



October 26, 2023

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

Request for TIF Assistance - Relocating Yesteryears Antique Mall

Dear, Wyeth -

The DBP is hereby submitting a request for TIF assistance on behalf of Yesteryears Antiques to relocate them from 102 N 29th Street to the Hart-Albin building in the Expanded North 27th Street Urban Renewal District.

The project involves demo, utility upgrades, ADA upgrades, signage & moving expenses. Due to future plans to redevelop the site, the business would like to relocate and get established in the new location. Pursuant to MCA 7-15-4288 (3) - relocation of occupants, both the landlord and the tenant are contributing towards the enhancements of the space to welcome the new tenant. Their financial contributions will focus on non-eligible expenses while the TIF award will reimburse eligible expenses.

The total request is up to \$152,500. 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; however, it is more of a 1:1:1 match among all three entities (current landlord/DBP, future landlord/Zoot, and tenant/Yesteryears). Furthermore, this project conforms with goals of the Urban Renewal Plan as well as the Downtown Billings Strategic Plan such as activation of a vacant space, relocating a well established business to retain them in the downtown area, and driving more visitations to the intersection of Skypoint Yesteryears Antiques is one of the few businesses that's open 7 days a week so it will be a welcomed activity on a Sunday to generate more eyes on the streets and shopping power that may encourage neighboring businesses to modify their hours and work off of this new energy.

The DBP is requesting a position for review by the Billings City Council during its regular meeting Monday, November 13th.

Thank you for your consideration,

A handwritten signature in blue ink, appearing to read "Mehmet Casey", is written over a horizontal line.

Mehmet Casey
Development Director
Downtown Billings Partnership