

# MISSOULA REDEVELOPMENT AGENCY

## CONDENSED BOARD MEETING MINUTES

May 20, 2015

Draft

A **Regular** 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 10:00 AM. Those in attendance were as follows:

- Board:** Nancy Moe, Daniel Kemmis, Ruth Reineking, Melanie Brock
- Staff:** Ellen Buchanan, Chris Behan, Jilayne Lee, Tod Gass, Juli Devlin
- Public:** Cory Claussen, True North Steel; Mary Zahn, Felton Dental Clinic; Jerry Zahn, Felton Dental Clinic; Brett Felton, Felton Dental Clinic; Vince Gavin, Gavin-Hanks Architects; Michael Kane, Rocky Mountain Remodels; Scott Johnson, Bretz RV & Marine; Hope Capon, JCM Architecture; Jeff Maphis, JCM Architecture; Jeremy Keene, WGM Group; Martin Kidston, Missouliauian

### **CALL TO ORDER**

12:00 p.m.

### **APPROVAL OF MINUTES**

April 16, 2015 Regular Board Meeting Minutes were approved as submitted.  
April 22, 2015 Special Board Meeting Minutes were approved as submitted.

### **PUBLIC COMMENTS & ANNOUNCEMENTS**

Moe asked if the Russell Street Corridor Study – URD II Program listed on the agenda was an action item or a discussion. Behan said the Board could take action or it could be a discussion item; whatever the Board deemed appropriate.

### **ACTION ITEMS**

#### **Felton Dental Clinic – 1760 Brooks Street (URD III) – TIF Request (*Behan*)**

Behan said Brett Felton, Felton Dental Clinic, just recently purchased the former Papa John's Pizza building located on Brooks Street. The plan is to demolish the building

and complete any remedial work that is necessary. Behan said the majority of the recommended request is for demolition. He noted that this 150-200 foot stretch is one of the last sections on Brooks Street that does not have sidewalks. Behan said for many years easements have been obtained to connect sidewalks along Brooks Street, but not at this location. He said Brett Felton has agreed to provide a sidewalk easement to fill in the present gap.

Behan said part of Felton's Tax Increment Financing (TIF) Application included assistance for landscaping. He said the TIF program in URD III specifically excludes landscaping on private property. Behan said a few years ago the Board amended the Façade Improvement Program (FIP) to allow landscaping assistance on private property, but that did not extend to TIF assistance for new construction. He said landscaping for the Felton project is not an eligible item since it is new construction.

Brett Felton, Felton Dental Clinic, said he's very committed to the project and feels that his goals are in line with MRA's vision. He said he plans on staying in this location for many years and said he is excited to see all the new development along Brooks Street.

Vince Gavin, Gavin-Hanks Architects said when he took on the project, he studied the ability to remodel the existing structure. He said the current building location would be good if it was to be used for a gas station but there are parking and sidewalk issues which cause safety concerns for the current project. Gavin said it isn't feasible to remodel the current structure for the proposed use.

Reineking said the Board memo reflects a completion date of January 2016. She asked Gavin what he thought about the aggressive schedule. Gavin said there is a lot of mobilization on the site in regards to demolition, which will allow some time to finalize the design for this construction season. Reineking said she appreciates the sidewalk easement, sidewalk work, and limiting the access points but asked if the sidewalks would be installed before January 2016. Gavin said the goal is to move forward with the infrastructure work and concrete work before the weather becomes a concern.

Kemmis asked if the TIF guidelines allowed for additional landscaping on private property, what the landscaping cost might be for the Felton project. Behan answered \$13,484 which would be for the narrow strips along Brooks Street and Strand Avenue and the northern corner of that site. The \$13,484 would not landscape the entire site. Kemmis asked if MRA were to amend the TIF guidelines, could that section of landscaping be covered under TIF assistance. Behan said yes. Kemmis said he's not sure this situation should lead MRA to change its guidelines but he said it seems clear to him that for an area like URD III, especially along Brooks Street, and given the odd shaped lot where a portion of the lot is undevelopable, that the restriction for landscaping assistance be considered now or possibly in the future. Behan said the TIF guidelines were set by the MRA Board many years ago and could easily be modified by the Board to be more flexible.

