

MISSOULA REDEVELOPMENT AGENCY

CONDENSED BOARD MEETING MINUTES

October 19, 2015

FINAL MINUTES

A **Special** meeting of the Board of Commissioners of the Missoula Redevelopment Agency was held on October 19, 2015 at the MRA Conference Room, 140 West Pine, Missoula, MT 59802 at 12:15. Those in attendance were as follows:

Board: Karl Englund (in person), Nancy Moe, Melanie Brock, Ruth Reineking, Daniel Kemmis (via conference call).

Staff: Chris Behan, Tod Gass, Dee Andersen.

Public: Paige Sedgewick, KECI; Bob Moore, citizen.

CALL TO ORDER: 12:15 p.m.

APPROVAL OF MINUTES: None

PUBLIC COMMENTS & ANNOUNCEMENTS: None

ACTION ITEMS:

URD III Boundary Modification – Determination of Blight – Request for Approval (Behan)

Moe asked if Jim Nugent had reviewed the Determination of Blight. Behan said not yet.

Discussion ensued regarding formatting changes and suggested corrections to the language in the document.

Kemmis: I MOVE TO DIRECT STAFF TO AMEND THE DETERMINATION OF BLIGHT AS SUGGESTED AND FORWARD IT TO THE CITY COUNCIL.

Reineking seconded the motion. No further discussion.

Public Comment: [verbatim]

Bob Moore: said when I read this document the first thing I thought was the decision was made to give \$7 million to Mr. Lambros, and then this document was prepared to support their decision that it was blighted. I completely disagree and don't think that mall is a blighted area at all. H&M and some other store is about to open in the mall. I don't

think they have an interest in going into a mall that is blighted and the tax payers have to bail out. The Urban Land Institute in 2003 made the following statement:... “can continue to support three major retail centers”. Now we got all these statements that we got to save the mall as 15% of them are going to fail.

I sat here and learned that the engineering firm working for the mall did a study and y’all are accepting that study. Chris [Behan] stated he checked WGM’s report and I would like to hear what Chris checked to ensure the accuracy of WGM’s report.

In 7-15-4206 [Montana Code Annotated] I see nothing about that mall that meets the definition of blight. It speaks of conducive to ill health, transmission of disease, infant mortality, and juvenile delinquency and so forth. The rest of what’s in there is stupid. I see absolutely nothing. As a side point, I asked 8, 9, or 10 people about this project and if they see it as blighted, and they laugh and laugh.

Second, third, fourth, whatever it is, the people who own Southgate Mall would not be putting that kind of money into, in essence, a \$30 million project on the basis if MRA gives them \$7 million. \$13 million first, now its \$7 million. Just don’t believe it for a minute.

On another side point related to the blight, here is a statement from the October 5th letter [MRA staff memo]: the conditions of blight were discussed in length at the Board meeting and found that the blight analysis that supported the creation of URD III in 2000 has not changed. Do we really mean to say that URD III has been in effect since 2000, which is 15 years and it’s still the same? If it’s still the same, why would you risk one dollar? I totally disagree with the decision MRA is making that is it a blighted area. Here’s the statement:.. “the district is just starting to turn around”. 15 years and the district is just starting to turn around? I wouldn’t put one penny into it. [End of Bob Moore’s comments]

Englund thanked Mr. Moore.

The motion passed unanimously. (4 ayes, 0 nays) Brock got disconnected prior to the vote.

Moore asked if the \$7 million had been approved [staff believes he was referring to the Southgate Mall bond and if it was approved by the City Council]. Buchanan said no.

NON-ACTION ITEMS

STAFF REPORTS

Director’s Report

Budget Status Reports

ADJOURNMENT

Adjourned at 1:12 p.m.

Respectfully Submitted,

Due Anderson