

**MISSOULA REDEVELOPMENT AGENCY  
(A Component Unit of the City of Missoula)**

**FINANCIAL REPORT**

**June 30, 2020**



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MISSOULA REDEVELOPMENT AGENCY  
(A Component Unit of the City of Missoula)  
ORGANIZATION  
Fiscal Year Ended June 30, 2020

**Director**

Ellen Buchanan..... Director

**Board of Commissioners**

Karl Englund .....Chair

Nancy Moe ..... Vice-Chair

Melanie Brock ..... Member

Ruth Reineking ..... Member

Natasha Prinzing Jones ..... Member

## INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners  
Missoula Redevelopment Agency  
Missoula, Montana

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Missoula Redevelopment Agency (the Agency), a component unit of the City of Missoula, Montana, as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Missoula Redevelopment Agency, as of June 30, 2020, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Other Matters***

#### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 5 through 46, budgetary comparison information on pages 97 through 100, the schedule of changes in other post employment benefits liability and related ratios for the last ten fiscal years on page 101, the schedule of proportionate share of the PERS net pension liability on page 102, the schedule of contributions for the last ten fiscal years on page 103, and the notes to the required supplementary information on pages 104 and 105 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### **Other Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Agency's basic financial statements. The supplementary information presented on pages 106 through 109 is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The combining debt service balance sheet and combining debt service statement of revenues, expenditures and changes in fund balances are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

The debt service budgetary comparison schedules have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated January 29, 2021, on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

*Anderson Zurmuehlen & Co., P.C.*

Missoula, Montana  
January 29, 2021

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
Fiscal Year Ended June 30, 2020

The Missoula Redevelopment Agency (the Agency) is a component unit of the City of Missoula (the City). Its budget is prepared at the same time as the City Budget and undergoes review and approval by City officials as part of the City's budgeting process. Moreover, all expenditures of the Agency are reviewed and approved by the Missoula City Finance Office and the Missoula City Council.

The financial statements of the Agency are based on information provided by the Missoula County Treasurer and the City Finance Office. The Agency records are reconciled with the information prepared and maintained by the City.

Our discussion and analysis of the Agency's financial performance provides an overview of its financial activities for the fiscal year ended June 30, 2020. Please read it in conjunction with the Agency's financial statements and accompanying notes, which begin on page 47.

**Financial Highlights**

The following tables summarize the financial condition and operating results for 2020 compared to 2019:

	<u>2020</u>	<u>2019</u>	Increase (Decrease)
Current assets	\$ 10,339,229	\$ 10,706,389	\$ (367,160)
Noncurrent assets	<u>1,330,864</u>	<u>1,270,809</u>	<u>60,055</u>
Total assets	<u>11,670,093</u>	<u>11,977,198</u>	<u>(307,105)</u>
Deferred outflows of resources	<u>117,338</u>	<u>131,424</u>	<u>(14,086)</u>
Total assets and deferred outflows of resources	<u>11,787,431</u>	<u>12,108,622</u>	<u>(321,191)</u>
Current liabilities	1,618,089	2,275,102	(657,013)
Noncurrent liabilities	<u>39,564,611</u>	<u>41,146,681</u>	<u>(1,582,070)</u>
Total liabilities	<u>41,182,700</u>	<u>43,421,783</u>	<u>(2,239,083)</u>
Deferred inflows of resources	<u>61,060</u>	<u>32,993</u>	<u>28,067</u>
Total liabilities and deferred inflows of resources	<u>41,243,760</u>	<u>43,454,776</u>	<u>(2,211,016)</u>
Net position			
Restricted for debt service	674,645	674,645	-
Unrestricted	<u>(30,130,974)</u>	<u>(32,020,799)</u>	<u>1,889,825</u>
Total net position	<u>\$ (29,456,329)</u>	<u>\$ (31,346,154)</u>	<u>\$ 1,889,825</u>



**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
Fiscal Year Ended June 30, 2020

**Financial Highlights (Continued)**

	<u>2020</u>	<u>2019</u>	Increase (Decrease)
REVENUES			
General revenues	\$ 11,626,195	\$ 8,350,636	\$ 3,275,559
Total revenues	<u>11,626,195</u>	<u>8,350,636</u>	<u>3,275,559</u>
EXPENSES			
Housing and community development	7,971,135	17,460,601	(9,489,466)
Interest	<u>1,765,235</u>	<u>1,491,349</u>	<u>273,886</u>
Total expenses	<u>9,736,370</u>	<u>18,951,950</u>	<u>(9,215,580)</u>
Change in net position	1,889,825	(10,601,314)	12,491,139
NET POSITION			
Beginning of year	<u>(31,346,154)</u>	<u>(20,744,840)</u>	<u>(10,601,314)</u>
End of year	<u>\$ (29,456,329)</u>	<u>\$ (31,346,154)</u>	<u>\$ 1,889,825</u>

- During the year the Agency had revenues of \$11,626,195 and expenses totaling \$9,736,370 which resulted in an annual change in net position of \$1,889,825, an increase of \$12,491,139 compared to 2019.
- The Agency's revenues are derived primarily from Tax Increment Property Tax, State Personal Property Tax Reimbursements, State Entitlements, and Investment Earnings. Small amounts of revenue are received from other miscellaneous sources. The Agency's fiscal year 2020 revenues were \$3,275,559 higher than in fiscal year 2019.
- Public/Private Partnership expenditures in fiscal year 2020 are as follows:

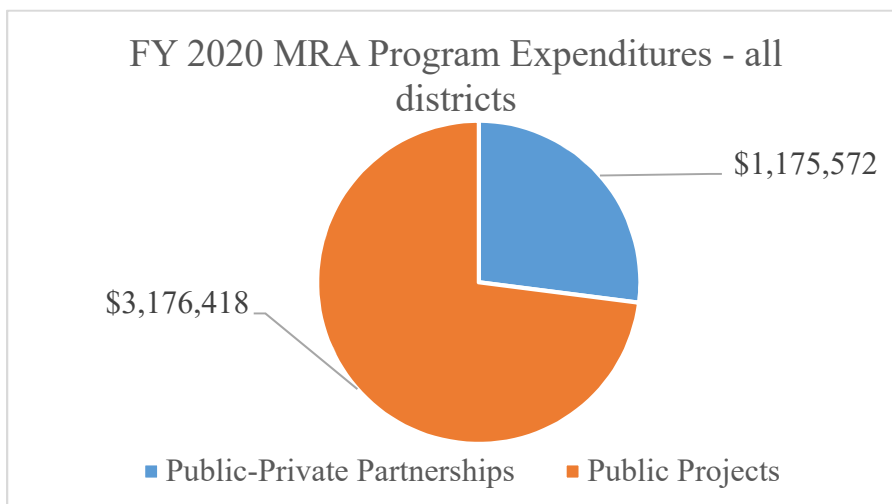
Big Dipper South - 2700 Paxson	\$ 43,986
Cornerstone Dental - 3111 Grant Street	50,000
Fine Line Building - 2505 S Russell St	50,000
Levasseur Street Townhomes - 310 Levasseur Street	184,914
Radius Gallery - 120 North Higgins Avenue	146,888
Scott Street Village - Phase II-III	44,007
South Crossing - NE Parcel - 3620 Brooks Street	64,822
Stockman Bank - 3601 & 3611 Brook Street	268,716
The ROW at Milwaukee Way - 201 S Catlin Street	122,239
The Trail Head - River Sports - 2505 Garfield	150,000
Westside Lanes - 1615 Wyoming Street	50,000
<b>Total</b>	<b>\$ 1,175,572</b>

**MISSOULA REDEVELOPMENT AGENCY**  
 (A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
 Fiscal Year Ended June 30, 2020

**Financial Highlights (Continued)**

- Public projects funded solely or in part with tax increment funds in fiscal year 2020 are as follows:

2019 URD III Street Tree Project	\$ 4,200
Bitterroot Trail - Pine Street Link	349,194
Brooks Corridor TOD Infrastructure Study	3,644
Clark Fork Riverbank Stabilization	2,555
Dragon Hollow Playground	50,000
Housing Policy Implementation	30,000
Max Wave	5,000
Missoula Public Library - New Building	75,000
MRL Park - Construction	27,041
North Riverside Parks & Trails Master Plan	5,000
Opportunity Zone - Special Initiative Project	50,000
Police Facility on Catlin - Acquisition Assistance	250,000
Scott Street Property - Due Diligence	31,200
Silver Park - Public Art - Lighting	17,524
Sleepy Inn - 1427 West Broadway	1,099,272
Traffic Signal Box Art - Wyoming & Russell Streets	1,500
URD II - 2nd & 3rd St Sidewalk	198,930
URD III - Northern Sidewalk	231,791
West Broadway Island - 2019 Improvements	83,017
Wyoming Street Reconstruction - Prince to California	661,550
<b>Total</b>	<b>\$ 3,176,418</b>



- The Agency also paid out \$1,513,792 in principal, \$1,765,235 in interest and \$428 in miscellaneous expenses for a total of \$3,279,455 in debt service payments.

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
Fiscal Year Ended June 30, 2020

**Using This Report**

This audit report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities are government-wide statements, which are required by GASB Statement 34. These statements report on all of the Agency's activities and are on a full-accrual basis. They are intended to present a long-term view of the Agency's finances.

The Balance Sheet and Income Statement (Statement of Revenues, Expenditures and Changes in Fund Balances) are considered fund financial statements, which are financial statements that report on one or more funds (governmental funds) of the governmental entity. These statements are on a modified accrual basis of accounting, which measures cash and all other financial assets that can readily be converted to cash. Governmental funds are used to account for the acquisition, use, and balances of expendable financial resources and the related current liabilities. Governmental funds include general funds, special revenue funds, debt service funds, and capital project funds.

The fund financial statements tell how the Agency's redevelopment activities were financed in the short term as well as what remains for future redevelopment. Also, these statements report the Agency's operations in more detail than the government-wide statements by providing information about the Agency's most significant funds.

