of the City of Billings, Montana.

Section 3. Boundaries of District. The limits and boundaries of the District are depicted on a map attached as Exhibit B hereto (which is hereby incorporated herein and made a part hereof) and more particularly described on Exhibit C hereto (which is hereby incorporated herein and made a part hereof), which boundaries are designated and confirmed as the boundaries of the District. A listing of each of the properties in the District is shown on Exhibit E hereto, (which are hereby incorporated herein and made a part hereof).

Section 4. Benefited Property. The District and territory included within the limits and boundaries described in Section 3 and as shown on Exhibits B, C, and E are hereby declared to be the Special Improvement District and the territory which will benefit and be benefited by the Improvements and will be assessed for the costs of the Improvements as described in Section 7. The property included within said limits and boundaries is hereby declared to be the property benefited by the Improvements.

Section 5. General Character of the Improvements. The general character of the Improvements is the construction of the following on North Broadway between Montana Avenue and 4th Avenue North:

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- a) Streetscape improvements including trees, ornamental plantings, lighting, intersection and mid-block bulbs, colored concrete at crosswalks and curb borders, sidewalk furniture, tree grates, and trash receptacles;
- b) Miscellaneous sidewalk repairs;
- c) Miscellaneous curb and gutter repairs;
- d) Storm drainage modifications;
- e) Pavement markings and signing to implement angle parking; and
- f) Bulb-outs as more particularly described in Section 9(f).

Section 6. Engineer and Estimated Cost. Fischer & Associates; 2815 Montana Avenue; Billings, MT 59101, shall be the engineer for the District. The Engineer has estimated that the costs of the Improvements, including all incidental costs, is \$1,602,500.00.

Section 7. Assessment Methods; Combination of Methods. The costs of the Improvements shall be assessed to properties within the District for one or more of the 11 assessment items, as shown on Part III, and shall be assessed on frontage, actual area, and lump sum methods of assessment, as described in Sections 7-12-4162, 4163, and 4164 M.C.A., as particularly applied and set forth in this Section 7.

7.01 Actual Area.

a) Assessment Item #1 is the base cost for the streetscape improvements to North Broadway. All properties in the District will be assessed for their proportionate share of the costs of the Streetscape Improvements. The total estimated cost of the improvements is \$433,125.00 and shall be assessed against each lot, tract, or parcel of land in the District for that part of the costs of the improvements that the area of such lot, tract, or parcel bears to the total area of all lots, tracts, or parcels of land in the District, exclusive of streets, avenue, and alleys. The total area of the District to be assessed is 288,750 square feet. The costs of the improvements per square foot of area shall not exceed \$ 1.50.

b) Assessment Item #2 is for additional costs associated with the removal and replacement of 4" concrete sidewalk. The total estimated cost of Assessment Item #2 is \$37,273.17 and shall be assessed against each lot, tract, or parcel of land in the District that will receive removal and replacement of 4" sidewalk beyond that being provided with Assessment Item #1. The total area of Assessment Item #2 is 5,842.19 square feet. The costs of the improvements associated with Assessment Item #2 per square foot of area shall not exceed \$ 6.38. The assessment for each lot, tract, or parcel of land for the Assessment Item #2 is shown on Part III, hereto.

c) Assessment Item #3 is for additional costs associated with the removal and replacement of 6" concrete sidewalk. The total estimated cost of Assessment Item #3 is \$4,061.91 and shall be assessed against each lot, tract, or parcel of land in the District that will receive removal and replacement of 6" sidewalk beyond that being provided with Assessment Item #1. The total area of Assessment Item #3 is 481.84 square feet. The costs of the improvements associated with Assessment Item #3 per square foot of area shall not exceed \$ 8.43. The assessment for each lot, tract, or parcel of land for the Assessment Item #3 is shown on Part III, hereto.

d) Assessment Item #4 is for additional costs associated with the removal and replacement of 4" concrete sidewalk over vaults and any repairs and modifications needed to the vaults. The total estimated cost of Assessment Item #4 is \$37,144.11 and shall be assessed against each lot, tract, or parcel of land in the District that will receive removal and replacement of 4" sidewalk over vaults. The

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total area of Assessment Item #4 is 2117.68 square feet. The costs of the improvements associated with Assessment Item #4 per square foot of area shall not exceed \$ 17.54. The assessment for each lot, tract, or parcel of land for the Assessment Item #4 is shown on Part III, hereto.

e) Assessment Item #5 is for additional costs associated with the construction of a Type A bulb-out as requested by property owners as more particularly described in Section 9(f). The total estimated cost of Assessment Item #5 is \$22,673.28 and shall be assessed against each lot, tract, or parcel of land in the District that will receive the construction of a Type A bulb-out. The total area of Assessment Item #5 is 3,136.00 square feet. The costs of the improvements associated with Assessment Item #5 per square foot of area shall not exceed \$ 7.23. The assessment for each lot, tract, or parcel of land for the Assessment Item #5 is shown on Part III, hereto.

f) Assessment Item #6 is for additional costs associated with the construction of a Type B bulb-out as requested by property owners as more particularly described in Section 9(f). The total estimated cost of Assessment Item #6 is \$47,880.00 and shall be assessed against each lot, tract, or parcel of land in the District that will receive the construction of a Type B bulb-out. The total area of Assessment Item #6 is 10,500.00 square feet. The costs of the improvements associated with Assessment Item #6 per square foot of area shall not exceed \$ 4.56. The assessment for each lot, tract, or parcel of land for the Assessment Item #6 is shown on Part III, hereto.

7.02 Lump Sum Method.

a) Assessment Item #7 is to provide a Type A tree installation as requested by property owners. A Type A tree installation includes a new tree, a tree grate, a tree guard, irrigation for the tree, and power conduit for the tree. The total estimated cost of Assessment Item #7 is \$2,444.25 and shall be assessed against each lot, tract, or parcel of land in the District, which will receive a Type A tree installation. The total number of Type A tree installations to be provided under Assessment Item #7 improvements is 1. The cost of Assessment Item #7 improvements, per Type A tree installation, shall not exceed \$2,444.25. The assessment for each lot, tract, or parcel of land, which receives a Type A tree installation under Assessment Item #7, is shown on Part III, hereto.

b) Assessment Item #8 is to provide a Type B tree installation as requested by property owners. A Type B tree installation includes a tree grate, a tree guard, irrigation for the tree, and power conduit for the tree. The total estimated cost of Assessment Item #8 is \$1,904.68 and shall be assessed against each lot, tract, or parcel of land in the District, which will receive a Type B tree installation. The total number of Type B tree installations to be provided under Assessment Item #8 improvements is 1. The cost of Assessment Item #8 improvements, per Type B tree installation, shall not exceed \$1,904.68. The assessment for each lot, tract, or parcel of land, which receives a Type B tree installation under Assessment Item #8, is shown on Part III, hereto.

