



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 – Tailwind Management LLC

Dear Wyeth,

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

The project involves revitalization of a blighted property located right off 4th avenue N at 320 N 17th street. The property is in need of curbs, sidewalks, water and sewer line replacements, landscaping and other TIF eligible items fees for this new version of this property. Todd Denowh, the owner and managing member of Tailwind Management LLC, is putting in a lot of work to elevate this property inside and out.

The total cost of the project in its entirety is \$949,921.10. On February 5th, Mr. Denowh submitted final documentation for his TIF application. February 12th, 2024, the BIRD Review Committee assessed the project and was unanimously passed with one recusal onto the BIRD Board. On February 13th, the BIRD Board made a final unanimous decision to approve Tailwind Management LLC for \$137,086.47 in 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 February 26th, 2024 or March 11th, 2024 (if needed)- the 4th looks like a closed session.

Thank you for your assistance.

Michelle Harkins
BIRD Director



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