

# BIRDworks

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

April 1, 2026

Dear City Of Billings Planning Dept,

The EBURD TIF Advisory Committee is submitting a request for Tax Increment Financing (TIF) assistance on behalf of GL Development LLC Skyview Residences LLLP & NeighborWorks Montana. for the Skyline Residences project, a redevelopment located within the East Billings Urban Renewal District (EBURD).

The proposed development is located at the corner of 17th Avenue North and 3rd Avenue North and will combine two existing parcels. The site currently includes four structures, consisting of two significantly deteriorated buildings and two small residential units. The project involves demolition of the existing structures and preparation of the site for new construction.

The proposed project will deliver 18 affordable housing units, offering a mix of one- and two-bedroom options, and will be constructed in compliance with EBURD code requirements. No relocation of residents is required for this project.

The total project cost is \$7,173,640 including a land purchase price of \$460,000. The applicant submitted their TIF application to BIRDworks on February 13, 2026. The application was reviewed by the EBURD TIF Advisory Committee and approved on April 1, 2026, for \$1,000,000 in TIF-eligible expenses—representing 13.94% of the project cost. The application identifies just over \$5 million in TIF-eligible expenses, with consideration given to the inclusion of land acquisition as part of the “but for” analysis.

The EBURD TIF Advisory Committee supports the inclusion of land acquisition costs as an eligible expense as part of this recommendation. It is understood that final determination of eligible expenses rests with City Council, and should Council choose to exclude land costs, the Committee remains supportive of reallocating eligible TIF funds to other qualified project expenses.

This project represents a significant investment in the district and aligns with the EBURD Urban Renewal Plan and Master Plan goals, including the removal of blight, reinvestment in underutilized properties, support for housing development, and continued growth of the district’s tax base.

We respectfully request placement of this item for review by the Billings City Council at an upcoming session.

Thank you for your assistance.

Heather Doty  
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BIRDworks community liaison