**About the Agency**

Two of the most important questions asked about the Agency are, "How well did the Agency respond to redevelopment opportunities in the past fiscal year?" and "What ability will it have to respond to future redevelopment opportunities?" The Statement of Net Position and the Statement of Activities report information about the Agency as a whole and about its activities. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

You can think of the Agency's net position (the difference between assets and liabilities) as one way to measure the Agency's financial health, or financial position. Over time, increases or decreases in the Agency's net position are one indicator of whether the Agency has been responding to redevelopment opportunities at a level equal to, above, or below its annual revenue. When reviewing the Agency's overall financial position, however, other non-financial factors should also be considered such as changes in the property value assessment formula, which is determined by the State legislature, the total mills levied by the taxing jurisdictions, appeals by property owners and resulting adjusted taxable values in certain cases, and whether the Agency has sold bonds to assist a redevelopment project.

**MISSOULA REDEVELOPMENT AGENCY**  
 (A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
 Fiscal Year Ended June 30, 2020

**About the Agency (Continued)**

The fund financial statements provide detailed information about the most significant funds, not the Agency as a whole. The Agency had six urban renewal districts (URDs) active in fiscal year 2020 and each has its own development fund. Approved by City Council following the processes set forth in state law, the table below shows a history of each district's study of blight, plan adoption, original sunset date and any debt instruments in the district that would adjust a sunset date. All of the districts derive a majority of their revenue from tax increment provisions allowed by State law. Tax increment is a portion of the property taxes normally collected by the County for each district; it is not its own "tax". The Agency does not levy a tax against the property in the urban renewal districts. After tax payments are collected by the County, the tax increment portion for each district is transferred to the City and deposited into the respective urban renewal districts' development fund. These funds in turn provide money for the Agency's redevelopment programs: Tax Increment Financing (TIF), Commercial Rehabilitation Loan Program (CRLP), the Code Compliance Assistance Program (CCP) and the Façade Improvement Program (FIP). The TIF program is provided for by State law. The other three programs, CRLP, CCP and FIP, are redevelopment programs approved by the Agency's Board and/or Missoula City Council as allowed by State law.

Original Declaration of Blight – January 23, 1978 – City of Missoula Resolution # 3737									
Agency created – May 22, 1978 - Resolution #3779									
Authorized Power to Use Tax Increment – May 22, 1978 - Resolution #3778									
District	Declaration of Blight	Resolution #	Plan Adopted	Ordinance #	Base Year	Base Value	Original Sunset Tax Year	Bonds and Debt Instruments	Sunset Date
URD I	January 23, 1978	3737	December 18, 1978	Resolution #3866*	1978	\$973,988	1998	Central Park 1989; Refunding 1997	6/30/2005
URD II	September 16, 1991	5210	December 16, 1991	2803	1991	\$1,859,823	2006	Millsite Lease 2006, Brownfields 2006, Safeway 2007, Intermountain 2013, Silver Park, et al 2013	6/30/2031
URD III	October 2, 2000	6370	December 11, 2000	3163	2000	\$8,172,844	2015	South Reserve Pedestrian Bridge 2015, Mary Avenue East 2016, Mary Avenue West 2017, MRL Property 2018	6/30/2040
Front Street URD	August 20, 2007	7263	October 15, 2007	3359	2007	\$1,413,035	2022	Park Place 2010-Refunding 2014, First Interstate Bank-Refunding 2017, ROAM 2017, Merc 2019	6/30/2043
Riverfront Triangle URD	May 7, 2007	7223	July 21, 2008	3380	2008	\$157,858	2023	Stockman Bank 2019	6/30/2043
North Reserve-Scott Street URD	April 7, 2014	7865	August 25, 2014	3534	2014	\$1,491,205	2029	Bretz, Consumer Direct, Scott Street Village Phase 1 2015, Scott Street Village - Phases 2 & 3 2017, Scott Street Property Acquisition 2020	6/30/2045
Hellgate URD	April 7, 2014	7865	August 25, 2014	3533	2014	\$1,025,448	2029	none	6/30/2030

\* A resolution was used to adopt the first plan. Subsequent plans were adopted by ordinance.

In sum, the government-wide financial statements provide a long-term view of the Agency's financial well-being, whereas the fund financial statements provide a detailed short-term view of the Agency's general operations, basic services and fund balances for future redevelopment. The relationship (or difference) between the government-wide statements (as reported in the Statement of Net Position and the Statement of Activities) and the fund financial statements (as reported in the Balance Sheet and Statement of Revenues, Expenditures and Changes in Fund Balances) is explained in the reconciliations included in the financial statements section of this report.

**Retirement Plans**

As a component unit of the City, the Agency employees participate in the Montana Public Employees Retirement System (PERS). The Agency employees and the State of Montana contribute to the retirement plan. The retirement plan is administered by the State of Montana.

**MISSOULA REDEVELOPMENT AGENCY**  
 (A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
 Fiscal Year Ended June 30, 2020

**Capital Assets**

Other than office furniture, equipment and computer-related assets, the only other asset associated with the Agency is a 2015 Dodge Grand Caravan. This vehicle was purchased through the City's procurement process for \$24,576 and put into service on December 24, 2014. This asset is listed under the City's general capital assets account. All other physical assets or improvements to public assets through purchases, construction or partnerships undertaken by the Agency are owned by the City. Private assets created or improved as a result of projects developed in partnerships with private entities pursuant to urban renewal activities or programs of voluntary or compulsory repairs are assets of the private entities. As reported in the Statement of Net Position, the Agency's assets include cash and investments, taxes/assessments receivable (net), other receivables, and amounts due from other governments. The Agency complies with the City's Fixed Asset Management System with respect to tracking furniture, equipment and computer-related assets.

**Current and Noncurrent Liabilities**

The Agency has current and noncurrent liabilities. Current liabilities include accounts payable for project related expenditures, accrued wages, the current portion of the Agency's compensated absences (vacation hours) and the current portion of notes payable, and tax increment revenue bonds payable. Noncurrent liabilities include post-employment benefits, the long-term portion of the Agency's compensated absences (sick and compensatory hours), and the long-term portion of the notes payable, and tax increment revenue bonds payable.

**Bonds and Notes Payable**

Below is a summary list of the Agency's long-term debt. Amounts below indicate total principal amount at issuance. Current debt service requirements to maturity can be found under Note 5 to the financial statements starting on page 62.

1	Series 2006 \$3,600,000 Millsite Lease Buy Out
2	Series 2006 \$1,775,000 Brownfields Revolving Loan Fund Note
3	Series 2007 \$1,500,000 Safeway/St. Pats Project
4	Series 2013 \$5,750,000 URD II Silver Park, Railroad Trestle, Wyoming St
5	Series 2013 \$1,753,500 Intermountain Project (Corso/The Source)
6	Series 2014 \$2,864,000 2010 Front St Parking Refunding
7	Series 2015 \$5,000,000 S. Reserve St Pedestrian Crossing
8	Series 2015 \$1,364,400 NRSS Projects (Bretz, Consumer Direct, Scott St Village)
9	Series 2016 \$7,065,000 Mary Avenue East Improvements
10	Series 2017A \$1,162,500 2010 FIB Note Refunding (taxable)
11	Series 2017B \$277,500 2010 FIB Note Refunding (tax exempt)
12	Series 2017C \$3,260,500 East Front Street - Public Parking
13	Series 2017A \$1,600,000 URD III Mary Avenue West
14	Series 2017 \$723,514 NRSS Scott Street Village - Phases II & III
15	Series 2018A \$1,239,404 MRL Property - Taxable
16	Series 2018B \$2,681,782 MRL Property - Tax-Exempt
17	Series 2019 \$3,647,844 The Mercantile
18	Series 2019 \$1,529,318 Stockman Bank

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
Fiscal Year Ended June 30, 2020

**Bonds and Notes Payable (Continued)**

**Series 2006 - \$3,600,000 – Millsite Lease Buy-Out**

On August 6, 2006 the City of Missoula pursuant to Resolution 7120 approved the sale of \$3,600,000 in tax increment revenue bonds related to the Old Sawmill District project in URD II. The bond terms are 25 years and therefore extend the life of URD II until 2031. The Series 2006 \$3.6 million tax increment bonds received an AA rating from Standard & Poors; the first rating of a tax increment bond in the State of Montana.

**Series 2006 - \$1,775,000 – Brownfields Revolving Loan Fund Note**

On August 10, 2006, the Missoula Revitalization Project LLC, the City of Missoula and the Agency entered into a Loan Agreement and Note with the Missoula Area Economic Development Corporation for a \$1,000,000 loan, later increased to \$1,125,000, from the Missoula Brownfields Revolving Loan Fund. Tax increment currently received from the Old Sawmill District property and the tax increment generated as a result of the environmental remediation and subsequent platting of the property was pledged to service the loan over the life of URD II. On December 14, 2009 the amount of the loan was increased to \$1,525,000. On December 22, 2009 the terms of the Loan Agreement and Note were amended to defer paying principal until 2023. On July 2, 2012, pursuant to resolution 7712, the amount of the loan was increased to \$1,775,000. The loan is now serviced by MoFi (formerly Montana & Idaho Community Development Corporation.)

**Series 2007 - \$1,500,000 – Safeway/St. Patrick Hospital Project**

On October 15, 2007 the City of Missoula pursuant to Resolution 7286 approved the sale of \$1.5 million in tax increment revenue bonds related to the Safeway/St. Patrick Hospital project in URD II. The bonds are secured by a first lien upon and pledge of tax increment revenues derived from the project.

**Series 2010 - \$3,000,000 & Series 2014 \$2,864,000 Refunding – Front Street Parking Structure**

On December 22, 2010 the City of Missoula pursuant to Resolution 7587 pledged \$3 million in tax increment funds from the Front Street URD to the Missoula Parking Commission (the Commission) for payment of Parking Facilities Revenue Bonds issued to construct the Front Street Parking Structure. The pledged TIF was 1.35 times 40% of the average annual debt service of the \$7.5 million Parking Revenue Bonds (Series 2010B) dated December 29, 2010. On April 9, 2014, the Commission redeemed the Series 2010B bonds and reissued \$7,160,000 in Parking Facilities Revenue Refunding Bonds, Series 2014. This decision was made as a result of the reduction of approximately 8.7% in federal subsidy payments due to the sequestration. The Commission was receiving the subsidy as part of the government's direct-pay tax credit for eligible bonds. The Agency confirmed its pledge of tax increment to the Series 2014 Refunding Bonds in the principal amount of \$2,864,000 in Resolution 7864, which was approved on April 7, 2014. The pledged TIF amount on these bonds is provided in two equal installments of \$133,425. Excess increment will be returned to the Agency after the October 1<sup>st</sup> bond payment and is used to fulfill subordinate debt requirements.

