

COUNCIL INITIATIVE PROPOSAL FORM

City Code Sec. 2-214(14). *Council Initiatives. This section of the agenda is reserved for individual councilmember requests for future legislative or staff action. These shall be limited to giving direction to staff to assist in formulating policies, work plans, etc. for future consideration of the city council. An initiative moves forward by majority vote of the city council.*

City Charter Sec. 3.08. *Interference with Administration. Except for the purposes of inquiries and investigations, the Council, its members and the Mayor shall deal with the City officers and employees who are subject to the direction and supervision of the City Administrator solely through the City Administrator.*

COUNCIL MEMBER PROPOSING INITIATIVE: MIKE BOYETT

SHORT NAME OF INITIATIVE: TIF ADVISORY COMMITTEE CONSOLIDATION

TERMS OF MOTION PROPOSING LEGISLATIVE OR STAFF ACTION: (Please be as specific as possible. Indicate if action is to be divided into steps or phases.

I recommend restructuring the governance of the City's Tax Increment Financing (TIF) districts by consolidating the three existing statutory advisory committees—SUBRA, EBURD, and DBA—into a single unified statutory board.

Currently, each board includes representatives from the City, County, and School Districts, along with multiple members representing their respective TIF districts. Membership varies among the existing boards:

- DBA: 11 members
- SUBRA: 10 members
- EBURD: 9 members

Under the proposed structure, the consolidated board would retain representation from the City, County, School District 2. It will also include the Elysian School District and up to two designated representatives from each TIF district. This approach would streamline operations, promote consistent evaluation of TIF applications and projects, and strengthen coordination with the newly established TIF Coordinator which will be renamed the Urban Renewal District Administrator going forward.

Benefits of consolidation include:

- Improved coordination across all TIF districts
- Consistent review and evaluation standards
- Greater efficiency and reduced administrative burden (1 vs 3 meetings)
- Enhanced communication between districts and stakeholders
- Increased transparency through regular public meetings held at city hall
- Stronger alignment with citywide economic development goals

Several Montana communities with multiple TIF districts have successfully adopted a single statutory advisory board structure:

Great Falls

- 5 TIF districts
- One statutory advisory board ("Super TIF Advisory Committee")
- City staff reports strong communication and positive overall performance
- Meets at City Hall

Bozeman

- 5 TIF districts
- One statutory advisory board
- Reports to the city manager through the City's economic development organization
- Provides a citywide perspective rather than evaluating districts individually
- Meets at City Hall

Kalispell

- 3 TIF districts
- One statutory advisory board
- Managed through the Economic Development Department
- Seven-member board
- Meets at City Hall

Missoula

- 6 TIF districts
- One statutory advisory board
- Four additional at-large members rather than district-specific representatives
- Seven-member board
- Created to encourage a broader citywide perspective and focus on community-wide priorities
- Meets at City Hall

Based on the experience of peer Montana communities, a consolidated statutory advisory board represents a proven governance model that can improve effectiveness while maintaining appropriate stakeholder representation. If this initiative is approved, the board could be operational and be prepared to begin its work in 2027.

CITY STAFF OR DEPARTMENT POTENTIALLY IMPACTED BY INITIATIVE: _____
Planning, Finance and possibly Legal

HAS COUNCIL MEMBER COMMUNICATED WITH CITY ADMINISTRATOR ABOUT THE INITIATIVE?
YES ☒ NO ☐

ESTIMATE OF APPROXIMATE STAFF AND COUNCIL TIME REQUIRED: _____ Wyeth Friday
estimated 1-3 months to complete this initiative.
