

MISSOULA REDEVELOPMENT AGENCY

CONDENSED BOARD MEETING MINUTES

October 6, 2010

FINAL

A **Special** meeting of the Board of Commissioners of the Missoula Redevelopment Agency was held at MRA Conference Room, 140 W. Pine, Missoula, MT 59802 at 12:00 PM. Those in attendance were as follows:

Board: Hal Fraser, Nancy Moe, Daniel Kemmis, Karl Englund

Staff: Chris Behan, Kari Nelson, Tod Gass, Jilayne Lee, Lesley Pugh

Public:

APPROVAL OF MINUTES

September 15, 2010 Regular Board meeting minutes were approved as submitted.

PUBLIC COMMENTS & ANNOUNCEMENTS

Kemmis asked if there was any news regarding the parking structure. Behan said he and Buchanan attended a meeting last week and got to the point where they will follow a different path than they had been before. He said this in regards to figuring out how big the bond may be as far as what's considered increment that's available for debt service. Behan said he feels relatively positive that things are moving forward. Kemmis asked if the design-build was moving forward. Behan said by the time those are due they should be able to make some preliminary decisions on sizing. He said the Parking Commission needs to decide what the minimum number of spots they will accept on that corner is and how much they are willing to invest. Kemmis asked if there's actually a request for design-build proposals. Behan replied yes, the Parking Commission assigned management of the process to MRA and so Buchanan issued the request.

Kemmis said he assumes that at some point MRA will need to deal with the question of how much, if any, of the reimbursable costs for First Interstate it will pick up. Behan said this has been part of the discussions and is something they are looking at. Fraser asked if a couple of MRA Board members should become part of the working group. Behan said his feeling is that they're approaching a time where that would be appropriate. Kemmis said he thinks it would be good to get Board members involved sooner rather than later. Behan mentioned the possibility of having a joint MRA/Parking Commission Board meeting in the near future.

ACTION ITEMS

Silver Park Phase 3 – Contract for Construction – Request for Approval

Behan said Phase 3 consists of connecting the existing riverfront to the California St. Pedestrian Bridge and constructing a bridge/ramp to cross an irrigation ditch and provide ADA access to the south end of the California St. Bridge, trail landscaping and irrigation and

trail lighting. Behan said lighting and landscaping will also be installed in the parking lot that was completed in Phase 2.

Behan said three bids were received. As stated in his memo, all three were significantly lower than the engineer's estimate. Territorial Landworks, Inc. has reviewed the submittals and after math corrections, LS Jensen had the lowest bid. The other two bids were received from Western Excavating and Knife River. Behan said the Staff recommendation is to accept the construction bid from LS Jensen in the amount of \$591,320. \$500,000 of this amount is a grant from CTEP and MRA must pay the 13.5% local match required to use the grant. Behan added that since the paperwork hasn't been approved by the CTEP office, the recommended motion should include that approval is contingent on final approval by the Montana Dept. of Transportation.

Change tape 1 s1/s2

There was discussion regarding vandalism. Behan said Staff has had discussions with Parks & Rec about the possibility of having cameras installed and additional police patrols. He said once the trail lights are up and the bridge is in, there should be a greater number of people using the trail which will increase the number of eyes in the area.

Moe said she wondered if there is a way for MRA to evaluate whether or not the contractor can complete the project because of the increase in economic stress. Behan said there will be appropriate bonds to complete the project. He said as far as the company itself, it is well backed up.

MOTION

ENGLUND: I MOVE THE BOARD ACCEPT ALTERNATIVE 1 OF THE SILVER PARK PHASE 3 CONSTRUCTION BID FROM LS JENSEN IN THE AMOUNT OF \$591,320, SUBJECT TO APPROVAL OF THE PROJECT BY THE MONTANA DEPARTMENT OF TRANSPORTATION. Moe seconded the motion. 4 ayes, 0 nays. Motion passed unanimously. Cates absent.

OTHER ITEMS

ADJOURNMENT

Meeting adjourned at 12:40 pm.

Respectfully Submitted,



Lesley Pugh
Secretary II