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
Fiscal Year Ended June 30, 2020

**Bonds and Notes Payable (Continued)**

**Series 2013 - \$5,750,000 – Wyoming Street / MRL Trestle / Silver Park**

On March 4, 2013 the City of Missoula pursuant to Resolution 7758 approved the sale of \$5,750,000 in tax increment urban renewal revenue bonds in URD II to fund public improvements related to the extension of Wyoming Street, replacement of the MRL Trestle and construction of the City-owned park parcel known as Silver Park. The original purchaser of the negotiated sale bonds was First Security Bank, Missoula MT, a division of Glacier Bank. Per Montana Urban Renewal law, the bond term is limited to a final maturity date no later than the existing Series 2006 bond maturity date of July 1, 2031. The interest rate on the bond is 3.150% per annum. Principal and interest payments are due to the City's paying agent, US Bank, on January 1 and July 1, commencing January 1, 2014.

**Series 2013 - \$1,753,500 – Intermountain Site**

On May 20, 2013 the City of Missoula pursuant to Resolution 7782 approved the sale of \$1,753,500 in tax increment urban renewal revenue bonds in URD II to fund certain public improvements related to redevelopment of the former Intermountain Lumber Site along Russell Street. The projects on the site include a residential development known as Corso Apartment Homes and a fitness center known as The Source. The original purchaser of the negotiated sale bonds was First Security Bank, Missoula MT, a division of Glacier Bank. Per Montana Urban Renewal law, the bond term is limited to a final maturity date no later than the existing Series 2006 bond maturity date of July 1, 2031. The interest rate on the bond is 4.250% per annum. Interest is calculated on the basis of a year of 360 days composed of twelve 30-day months. Capitalized interest payments were payable from the bond funds on January 1 and July 1, commencing July 1, 2014. Thereafter, principal and interest payments are payable from tax increment generated by the projects to the City's paying agent, US Bank, on January 1 and July 1, commencing January 1, 2016.

**Series 2015 - \$5,000,000 – South Reserve Street Pedestrian Bridge**

On November 16, 2015 the City of Missoula pursuant to Resolution 8022 approved the sale of \$5,000,000 in tax increment urban renewal revenue bonds in URD III to fund the design and construction of a pedestrian bridge over South Reserve Street connecting the Missoula to Lolo Trail to the Bitterroot Branch Trail. The original purchaser of the negotiated sale bonds was First Security Bank Division of Glacier Bank, Missoula MT. The final maturity date is July 1, 2040. The interest rate on the bond is 4.350% per annum. An initial interest payment was due July 1, 2016 and thereafter, interest only payments are due on January 1 and principal and interest payments are due on July 1 payable from tax increment generated by URD III to the City's paying agent, US Bank, commencing January 1, 2017.

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
Fiscal Year Ended June 30, 2020

**Bonds and Notes Payable (Continued)**

**Series 2015 - \$1,364,400 – North Reserve/Scott St. (Bretz RV, Consumer Direct and Scott Street Village – Phase I)**

On December 14, 2015 the City of Missoula pursuant to Resolution 8031 approved the sale of \$1,364,400 in tax increment urban renewal revenue bonds in North Reserve/Scott Street (NRSS) URD to fund certain public improvements related to redevelopment of Bretz RV & Marine, construction of the new Consumer Direct office building and phase one of the Scott Street Village housing project. The bond was issued as senior subordinate debt to future public improvement bonds approved in the district. The original purchaser of the negotiated sale bonds was First Security Bank Division of Glacier Bank, Missoula MT. The final maturity date is July 1, 2035. The interest rate on the bond is 4.50% per annum. Capitalized interest payments were payable from the bond funds on July 1, 2016, January 1, 2017 and July 1, 2017. Thereafter, principal and interest payments are payable from tax increment generated by the NRSS district to the City's paying agent, US Bank, on January 1 and July 1, commencing January 1, 2018.

**Series 2016 - \$7,065,000 – Mary Avenue East - Infrastructure Improvements**

On January 25, 2015 the City of Missoula pursuant to Resolution 8038 approved the sale of up to \$7,100,000 in tax increment urban renewal revenue bonds in URD III to fund certain public infrastructure improvements related to the construction of an extension of Mary Avenue from the Bitterroot railroad line east through the Southgate Mall property to Brooks Street. This bond was issued on parity with the \$5,000,000 South Reserve Street Pedestrian Bridge bond and closed on October 14, 2016 for the final amount of \$7,065,000. The bond will be drawn down in five installments beginning with \$3,000,000 drawn upon closing. The original purchaser of the negotiated sale bonds was First Security Bank Division of Glacier Bank, Missoula MT. The final maturity date is July 1, 2040. The interest rate on the bond is 4.350% per annum. An initial interest payment was due on July 1, 2017 and thereafter, interest only payments are due on January 1 and principal and interest payments are due on July 1 payable from tax increment generated by URD III to the City's paying agent, US Bank, commencing January 1, 2018.

**Series 2017A - \$1,162,500 – First Interstate Bank Note Refunding - Taxable**

On December 19, 2016 the City of Missoula pursuant to Resolution 8126 approved the sale of \$1,162,500 in subordinate lien tax increment urban renewal revenue and refunding bonds in Front Street URD to refund the Series 2010 First Interstate Bank Note. This bond Series 2017A was issued on January 12, 2017 for the refunding of the *taxable* portions of the Note and is subordinate to the Series 2014 Front Street Parking Structure Refunding Bonds. The original purchaser of the negotiated sale bonds was First Security Bank Division of Glacier Bank, Missoula MT. The final maturity date is July 1, 2041. The interest rate on the bond is 5.750% per annum. An initial interest payment was due on July 1, 2017 and thereafter, interest only payments are due on January 1 and principal and interest payments are due on July 1 payable from tax increment generated by Front Street URD to the City's paying agent, US Bank, commencing January 1, 2018.



MISSOULA REDEVELOPMENT AGENCY  
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MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)  
Fiscal Year Ended June 30, 2020

**Bonds and Notes Payable (Continued)**

**Series 2017B - \$277,500 – First Interstate Bank Note Refunding – Tax Exempt**

On December 19, 2016 the City of Missoula pursuant to Resolution 8126 approved the sale of \$277,500 in subordinate lien tax increment urban renewal revenue and refunding bonds in Front Street URD to refund the Series 2010 First Interstate Bank Note. This bond Series 2017B was issued on January 12, 2017 for the refunding of the *tax-exempt* portions of the Note and is subordinate to the Series 2014 Front Street Parking Structure Refunding Bonds. The original purchaser of the negotiated sale bonds was First Security Bank Division of Glacier Bank, Missoula MT. The final maturity date is July 1, 2041. The interest rate on the bond is 4.500% per annum. An initial interest payment was due on July 1, 2017 and thereafter, interest only payments are due on January 1 and principal and interest payments are due on July 1 payable from tax increment generated by Front Street URD to the City's paying agent, US Bank, commencing January 1, 2018.

**Series 2017C - \$3,260,500 – East Front Street Student Housing (ROAM) – Public Parking**

On December 19, 2016 the City of Missoula pursuant to Resolution 8126 approved the sale of up to \$3,260,500 in subordinate lien tax increment urban renewal revenue and refunding bonds in Front Street URD to finance the acquisition of one floor of the parking created as part of a 488-bed student housing project. The parking will be owned and operated by the Missoula Parking Commission for public lease and day use. This bond Series 2017C was issued on January 12, 2017 and was to be drawn down in two installments; costs of issuance at the time of issue and the acquisition funds on May 31, 2018. Due to construction delays, the acquisition funds were not drawn down until fiscal year 2019. The original purchaser of the negotiated sale bonds was First Security Bank Division of Glacier Bank, Missoula MT. The final maturity date is July 1, 2041. The interest rate on the bond is 4.500% per annum. Interest only payments are due July 1 and January 1 commencing July 1, 2017 through January 1, 2019. Thereafter interest only payments are due on January 1 and principal and interest payments are due on July 1 payable from tax increment generated by Front Street URD to the City's paying agent, US Bank, commencing July 1, 2019.

**Series 2017A - \$1,600,000 – Mary Avenue West**

On June 5, 2017 the City of Missoula pursuant to Resolution 8165 approved the sale of \$1,600,000 in tax increment urban renewal revenue bonds in URD III to fund public infrastructure improvements related to the reconstruction of Mary Avenue west from the Bitterroot railroad line to Reserve Street. This bond Series 2017A was issued on parity with the \$5,000,000 South Reserve Street Pedestrian Bridge bond and closed on June 22, 2017. The bond was completely drawn down at closing. The original purchaser of the negotiated sale bonds was First Security Bank Division of Glacier Bank, Missoula, MT. The final maturity date is July 1, 2040. The interest rate on the bond is 4.650% per annum. An initial interest payment is due on January 1, 2018 and thereafter, interest only payments are due on January 1 and principal and interest payments are due on July 1 payable from tax increment generated by URD III to the City's paying agent, US Bank, commencing July 1, 2018.

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
Fiscal Year Ended June 30, 2020

**Bonds and Notes Payable (Continued)**

**Series 2017 - \$723,514 – Scott Street Village – Phase II & III**

On December 11, 2017 the City of Missoula pursuant to Resolution 8229 approved the sale of \$723,514 in tax increment urban renewal revenue bonds in North Reserve-Scott Street URD to fund public infrastructure improvements related to the construction of phases II and III of a housing development called Scott Street Village by Edgell Building Incorporated. This bond was issued on parity with other senior subordinate debt in the district. Collectively these bonds would be subordinate to future public improvement bonds approved in the district. The original purchaser of the negotiated sale bonds was First Security Bank, Division of Glacier Bank, Missoula MT. The final maturity date is July 1, 2042. The interest rate on the bond is 4.750% per annum. Costs of issuance funds in the amount of \$36,618 were drawn down at closing on December 21, 2017 with the remainder of \$686,896 drawn down at project completion on November 1, 2018. An interest only payment is due on July 1, 2018 and thereafter principal and interest payments are payable from tax increment generated by the NRSS district to the City's paying agent, US Bank, on January 1 and July 1, commencing January 1, 2019.