7.03 Frontage Method.

a) Assessment Item #9 is for additional costs associated with the removal and replacement of curb and gutter beyond that being provided with Assessment Item #1. The total estimated cost of Assessment Item #9 is \$992.64 and shall be assessed against each lot, tract, or parcel of land in the District that is receiving the removal and replacement of curb and gutter along its frontage. The total frontage of Assessment Item #9 is 32 linear feet. The cost of Assessment Item #9 improvements, per linear foot of frontage, shall not exceed \$31.02. The assessment for each lot, tract, or parcel of land for the Assessment Item #9 improvements is shown on Part III, hereto.

b) Assessment Item #10 is for additional costs associated with the installation of 16" wide Bromacon Brick Band. The total estimated cost of Assessment Item #10 is \$2,058.56 and shall be assessed against each lot, tract, or parcel of land in the District that is receiving the installation of 16" wide Bromacon Brick Band along its frontage. The total frontage of Assessment Item #10 is 112 linear feet. The cost of Assessment Item #10 improvements, per linear foot of frontage, shall not exceed

\$18.38. The assessment for each lot, tract, or parcel of land for the Assessment Item #10 improvements is shown on Part III, hereto.

c) Assessment Item #11 is for additional costs associated with the installation of an irrigation main line. The total estimated cost of Assessment Item #11 is \$421.20 and shall be assessed against each lot, tract, or parcel of land in the District that is receiving the installation of an irrigation main line along its frontage. The total frontage of Assessment Item #11 is 104 linear feet. The cost of Assessment Item #11 improvements, per linear foot of frontage, shall not exceed \$4.05. The assessment for each lot, tract, or parcel of land for the Assessment Item #11 improvements is shown on Part III, hereto.

7.2. Assessment Methodologies Equitable and Consistent With Benefit. This Council hereby determines that the methods of assessment and the assessment of costs of the specific improvements against the properties benefited thereby as prescribed in this Section 7 are equitable in proportion to and not exceeding the special benefits derived from the respective improvements by the lots, tracts, and parcels to be assessed therefore within the District.

Section 8. Payment of Assessments. The special assessments for the costs of the Improvements shall be payable over a term not exceeding 15 years, each in equal semiannual installments of principal, plus interest, or equal semiannual payments of principal and interest, as this Council shall prescribe in the resolution authorizing the issuance of the Bonds. Property Owners have the right to prepay assessments as provided by law. Further, all owners shall have the opportunity to prepay their assessments prior to sale of the SID bonds.

Section 9. Method of Financing; Pledge of Revolving Fund; Findings and Determinations. The City will issue the Bonds in an aggregate principal amount not to exceed \$590,00.00 in order to finance the costs of the Improvements. Principal of and interest on the Bonds will be paid from special assessments levied against the properties in the District. This Council further finds it is in the public interest, and in the best interest of the City and the District, to secure payment of principal of and interest on the Bonds by the Revolving Fund and hereby authorizes the city to enter into the undertakings and agreements authorized in Section 7-12-4225 in respect of the Bonds.

In determining to authorize such undertakings and agreements, this Council has taken into consideration the following factors:

(a) **Estimated Market Value of Parcels.** The estimated market value of the lots, parcels, or tracts in the District as of the date of adoption of this resolution, as estimated, by the County Assessor for property tax purposes ranges from \$58,143 to \$4,990,343, and is set forth in Exhibit E. The average market value is \$836,461.48 with the median being \$298,872.00. The special assessments to be levied under Section 7 against each lot, parcel, or tract in the District is less than the increase in estimated value of the lot, parcel, or tract as a result of the construction of the Improvements.

(b) **Diversity of Property Ownership.** There are a total of 27 parcels within the district boundaries. No improvements, public or private, are located on any of the parcels within the District. Of the 27 parcels, there are 23 different property owners.

(c) **Comparison of Special Assessments and Property Taxes and Market Value.**

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Based on an analysis of the aggregate amount of the proposed, any outstanding special assessments (whether or not delinquent), and any delinquent property taxes (as well as any known industrial development bonds theretofore issued and secured by a mortgage against a parcel in the District) against each lot, parcel, or tract in the District in comparison to the estimated market value of such lot, parcel, or tract after the Improvements, the City concludes that, overall, the estimated market value of the lots, tracts, or parcels of land in the District exceeds the sum of special assessments, delinquent property taxes, and current assessments and is set forth in Exhibit E.

(d) **Delinquencies.** An analysis of the amount of delinquencies in the payment of outstanding special assessments or property taxes levied against the properties in the District shows that of 28 properties, zero properties are delinquent and is set forth in Exhibit E.

(e) **The Public Benefit of the Improvements.** As previously noted, the Engineer has estimated that the costs of the Improvements, including all incidental costs, to be \$1,602,500.00. The costs of the Improvements are to be paid from the following sources: (1) Special Improvement District bonds; (2) \$487,500.00 of cash contribution from a Community Transportation Enhancement Program (CTEP); (3) \$225,000.00 cash contribution from the city; (4) \$ 300,000.00 of cash contribution from the downtown tax increment financing. The improvements proposed with SID 1346 are consistent with the Downtown Billings Framework Plan. This plan was created in cooperation with the citizens of Billings, the Montana Tradeport Authority and the City of Billings. It was unanimously approved by the Billings City Council and the Yellowstone County Commissioners in December 1997.

A major portion of the Framework Plan identified the creation of a streetscape that provides comfort and orientation throughout the Downtown. The "streetscape element" includes, but is not limited to, trees, ornamental plantings, lighting, irrigation, intersection bulbs, sidewalk repairs, curb and gutter repairs, storm drainage modifications, colored concrete at crosswalks and curb borders, sidewalk furniture, tree grates, and trash receptacles.

(f) **Description of Bulb-outs.** A Type A bulb-out includes the construction of a mid-block extension of the sidewalk into the adjacent parking lane to allow outdoor dining at storefront. Application includes ornamental bollards, ornamental railing, new curb and gutter, new gray concrete and bomacron brick band. A Type B bulb-out includes the construction of a mid-block extension of the sidewalk into the adjacent parking lane to allow outdoor dining at storefront. Application includes ornamental railing, new curb and gutter, new gray concrete, new colored & textured concrete and bomacron brick band.

Section 10. Reimbursement Expenditures.

10.01. **Regulations.** The United States Department of Treasury has promulgated final regulations governing the use of proceeds of tax-exempt bonds, all or a portion of which are to be used to reimburse the City for project expenditures paid by the City prior to the date of issuance of such bonds. Those regulations (Treasury Regulations, Section 1.150-2) (the "Regulations") require that the City adopt a statement of official intent to reimburse an original expenditure not later than 60 days after payment of the original expenditure. The Regulations also generally require that the bonds be issued and the reimbursement allocation made from the proceeds of the bonds within 18 months (or three years, if the reimbursement bond issue qualifies for the "small issuer" exception from the arbitrage rebate requirement) after the later of (i) the date the expenditure is paid or (ii) the date the project is placed in service or abandoned,

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but (unless the issue qualifies for the "small issuer" exception from the arbitrage rebate requirement) in no event more than three years after the date the expenditure is paid. The Regulations generally permit reimbursement of capital expenditures and costs of issuance of the bonds.

10.02. Prior Expenditures. Other than (i) expenditures to be paid or reimbursed from sources other than the Bonds, (ii) expenditures permitted to be reimbursed under the transitional provision contained in Section 1.150-2(j)(2) of the Regulations, (iii) expenditures constituting preliminary expenditures within the meaning of Section 1.150-2(f)(2) of the Regulations, or (iv) expenditures in a "de minimus" amount (as defined in Section 1.150-2(f)(1) of the Regulations), no expenditures for the Improvements have been paid by the City before the date 60 days before the date of adoption of this resolution.

10.03. Declaration of Intent. The City reasonably expects to reimburse the expenditures made for costs of the Improvements out of the proceeds of Bonds in an estimated maximum aggregate principal amount of \$590,000.00 after the date of payment of all or a portion of the costs of the Improvements. All reimbursed expenditures shall be capital expenditures, a cost of issuance of the Bonds or other expenditures eligible for reimbursement under Section 1.150-2(d)(3) of the Regulations.

