

Memorandum

REPORT TO: Tax Increment Finance Advisory Board

FROM: David Fine, Urban Renewal Program Manager

SUBJECT: Introduction to Tax Increment Finance and Urban Renewal

MEETING DATE: January 15, 2026

AGENDA ITEM TYPE: Citizen Advisory Board/Commission

RECOMMENDATION: N/a

STRATEGIC PLAN: 2.2 Infrastructure Investments: Strategically invest in infrastructure as a mechanism to encourage economic development.

BACKGROUND: Economic Development staff will provide an overview on the use of tax increment financing and Bozeman's Urban Renewal Districts and Plans.

UNRESOLVED ISSUES: None at this time.

ALTERNATIVES: As suggested by the Board.

FISCAL EFFECTS: None.

Attachments:

[Midtown Urban Renewal District Plan FINAL.pdf](#)
[Midtown Action Plan V10 with attachments.pdf](#)
[Ordinance No. 1655, Adopts Urban Renewal Plan for portions of NE Bozeman.pdf](#)
[Pole Yard Urban Renewal Plan adopted 11.25.2020.pdf](#)
[North.Park.Urban.Renewal.District.Plan.10.9.17.pdf](#)
[South Bozeman Tech Park Comp Dev Plan.pdf](#)

Report compiled on: January 8, 2026