



October 6, 2026

City of Billings Planning and Community Services
Attn: Wyeth Friday
P.O. Box 1178
Billings, MT 59103-1178

Request for TIF Assistance - LDH Properties LLC

Dear Mr. Friday,

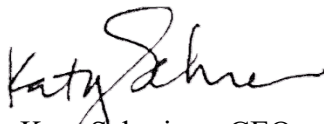
The DBP is hereby submitting a request for TIF assistance on behalf of the LDH Properties, an LLC that owns 213 N Broadway and occupies the space as Edward Jones, for a project in the Expanded North 27th Street Urban Renewal District.

The project aims to redevelop 213 N Broadway to represent a transformational investment to rehabilitate and fully activate a historically significant building that has been neglected for decades. The project will eliminate vacancy, restore architectural character, increase employment and visitations, improve energy efficiency, generate new taxable value and strengthen connectivity downtown. A primary objective is to bring the occupancy of the building to 100% through increased employment and growth of a team. This will eliminate vacant offices, dark storefronts, and underutilized spaces. The facade of the building will restore architectural elements to reflect the historic fabric of downtown while incorporating modern functionality and accessibility. It will add more natural light and create a more inviting pedestrian atmosphere.

The request for TIF assistance is in the amount of \$585,092 toward eligible expenditure. The Downtown Billings Partnership Board and the Downtown Urban Renewal Advisory Committee support this project and recommend approval. This project's identified eligible expenses comply with the Montana Code Annotated. Furthermore, this project conforms with goals of the Urban Renewal Plan in terms of supporting business recruitment and retention, crime prevention and public safety, and infrastructure. It also answers elements of the Downtown Billings Strategic Plan in contributing toward a safer, more robust downtown experience and investing in workforce growth and downtown visitations.

The DBP is requesting a position for review by the Billings City Council during its regular meeting Monday, October 26th.

Thank you for your consideration,


Katy Schreiner, CEO