10.04. Budgetary Matters. As of the date hereof, there are no City funds reserved, allocated on a long-term basis or otherwise set aside (or reasonably expected to be reserved, allocated on a long-term basis or otherwise set aside) to provide permanent financing for the expenditures related to the Improvements, other than pursuant to the issuance of the Bonds. The statement of intent contained in this resolution, therefore, is determined to be consistent with the City's budgetary and financial circumstances as they exist or are reasonably foreseeable on the date hereof.

10.05. Reimbursement Allocations. The City's financial officer shall be responsible for making the "reimbursement allocations" described in the Regulations, being generally the transfer of the appropriate amount of proceeds of the Bonds to reimburse the source of temporary financing used by the City to make prior payment of the costs of the Improvements. Each allocation shall be evidence by an entry on the official books and records of the City maintained for the Bonds or the Improvements and shall specifically identify the actual original expenditure being reimbursed.

Section 11. Public Hearing Protests. At any time within fifteen (15) days from and after the date of the first publication of the notice of the passage and approval of this resolution, any owner of real property within the District subject to assessment and taxation for the cost and expense of making the Improvements may make and file with the City Clerk until 5:00 p.m., M.T., on the expiration date of said 15-day period (September 22, 2000), written protest against the proposed Improvements, or against the extension or creation of the District or both, and this Council will at its next regular meeting after the expiration of the fifteen (15) days in which such protests in writing can be made and filed, proceed to hear all such protests so made and filed; which said, regular meeting will be held on Monday the 25th day of September 2000, at 7:30 p.m., in the Council Chambers, at 220 North 27th Street, in Billings, Montana.

Section 12. Notice of Passage of Resolution of Intention. The City Clerk is hereby authorized and directed to publish or cause to be published a copy of a notice of the passage of this resolution in the Billings Times, a newspaper of general circulation in the county on September 7 and September 14, 2000, in the form and manner prescribed by law, and to mail or cause to be mailed a

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copy of said notice to every person, firm, corporation, or the agent of such person, firm, or corporation having real property within the District listed in his or her name upon the last completed assessment roll for state, county, and school district taxes, at his last-known address, on or before the same day such notice is first published.

PASSED AND ADOPTED by the City Council of the City of Billings, Montana, this 28th day of August 2000.



Charles F. Tavelly

Mayor

Attest:

Marita Herold

City Clerk

CONSULTANT'S ANALYSIS OF PROBABLE CONSTRUCTION COST NORTH BROADWAY STREETSCAPE PROJECT

Prepared By: Fischer and Associates / Interstate Engineering
Date: August 15, 2000

PROJECT COST SUMMARY

| Construction Element | Estimated Cost | Contingency (10%) | Total Construction |
|---|-----------------------|---------------------|-----------------------|
| Streetscape General Construction | \$1,037,750.00 | \$103,775.00 | \$1,141,525.00 |
| Property Owner Additional Improvements | \$116,386.26 | \$11,638.63 | \$128,024.89 |
| Total Estimated Construction Cost | \$1,154,136.26 | \$115,413.63 | \$1,269,549.89 |
| Less CTEP Contribution | | | (\$487,500.00) |
| Remained Estimated Construction Cost | | | \$782,049.89 |

| Professional Fees | Estimated Fee | Percent of Total |
|--|---------------------|------------------|
| Creation Documents | \$9,500.00 | 3.77% |
| Preliminary Engineering | \$50,000.00 | 19.85% |
| Final Engineering and Contract Documents | \$72,983.00 | 28.98% |
| Construction Administration | \$96,633.00 | 38.37% |
| Material Testing During Construction | \$22,737.00 | 9.03% |
| Subtotal Professional Fees | \$251,853.00 | 100.00% |
| Additional Services for Property Owners | \$8,300.00 | |
| Total Professional Fees | \$260,153.00 | |

| Summary of Project Costs | Streetscape Improvements | Additional Improvements |
|---|--------------------------|-------------------------|
| Streetscape Construction | \$1,141,525.00 | \$128,024.89 |
| Less CTEP Contribution | (\$487,500.00) | N/A |
| Professional Fees | \$251,853.00 | N/A |
| Additional Services for Property Owners | N/A | \$8,300.00 |
| Total Costs Less CTEP Contribution | \$905,878.00 | \$136,324.89 |
| Construction Percent of Total | 72.20% | 93.91% |
| Professional Fees Percent of Total | 27.80% | 6.09% |

CONSULTANT'S ANALYSIS OF PROBABLE CONSTRUCTION COST NORTH BROADWAY STREETSCAPE PROJECT

Prepared By: Fischer and Associates / Interstate Engineering
Date: August 15, 2000

PROJECT FUNDING SUMMARY

| Project Element | CTEP | DT Tax Increment | City Contribution | SID Streetscape Imps. | SID Additional Imps |
|--|---------------------|---------------------|---------------------|-----------------------|---------------------|
| Streetscape General Construction | \$487,500.00 | \$216,600.00 | \$162,450.00 | \$274,975.00 | \$0.00 |
| Property Owner Additional Improvements | | | | \$0.00 | \$128,024.89 |
| Subtotal Construction Costs | \$487,500.00 | \$216,600.00 | \$162,450.00 | \$274,975.00 | \$128,024.89 |
| Creation Documents | \$0.00 | \$3,144.18 | \$2,358.14 | \$3,997.69 | \$312.91 |
| Preliminary Engineering | \$0.00 | \$16,554.90 | \$12,416.18 | \$21,028.93 | \$1,647.55 |
| Final Engineering and Contract Documents | \$0.00 | \$24,169.32 | \$18,126.99 | \$30,686.69 | \$2,405.34 |
| Construction Administration | \$0.00 | \$32,000.58 | \$24,000.44 | \$40,631.99 | \$3,164.71 |
| Material Testing During Construction | \$0.00 | \$7,531.02 | \$5,648.27 | \$9,557.72 | \$749.49 |
| Subtotal Professional Fees | \$0.00 | \$83,400.00 | \$62,550.00 | \$105,903.00 | \$8,300.00 |
| Project Totals | \$487,500.00 | \$300,000.00 | \$225,000.00 | \$380,878.00 | \$136,324.89 |
| | | | | (Note 1) | (Note 1) |

Notes:

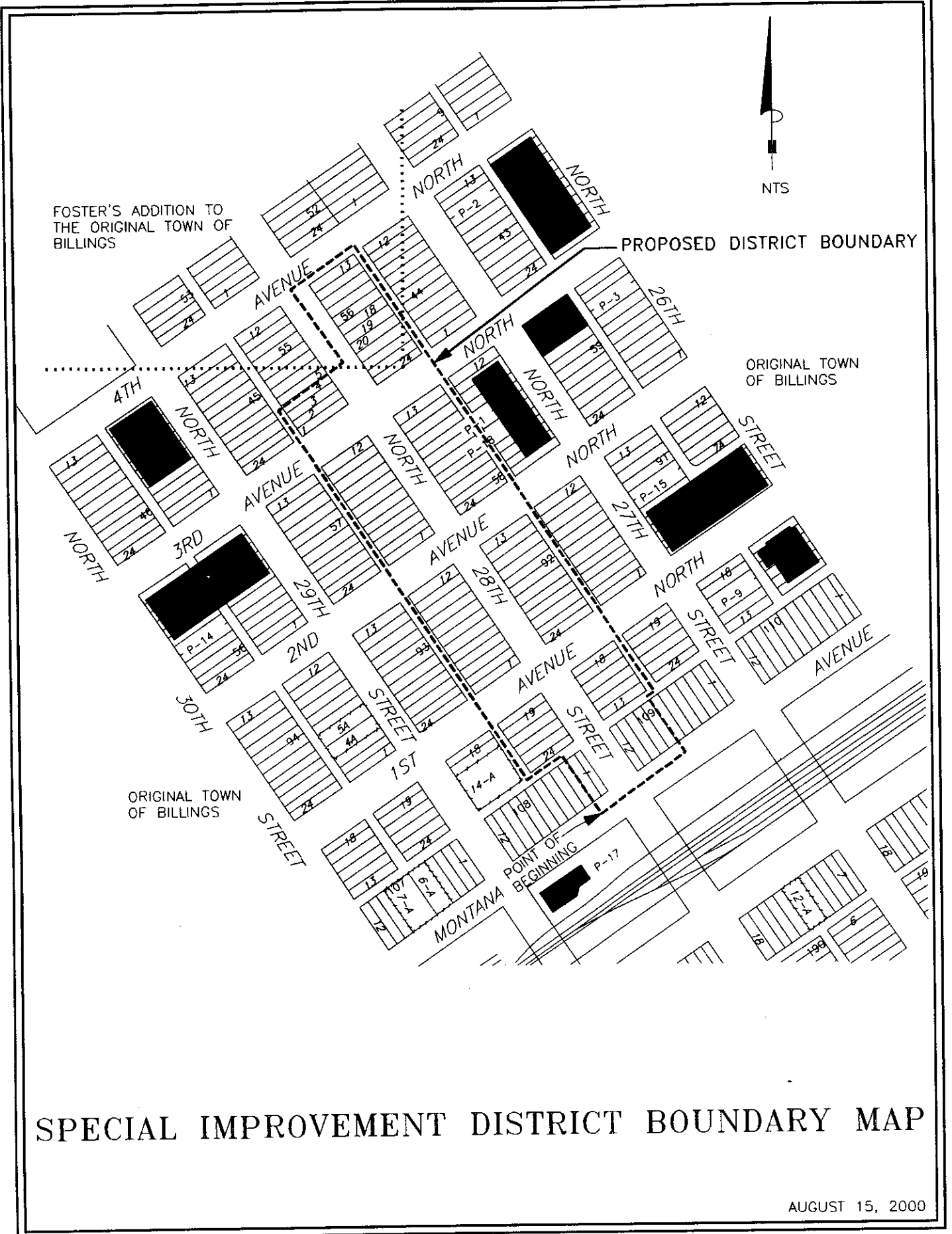
- Costs represent only construction and professional fees associated with the Special Improvement District. See Bonding Cost Analysis on page 3 for City fees and bonding costs.

ENGINEER'S ANALYSIS OF PROBABLE CONSTRUCTION COST NORTH BROADWAY STREETSCAPE PROJECT

Prepared By: Fischer and Associates / Interstate Engineering
Date: August 1, 2000

SID Bonding Analysis

| Project Element | Streetscape Improvements | Additional Improvements |
|--|-----------------------------|----------------------------|
| Construction | \$274,975.00 | \$128,024.89 |
| City and Professional Fees | | |
| Professional Fees | \$105,903.00 | \$8,300.00 |
| Public Works Admin Fee (2.5% of Const) | \$6,874.00 | \$3,201.00 |
| Finance Dept Admin Fee (2.5% of Const) | \$6,874.00 | \$3,201.00 |
| Advance Cost (Bid Advertisement, etc.) | \$1,500.00 | \$50.00 |
| Subtotal City and Professional Fees | \$121,151.00 | \$14,752.00 |
| Bond Sale Costs | | |
| Bond Number | 432925 | 156040 |
| Bond Discount (Bond Number X 3.5%) | \$15,152.36 | \$5,461.41 |
| Revolving Fund Contribution (Bond Number X 5%) | \$21,646.23 | \$7,802.02 |
| Subtotal Bonds Sale Costs | \$36,798.59 | \$13,263.43 |
| Summary of SID Costs | | |
| Construction | \$274,975.00 | \$128,024.89 |
| City and Professional Fees | \$121,151.00 | \$14,752.00 |
| Bond Sale Costs | \$36,798.59 | \$13,263.43 |
| Total Bond Sale | \$432,924.59 | \$156,040.32 |
| Roundoff | \$75.41 | \$959.68 |
| Recommended Bond Sale | \$433,000.00 | \$157,000.00 |
| Recommended Bond Sale (Combined) | \$590,000.00 | |



SPECIAL IMPROVEMENT DISTRICT BOUNDARY MAP

AUGUST 15, 2000

LEGAL DESCRIPTION
NORTH BROADWAY STREETScape
SPECIAL IMPROVEMENT DISTRICT NO. 1346

BEING LOCATED IN YELLOWSTONE COUNTY, MONTANA, IN THE NORTH ½ OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 26 EAST AND IN THE SOUTHEAST ¼ OF SECTION 32 AND THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 26 EAST, PRINCIPAL MERIDIAN OF MONTANA.

Beginning at the southwest corner of Lot 2, Block 108 of the Plat of the Original Town of Billings; thence northwesterly along the westerly line of Lot 2 to the northwest corner of Lot 2, Block 108; thence westerly to the southwest corner of Lot 24, Block 108; thence northwesterly to the northwest corner of Lot 19, Block 108; thence northwesterly to the southwest corner of Lot 1, Block 93; thence northwesterly to the northwest corner of Lot 12, Block 93; thence northwesterly to the southwest corner of Lot 1, Block 57; thence northwesterly to the northwest corner of Lot 12, Block 57; thence northwesterly to the southwest corner Lot 1, Block 45; thence northwesterly to the northwest corner of Lot 4, Block 45; thence northeasterly to the northeast corner of Lot 4, Block 45; thence northerly to the northwest corner of Lot 13, Block 56 of the Plat of Foster's Addition of the Town of Billings; thence northeasterly to the northeast corner of Lot 13, Block 56; thence southeasterly to the southeast corner of Lot 24, Block 44 of the Plat of the Original Town of Billings; thence southeasterly to the northeast corner of Lot 13, Block 58; thence southeasterly to the southeast corner of Lot 24, Block 58; thence southeasterly to the northeast corner of Lot 13, Block 92; thence southeasterly to the southeast corner of Lot 24, Block 92; thence southeasterly to the northeast corner of Lot 18, Block 109; thence southeasterly to the southeast corner of Lot 13, Block 109; thence southerly to the northeast corner of Lot 8, Block 109; thence southeasterly to the southeast corner of Lot 8, Block 109; thence southwesterly to the southwest corner of Lot 12, Block 109; thence southwesterly to the southeast corner of Lot 1, Block 108; thence southwesterly to the southwest corner of Lot 2, Block 108 and the Point of Beginning. Excepting from the above bounded area all public street and alley right-of-ways as shown on the official plats on file in the Yellowstone County Courthouse.

DESCRIPTION OF IMPROVEMENTS
FOR
NORTH BROADWAY STREETSCAPE
SPECIAL IMPROVEMENT DISTRICT NO. 1346

This project will construct streetscape improvements along North Broadway between Montana Avenue and 4th Avenue North. Planned improvements include trees, ornamental plantings, lighting, irrigation, intersection bulbs, sidewalk repairs, curb and gutter repairs, storm drainage modifications, colored concrete at crosswalks and curb borders, sidewalk furniture, tree grates and trash receptacles.