Moe asked if the recommendation of \$84,500 includes \$63,500 for demolition and \$21,000 for sidewalks and curbs. Behan said correct. Moe said in recognition that the

City now has a commitment from the property owner for an easement and the developer shows interest in landscaping; if the Board is inclined to approve the \$84,500, the Board could also approve \$13,484 now for landscaping assistance upon modification of the URD III TIF guidelines. Reineking asked if the Board is suggesting approving the additional \$13,484 now for the Felton project and then asking staff to modify the TIF Program for the Board to approve in the future. Moe said yes, she would like to have a staff recommendation for modification of the URD III TIF guidelines. Buchanan said if the Board would like to change the TIF guidelines, she said procedurally she suggests changing those guidelines first, and then staff can recommend the additional \$13,484 at a future meeting. Kemmis said he appreciates and understands Buchanan's direction but asked if it might be more efficient and less of a burden on the applicant if the Board were to make a motion to approve the eligible amount of \$84,500 now and approve the additional amount of \$13,484 to be available if the Board changes the TIF program guidelines.

**KEMMIS: I MOVE THE BOARD APPROVE THE TIF ELIGIBLE AMOUNT OF \$84,500 AND APPROVE THE ADDITIONAL TIF AMOUNT OF \$13,848 FOR LANDSCAPING TO BE AVAILABLE UPON BOARD APPROVAL OF THE MODIFICATION TO THE URD III TIF PROGRAM GUIDELINES.**

**Reineking seconded the motion. Motion passed unanimously. (4 ayes, 0 nays) Englund absent.**

Kemmis said he's happy to see this project; particularly in this location. He said he'd like to think that the improvements accomplished on the northeast end of the District made the area more attractive and said the Felton Dental Clinic project will help further attract development in the area. Kemmis said the Felton Dental Clinic is one of the better projects that MRA has had in the north end of District III. He thanked Brett Felton.

**Allegiance Building – 2300 Brooks Street (URD III) – TIF & FIP Grant Request (Behan)**

Behan said at the April 16, 2015 Board meeting, the Board was presented with a 'proceed without prejudice' request from Allegiance that the Board approved. He said the building Allegiance is remodeling is located at 2300 Brooks Street [the old Goodwill building]. It is near a busy intersection yet it isn't very noticeable or striking to a driver or pedestrian. Behan said additional windows will be installed which will make a huge difference not only for the building but also for the area. He said staff recommends the Board approve TIF assistance in the amount of \$17,700 for public sidewalk improvements and FIP assistance in the amount of \$50,000 for façade improvements; primarily for windows.

Moe said at the April 16, 2015 Board meeting there was discussion on possibly vacating Oxford Street to provide for more parking and landscaping and asked if there was an update on the vacation. Behan said the idea of vacating Oxford Street was to be determined by the owner and City Development Services. He said from his

understanding Development Services doesn't have an interest in vacating Oxford Street. Jeff Maphis, JCM Architecture, said the owners of the adjacent properties are interested in vacating Oxford Street and there is also an interest in redeveloping that whole area but discussions are in the early stages and details haven't been determined as of now.

Maphis said there is so much hardscape in that area, other than the Missoula County Fairgrounds, so improving the façade and adding windows will enhance the building. He said the Allegiance project will help improve the area along the Brooks Street Corridor.

Behan said because of new health insurance programs and additional clients, Allegiance plans to hire 100 new employees that will be phased in over a period of five years. Maphis said Allegiance currently owns and occupies two other buildings and they continue to grow. Moe asked how many new employees are projected to be hired during the first year. Maphis said Allegiance plans on hiring between 30-85 new employees depending on the market. He said that's a wide range but Allegiance has a couple of large potential clients that will determine how many new employees will be needed during the first year.

Reineking asked if there was any landscaping opportunity with the Allegiance project. Maphis said there is a small area on the southwest corner of the property on Oxford Street, but he hoped Oxford Street would eventually be vacated to expand the landscaping opportunities to provide a better balance for the entire block. Buchanan said if the City shows no interest in vacating Oxford Street, then another option would be to turn Oxford Street into a parking street much like Cedar Street, which would provide the opportunity for landscaping in the public right-of-way (ROW).

Moe said she noticed in the staff memo that the building's current façade is primarily made up of EIFS (Exterior Insulating Finishing System) or artificial stucco. She said the Board and staff have determined that artificial stucco is an unfavorable material so she asked if Behan could comment on that. Behan said it would be very expensive to replace the entire artificial stucco façade so rather than replacing it, a large portion of it will be removed and replaced with windows. The remaining artificial stucco will be repaired and painted. Behan said these façade improvements will improve the visual aesthetics of the building. Buchanan added that artificial stucco is specifically excluded from assistance in the FIP program as a new material that can be used.

