



Oct 3, 2024

Subject: Funding city-owned assets with TIF funds

Dear, Mayor & City Council -

On July 26th, the Downtown Billings Partnership (DBP) voted unanimously not to recommend TIF funding to reimburse the recent requests from Alberta Bair Theater (ABT), Babcock Theatre, and Billings Depot. While the City of Billings, School District 2, and Yellowstone County are voting members of the DBP Board by design of the DBP's bylaws and while these entities are eligible to apply and be considered for TIF reimbursement on eligible expenses, the DBP's position remains the same for the following reasons:

1. DBP has been supportive of the arts & these city-owned assets have received TIF funding in the past (\$3,500,000+ to ABT, \$1,900,000+ to Babcock Theatre, \$200,000+ to Billings Depot).
2. These city-owned assets are not vacant or blighted today.
3. These city-owned assets did not succeed the "but for" test.
4. These city-owned assets are not mixed use developments with housing and retail, which is a current priority for the DBP.

The Downtown Urban Renewal Plan, which informs eligibility and funding decisions, focuses on the following areas:

- Business recruitment and retention
- Parking and transportation
- Crime prevention and public safety
- Management, implementation, and maintenance of the TIF fund and District
- Infrastructure improvements

Per the annual budget review and approval by City Council, the DBP's current priorities are:

Anchor developments | Business development | Infrastructure | Public safety

We look forward to working with the City Council on a sustainable long-term maintenance plan for these city-owned assets should they continue to be city-owned.

Sincerely,

A handwritten signature in black ink, appearing to be "Sean Lynch".

Sean Lynch, DBP President

A handwritten signature in black ink, appearing to be "Ethan Kanning".

Ethan Kanning, DBP Vice President