The North Broadway streetscape project will complement the Montana Avenue streetscape project completed in 1998. The Montana Avenue streetscape improvements redesigned intersections, constructed planters at intersection bulbs, decorative concrete at crosswalks and curb borders, and installed trees.

Funding for the project would be through a combination of several sources including: Community Transportation Enhancement Program (CTEP), downtown tax increment financing, City of Billings (Street Gas Tax Fund, Paver Fund, Storm Sewer Operating Fund, and Street Maintenance Fund) and by the creation of a Special Improvement District No. 1346. Exhibit A provides a detailed construction cost estimate and a breakdown of project funding.

The project will provide a direct benefit to the property owners within the District and an ancillary benefit to the downtown Billings and the City of Billings.

SID 1346

Exhibit E

| Tax Code | SID # | SID Pay-off | Delinquent | Engineer Estimate | Total Estimate | Market Value | Estimated Market Value After Improvements |
|----------------|-------|---------------------|------------|---------------------|---------------------|------------------------|---|
| A-258 | | | | \$ 16,187.48 | \$ 16,187.48 | \$ 173,983.00 | \$ 190,170.48 |
| A-260 | | | | \$ 27,377.28 | \$ 27,377.28 | \$ 173,982.00 | \$ 201,359.28 |
| A-261 | 9102 | \$ 88.00 | | \$ 43,356.45 | \$ 43,444.45 | \$ 4,990,343.00 | \$ 5,033,699.45 |
| A-262 | | | | \$ 23,444.25 | \$ 23,444.25 | \$ 2,222,950.00 | \$ 2,246,394.25 |
| A-360 | | | | \$ 49,679.69 | \$ 49,679.69 | \$ 1,720,639.00 | \$ 1,770,318.69 |
| A-362 | | | | \$ 21,210.00 | \$ 21,210.00 | \$ 103,641.00 | \$ 124,851.00 |
| A-363 | | | | \$ 43,634.18 | \$ 43,634.18 | \$ 172,100.00 | \$ 215,734.18 |
| A-364 | | | | \$ 10,500.00 | \$ 10,500.00 | \$ 213,860.00 | \$ 224,360.00 |
| A-372 | | | | \$ 10,500.00 | \$ 10,500.00 | \$ 510,444.00 | \$ 520,944.00 |
| A-373 | | | | \$ 14,724.13 | \$ 14,724.13 | \$ 298,872.00 | \$ 313,596.13 |
| A-374 | | | | \$ 13,360.86 | \$ 13,360.86 | \$ 245,392.00 | \$ 258,752.86 |
| A-375 | | | | \$ 21,267.74 | \$ 21,267.74 | \$ 924,544.00 | \$ 945,811.74 |
| A-376 | | | | \$ 10,563.00 | \$ 10,563.00 | \$ 719,687.00 | \$ 730,250.00 |
| A-635 | | | | \$ 14,235.21 | \$ 14,235.21 | \$ 241,164.00 | \$ 255,399.21 |
| A-636 | | | | \$ 10,500.00 | \$ 10,500.00 | \$ 284,220.00 | \$ 294,720.00 |
| A-636A | | | | \$ 10,657.50 | \$ 10,657.50 | \$ 813,631.00 | \$ 824,288.50 |
| A-637 | | | | \$ 10,342.50 | \$ 10,342.50 | \$ 58,257.00 | \$ 68,639.50 |
| A-638 | | | | \$ 11,597.36 | \$ 11,597.36 | \$ 116,100.00 | \$ 127,697.36 |
| A-639 | | | | \$ 12,867.04 | \$ 12,867.04 | \$ 251,799.00 | \$ 264,666.04 |
| A-640 | | | | \$ 40,788.96 | \$ 40,788.96 | \$ 372,968.00 | \$ 413,756.96 |
| A-641 | | | | \$ 11,093.94 | \$ 11,093.94 | \$ 442,176.00 | \$ 453,269.94 |
| A-642 | | | | \$ 39,633.26 | \$ 39,633.26 | \$ 643,476.00 | \$ 683,109.26 |
| A-777 | 1334 | \$ 7,238.77 | | \$ 9,750.00 | \$ 16,988.77 | \$ 58,143.00 | \$ 67,893.00 |
| A-787 | | | | \$ 21,354.73 | \$ 21,354.73 | \$ 3,051,716.00 | \$ 3,073,070.73 |
| A-788 | | | | \$ 10,500.00 | \$ 10,500.00 | \$ 117,512.00 | \$ 128,012.00 |
| A-794 | 1334 | \$ 18,096.98 | | \$ 27,636.74 | \$ 45,733.72 | \$ 518,801.00 | \$ 546,437.74 |
| A-795 | | | | \$ 53,216.51 | \$ 53,216.51 | \$ 3,144,020.00 | \$ 3,197,236.51 |
| Average | | \$ 88.00 | | \$ 21,851.07 | \$ 22,792.69 | \$ 836,461.48 | \$ 858,312.55 |
| Median | | \$ 88.00 | | \$ 14,724.13 | \$ 16,187.48 | \$ 298,872.00 | \$ 313,596.13 |
| Low | | \$ 88.00 | | \$ 9,750.00 | \$ 10,342.50 | \$ 58,143.00 | \$ 67,893.00 |
| High | | \$ 18,096.98 | | \$ 53,216.51 | \$ 53,216.51 | \$ 4,990,343.00 | \$ 5,033,699.45 |

**CITY OF BILLINGS - SPECIAL IMPROVEMENT DISTRICT ASSESSMENT DATA
PART I - OWNERSHIP INFORMATION**

SID Number: 1346

SID Description: North Broadway Streetscape

Date: August 15, 2000

| TAX CODE NUMBER | OWNER AS OF LAST TAX ROLL MAILING ADDRESS | LEGAL DESCRIPTION (SUBDIVISION / LOT / BLOCK) | ASSESSMENT AREA (SQUARE FEET) |
|------------------------|--|---|--------------------------------------|
| A-258 | Peter Yegan, Jr. Family Trust c/o First Bank Corp. Property/Real Estate Tax 601 2nd Avenue South Minneapolis, MN 55402-4303 | Lots 13-15, Block 44 of the Original Town of Billings | 10,500 |
| A-261 | The Connecticut Bank & Trust Co. Trustee c/o First Bank Properties Mngmnt 601 2nd Avenue South Minneapolis, MN 55402 | Lots 16-18, 21-24 & the east 77.28 feet of Lots 19-20, Block 44, of the Original Town of Billings and Lots 16-18, Block 56, Foster's Addition | 28,364 |
| A-260 | Wayne Schile c/o Billie Ruff 2211 Green Terrace Drive Billings, MT 59102-0629 | The west 62.72 feet of Lots 19-20, Block 44, of the Original Town of Billings and the west 62.72 feet of Foster's Addition | 3,136 |
| A-262 | City of Billings c/o Fox Theatre Corp. P.O. Box 1556 Billings, MT 59103-1556 | Lots 1-4, Block 45, of the Original Town of Billings | 14,000 |
| A-360 | Zoot Properties, L.L.C. 1115 North 7th Avenue Bozeman, MT 59715-2507 | Lots 1-7, Block 57, of the Original Town of Billings | 24,500 |

