



September 16, 2022

City of Billings Planning and Community Services  
Attn: Wyeth Friday  
P.O. Box 1178  
Billings, MT 59103-1178

Request for TIF Assistance - 122/124 N 22nd Street

Dear, Wyeth -

The DBP is hereby submitting a request for TIF assistance on behalf of MJ Shanks LLC for a project in the Expanded North 27th Street Urban Renewal District.

The project involves exterior & interior rehabilitation efforts of residential properties located on the southwest corner of N 22nd Street and 2nd Ave N. There's a total of thirteen units spread among two properties (five buildings). 50% of the units are uninhabitable and attract undesired activities. Safety, beautification landscaping, facade and roof repairs as well as utility upgrades make the majority of the work that's needed. This rehab project is relatively fast and nimble expected to provide affordable market rate housing by April 1st, 2023 with rates ranging from \$650 to \$950.

The total request is \$110,200. The Board of Directors of the DBP as well as the Development Committee support this project & recommend approval. This project complies with the Montana Code Annotated as well as City's TIF Policy in regards to the 5:1 preferred threshold of private to public investment & eligibility of qualified expenses. Furthermore, this project conforms with goals of the Urban Renewal Plan as well as the Downtown Billings Strategic Plan such as housing, safety, & activation of vacancies. Unlike mixed-use urban developments, this project offers the character of studio and plex housing in a primarily residential neighborhood. Still, occupying them will increase numbers to our housing supply; will possibly add more shoppers, potentially add workforce employees, and provide natural surveillance.

The DBP is requesting a position for review by the Billings City Council during its regular meeting Monday, October 24th.

Thank you for your consideration,

Mehmet Casey  
Development Director  
Downtown Billings Partnership