



Billings Industrial Revitalization District

November 20, 2023

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

Request for TIF Fund Assistance – Undammed Distillery

Dear Wyeth,

The BIRD is submitting a request for TIF fund assistance on behalf Undammed Distillery for a project in the East Billings Urban Renewal District.

The project involves redevelopment of the old Burtell Fire Protection building in the EBURD located at 116 N 11th St Billings, MT 59101 for the creation of the new Undammed Distillery's tasting room, production and sales facility. The property for redevelopment is located in an area that we are also seeing other redevelopment in the EBURD. One can see examples of this in Toucan Gallery's new space on 1002 2nd Avenue North and Ritch Rand Designs at 213 North 10th Street. existing manufacturing facilities and discussion for shared transportation needs is being assessed with neighboring businesses.

The total cost of fees, site improvements, site work and building improvements for the project is \$182,208. The Board of Directors of the BIRD have been aware of this project since it the beginning of the property search. On October 7th, 2023, the BIRD Review Committee assessed the project and made a recommendation to applicants, we received updates and called a vote and was unanimously passed with one recusal on November 14 to the BIRD Board. On November 14th, the BIRD Board made a final unanimous decision to approve \$82,600 for TIF eligible costs associated with this project. The BIRD Board found that this project was in line with the EBURD Master Plan particularly in the areas of economic growth, industrial development, infrastructure improvements and increasing environmental land use in the district.

We are requesting a position for review by the Billings City Council during the work session on December 18th, 2023.

Thank you for your assistance.

Michelle Harkins
BIRD Director



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