

MISSOULA REDEVELOPMENT AGENCY

CONDENSED BOARD MEETING MINUTES

September 21, 2011

FINAL

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

Board: Nancy Moe, Rosalie Cates, Karl Englund

Staff: Ellen Buchanan, Chris Behan, Jilayne Lee, Tod Gass

Public: Dave Shaw, Parks & Trails Design & Development Manager; Ginny Merriam, City Communications Officer; Patty Kent, Western Montana Mental Health Center; Mark Anderlik, Missoula Area Central Labor Council; Dustin Hutchins, Missoula Area Central Labor Council; Rod Huff, Huff Construction; Barbara Huff, Huff Construction; Jim McLeod, The Farran Group; Pat Corrick, The Farran Group; Devin Khoury, Lambros Real Estate; Jason DeCunzo, Riverhaus/CTA; Ed Weatherby, Millsite Revitalization Project

PUBLIC COMMENTS & ANNOUNCEMENTS

Behan said he is planning an opening of the Silver Park Trail on October 7, 2011. He will send the Board notices.

Buchanan said the Public Art Committee is considering doing a specific call for Montana artists only for the "Percent for Public Art" project that will be part of the Front Street Parking Structure.

Patty Kent said Western Montana Mental Health Center (WMMHC) is planning on building a 16 bed inpatient Addiction Treatment Center. There isn't any facility like this in Montana and there are very limited beds of this type in Montana. The development site is the corner of California Street and Wyoming Street. WMMHC will be asking for assistance for curb, gutter and sidewalks and extension of a water main. Mountain Water is requesting the Center fund an extension from the middle of the block of Wyoming to the east end of Wyoming and around the corner on California. This is about 725 feet for about \$60,000. The current estimated request from MRA for all improvements is about \$125,000. Kent said she would be back next month.

Behan said staff will be looking at other potential landowners that could access municipal water from a new main line and the possibility of fire hydrants for the area to increase overall safety of the neighborhood.

Rosalie Cates entered the meeting.

APPROVAL OF MINUTES

August 18, 2011 Board Meeting Minutes were approved as submitted.

ACTION ITEMS

310 Inez Street (Rod & Barbara Huff) – URD II TIF Request (Behan)

Behan said about five years ago the Huffs did a project on Inez Street that entailed two buildings with two condominiums each. The quality of the construction and amenities was excellent. The Huffs then bought another lot across the street to the south and planned to do a similar project. Their request at that time was for site clearing, water, sewer and sidewalks, which was approved by the MRA Board in April 2008. By June 2008, there were issues in the housing market so their financing fell through. The Huffs ultimately agreed with MRA to terminate their development agreement. Recently, the market for lease and rental housing has improved. The Huffs have decided to build apartments instead of condominiums on the same site. They are planning on doing similar amenities and technology in these units.

Behan said the Huffs are here today to discuss their request for \$74,000 for site clearing, sewer, water and power extensions to the site and curb, gutter and sidewalk improvements. The total cost of the project has increased by \$87,000 from 2008. The request to MRA has gone up by \$15,000. Staff recommendation is for approval.

Behan said he did want to discuss the Huff's decision to use Dryvit as siding in the project. Dryvit is a foam based stucco material. Behan said it has a reputation of not having very good durability over its lifetime. Behan said this was a concern for MRA in previous downtown applications.

Rod Huff said he plans to use Structural Insulated Panels (SIPs) panels for the construction. SIPs are building panels that are made by sandwiching 5.5 inches of foam between two structural panels, typically Oriented Strand Board (OSB). They have a very high R-value and a very low air infiltration value. R. Huff said he plans on heating the units with roof top heat pumps and using air economizers to help cool the units in spring and fall. He plans on paying the power bills for the units. R. Huff said in 2013, the Model Energy Code will be such that this type of construction will be one of the only ways to achieve this energy efficiency level other than going to double wall construction. R. Huff said he's been working with SIPs panels for some time. He is using SIPs panels to construct a 40' x 60' garage in the Flathead area.

Behan said the SIPs will be used for the interior construction and the Dryvit is planned for the exterior. R. Huff said the unique thing about Dryvit is you get another inch of foam. One of the big problems with buildings now is that you have headers above the windows and studs in the walls and the cold is transferred through those items. R. Huff said Huff Construction has gotten into energy auditing and is primarily a remodel company so they see what has happened to buildings when they tear them apart. He said fiberglass insulation is not the way you want to go. R. Huff said, as far as the Dryvit, they could use real stucco but the cost increase would be about \$5,000 per building. He said stucco is the ideal way, particularly if it's covered with a synthetic coating to keep it from developing hairline cracks; but you don't get the additional inch of foam insulation. R. Huff said Dryvit is susceptible to damage, for example if you beat or kick it.

