

# Memorandum

**REPORT TO:** Downtown Area Urban Renewal District Board

**FROM:** Ellie Staley, Downtown Bozeman Partnership

**SUBJECT:** Review, Approve and Adopt the "Downtown Urban Renewal District Tax Increment (TIF) Public Infrastructure Grant Program."

**MEETING DATE:** November 18, 2025

**AGENDA ITEM TYPE:** Plan/Report/Study

**RECOMMENDATION:** Review, Approve and Adopt the "Downtown Urban Renewal District Tax Increment (TIF) Public Infrastructure Grant Program" with any additions or modifications requested by board.

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

**BACKGROUND:**

The Downtown Urban Renewal District Tax Increment (TIF) Public Infrastructure Grant Program establishes a clear framework for providing financial assistance to development and redevelopment projects within the Downtown Urban Renewal District. The program is designed to support projects that include eligible public infrastructure improvements such as sidewalks, utilities, lighting, and street trees, and that align with the goals of the Downtown Urban Renewal Plan and Downtown Bozeman Improvement Plan.

The proposed program formalizes the Board's authority, as outlined in Ordinance No. 1409 and Montana Code Annotated 7-15-4288, to offer TIF assistance for qualifying public infrastructure elements that enhance the District's economic vitality and reduce conditions of blight. Grants will be awarded on a reimbursement basis and evaluated using criteria tied to public benefit, private investment leverage, and project feasibility.

Approval and adoption of this program will provide consistent policy guidance for reviewing and administering future TIF infrastructure requests and will help ensure transparent, equitable, and goal-driven use of TIF funds within the Downtown Urban Renewal District.

**UNRESOLVED ISSUES:** None.

**ALTERNATIVES:** As presented by the board

**FISCAL EFFECTS:** None. Funds for these changes have been approved in the FY26 Work Plan and Budget. Grant requests over \$50,000 will be reviewed and approved by the Downtown Urban Renewal District Board. Decisions will be based on approved amounts in the current work plan and budget.

Attachments:

[DURD Grant Revision-Infrastructure.pdf](#)

[Downtown TIF Application 2nd Draft 091925.pdf](#)

[Downtown TIF Assistance Program 3rdDraft.pdf](#)

Report compiled on: November 12, 2025