



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 – Billings Brownstones

Dear Wyeth,

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

The project involves redevelopment of a quarter of a city block to ready for the preparation of the construction of the Billings Brownstones twenty-two-unit housing complex in the EBURD. The property is in need of demolition, abatement, and other fees for the construction of this new complex. The Billings Brownstones is not the first housing project for Duane and Tiffany Youngren in the EBURD, this one will be on the same block as two others they own and will be located from 216 to 224 N 18th Street. While this TIF application is for the site application (Phase I), they will be submitting the construction of the units (Phase II) within the first quarter of 2024.

The total cost of fees, abatement, site work and demolition for the project is \$520,555. The Board of Directors of the BIRD have been aware of this project since the beginning. 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 14th to the BIRD Board. On November 14th, the BIRD Board made a final unanimous decision to approve \$86,776 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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