**REINEKING: I MOVE THE BOARD ACCEPT THE STAFF RECOMMENDATION.**

**[MOTION: MRA BOARD APPROVES A FAÇADE IMPROVEMENT PROGRAM GRANT OF UP TO \$50,000 FOR THIS PROJECT AND UP TO \$17,700 UNDER THE TAX INCREMENT FINANCING PROGRAM TO UPGRADE PUBLIC SIDEWALKS ADJACENT TO THE PROJECT TO CURRENT ACCESSIBILITY STANDARDS. STAFF MAKES THESE RECOMMENDATIONS WITH THE UNDERSTANDING THAT FINAL COSTS WILL BE BASED ON PAID CONTRACTOR INVOICES PROVIDED BY**

**THE APPLICANT AND OTHER STANDARD CRITERIA CONTAINED IN MRA'S DEVELOPMENT AGREEMENTS.]**

**Brock seconded the motion. No further discussion. Motion passed unanimously. (4 ayes, 0 nays) Englund absent.**

**Bretz RV & Marine – 4800 Grant Creek Road (North Reserve/Scott St. URD) – Request for Approval (Behan)**

Behan said Mark Bretz, Bretz RV & Marine, made a presentation to the Board at the February 18, 2015 Board meeting regarding their plan to expand and construct a 15,240 square foot addition to the existing showroom, repair area, and office space. Behan said one stipulation to the addition is the requirement to add a sprinkler system in the entire building, which will require installation of a water main along the parcel. He said the water main could potentially provide water to the undeveloped parcels to the east of Bretz RV. Behan said the Bretz RV project also includes paving and improving several acres for additional RV and boat inventory.

Behan said the State Legislature passed a bill earlier this year on how taxes are evaluated. He said it's a simple calculation that allows forecasting taxes easier. He said if assistance is approved for the Bretz RV project, a debt instrument will need to be arranged so the amount of forecasted tax increment funds to be received needs to be known so the debt service is covered.

Moe asked if the water main was going to be a 14 inch diameter pipe. Behan said the pipe would be 12 inches in diameter. Moe asked if the 12 inch pipe would be adequate for future development. Behan said yes. He said the water pressure in this area is fairly low so a fire pump may be necessary. Scott Johnson, consultant for Bretz RV, said a different mechanism has been engineered so rather than using a fire pump, a six inch diameter fire line will run to the building as well as a four inch diameter water main to allow for the appropriate volume of water. Moe asked if the adjacent property owners will require a fire pump. Behan said yes, the adjacent property owner, Consumer Direct, will most likely require a fire pump.

Moe asked Johnson if he had any additional comments on the Bretz RV project. Johnson said Bretz RV would like to reserve the right to ask for assistance at a later date for landscaping, sidewalk, curb and gutter along Old Grant Creek Road. He said those items are in the plans but Development Services is in the process of a planning effort for a possible realignment of Old Grant Creek Road and has asked that those improvements be postponed.

Moe said the staff recommendation includes engaging bond council (Dorsey & Whitney) and the City's financial advisor (Springsted & Associates) to negotiate terms of payment for eligible items. She said if the Board approves assistance to Bretz RV the reimbursements to Bretz RV may be delayed since there are currently no funds in the North Reserve/Scott Street District. She said the Bretz RV project will generate tax

increment, which in part, will be used to reimburse Bretz in the future. Moe asked Johnson if he and Mark Bretz understood that arrangement. Johnson said yes.

Kemmis said at the April 16, 2015 Board meeting the Board approved Bretz RV's proceed without prejudice request. He said it appears to him that the staff recommendation is only one step further beyond a proceed without prejudice, since nothing is final until the debt instrument is negotiated and approved by the MRA Board and City Council. Behan said that was correct. Behan said Bretz would like to start construction soon and felt more confident if there was some sort of Board approval before construction started on the water main.

