

BIRD works

City of Billings Planning and Community Services
Attn: Wyeth Friday
PO Box 1178
Billings, MT 59103-1178
Request for TIF Fund Assistance – Montana Tire

June 11, 2025

Dear Wyeth,

The BIRD is submitting a request for Tax Increment Financing (TIF) assistance on behalf of Montana Tire for a significant redevelopment project located within the East Billings Urban Renewal District (EBURD). The proposed project involves the transformation of a currently vacant full city block—located on 1st Street, Billings Original Townsite, ELK 81, Lots 1–24 and the vacated alley—into a new Montana Tire facility. The development will activate long-underutilized land and bring new commercial activity and infrastructure improvements to the area.

The total project cost is \$6,007,764, including a land purchase price of \$1,500,000. On May 13, 2025, the applicant submitted their TIF application to BIRD. The application was reviewed by the BIRD TIF Review Committee and approved on June 9, 2025, for \$634,185 in TIF-eligible expenses—representing 14% of the project cost without including the land purchase of \$1,500,000

The BIRD Board subsequently approved the project in full alignment with the Review Committee's recommendation on June 11, 2025.

This is a major investment in the district, aligning with the EBURD Master Plan goals of fostering economic development, redeveloping underutilized land, and enhancing infrastructure in key growth areas. We respectfully request placement for review by the Billings City Council at an upcoming work session. Thank you for your continued support and assistance.

Thank you for your assistance,

Heather Doty

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