**CITY OF BILLINGS - SPECIAL IMPROVEMENT DISTRICT ASSESSMENT DATA
PART I - OWNERSHIP INFORMATION**

SID Number: 1346

SID Description: North Broadway Streetscape

Date: August 15, 2000

| TAX CODE NUMBER | OWNER AS OF LAST TAX ROLL MAILING ADDRESS | LEGAL DESCRIPTION (SUBDIVISION / LOT / BLOCK) | ASSESSMENT AREA (SQUARE FEET) |
|------------------------|---|---|--------------------------------------|
| A-362 | Patrick C. Cormier Angelina V. Cormier Trustees of the Patrick & Angelina Cormier Living Trust 220 N. Broadway Billings, MT 59101-1935 | Lot 8, Block 57, of the Original Town of Billings | 3,500 |
| A-363 | Patrick C. Cormier Angelina V. Cormier Trustees of the Patrick & Angelina Cormier Living Trust 220 N. Broadway Billings, MT 59101-1935 | Lots 9-10, Block 57, of the Original Town of Billings | 7,000 |
| A-364 | Historic Property Partnership PO Box 80510 Billings, MT 59108-0510 | Lots 11-12, Block 57, of the Original Town of Billings | 7,000 |
| A-372 | Al B. White Cynthia White 1402 E. North Street Billingham, WA 98226-3632 | Lots 13-14, Block 58, of the Original Town of Billings | 7,000 |

**CITY OF BILLINGS - SPECIAL IMPROVEMENT DISTRICT ASSESSMENT DATA
PART 1 - OWNERSHIP INFORMATION**

SID Number: 1346

SID Description: North Broadway Streetscape

Date: August 15, 2000

| TAX CODE NUMBER | OWNER AS OF LAST TAX ROLL MAILING ADDRESS | LEGAL DESCRIPTION (SUBDIVISION / LOT / BLOCK) | ASSESSMENT AREA (SQUARE FEET) |
|------------------------|---|---|--------------------------------------|
| A-373 | D. Joe Reed Deborah M. Reed 1518 East C Street Casper, WY 82601-2129 | Lots 15-16, Block 58, of the Original Town of Billings | 7,000 |
| A-374 | Yvonne P. Robson David A. Robson 213 North 28th Street Billings, MT 59101-1936 | Lots 17-18, Block 58, of the Original Town of Billings | 7,000 |
| A-375 | Alan D. Nicholson P.O. Box 472 Helena, MT 59624-0472 | Lots 19-21 and the north 24.70 feet of Lot 22, Block 58, of the Original Town of Billings | 13,958 |
| A-376 | Zoot Properties, LLC 1115 N. 7th Avenue Bozeman, MT 59715-2507 | Lots 23-24 and the south 0.3 feet of Lot 22, Block 58, of the Original Town of Billings | 7,042 |
| A-635 | Lou Taubert Real Estate, Inc. 125 East 2nd Street Casper, WY 82601-2501 | Lots 13-14, Block 92, of the Original Town of Billings | 7,000 |

**CITY OF BILLINGS - SPECIAL IMPROVEMENT DISTRICT ASSESSMENT DATA
PART I - OWNERSHIP INFORMATION**

SID Number: 1346

SID Description: North Broadway Streetscape

Date: August 15, 2000

| TAX CODE NUMBER | OWNER AS OF LAST TAX ROLL MAILING ADDRESS | LEGAL DESCRIPTION (SUBDIVISION / LOT / BLOCK) | ASSESSMENT AREA (SQUARE FEET) |
|------------------------|---|---|--------------------------------------|
| A-636 | Welborn Land & Livestock Co. 8845 Warbler Street Missoula, MT 59808-1000 | Lots 15-16, Block 92, of the Original Town of Billings | 7,000 |
| A-636A | Catherine G. Foster 1119 North 31st Street Billings, MT 59101 | Lots 17-18 and the north 9 inches of Lot 19, Block 92, of the Original Town of Billings | 7,105 |
| A-637 | Myles J. Thomas Wayne P. Hansen Melvin P. Hoiness P.O. Box 2529 Billings, MT 59103 | The south 24 feet 3 inches of Lot 19, and all of Lot 20, Block 92, of the Original Town of Billings | 6,895 |
| A-638 | Yurko Properties, L.L.C. 2121 Iris Lane Billings, MT 59102-2242 | Lots 21-22, Block 92, of the Original Town of Billings | 7,000 |
| A-639 | Original Town Investors of Billings c/o H. Russell Lowe 1241 Alder Avenue Laurel, MT 59044 | Lots 23-24, Block 92, of the Original Town of Billings | 7,000 |

**CITY OF BILLINGS - SPECIAL IMPROVEMENT DISTRICT ASSESSMENT DATA
PART I - OWNERSHIP INFORMATION**

SID Number: 1346

SID Description: North Broadway Streetscape

Date: August 15, 2000

| TAX CODE NUMBER | OWNER AS OF LAST TAX ROLL MAILING ADDRESS | LEGAL DESCRIPTION (SUBDIVISION / LOT / BLOCK) | ASSESSMENT AREA (SQUARE FEET) |
|------------------------|---|---|--------------------------------------|
| A-640 | Phase One Equities General Partnership II, Theodore G. Houston, The William W. Bokman Trust U/A Dated 4/23/93 333 Montezuma Santa Fe, NM 87501 c/o Michael W. Delaney Ileana Indreland (?d/b/a Delany & Company, Inc. 101 East Main Street Bozeman, MT 59715 | Lots 1-4, Block 93, of the Original Town of Billings | 14,000 |
| A-641 | Joe Alweis Realty Co. c/o Jasons 114 North 28th Street Billings, MT 59101-2042 | Lot 5, and a fraction of Lot 6 being the 25 feet on the east line and the south 24.78 feet on the west line, Block 93, of the Original Town of Billings | 6,975 |
| A-642 | Babcock Building Co. 2812 2nd Avenue North - Apt. 20 Billings, MT 59101-2040 | A fraction of Lot 6 and all of Lots 7-12, Block 93, of the Original Town of Billings | 21,025 |

**CITY OF BILLINGS - SPECIAL IMPROVEMENT DISTRICT ASSESSMENT DATA
PART I - OWNERSHIP INFORMATION**

SID Number: 1346

SID Description: North Broadway Streetscape

Date: August 15, 2000

| TAX CODE NUMBER | OWNER AS OF LAST TAX ROLL MAILING ADDRESS | LEGAL DESCRIPTION (SUBDIVISION / LOT / BLOCK) | ASSESSMENT AREA (SQUARE FEET) |
|------------------------------|---|--|--------------------------------------|
| A-777 | City of Billings c/o First Citizens Bank P.O. Box 2508 Billings, MT 59103 | Lots 1-2, Block 108, of the Original Town of Billings | 6,500 |
| A-787 | First Citizens Bank P.O. Box 2508 Billings, MT 59103-2508 | Lots 19-22, Block 108, of the Original Town of Billings | 14,000 |
| A-788 | First Citizens Bank P.O. Box 2508 Billings, MT 59103-2508 | Lots 23-24, Block 108, of the Original Town of Billings | 7,000 |
| A-794 | Alta Northern, L.L.C. P.O. Box 1296 Billings, MT 59103-1296 | Lots 8-12, Block 109, of the Original Town of Billings | 16,250 |
| A-795 | Alta Northern, L.L.C. c/o Northern Hotel P.O. Box 1296 Billings, MT 59103-1296 | Lots 13-18, Block 109, of the Original Town of Billings | 21,000 |
| Total Assessment Area | | | 288,750 |