Cates asked about the 1:10 ratio and whether that would change. Behan said no. Cates asked about the 40% equity and whether that was a bank requirement. R. Huff said no, the banks don't want to go over 70% and he wanted to be a little better than that. Discussion ensued.

Cates asked if financing was approved. R. Huff said not yet.

MOE: I MOVE APPROVAL OF THE TAX INCREMENT REQUEST IN THE AMOUNT OF \$74,000 FOR SIDEWALKS, CURBS, SITE CLEARANCE WORK, AND UTILITY EXTENSIONS AND UPGRADES, SUBJECT TO APPROVAL OF FINANCING AND ALSO SUBJECT TO GENERAL REQUIREMENTS OF MRA FOR SUBMISSION OF INVOICES AND COSTS AFTER CONSTRUCTION.

Cates seconded the motion. Motion passed unanimously. (3 ayes, 0 nays)

Old Sawmill District – Methane Abatement System/Trail Lighting – TIF Request
(Buchanan)

Buchanan said Millsite Revitalization Group (MRP) has to deal with wood waste removal and methane abatement as part of the Voluntary Cleanup Plan for the Department of Environmental Quality. One of the conditions is that a trench be built between the new Silver Park Parking Lot and the Civic Stadium. The trench would be used to trap methane and then a venting system would be used to disperse whatever methane is accumulated. The original plan was to put what looks like light poles along the trench with passive methane vents on the top. There was discussion initially of putting banner arms on these poles to give them some more functionality. Buchanan said it occurred to MRA Staff that these poles could be used to light the trail that runs along the Stadium on the west side.

Buchanan said MRA hired Mike Fussell of Fussell Engineering to do the electrical work on the proposal. MRP through Geomatrix put out the entire vent/lighting package to bid and to pull the electrical power and add lighting to the five poles is \$32,500. Buchanan said Staff thinks this is an opportunity MRA should take advantage of. She feels one of

the goals of the Agency is to light as many trails as possible and to make them as functional as possible. Staff recommends approval of an expenditure not to exceed \$32,500 to add lighting to five poles to the east of the parking lot in Silver Park.

Cates asked if they fit with the “night skies” movement. Buchanan said absolutely. Moe asked if they were similar to the Milwaukee Trail lights. Behan said they are similar to the lights in the Silver Park Parking Lot.

CATES: MOVE TO APPROVE PER STAFF RECOMMENDATION.

Moe seconded the motion. Motion passed unanimously. (3 ayes, 0 nays)

Fox Site RFP – Report and Recommendation (Behan)

Behan said MRA did a Request For Proposals (RFP) at the request of City Council. It was advertised regionally and was extended through the end of July. Of the five proposals submitted, the Initial Review Team of Rod Austin, Ginny Merriam, Jeff Fee, Rosalie Cates, Chris Behan and Ellen Buchanan, determined that two were the most complete and really addressed most everything in the RFP with examples. The other three were excellent ideas. Behan briefly reviewed the proposed uses of the five respondents.

The Initial Review Team then did interviews with the two finalists, Riverfront Plaza and Hotel Fox. The Team and the head of the Riverfront Plaza group recommended the City move forward with Hotel Fox’s idea of a conference hotel.

Behan said he wasn’t sure what the MRA Board and City Council would want from Hotel Fox as far as presentations, so he summarized the actions the Board could take today.

Jim McLeod, Hotel Fox, asked that MRA let them know what type of presentation was desired and to try to arrange presentations when all parties of the development group could be there as some live out of state.

Changing Tape – tape 1, side 2

Discussion ensued.

Behan said at some point, Hotel Fox will make a presentation to City Council since they will approve the final development project. Discussion ensued. Moe asked what Council Committee the proposal would go in front of. Buchanan said probably Administration & Finance but it could be Committee of the Whole. MRA Board members felt they wanted a presentation from the Hotel Fox group before they make a recommendation to City Council.

Englund asked if there were any comments today that could be addressed in Hotel Fox’s presentation to the Board.

Mark Anderlik, Missoula Area Central Labor Council, said the proposal is asking a great deal from the City. His concern is that the construction and operation include quality jobs and that there is some assurance of that.

Englund said the concerns of the Labor Council should be addressed at some point. Moe said it would be important to address the land and the parking issues too. She also said the groups hearing the presentations should have an understanding of the EB5 Federal Program and what the possibilities are with that.

Pat Corrick, Hotel Fox, said the presentation would be a lot more germane if they could do their market study. Their presentation could be more directed and specific but the market study will cost money and they don't want to commit to the Study if they don't have some assurance of exclusive development rights.

Buchanan asked what would happen if there were an interim agreement that gave Hotel Fox enough comfort to move forward with their market study. Behan said MRA could check with Council to determine their comfort level. Buchanan said maybe it could be approached incrementally. Corrick said it would be about 60 days to get the study completed. Cates favored an incremental approach. Discussion ensued.