**Series 2018AB - \$3,921,186 - MRL Property (Taxable \$1,239,404; Tax Exempt \$2,681,782)**

On August 27, 2018 the City of Missoula pursuant to Resolution 8289 approved the sale of \$3,921,186 principal amount of tax increment urban renewal revenue bonds, consisting of \$1,239,404 Taxable Series 2018A and \$2,681,782 Tax Exempt Series 2018B, to finance the acquisition of the MRL property (bound by South Avenue, North Avenue, Johnson Street and the Bitterroot Branch railroad line) and the undertaking of certain improvements thereto. Improvements included the Bitterroot Branch Trail extension design and construction and the MRL Park design and construction. This bond Series 2018A and Series 2018B was issued on September 13, 2018 and was drawn down immediately. The original purchaser of the negotiated sale bonds was First Security Bank Division of Glacier Bank, Missoula MT. The final maturity date is July 1, 2040. The interest rate on the Series 2018A Taxable bond is 5.250% per annum. The interest rate on the Series 2018B tax exempt bond is 4.375% per annum. Principal and interest payments are due January 1 and July 1 payable from tax increment generated by URD III to the City's paying agent, US Bank, commencing January 1, 2019.

**Series 2019 - \$3,647,844 – The Mercantile**

On February 11, 2019 the City of Missoula pursuant to Resolution 8321 approved the sale of \$3,647,844 in tax increment urban renewal revenue bonds in the Front Street URD to fund environmental remediation, deconstruction, select demolition, historic preservation and public infrastructure improvements related to the construction of The Mercantile building. The bond was issued on parity with other subordinate debt in the district and closed on May 10, 2019. The bond was completely drawn down at closing. The original purchaser of the negotiated sale bonds was Stockman Bank of Montana, Missoula, MT. The final maturity date is July 1, 2043. The interest rate on the bond is 4.00% per annum. Interest only payments are due January 1 and principal and interest payments are due July 1 payable from tax increment generated by the Front Street URD directly to the bond holder commencing January 1, 2020.

**MISSOULA REDEVELOPMENT AGENCY**  
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**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
Fiscal Year Ended June 30, 2020

**Bonds and Notes Payable (Continued)**

**Series 2019 - \$1,529,318 – Stockman Bank Downtown**

On March 11, 2019 the City of Missoula pursuant to Resolution 8325 approved the sale of a \$1,529,318 tax increment urban renewal revenue Note in Riverfront Triangle URD to fund environmental remediation, demolition, burial of overhead power lines within the public right of way, and public infrastructure improvements related to the construction of a new Stockman Bank building. This Note Series 2019 was issued as subordinate debt to any future bonds issued in the district, unless designated as subordinate debt also. The bond was completely drawn down at closing on June 6, 2019. The original purchaser of the negotiated sale note was Stockman Bank of Montana, Missoula, MT. The final maturity date is July 1, 2043. The interest rate on the bond is 4.00% per annum. Interest only payments are due January 1 and principal and interest payments are due July 1 payable from tax increment generated by the Riverfront Triangle URD directly to the bond holder commencing July 1, 2019.

Refer to Note 5 on pages 62 through 78 for further information regarding the Agency's long-term debt including schedules of outstanding balances.

**Revenues**

In fiscal year 2020, the Agency received general and other revenues and did not generate any program revenue. Of the Agency's \$11,626,195 total revenue reported in the Statement of Activities, 92% was tax increment funds received from property taxes. The next largest revenue source for the Agency is the State of Montana, accounting for 7%. This revenue comes in the form of State entitlement funds authorized under 2001 Legislative House Bill 124, Personal Property Reimbursements authorized under 2011 Legislative Senate Bill 372 and 2013 Legislative Senate Bill 96 and Public Employees Retirement System (PERS) contributions. The remaining 1% is \$113,869 in miscellaneous revenue.

**Expenses**

In the Statement of Activities, most of the Agency's expenses are reflected under Housing and Community Development. Specifically, these expenses include project assistance under the Agency's redevelopment and rehabilitation programs and administrative costs such as personnel, office supplies and equipment. There was also \$1,765,235 in interest expense paid on the Agency's outstanding bonds and notes.

**Special Items, Contributions, Transfers, Other**

When applicable, the Agency financially contributes its proportionate share towards City of Missoula activities that affect the Agency, such as purchase of new computer servers and software. In addition, the Agency may contribute to City projects undertaken by other departments within the URDs.

**MISSOULA REDEVELOPMENT AGENCY**  
 (A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
 Fiscal Year Ended June 30, 2020

**Special Items, Contributions, Transfers, Other (Continued)**

The Agency contracts with the City of Missoula to provide administrative support as well as assistance from Engineering, Public Works, Finance, Parks and Recreation, and the Attorney's Office on various projects. The amount paid to the City also includes the Agency's pro rata share of the City's liability insurance coverage for errors and omissions and its pro rata share of General Fund transfers to the employee health benefits fund. The amount paid in fiscal year 2020 was \$298,657 and was recorded under Housing and Community Development in the financials.

Administrative transfers between districts are done annually to reimburse the district that has paid the administrative expenses of the Agency. In fiscal year 2020, the administrative expenses were paid from URD III. The amounts transferred are based on the proportionate share of staff time spent working on projects in each district. Since tax increment is still limited (due to commitments to debt service, lack of redevelopment or low tax increment receipts) in the Front Street and Riverfront Triangle URDs, staff time spent on their creation and working on projects in those districts is still being tracked for future reconciliation of administrative expenses. The running total of amounts owed to URD III for administrative expenses at June 30, 2020 consisted of the following:

URD II	Front Street	Riverfront	NRSS	Hellgate
\$ -	\$ 951,954	\$ 433,987	\$ -	\$ -

**Tax Increment Remittance**

Pursuant to Section 7-15-4291 of the Montana Code Annotated (M.C.A.), the City is authorized to enter into agreements to remit any portion of the annual tax increment not currently required for the payment of urban renewal costs, or pledged to the payment of the principal or premiums, if any, and interest on bonds. As part of the City's fiscal year 2020 budget, the City Council approved a tax increment remittance to the City of Missoula in the amount of \$725,000. In accordance with M.C.A., the City must provide for the remittance to each taxing body for which the mill rates are included in the calculation of the tax increment for the applicable district(s) in an amount proportional to the taxing body's share of the total mills levied in the applicable district(s). Based on the City of Missoula's proportionate share of the total mills levied in fiscal year 2019, the total remittance for fiscal year 2020 was \$2,728,175. The table below summarizes the tax increment remittance amounts distributed to each taxing jurisdiction.

FY 2020 Tax Increment Remittance Summary	
Taxing Jurisdiction	Remittance
Missoula Urban Transportation District	\$ 111,637
State of Montana	119,751
Missoula County	536,662
City of Missoula	725,000
Missoula County High Schools	299,466
Missoula County for Countywide Schools	305,484
Missoula Elementary School District #1	493,074
Hellgate School District #4	137,101
Total	\$ 2,728,175

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
Fiscal Year Ended June 30, 2020

**Notes Receivable**

**\$61,000 – The Women's Center**

In fiscal year 2011, the Agency granted an interest-free loan to The Women's Center under the Façade Improvement Program for improvements to their building in URD III. The loan was executed in February 2011 for \$61,000 repayable over ten years. Since this loan does not have a revenue generating component (interest), it was recognized as cash out and as a note receivable on the fund financial statements. Repayment of the note requires The Women's Center to remit \$6,100 to the Agency by February 1 each year beginning in 2012. As of June 30, 2020, one payment remains on this note receivable.

**\$10,368 – Montana Mapping & GPS**

In fiscal year 2014, the Agency granted an interest-free loan to Montana Mapping & GPS (now known as onXmaps) for facade improvements to their building located at 1925 Brooks Street in URD III. The loan was executed on May 22, 2014 for \$10,368 repayable over ten years. Since this loan does not have a revenue generating component (interest), it was recognized as cash out and as a note receivable on the fund financial statements. Repayment of the note requires onXmaps to remit \$1,037 to the Agency by May 1 each year beginning in 2015. As of June 30, 2020, four payments remain on this note receivable.

**\$62,000 – Glidewell Investments & Insurance Group (GiiG)**

In fiscal year 2015, the Agency granted an interest-free loan to Glidewell Investments & Insurance Group (GiiG) for facade improvements to their building located at 1750 South Avenue West in URD III. The loan was executed on December 30, 2015 for \$62,000 repayable over ten years. Since this loan does not have a revenue generating component (interest), it was recognized as cash out and as a note receivable on the fund financial statements. Repayment of the note requires GiiG to remit \$6,200 to the Agency by October 1 each year beginning in 2016. As of June 30, 2020, six payments remain on this note receivable.

**Mountain Water Company**

In fiscal year 2012, the Agency entered into an agreement with the developer of the Bitterroot Town Homes, Collin Bangs. Whereas in exchange for tax increment financing used to extend a water main to the project, Mr. Bangs assigned to the Agency the reimbursements he would have received from Mountain Water Company for making the infrastructure improvements. The Mountain Water Company reimbursement program was authorized under State law and included providing reimbursements to developers for expenses to install, upgrade or extend water mains or fire hydrants. The program did not apply to service lines. Reimbursements occurred over a 40 year period. From that point forward, when the Agency approved tax increment financing for eligible Mountain Water Company infrastructure improvements as part of a project, the developer was asked to assign any reimbursements they would receive to the Agency. The reimbursements the Agency received did not include an interest component; therefore were recorded as cash out and as a note receivable on the fund financial statements. The City of Missoula acquired Mountain Water Company in 2017 and therefore the reimbursement program no longer exists. As part of the purchase agreement, the City is honoring all existing notes payable to developers and the Agency.