**KEMMIS: I MOVE THE BOARD ADOPT THE STAFF'S RECOMMENDATION.**

**[MOTION:**

- 1. APPROVE \$122,917 IN TIF ASSISTANCE FOR ELIGIBLE ITEMS WITHIN THE BRETZ RV AND MARINE PROJECT AT 4800 OLD GRANT CREEK ROAD UNDER THE FOLLOWING CONDITIONS:**
  - A DEBT AND PAYMENT ARRANGEMENT ACCEPTABLE TO MRA CAN BE NEGOTIATED WITH BRETZ RV AND MARINE WITH A FINAL AMOUNT AND TERMS TO BE APPROVED BY THE MRA BOARD.**
  - CITY COUNCIL APPROVAL OF THE DEBT OBLIGATION.**
- 2. DIRECT STAFF TO ENGAGE DORSEY & WHITNEY AS BOND COUNCIL AND THE CITY'S FINANCIAL ADVISOR, SPRINGSTED & ASSOCIATES, TO NEGOTIATE TERMS WITH BRETZ RV AND PREPARE DOCUMENTS TO BE APPROVED BY THE MRA BOARD AND FOR RECOMMENDATION FOR APPROVAL TO THE CITY COUNCIL.]**

**Reineking seconded the motion. No further discussion. Motion passed unanimously. (4 ayes, 0 nays) Englund absent.**

**North Reserve/Scott Street URD Master Plan – Request to Negotiate a Scope of Services and Cost (Buchanan)**

Buchanan said the North Reserve/Scott Street URD Master Plan has been managed mostly by Behan. She said she offered to do the staff memo since Behan was busy with so many other projects. Buchanan said from here on out she and Behan will continue to work on this project together.

Buchanan said the Board authorized the staff to issue a Request for Proposals (RFP) for a master plan for the entire North Reserve/Scott Street District as well as the County land that was also studied for blight. She said part of this master planning process will provide predictability for property owners in the County. Buchanan said four project teams responded to the RFP and two of those teams were interviewed. She said both teams interviewed very well and provided excellent responses. She said the selection committee selected WGM Group and felt they provided a stronger proposal. Buchanan said staff recommends the Board approve WGM Group and direct the staff to negotiate

a scope of services and a cost for those services and bring a proposal back to the Board in June for consideration of approval and award of contract. Buchanan said the project team selected consists of WGM Group, Winter & Company, and Urban Advisors, Ltd. She said WGM Group will be the principal of the project and will be involved with environmental assessments, infrastructure, and public involvement. She said Winter & Company is based out of Colorado and their expertise is in land use and design guidelines. She said Winter & Company has worked all over the United States and will facilitate with developing standards, design concepts, multi-modal circulation, streetscape design, community outreach, and assist with public meetings. Buchanan said Urban Advisors Ltd will do the market study and development strategies. She said Urban Advisors Ltd were part of the team that conducted the Urban Land Institute (ULI) report for URD III and Missoula Midtown.

Jeremy Keene, WGM Group, said he really appreciates MRA's trust and confidence in selecting WGM Group to steer the master planning process. He said he's excited for the project and said they have a great team with a national caliber.

Moe asked once the contract is awarded will the work done under the contract be completed enough to use as a resource for future projects and development in the North Reserve/Scott Street District. Buchanan said the North Reserve/Scott Street URD Master Plan will be a roadmap and will provide MRA a better idea as to where infrastructure should be placed and what streets should be extended and to where, what type of land uses are appropriate and in what areas, etc. She said there are industrial, commercial, and residential areas all within one district. Buchanan said the Master Plan will help guide projects that MRA can support and provide set standards. Moe said if commercial project applications are presented to staff first, she asked if the commercial aspect of the Plan could be looked at first. Behan said he discussed that idea with Keene and yes the plan is to focus on the commercial aspect first as well as the entire plan so that enough information is provided to make decisions. Moe asked that the information be communicated with the Board as planning efforts move forward. Brock asked how long the planning process is expected to take. Keene said the process is about nine months. He said the planning process includes items that require more time than others. He said the planning team would like to move through the process fairly quickly but also allow time for some items and stakeholder involvement.

Moe asked if Board members should be involved with the planning process. Buchanan said yes, that an advisory committee will be formed and it would be great to have Board member involvement. Keene said an advisory committee or steering team will be needed to help make decisions at a detailed level, in addition to having a couple of focus groups.