Englund suggested MRA consider involving some members of Council ahead of time in the process so they can speak for it at the Council level.

Cates suggested a special meeting for the MRA Board to hear Hotel Fox's proposal. It was determined that the presentation could be similar to what was given to the Initial Review Team with some members of the Hotel Fox development group participating by phone.

Englund tabled the Fox Site RFP Action Item.

NON-ACTION ITEMS

While Riverhaus was setting up the projector, the Board had a discussion on forming a committee to do a performance review for Ellen Buchanan.

Milwaukee Trail Lighting Design Study – Presentation (Dave Shaw)

Shaw thanked the Board for allowing time for this presentation. CTA Group and Riverhaus Design group have been involved in the lighting design for Milwaukee Trail and developing future lighting design standards.

The goals were energy efficiency, "Dark Skies" initiative compliant, appropriate aesthetics and maintainability. There were two outcomes desired; design for the Milwaukee Trail lighting and comprehensive design standards for lighting parks and trails in the future.

Jason DeCunzo, Riverhaus Design Group, gave a PowerPoint Presentation on the research they did and the recommendations they have for Milwaukee Trail and future lighting design standards. Riverhaus is a lighting, electrical and automation company. They partnered with CTA because there is a heavy engineering element to the project. The partnership looked at sustainability and developing a standard that could be used in the future.

The lighting review included maximizing potential with the least amount of product. The form factor is the equipment doing the work and the element is what type of lighting it is, i.e. high pressure sodium, metal halide, fluorescent, induction or LED. Riverhaus looked at how to marry these two parts (form factor & element) together to get the best lighting for each park or trail situation in Missoula.

Three fixture types were identified that could be employed in the trail system either as retrofit or new. The types are a decorative fixture, a taller post top fixture and a building mounted fixture.

Fixture Type #1 – Decorative (i.e. acorn or post mounted luminaire) These types are decorative, but less effective. Good for entry ways, and along buildings and trees. Six different distribution patterns are possible with retrofitting or with a new acorn design.

Changing Tape – tape 2, side 1

Fixture Type #2 (arm mount luminaire on taller post) These types are used for better spread and better control of light. Heights being looked at are 12' and 16'.

Research drew from different locations, including Missoula. There are historic examples in Missoula such as the Fairground lighting.

DeCunzo discussed the difference between the Missoula Lighting Ordinance versus the "Dark Skies" initiative. DeCunzo said the Ordinance is what we have to comply with and Dark Skies is a document that lays forth an ideal situation.

The components of Fixture Type #2 are the base, post, arm and fixture. Fixture Type #2 is sympathetic to building, roadway and pedestrian conditions. Additional aesthetics could be added, for example banners. Security-wise this fixture is ideal as call stations and cameras could be added at some point. This type will increase trail usability.

Fixture Type #3 (building mount of Type #2) These are very durable and versatile as they could be mounted to different materials.

Lighting Element Type Discussion: Metal Halide changes color over time. They also have a violent end of life; they explode 30-40% of the time. When doing the performance evaluation of light sources, LED came out ahead. They are made in the

US and are more accessible and predictable. Induction lighting (including compact fluorescent) was also researched.

Pros of LED lights:

30% energy savings, reduced number of fixtures required, better optics, decreased maintenance, lower upfront cost, forecasting maintenance is easier, product is modular and can be stocked on the shelf, power consumption is more predictable, less susceptible to environmental degradation, and LED perception is at an all time high.

In sum, energy, maintenance, aesthetics, and usability were considered in the design. DeCunzo said Riverhaus/CTA recommends using three different types of fixtures that can be employed anywhere along the trail system (either new or existing), focusing on using slightly higher poles so fewer poles are required, and utilizing better glare controls and LED lights. With the energy savings, the payback period is only 20 months. DeCunzo said they also considered the funding part of this project and the Milwaukee Trail Lighting project could be completed in phases.

STAFF REPORTS

Director's Report:

Front Street Parking Structure - Buchanan said the first pour was done on the elevated slab yesterday. She said they are tensioning today. Cates requested a walk-thru.

Civic Stadium – Ross Best dismissed his lawsuit.

Street Car – Englund said Portland has some issues with their street cars; particularly that they seem to be incompatible with bicycles. Buchanan said she was able to get additional funds for the study so MRA's portion will only be \$5,500.

Milwaukee Trail - Buchanan said the Trail Opening has been planned by the River Road Neighborhood Council. Lee said she thought it was scheduled for Sunday, October 9th from 3:00-6:00pm at Bentley Park.

Budget Reports – no discussion

Staff Activities Report – no discussion

OTHER ITEMS

ADJOURNMENT

Meeting adjourned at approximately 1:45 p.m.

Respectfully Submitted,



Jilayne Lee