**MISSOULA REDEVELOPMENT AGENCY**  
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**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
Fiscal Year Ended June 30, 2020

**Notes Receivable (Continued)**

Below is a summary of the Agency's current primary government notes receivable projects that included water main installations or upgrades or primary government infrastructure improvements that previously qualified for the reimbursement program and were assumed by the City of Missoula.

Project Name	Final Amended Contract	Total Payments to 6/30/20	Outstanding Balance as of 6/30/20	URD II	URD III	NRSS URD
Eaton Street (Bitterroot) Townhomes	\$ 40,000	\$ 9,000	\$ 31,000		\$ 31,000	
URD II Fire Hydrant Installation (2)	18,592	3,674	14,919	14,919		
URD III Fire Hydrant Installation (4)	35,397	7,124	28,273		28,273	
Western Montana Mental Health Center	64,915	12,983	51,932	51,932		
Russell Street (Corso) Apartments	130,179	22,781	107,398	107,398		
Wyoming Street	259,178	45,356	213,822	213,822		
South Crossing/Dore Lane	8,989	1,348	7,640		7,640	
South 1st Street West Fire Hydrant	14,394	1,799	12,595	12,595		
Bretz RV Fire Hydrant	9,919	1,240	8,679			8,679
Burlington Regent Fire Hydrant	7,479	935	6,544		6,544	
Consumer Direct	73,464	7,535	65,930			65,930
Total	\$ 662,506	\$ 113,775	\$ 548,731	\$ 400,665	\$ 73,458	\$ 74,609

**Fund Balances and Transactions of Individual Governmental Funds**

	URD I	URD II	URD III	Front Street
Beginning Balance 7/1/19	\$ 44	\$ 3,441,763	\$ 3,061,845	\$ 403,273
Ending Balance 6/30/20	44	2,218,789	3,724,045	647,780
\$ Change	\$ -	\$ (1,222,974)	\$ 662,200	\$ 244,507
% Change	0%	-36%	22%	61%

	Riverfront Triangle	N. Reserve Scott Street	Hellgate	Debt Service
Beginning Balance 7/1/19	\$ 202,839	\$ 867,391	\$ 133,758	\$ 1,979,928
Ending Balance 6/30/20	291,126	1,141,830	451,976	1,981,136
\$ Change	\$ 88,287	\$ 274,439	\$ 318,218	\$ 1,208
% Change	44%	32%	238%	0%

Changes in district fund balance are tracked from year to year. When revenues and transfers in exceed expenditures, remittances and transfers out, an increase in fund balance results. When expenditures, remittances and transfers out exceed revenues and transfers in, the opposite occurs and fund balance decreases. When a public project or a grant or loan to a public-private partnership is approved by the Board of Directors, the resulting expenditures may span several fiscal years (typical with public projects) or may not be paid out for several fiscal years (normal timing for a public-private partnership). Monies committed to public-private partnerships typically remain in the district fund until the project is complete and all requirements of the agreement have been met.

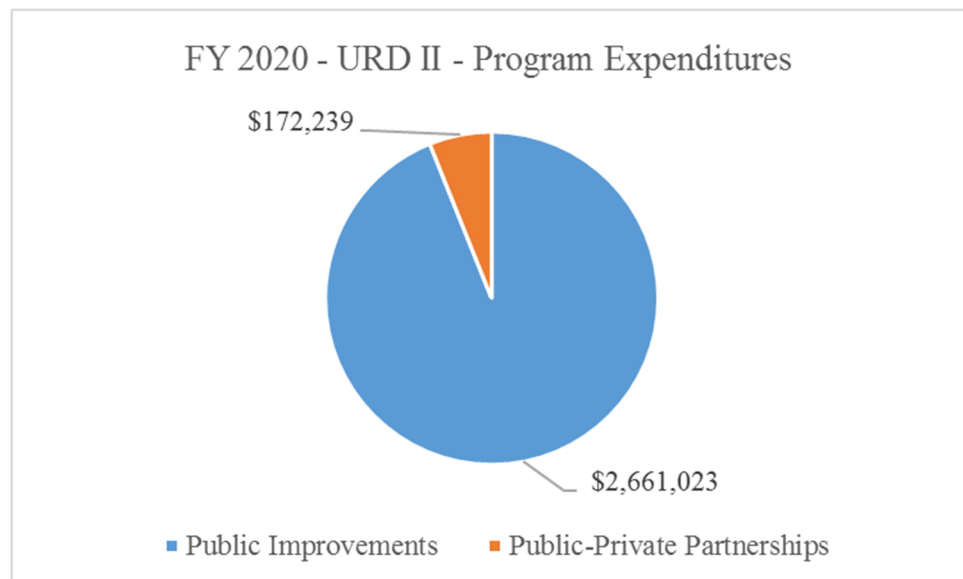
**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
Fiscal Year Ended June 30, 2020

**Fund Balances and Transactions of Individual Governmental Funds (Continued)**

**URD II** saw a 36% decrease in fund balance in fiscal year 2020. This decrease can be attributed to another tax increment remittance to the taxing jurisdictions and several public improvement projects undertaken in the district. The district expended funds on 23 projects during the year; eight were public-private partnerships and 15 were public improvement projects. Total revenues into the district, net of the required amount for debt service, were \$2,782,199. Total expenditures, tax increment remittances and transfers out were \$4,005,173 and included \$433,737 for administrative expenses (as a transfer out reimbursement to URD III), \$738,174 in tax increment remittances and \$2,833,262 for project related expenses under the Agency's various redevelopment programs.

The public improvement projects included:

- 4 park, trail and recreation related improvement projects
- 2 planning efforts
- 2 public art grants
- 1 housing policy implementation grant
- 1 grant assisting a federally qualified health center expansion at the Food Bank & Community Center
- 1 grant for Police Facility acquisition on Catlin St (disbursement #2 of 4)
- 1 sidewalk project
- 1 land & building acquisition for Covid-19 related use and future mixed use redevelopment
- 1 road reconstruction project
- 1 grant for a family housing center and domestic violence shelter

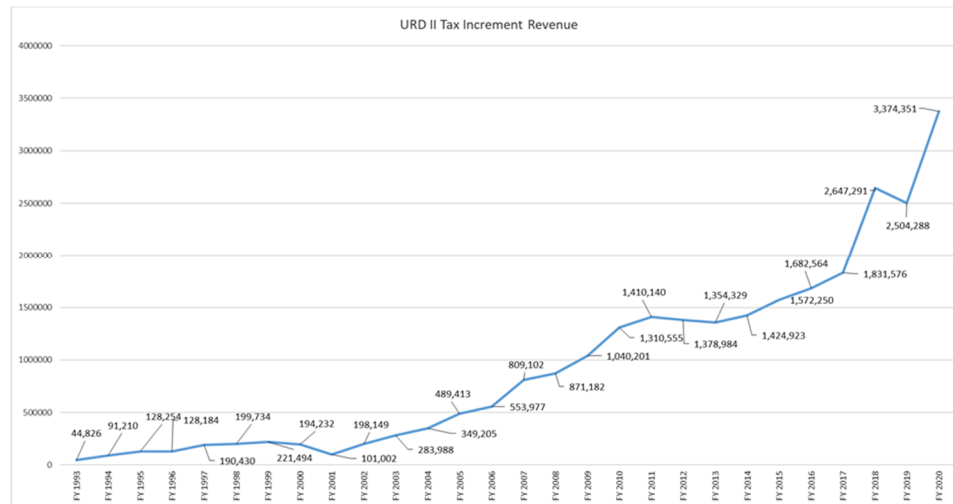


**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
Fiscal Year Ended June 30, 2020

**Fund Balances and Transactions of Individual Governmental Funds (Continued)**

**URD II (Continued)**

The first table below reflects trends in budgeted tax increment revenue only. The second table is a summary of expenditures and transfers out for the district.



Urban Renewal District II - FY 2020 Expenditures & Transfers Out	
Project Name	Amount
Admin - Contributions - Tax Increment Remittance	\$ 738,174
Admin - Transfers to Other Funds	433,737
Bitterroot Trail - Pine Street Link - Construction	340,511
Bitterroot Trail - Pine Street Link - Design, Engineering & Const. Admin	8,071
Bitterroot Trail - Pine Street Link - Lighting	612
Clark Fork Riverbank Stabilization	2,555
Housing Policy Implementation Position	10,000
Max Wave	5,000
North Riverside Parks & Trails Master Plan	1,667
Opportunity Zone - Special Initiative Project	25,000
Police Facility on Catlin	250,000
Silver Park - Public Art - Lighting	17,524
Sleepy Inn - 1427 West Broadway - Due Diligence	2,600
Sleepy Inn - 1427 West Broadway - Purchase	1,096,672
The ROW at Milwaukee Way - 201 S Catlin Street	122,239
Traffic Signal Box - Wyoming & Russell Streets	1,500
URD II - 2nd & 3rd St Sidewalk - Construction	128,864
URD II - 2nd & 3rd St Sidewalk - Design, Eng. & Const. Admin	70,066
West Broadway Island - 2019 Improvements - Construction	81,025
West Broadway Island - Miscellaneous	1,992
Westside Lanes - 1615 Wyoming Street	50,000
Wyoming Street - Prince to California - Construction	561,828
Wyoming Street - Prince to California - Design/Engineering/CA	55,304
Wyoming Street - Prince to California - Lighting	232
<b>Total</b>	<b>\$ 4,005,173</b>