**REINEKING: I MOVE THE BOARD APPROVE THE STAFF RECOMMENDATION.**

**[MOTION: MRA BOARD APPROVES THE RECOMMENDATION OF THE SELECTION COMMITTEE TO NEGOTIATE A SCOPE OF SERVICES AND A COST FOR THOSE SERVICES AND DIRECT STAFF TO BRING A SCOPE AND COST PROPOSAL BACK TO THE BOARD IN JUNE FOR CONSIDERATION OF**

**APPROVAL AND AWARD OF CONTRACT FOR THE NORTH RESERVE/SCOTT STREET URD MASTER PLAN TO WGM GROUP.]**

**Brock seconded the motion. No further discussion. Motion passed unanimously. (4 ayes, 0 nays) Englund absent.**

**Russell Street Corridor Study – URD II Program – Request for Approval (Behan)**

Behan said in early 2014, the Board asked staff to find a mechanism to study the Russell Street Corridor within URD II. He said the idea was to focus on a couple of the arterial streets like 3<sup>rd</sup> Street, Russell Street, and Broadway. Behan said there really isn't a lot of opportunity along Russell Street for façade improvement, but façade improvements may be more appropriate for 3<sup>rd</sup> Street and Broadway. He said work done along Russell Street will mostly be new construction. Behan said it's important that the Russell Street Corridor Study, recommendations, and assistance program information be provided to land owners, business owners, developers, etc. so the area can develop. Behan said the Commercial Rehabilitation Loan Program (CRLP), which provides loan interest subsidies, worked well 15-20 years ago when interest rates were high. He said the CRLP doesn't really work for projects right now. Behan said a financing mechanism will need to be determined whether it is through a CRLP Program, the Life-Safety Code Compliance Program (CCP), or another program. Behan said we need to look at next year's budget to see what funds are available.

Moe asked if the Russell Street improvements are going to be the main driver of future projects. Behan said the current projects weren't solely dependent on the future Russell Street improvements, although that was a factor. He said there will most likely be development pressure on Broadway when Russell Street is finished. Moe said the staff recommends a "targeted" FIP program and asked if the FIP Program would also apply to development on Broadway. Behan said yes the FIP Program would also apply to development on Broadway and said the word "targeted" could be removed if the Board preferred. He said the FIP Program could either replace the CRLP or CCP Programs or be added to the URD II programs.

Brock said she appreciates the acknowledgement of the trail systems and how they are just as important as the arterial streets.

Reineking said it's a good idea to come up with recommendations and standards for Russell Street as well as expanding those recommendations to a couple blocks on either side of Russell Street. She said as an example, California Street could become more developed. She said MRA could consider extending the FIP guidelines to areas on 3<sup>rd</sup> Street and possibly Broadway.

Kemmis asked if the URD II TIF Program narrative has the same landscaping restrictions as the URD III TIF Program narrative. Behan said yes, both narratives are fairly explicit. Kemmis asked if there are elements within the TIF guidelines that might be worth changing. Behan said Board and staff could consider adding design guidelines for façade treatments, materials, and street corners. He said the Russell



Street Corridor Study recommends design guidelines for the area but further discussions revolved around whether these design guidelines would dissuade future development; therefore the recommendation was made to provide guideline incentives rather than requirements. Kemmis said he would rather modify the programs than piecemeal the program changes as projects develop. Kemmis said he would prefer that a formal approval not be made today, and that staff provide the Board a comprehensive package to review.

Kemmis said he understands staff is looking for some guidance from the Board. He said Behan mentioned his concern with the URD II budget and asked if it was fair to say that Behan's suggestion to lower the maximum assistance limit in the FIP program was to guard the budget. Behan said correct but that the idea to lower the maximum FIP assistance was also discussed with the Board a number of years ago when the budget wasn't robust. Kemmis said it seems that lowering the ceiling then lowers the incentive and asked if staff had guidance with those concerns. Buchanan said most projects in District III that received FIP assistance met the FIP maximum assistance limits since \$50,000 really isn't that much when completing a façade improvement project. Behan said maybe MRA should consider doing the best that it can with fewer projects. Reineking said she agreed with Behan's last comment since future projects will generate tax increment for the District.

Kemmis said incentive guidelines were mentioned but said MRA does not have the ability to influence façade on new construction and asked if MRA should extend the FIP program to include new construction in appropriate situations to gain better leverage for considerations. He said he understands there are two sides to that issue but if a new FIP Program and guidelines are going to be considered, then maybe new construction should be considered. Buchanan said to have something more formalized would be a useful tool.