**CITY OF BILLINGS, MONTANA
SPECIAL IMPROVEMENT DISTRICT
PART II - ASSESSMENT DATA**

Date: August 15, 2000

Consultant to Complete

SID Number: 1346

S.I.D. Description North Broadway Streetscape

Years To Be Assessed 15

Total S.I.D. Area (Square Feet) 288,750

Assessment Per Square Foot \$1.50

- Estimated From Preliminary Plans
- Estimated Per Bid Prices
- Final Per Actual Construction

S.I.D. Main Improvement Cost (Assessment No. 1) \$433,125.00

Special Additions

| Assessment No. / Description | Quantity | Unit | Unit Cost | Total |
|-----------------------------------|----------|------|------------|---------------------|
| 2 4" Conc Sidewalk R/R | 5842.19 | SF | \$6.38 | \$37,273.17 |
| 3 6" Conc Sidewalk R/R | 481.84 | SF | \$8.43 | \$4,061.91 |
| 4 4" Conc Sidewalk R/R Over Vault | 2117.68 | SF | \$17.54 | \$37,144.11 |
| 5 Type A Bulb-Out | 3136 | SF | \$7.23 | \$22,673.28 |
| 6 Type B Bulb-Out | 10500 | SF | \$4.56 | \$47,880.00 |
| 7 Type A Tree Installation | 1 | EA | \$2,444.25 | \$2,444.25 |
| 8 Type B Tree Installation | 1 | EA | \$1,904.68 | \$1,904.68 |
| 9 Curb and Gutter R/R | 32 | LF | \$31.02 | \$992.64 |
| 10 16" Wide Bromacon Brick Band | 112 | LF | \$18.38 | \$2,058.56 |
| 11 Irrigation Main Line | 104 | LF | \$4.05 | \$421.20 |
| Total Special Additions | | | | \$156,853.80 |

(All Costs To Include Prorata Share of Administrative Costs)

City Central Support Services to Complete

| | | | | |
|---------------------------|-------|---------|---|---------|
| First Year To Be Assessed | _____ | | A | 40 - 41 |
| Type Assessment | _____ | Pending | A | 42 |
| Interest Rate | _____ | | A | 42 - 41 |
| Bond Issue Date | _____ | | A | 62 - 67 |

| | |
|--------------------------|---------|
| Data Processing Cards | Columns |
| A & B | 2 - 5 |
| A | 6 - 39 |
| A | 48 - 49 |
| A | 50 - 60 |

**CITY OF BILLINGS
SPECIAL IMPROVEMENTS DISTRICT
NORTH BROADWAY STREETSCAPE
PART III - ASSESSMENT DATA**

SID COSTS

Date: 8/15/00
 S.I.D. Number: 1346
 Completed By: Craig Canfield
 Consulting Firm: Fischer & Associates
Estimated From Preliminary Plans
Estimated From Bid Prices
Final Per Actual Construction
Interstate Engineering

| Tax Code | Assessment No. 7 Type A Tree Installation | | Assessment No. 6 Type B Tree Installation | | Assessment No. 9 Curb and Gutter R/R | | Assessment No. 10 16" Wide Bromacorn Brick Band | | Assessment No. 11 Irrigation Main Line | | Total Special Assessment | Total Project Assessment |
|---------------|--|------------|--|------------|---|-----------|--|------------|---|-----------|--------------------------|--------------------------|
| | Qty. (each) | Unit Cost | Qty (each) | Unit Cost | Qty (l.f.) | Unit Cost | Qty (l.f.) | Unit Cost | Qty. (l.f.) | Unit Cost | | |
| A-258 | | \$2,444.25 | | \$1,904.68 | | \$31.02 | | \$18.38 | | \$4.05 | \$437.48 | \$16,187.48 |
| A-261 | | \$2,444.25 | | \$1,904.68 | | \$31.02 | | \$18.38 | | \$4.05 | \$810.45 | \$43,356.45 |
| A-260 | | \$2,444.25 | | \$1,904.68 | | \$31.02 | | \$18.38 | | \$4.05 | \$22,873.28 | \$27,377.28 |
| A-282 | 1 | \$2,444.25 | \$2,444.25 | \$1,904.88 | | \$31.02 | | \$18.38 | | \$4.05 | \$2,444.25 | \$23,444.25 |
| A-360 | | \$2,444.25 | | \$1,904.68 | | \$31.02 | | \$18.38 | | \$4.05 | \$12,928.69 | \$48,679.69 |
| A-362 | | \$2,444.25 | | \$1,904.68 | | \$31.02 | | \$18.38 | | \$4.05 | \$15,960.00 | \$21,210.00 |
| A-363 | | \$2,444.25 | | \$1,904.68 | | \$31.02 | | \$18.38 | | \$4.05 | \$33,134.18 | \$43,834.18 |
| A-364 | | \$2,444.25 | | \$1,904.68 | | \$31.02 | | \$18.38 | | \$4.05 | \$10,600.00 | \$10,600.00 |
| A-372 | | \$2,444.25 | | \$1,904.68 | | \$31.02 | | \$18.38 | | \$4.05 | \$4,224.13 | \$10,600.00 |
| A-373 | | \$2,444.25 | | \$1,904.68 | | \$31.02 | | \$18.38 | | \$4.05 | \$14,724.13 | \$14,724.13 |
| A-374 | | \$2,444.25 | | \$1,904.68 | | \$31.02 | | \$18.38 | | \$4.05 | \$2,880.86 | \$13,960.86 |
| A-375 | | \$2,444.25 | | \$1,904.68 | | \$31.02 | | \$18.38 | | \$4.05 | \$330.74 | \$21,287.74 |
| A-378 | | \$2,444.25 | | \$1,904.68 | | \$31.02 | | \$18.38 | | \$4.05 | \$3,735.21 | \$10,663.00 |
| A-635 | | \$2,444.25 | | \$1,904.68 | | \$31.02 | | \$18.38 | | \$4.05 | \$14,235.21 | \$14,235.21 |
| A-636 | | \$2,444.25 | | \$1,904.68 | | \$31.02 | | \$18.38 | | \$4.05 | \$10,600.00 | \$10,600.00 |
| A-636A | | \$2,444.25 | | \$1,904.68 | | \$31.02 | | \$18.38 | | \$4.05 | \$10,657.50 | \$10,657.50 |
| A-637 | | \$2,444.25 | | \$1,904.68 | | \$31.02 | | \$18.38 | | \$4.05 | \$1,097.36 | \$10,342.60 |
| A-638 | | \$2,444.25 | | \$1,904.68 | | \$31.02 | | \$18.38 | | \$4.05 | \$11,697.36 | \$11,697.36 |
| A-639 | | \$2,444.25 | | \$1,904.68 | | \$31.02 | | \$18.38 | | \$4.05 | \$2,367.04 | \$12,887.04 |
| A-640 | | \$2,444.25 | | \$1,904.68 | | \$31.02 | \$892.64 | \$18.38 | 112 | \$4.05 | \$19,786.96 | \$40,788.96 |
| A-641 | | \$2,444.25 | | \$1,904.68 | | \$31.02 | | \$18.38 | | \$4.05 | \$631.44 | \$11,093.94 |
| A-642 | | \$2,444.25 | | \$1,904.68 | | \$31.02 | | \$18.38 | | \$4.05 | \$8,095.78 | \$39,633.28 |
| A-777 | | \$2,444.25 | | \$1,904.68 | | \$31.02 | | \$18.38 | | \$4.05 | \$354.73 | \$9,750.00 |
| A-787 | | \$2,444.25 | | \$1,904.68 | | \$31.02 | | \$18.38 | | \$4.05 | \$21,354.73 | \$21,354.73 |
| A-788 | | \$2,444.25 | | \$1,904.68 | | \$31.02 | | \$18.38 | | \$4.05 | \$10,600.00 | \$10,600.00 |
| A-794 | | \$2,444.25 | | \$1,904.68 | | \$31.02 | | \$18.38 | | \$4.05 | \$3,261.74 | \$27,636.74 |
| A-785 | | \$2,444.25 | | \$1,904.68 | | \$31.02 | | \$18.38 | | \$4.05 | \$21,718.51 | \$53,218.51 |
| Totals | 1.00 | \$2,444.25 | 1.00 | \$1,904.68 | 32.00 | \$892.64 | 112.00 | \$2,068.66 | 104.00 | \$421.20 | \$156,853.88 | \$589,878.90 |

