

BIRDworks

City of Billings Planning and Community Services
Attn: Wyeth Friday
PO Box 1178
Billings, MT 59103-1178
Request for TIF Fund Assistance – Frontage & Site Improvement Program

May 4, 2026

Dear City Of Billings Planning Dept,

I am writing on behalf of the East Billings Urban Renewal District (EBURD) TIF Advisory Committee to provide information regarding the proposed EBURD Frontage & Site Improvement Program and to formally convey the Committee's support for its establishment.

The EBURD TIF Advisory Committee has reviewed and discussed the proposed program and recommends its adoption as a tool to support smaller-scale, targeted improvement projects within the district. The program is intended to complement existing TIF mechanisms by providing a more accessible pathway for property owners and tenants to undertake incremental reinvestment projects that may not otherwise meet the scale or scope of a traditional TIF application.

The program will support improvements to building frontages and site conditions, including façade upgrades, exterior lighting, fencing, and screening. These improvements are intended to enhance the visual appearance of properties, improve safety and site organization, and reduce blight along key corridors within the EBURD. Eligible projects will be limited in scope, with a maximum total project cost of \$100,000 and a structured reimbursement of up to 50% of eligible costs, not to exceed \$50,000 per project.

The Advisory Committee recognizes that certain site improvements, particularly fencing and screening, can represent a significant cost burden due to material requirements, durability standards, and compliance with EBURD design expectations. In past cases, these types of improvements have required a higher level of participation, at times approaching 60% of total project costs, in order to achieve meaningful site upgrades. This program provides a more consistent and predictable framework to support these improvements while maintaining appropriate cost-sharing expectations.

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
heather doty

BIRDworks community liaison