



June 27, 2025

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

Request for TIF Assistance - Masonic Lodge Project

Dear, Wyeth -


The Downtown Billings Partnership (DBP) is hereby submitting a request for TIF assistance on behalf of Masonic Temple Billings, LLC for a project in the Expanded North 27th Street Urban Renewal District.

The project involves demo, sitework, utilities, and foundational infrastructure work on a mixed-use development site. The plan is to renovate the building to house commercial activity, workforce housing, and retail while maintaining the historic charm as well as restoring historic characters.

The total request is up to \$1,326,348.55, the equivalent of 16% of the total project. 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 in regards to the 5:1 preferred threshold of private to public investment & eligibility of qualified expenses. Furthermore, this project conforms with goals of the Urban Renewal Plan as well as the Downtown Billings Strategic Plan such as elimination of blight, safety via activation of spaces, re-energizing business in a vacant property, enhancing connectivity within downtown destinations, better utilization of parcels economically, all while restoring and beautifying a pillar of downtown's architecture. Breathing new livelihood through this building with residents and businesses will positively contribute to the economy of downtown, create more residential options and shopping power.

The DBP is requesting a position for review by the Billings City Council during its regular meeting Monday, July 14th.

Thank you for your consideration,


Mehmet Casey
Development Director - Downtown Billings Partnership