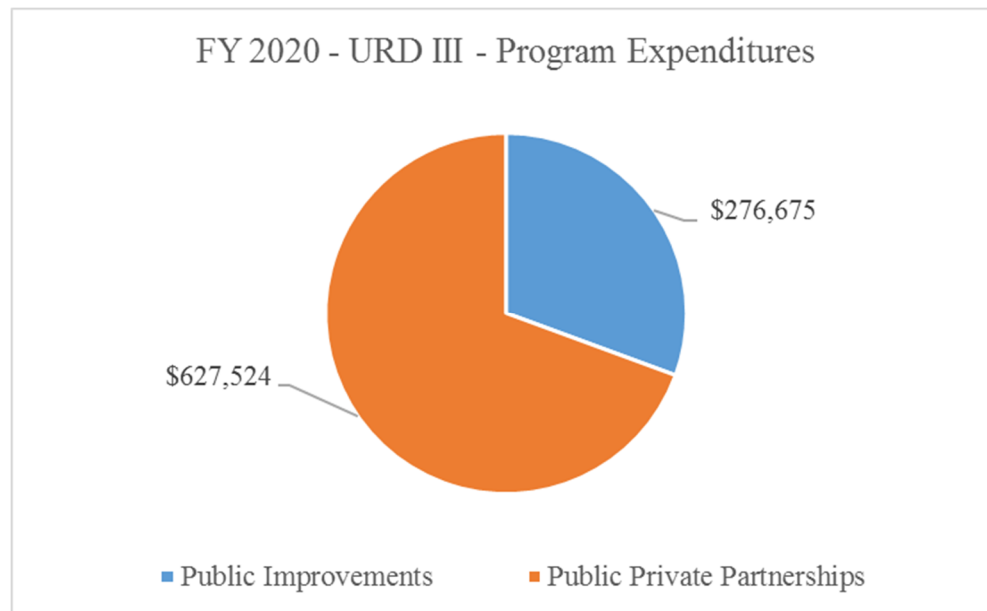
**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
Fiscal Year Ended June 30, 2020

**Fund Balances and Transactions of Individual Governmental Funds (Continued)**

**URD III** saw a 22% increase in fund balance in fiscal year 2020. This modest increase is primarily attributable to another tax increment remittance to the taxing jurisdictions and the completion of several projects and their grant funds dispersed. The district expended funds on 11 projects during the year; six were public-private partnerships and five were public improvement projects. Total revenues and transfers into the district, net of the required amount for debt service, were \$3,427,512. Total expenditures, tax increment remittances and transfers out were \$2,865,312 and included \$961,112 for administrative expenses, \$1,000,002 in tax increment remittances and \$904,199 for program project related expenses. (Note: A \$100,000 loan under the Agency's Façade Improvement Program was reclassified as a Note Receivable on the fund financials at year-end.)

The public improvement projects included:

- 1 park and recreation related improvement project
- 1 planning effort
- 1 housing policy implementation grant
- 1 sidewalk project
- 1 street tree planting project

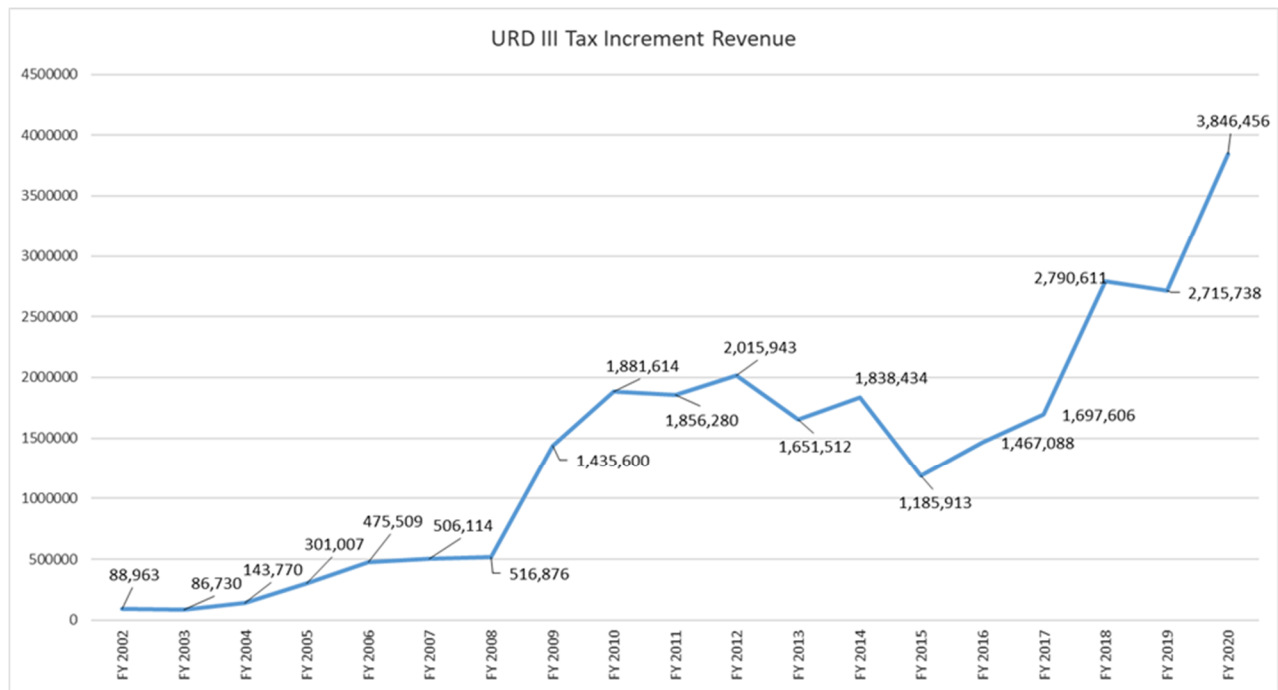


**MISSOULA REDEVELOPMENT AGENCY**  
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**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
 Fiscal Year Ended June 30, 2020

**Fund Balances and Transactions of Individual Governmental Funds (Continued)**

**URD III (Continued)**

The table below reflects trends in budgeted tax increment revenue only.



**MISSOULA REDEVELOPMENT AGENCY**  
 (A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
 Fiscal Year Ended June 30, 2020

**Fund Balances and Transactions of Individual Governmental Funds (Continued)**

**URD III (Continued)**

The table below is a summary of expenditures and transfers out for the district.

<b>Urban Renewal District III - FY 2020 Expenditures &amp; Transfers Out</b>	
<b>Project Name</b>	<b>Amount</b>
2019 URD III Street Tree Project - Mary Ave West	\$ 2,646
2019 URD III Street Tree Project - Misc streets	1,554
Admin - Communication & Transportation	69
Admin - Contributions - Tax Increment Remittance	1,000,002
Admin - Electricity & Natural Gas	332
Admin - Employer Contributions	148,166
Admin - Gasoline	225
Admin - Office Supplies	4,463
Admin - Operating Supplies	993
Admin - Other Repair & Maintenance Supplies	1,161
Admin - Overtime	3,285
Admin - Printing, Duplication, Typing and Binding	5,222
Admin - Professional Services	327,903
Admin - Publicity, Subscriptions and Dues	5,786
Admin - Repair & Maintenance Services	5,421
Admin - Repair & Maintenance Supplies	15
Admin - Salaries & Wages	454,742
Admin - State Retirement Contributions	470
Admin - Training	525
Admin - Travel	2,332
Big Dipper South - 2700 Paxson	43,986
Brooks Corridor TOD Infrastructure Study	3,644
Cornerstone Dental - 3111 Grant Street	50,000
Fine Line Building - 2505 S Russell St	50,000
Housing Policy Implementation Position	10,000
MRL Park - Construction	11,729
MRL Park - Design & Engineering	404
MRL Park - Miscellaneous	13,108
MRL Park - Temporary Fence for Johnson St Property	1,800
South Crossing - NE Parcel - 3620 Brooks Street	64,822
Stockman Bank - 3601 & 3611 Brooks Street	268,716
The Trail Head - River Sports - 2505 Garfield	150,000
URD III - Northern Sidewalk - Construction	112,400
URD III - Northern Sidewalk - Design, Eng. & Const. Admin	119,390
<b>Total</b>	<b>\$ 2,865,312</b>

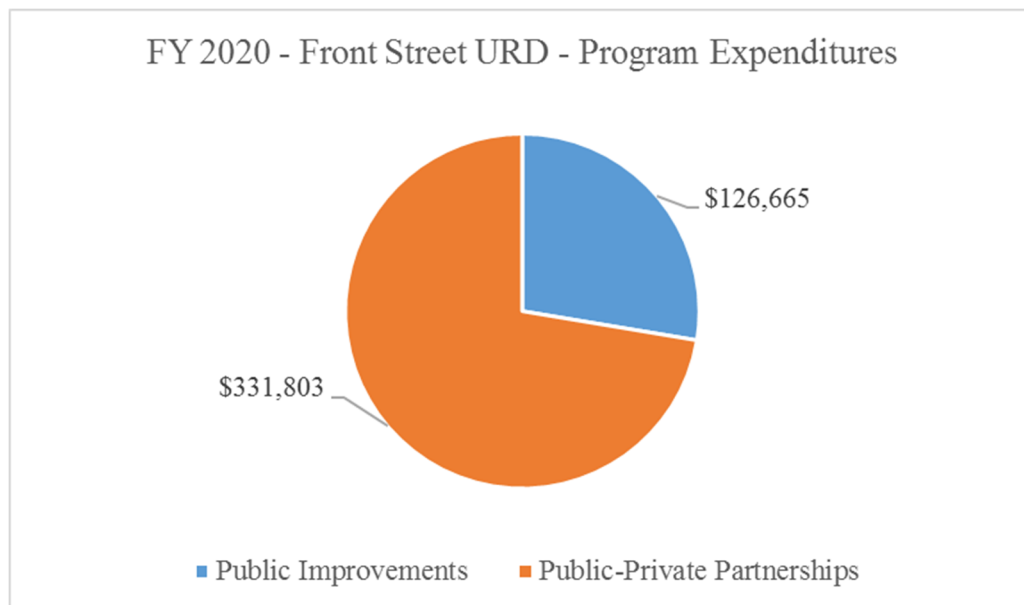
**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
Fiscal Year Ended June 30, 2020

**Fund Balances and Transactions of Individual Governmental Funds (Continued)**

**Front Street URD** saw a 61% increase in fund balance in fiscal year 2020. This increase is primarily attributable to an increase in tax increment revenue coming into the district upon completion of two significant public-private partnerships in fiscal year 2019: The Mercantile hotel and ROAM student housing project. The district expended funds on five projects during fiscal year 2020; two public-private partnerships and three public endeavors. Total revenues into the district, net required amount for debt service, were \$702,975. Total expenditures were \$458,468 and were all program project related. Due to its debt service requirements and historically low tax increment revenue, this district did not provide funds for the tax increment remittances, nor did it contribute to the administrative costs of the Agency. The administrative costs are tracked for reimbursement to URD III in the future when tax increment revenues are anticipated to be more robust due to several urban renewal projects recently completed and more currently underway in the district.

