

Memorandum

REPORT TO: City Commission

FROM: David Fine, Economic Development Manager
Brian Guyer, Community Housing Manager
Brit Fontenot, Economic Development Director

SUBJECT: Authorize the City Manager to Sign Task Order 5 with Cushing Terrell for Analysis of a Housing Site in the Turnrow Subdivision

MEETING DATE: August 4, 2026

AGENDA ITEM TYPE: Agreement - Vendor/Contract

RECOMMENDATION: Authorize the City Manager to Sign Task Order 5 with Cushing Terrell for Analysis of a Housing Site in the Turnrow Subdivision.

STRATEGIC PLAN: 4.1 Informed Conversation on Growth: Continue developing an in-depth understanding of how Bozeman is growing and changing and proactively address change in a balanced and coordinated manner.

BACKGROUND: The City of Bozeman entered into an agreement with the developer of the Turnrow subdivision to designate 5 acres of land for future affordable housing development. The City's Community Housing Program is proposing to conduct massing and site analysis work to consider affordable for sale townhome options for this site. The property is already annexed and zoned REMU.

UNRESOLVED ISSUES: None at this time.

ALTERNATIVES: As suggested by the City Commission.

FISCAL EFFECTS: This scope of work is not to exceed \$24,500 and will be paid from the Community Housing Budget.

Attachments:
[CT COB25_URD03 TO05.pdf](#)

Report compiled on: July 23, 2026