

# Memorandum

**REPORT TO:** City Commission

**FROM:** Jesse DiTommaso, Economic Development Coordinator  
David Fine, Economic Development Manager  
Brit Fontenot, Economic Development Director

**SUBJECT:** Authorize the City Manager to Sign Task Order Ten with Baker Tilly Municipal Advisors for Updated Revenue Projections and Financial Feasibility of the South Bozeman Technology District Tax Increment

**MEETING DATE:** September 9, 2025

**AGENDA ITEM TYPE:** Agreement - Vendor/Contract

**RECOMMENDATION:** Authorize the City Manager to sign a task order ten with Baker Tilly Municipal Advisors for updated revenue projections and financial feasibility of the South Bozeman Technology District tax increment.

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

**BACKGROUND:** As the City's involvement in tax increment financing (TIF) projects grows more financially complex, the City has retained Baker Tilly Municipal Advisors for specialized financial advice. Baker Tilly has deep experience in recommending and right-sizing public development incentives for TIF projects. Baker Tilly was competitively selected for a term contract to provide these services on an ongoing and project by project basis for five years.

On [June 14, 2022](#), the Bozeman City Commission adopted [Resolution 5420](#) approving projects in the South Bozeman Technology Tax Increment Financing District as Technology Infrastructure Development Projects and Using Tax Increment Revenues or Tax Increment Revenue Bonds to Reimburse Eligible Costs of Such Projects. The Resolution approved the use of tax increment revenues or proceeds of tax increment revenue bonds to pay or reimburse Big Sky ICINF, LLC as the developer of the Aurora Project and the INDUSTRY Project (renamed Engine Works in 2024). As both Projects have been completed and are paying taxes, the City needs to move forward in assessing the District's ability to issue a reimbursement for the eligible project costs per the executed Development Agreement.

Baker Tilly's proposed scope of work is attached.

**UNRESOLVED ISSUES:** None.

**ALTERNATIVES:**

As recommended by the City Commission.

**FISCAL EFFECTS:**

Baker Tilly estimated the task order cost at \$4,500-\$6,000 to be invoiced at an hourly rate. This amount is available in the South Bozeman Technology District Budget.

Attachments:

[25- Task Order 10- Baker Tilly - MSUIC.pdf](#)

Report compiled on: August 19, 2025