The public improvements projects included:

- 1 park and recreation related improvement project
- 1 grant to new library construction (\$275,000 disbursed to date; \$225,000 remaining)
- 1 sidewalk project

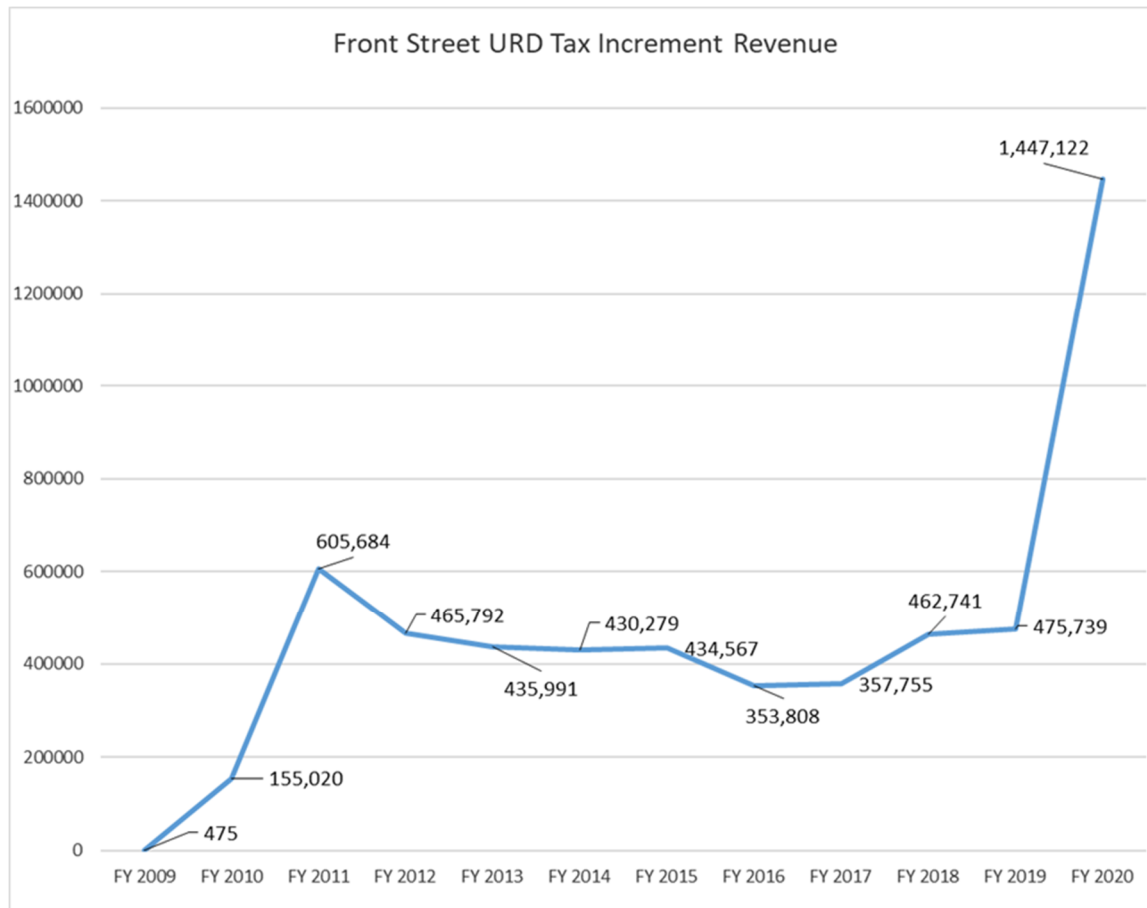


**MISSOULA REDEVELOPMENT AGENCY**  
 (A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
 Fiscal Year Ended June 30, 2020

**Fund Balances and Transactions of Individual Governmental Funds (Continued)**

**Front Street URD (Continued)**

The first table below reflects trends in budgeted tax increment revenue only. The second table is a summary of expenditures and transfers out for the district.



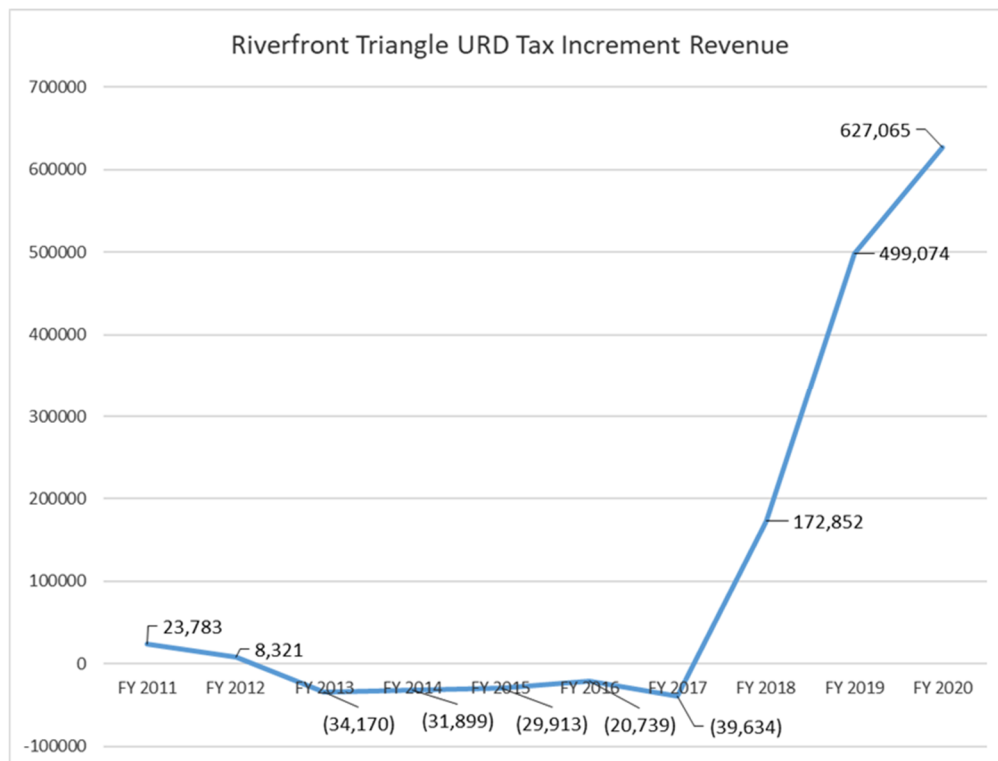
Front Street Urban Renewal District - FY 2020 Expenditures	
Project Name	Amount
Dragon Hollow Playground	\$ 50,000
Levasseur Street Townhomes - 310 Levasseur Street	184,914
Missoula Public Library - New Building	75,000
North Riverside Parks & Trails Master Plan	1,665
Radius Gallery - 120 North Higgins Avenue	146,889
<b>Total</b>	<b>\$ 458,468</b>

**MISSOULA REDEVELOPMENT AGENCY**  
 (A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
 Fiscal Year Ended June 30, 2020

**Fund Balances and Transactions of Individual Governmental Funds (Continued)**

**Riverfront Triangle URD** saw a 44% increase in fund balance in fiscal year 2020. This increase is attributable to the district having no project expenditures during the year. The only expenditures from the fund were for administration and tax increment remittances. The Hotel Fox project is currently on hold due to the effects Covid-19 has had on the economy and the live entertainment industry. More information on that project is found later on in this report. Total revenues into the district, net required amount for debt service, were \$428,288. Total expenditures and transfers out were \$340,001.

The first table below reflects trends in budgeted tax increment revenue only. The second table is a summary of expenditures and transfers out for the district.



Riverfront Triangle URD - FY 2020 Expenditures & Transfers Out	
Project Name	Amount
Admin - Contributions - Tax Increment Remittance	\$ 240,001
Admin - Transfers to Other Funds	100,000
<b>Total</b>	<b>\$ 340,001</b>

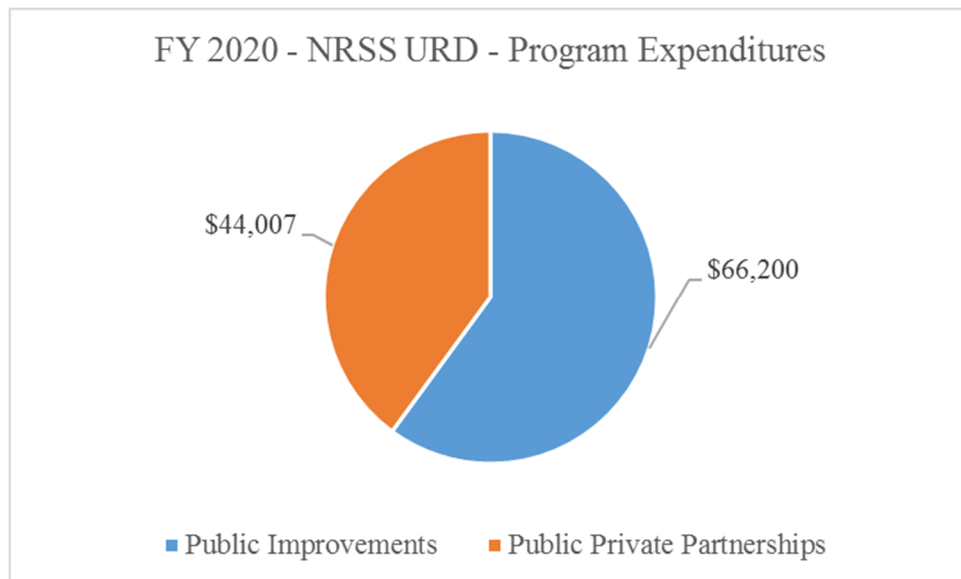
**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
Fiscal Year Ended June 30, 2020

**Fund Balances and Transactions of Individual Governmental Funds (Continued)**

**North Reserve – Scott Street (NRSS) URD** saw a 32% increase in fund balance in fiscal year 2020. This increase is attributable to moderate expenditures that did not exceed revenues. In addition to funds contributed to tax increment remittances and administration expenses, the district expended funds on four projects during fiscal year 2020; one public-private partnership and three public endeavors. Total revenues into the district, net required amount for debt service, were \$1,218,004. Total expenditures, tax increment remittances and transfers out were \$943,565 and included \$83,359 for administrative expenses, \$749,999 in tax increment remittances and \$110,207 for program project related expenses.