CITY OF BILLINGS
 SPECIAL IMPROVEMENTS DISTRICT
 NORTH BROADWAY STREETSCAPE
 PART III - ASSESSMENT DATA

SID COSTS

Date: 8/15/00
 S.I.D. Number: 1346
 Completed By: Craig Canfield
 Consulting Firm: Fischer & Associates
 Interstate Engineering

Estimated From Preliminary Plans
 Estimated From Bid Prices
 Final Per Actual Construction

| Tax Code | Assessment No. 1 General Streetscape Improvements | | | Assessment No. 2 4" Conc Sidewalk R/R | | | Assessment No. 3 6" Conc Sidewalk R/R | | | Assessment No. 4 4" Conc Sidewalk R/R Over Vault | | | Assessment No. 5 Type A Bulb-Out | | | Assessment No. 6 Type B Bulb-Out | | | |
|----------|--|-----------|--------------|--|-----------|-------------|--|-----------|------------|---|-------------|------------|-------------------------------------|-----------|-------------|-------------------------------------|-----------|-------------|--|
| | Area (s.f.) | Unit Cost | Total Cost | Area (s.f.) | Unit Cost | Total Cost | Area (s.f.) | Unit Cost | Total Cost | Area (s.f.) | Unit Cost | Total Cost | Qty. (s.f.) | Unit Cost | Total Cost | Qty. (s.f.) | Unit Cost | Total Cost | |
| A-258 | 10,500 | \$1.50 | \$16,750.00 | 68.57 | \$6.36 | \$437.48 | | \$8.43 | | | | | | | | | \$4.56 | | |
| A-261 | 28,364 | \$1.50 | \$42,546.00 | 127.03 | \$6.36 | \$810.45 | | \$8.43 | | | | | | | | | \$4.56 | | |
| A-260 | 3,136 | \$1.50 | \$4,704.00 | | \$6.36 | | | \$8.43 | | | | | 3,136 | \$7.23 | \$22,673.28 | | \$4.56 | | |
| A-262 | 14,000 | \$1.50 | \$21,000.00 | | \$6.36 | | | \$8.43 | | | | | | | | | \$4.56 | | |
| A-360 | 24,500 | \$1.50 | \$36,750.00 | 542.02 | \$6.36 | \$3,468.09 | | \$8.43 | | | | | | | | | \$4.56 | | |
| A-362 | 3,500 | \$1.50 | \$5,250.00 | | \$6.36 | | | \$8.43 | | | | | | | | | \$4.56 | | |
| A-363 | 7,000 | \$1.50 | \$10,500.00 | 180.31 | \$6.36 | \$1,214.16 | | \$8.43 | | | | | | | | | \$4.56 | \$15,980.00 | |
| A-364 | 7,000 | \$1.50 | \$10,500.00 | | \$6.36 | | | \$8.43 | | | | | | | | | \$4.56 | \$31,920.00 | |
| A-372 | 7,000 | \$1.50 | \$10,500.00 | | \$6.36 | | | \$8.43 | | | | | | | | | \$4.56 | | |
| A-373 | 7,000 | \$1.50 | \$10,500.00 | 662.09 | \$6.36 | \$4,224.13 | | \$8.43 | | | | | | | | | \$4.56 | | |
| A-374 | 7,000 | \$1.50 | \$10,500.00 | 448.41 | \$6.36 | \$2,860.86 | | \$8.43 | | | | | | | | | \$4.56 | | |
| A-375 | 13,968 | \$1.50 | \$20,952.00 | 51.84 | \$6.36 | \$330.74 | | \$8.43 | | | | | | | | | \$4.56 | | |
| A-376 | 7,042 | \$1.50 | \$10,563.00 | | \$6.36 | | | \$8.43 | | | | | | | | | \$4.56 | | |
| A-636 | 7,000 | \$1.50 | \$10,500.00 | 255.55 | \$6.36 | \$1,630.41 | | \$8.43 | | | | | | | | | \$4.56 | | |
| A-636 | 7,000 | \$1.50 | \$10,500.00 | | \$6.36 | | | \$8.43 | | | | | | | | | \$4.56 | | |
| A-636A | 7,105 | \$1.50 | \$10,657.50 | | \$6.36 | | | \$8.43 | | | | | | | | | \$4.56 | | |
| A-637 | 8,665 | \$1.50 | \$12,997.50 | | \$6.36 | | | \$8.43 | | | | | | | | | \$4.56 | | |
| A-638 | 7,000 | \$1.50 | \$10,500.00 | 172.00 | \$6.36 | \$1,097.36 | | \$8.43 | | | | | | | | | \$4.56 | | |
| A-639 | 7,000 | \$1.50 | \$10,500.00 | 371.01 | \$6.36 | \$2,367.04 | | \$8.43 | | | | | | | | | \$4.56 | | |
| A-640 | 14,000 | \$1.50 | \$21,000.00 | 1,962.00 | \$6.36 | \$12,517.56 | | \$8.43 | | | | | | | | | \$4.56 | | |
| A-641 | 8,975 | \$1.50 | \$13,462.50 | | \$6.36 | | | \$8.43 | | | | | | | | | \$4.56 | | |
| A-642 | 21,025 | \$1.50 | \$31,537.50 | | \$6.36 | | | \$8.43 | | | | | | | | | \$4.56 | | |
| A-777 | 6,500 | \$1.50 | \$9,750.00 | 55.60 | \$6.36 | \$354.73 | | \$8.43 | | | | | | | | | \$4.56 | | |
| A-787 | 14,000 | \$1.50 | \$21,000.00 | | \$6.36 | | | \$8.43 | | | | | | | | | \$4.56 | | |
| A-788 | 7,000 | \$1.50 | \$10,500.00 | | \$6.36 | | | \$8.43 | | | | | | | | | \$4.56 | | |
| A-784 | 16,250 | \$1.50 | \$24,375.00 | | \$6.36 | | | \$8.43 | | | | | | | | | \$4.56 | | |
| A-795 | 21,000 | \$1.50 | \$31,500.00 | 835.76 | \$6.36 | \$5,970.15 | | \$8.43 | | | | | | | | | \$4.56 | | |
| Totals | 288,750 | | \$433,125.00 | 5,842.19 | | \$37,273.17 | | \$8.43 | \$4,061.91 | 2,117.68 | \$37,144.11 | | 3,136 | | \$22,673.28 | | \$4.56 | \$47,880.00 | |