Moe said if the Board chooses to have a more comprehensive discussion on URD II programs then maybe the Board should also consider zoning changes. She said Behan did a great job condensing the URD II program recommendations. She asked if the small houses along Russell Street, south of the Clark Fork River are owner occupied or rentals. Moe said the Russell Street Corridor report didn't address those residences nor does Behan's recommendation address those residences. Moe asked if the façade improvement program is chosen, how the program would impact the rest of the District that is not commercial. Behan said about 90% of the residences along the Russell Street Corridor are rentals. He said Moe was correct that the report addressed the multi-family residential areas and not the single family residential areas. Behan said MRA has never had a program in any of the districts to assist with single family housing or duplexes. He said single family assistance can definitely be looked at but MRA also needs to consider the public benefit.

Moe said she would prefer the Board not make a decision today. Buchanan asked if the Board would prefer that the staff come back to the Board with a more comprehensive proposal dealing with the façade program for existing buildings as well as some design standards for new construction. Moe said yes.

**NO MOTION.**

**NON-ACTION ITEMS**

**Summer Board Meeting Dates**

- Tuesday, June 9, 2015 – Regular Board Meeting
- Early July Special Meeting – TBD
- Thursday, July 16, 2015 – Regular Board Meeting
- Thursday, August 20, 2015 – Regular Board Meeting

**STAFF REPORTS**

**Budget Reports**

Lee reviewed the budget reports. She said there was a reduction in tax increment receivables last year in URD III because of the demolition of the old Kmart site but an increase in tax increment should be received next year because of all the new construction at South Crossing.

Buchanan said as discussions continue with the South Reserve Trail Crossing project and the Brooks Street Corridor project, MRA should start thinking about whether debt should be issued for both of those projects to preserve the cash and revenue in the District, or some blend of that concept so that funds are available as other projects occur. Issuing debt in the district would extend the life of URD III by 25 years.

Reineking said she likes the status column shown on the URD II's budget report and asked if it is possible to add the status column on the other district budget reports. Lee said yes.

**Director's Report**

There was no written director's report but Buchanan gave a brief update on projects. She said the Front and Main Streets Two-Way Conversion Study is complete. The final report is located on MRA's website.

Buchanan said there is no current ownership for the Wayfinding project. She said a professional will most likely need to be hired to manage the project, to look at shop drawings, work through the bidding phases, etc.

Buchanan said the Brooks Street Corridor design is almost complete. She said the Montana Department of Transportation (MDT) has concerns as to whether the bus stops on Brooks Street should be bus pull-outs or designed to allow the buses to stop traffic while loading or unloading passengers.

Buchanan said the Sonoran Institute approved a grant application that Mountain Line initiated to facilitate a workshop to discuss transportation based projects. She said the workshop was last week in Bozeman, MT. Buchanan said she attended the workshop as well as Ruth Reineking, staff from other city agencies and nationally recognized authorities on different subjects to provide technical support. She said that the Missoula objective was to talk about the Brooks Street Corridor and how the corridor can be positioned to more fully support enhanced transit service. Buchanan said Mountain Line's desire is to move the peripheral routes along the corridor to Brooks Street in the near term and, in 2018, to incorporate a 15 minute BOLT service. She said the workshop provided the opportunity to discuss options and work together in a team environment. The attendees from Missoula included Corey Aldridge, Mountain Line General Manager, Jeremy Keene, WGM Group, Emily Bentley, City Council, Jordan Hess, City Council, Don MacArthur, Mountain Line Board, Collin Bangs, Prudential Missoula Properties, Laval Means, Development Services, Ruth Reineking, MRA Board and herself. Buchanan said there is now a fairly clear idea as to what path needs to be taken and monthly meetings will take place to discuss plan designs, zoning overlays, how to encourage and incentivize the type of development that will enhance transit opportunity along Brooks Street, trail system connections to other parts of Missoula, etc. Discussion ensued.

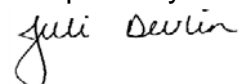
Moe said she understands the information from the Sonoran Institute workshop may be difficult to quantify but it might be nice to have something in writing, especially for those who did not attend, so the information can be used and implemented with future MRA discussions.

Reineking asked if the Hal's Walk ribbon cutting has been scheduled and when the public art in Silver Park will be unveiled. Buchanan said the unveiling of the public art will not be in sync with the Hal's Walk ribbon cutting. Behan said the Hal's Walk banners, made of COR-TEN steel, have arrived but have not weathered yet, so installation of the banners along the Riverfront Trail has been delayed. He said he anticipates the ribbon cutting will be early summer.

## **ADJOURNMENT**

Meeting adjourned at approximately 1:50 p.m.

Respectfully Submitted,



Juli Devlin