



November 18, 2025

The Downtown Billings Partnership recommends approval

Project: 2923 Montana Ave LLC

Entity: Frontier Law Firm

Tax parcel: A00770

Facade restoration and sidewalk repair

| Items | Expenses | Eligibility | |
|-------------------------------|--------------------|---------------|--------------------|
| | | MCA 7-15-4233 | MCA 7-15-4288 |
| Sidewalk & curb | \$8,700 | \$0 | \$2,175 |
| Door restoration & insulation | \$43,078.62 | \$0 | \$10,769.65 |
| Lighting | \$5,000 | \$0 | \$1,250 |
| Total | \$56,778.62 | \$0 | \$14,194.64 |
| Other improvements | \$343,221.38 | \$0 | \$0 |

| | |
|---|------------|
| Current assessed value | \$709,400 |
| Estimated increase in taxable value (80% of project cost) | \$320,000 |
| Commercial tax rate (1.89%) | \$6,048 |
| Annual tax increment (699 mills) | \$4,227.55 |
| ROI | 3.3 years |

Public Benefit:

This project answers to Main Street elements of the URD and DBA Strategic Plan.

This project complies and conforms with MCA and City TIF policy.

Facade improvements attract new visitations and lend themselves to an enhanced pedestrian experience.

Projects like this stimulate new private investment and economic development.

This project also prompts commercial revitalization as well as positively impacts the marketability and perception of downtown.