The public related projects included:

- 1 opportunity zone grant
- 1 property acquisition – due diligence
- 1 housing policy implementation grant

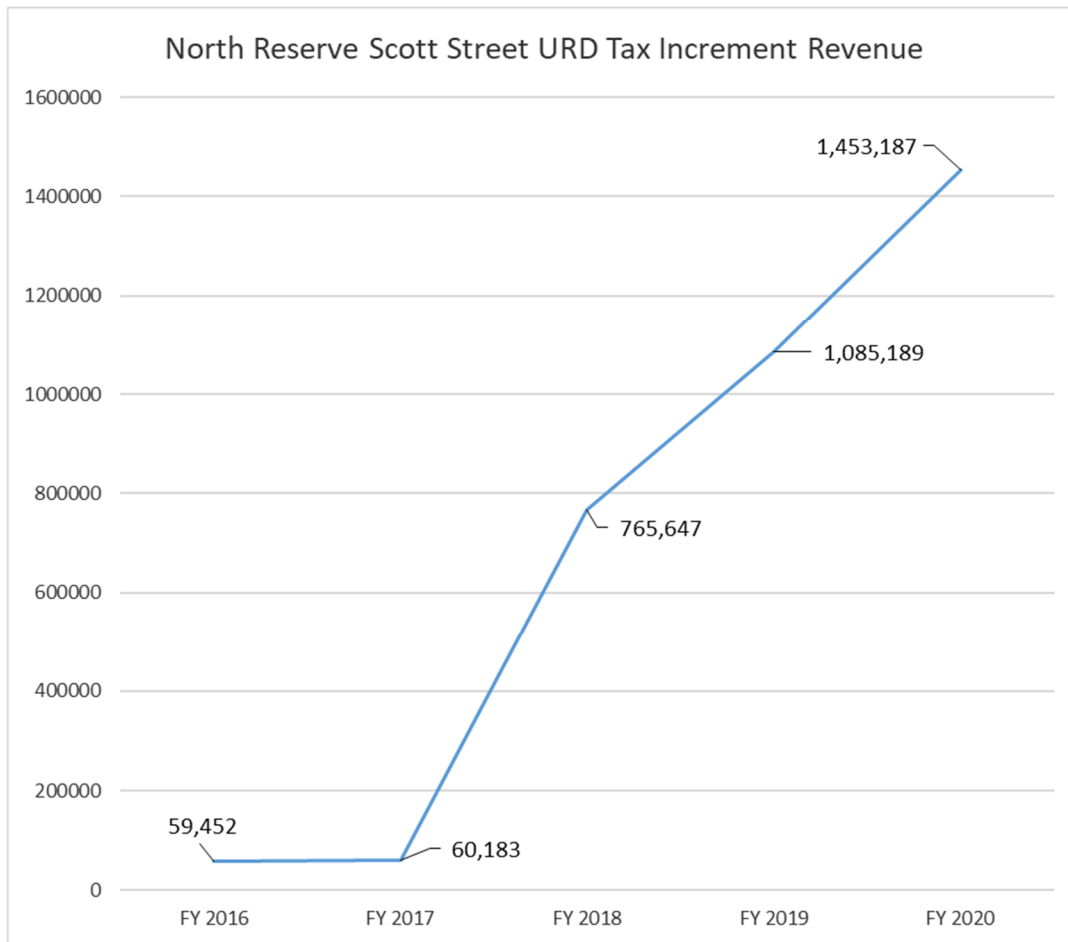


**MISSOULA REDEVELOPMENT AGENCY**  
 (A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
 Fiscal Year Ended June 30, 2020

**Fund Balances and Transactions of Individual Governmental Funds (Continued)**

**North Reserve – Scott Street (NRSS) URD (Continued)**

The first table below reflects trends in budgeted tax increment revenue only. The second table is a summary of expenditures and transfers out for the district.



NRSS URD - FY 2020 Expenditures & Transfers Out	
Project Name	Amount
Admin - Contributions - Tax Increment Remittance	\$ 749,999
Admin - Transfers to Other Funds	83,359
Housing Policy Implementation Position	10,000
Opportunity Zone - Special Initiative Project	25,000
Scott Street Property - Due Diligence	31,200
Scott Street Village - Phase II-III	44,007
<b>Total</b>	<b>\$ 943,565</b>

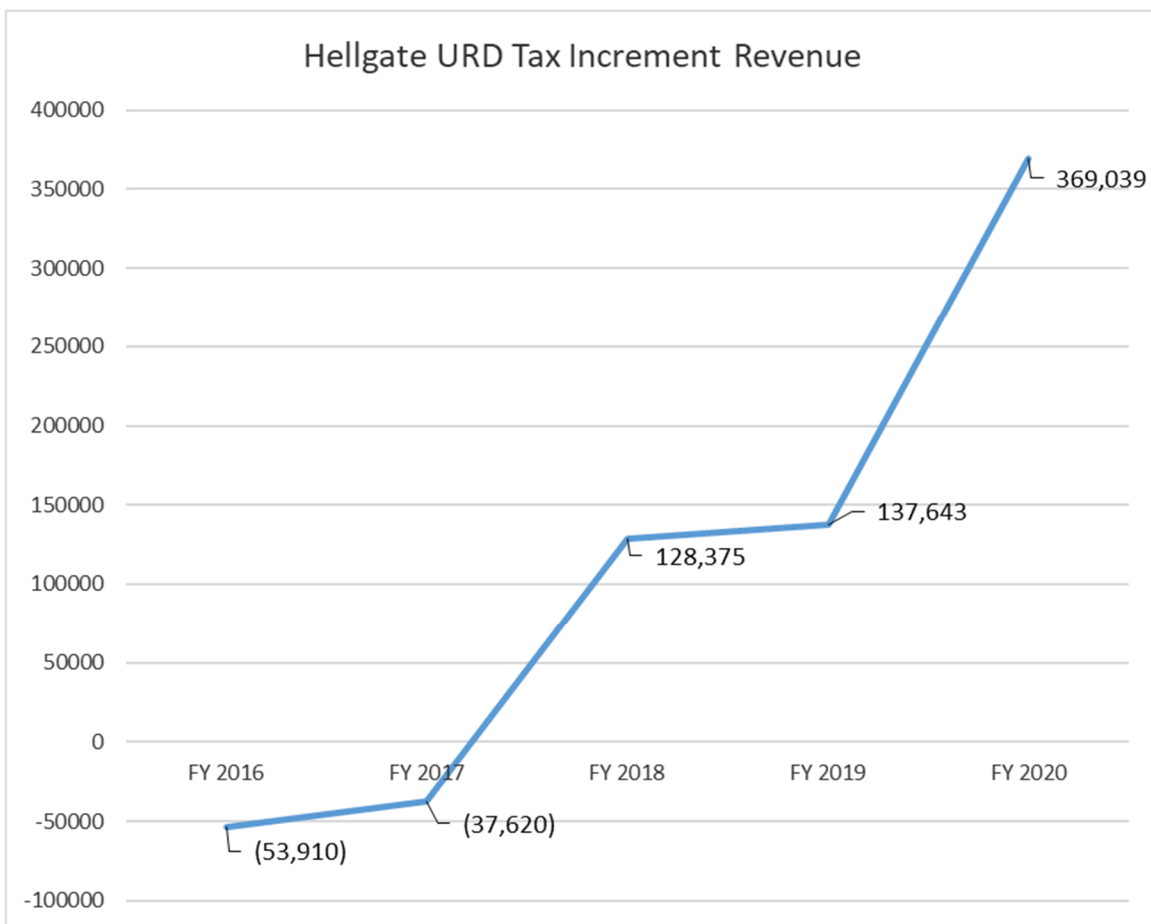


**MISSOULA REDEVELOPMENT AGENCY**  
 (A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
 Fiscal Year Ended June 30, 2020

**Fund Balances and Transactions of Individual Governmental Funds (Continued)**

**Hellgate URD** saw a 238% increase in fund balance in fiscal year 2020. This increase is directly attributable to an increase in taxable values (2019 was a revaluation year) and limited expenditures. The district expended funds on only two items during the year; administrative expenses and a master planning process. Total revenues were \$352,229. Total expenditures, tax increment remittance and transfers out were \$34,011.

The first table below reflects trends in budgeted tax increment revenue only. The second table is a summary of expenditures and transfers out for the district.



Hellgate URD - FY 2020 - Expenditures & Transfers Out	
Project Name	Amount
Admin - Transfers to Other Funds	\$ 32,344
North Riverside Parks & Trails Master Plan	1,667
<b>Total</b>	<b>\$ 34,011</b>

MISSOULA REDEVELOPMENT AGENCY  
(A Component Unit of the City of Missoula)  
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)  
Fiscal Year Ended June 30, 2020

**Overall Financial Position**

Changes in the Agency's overall financial position from 2019 to 2020 from the Government-wide perspective include a decrease in total assets and deferred outflows of resources of \$321,191 and a decrease in total liabilities and deferred inflows of resources of \$2,211,016 with a resulting overall net position of (\$29,456,329). The decrease in assets can be attributed to project timing. The decrease in liabilities can be attributed to a reduced accounts payable amount at year end. No bonds were issued during fiscal year 2020.

Due to ever-changing project completion schedules, it is not uncommon for projects that are budgeted in one year to be completed in another year. The Agency's tax increment funds, as they are accrued, are *planned, pledged or committed* to projects or held in contingency accounts for projects that arise during the year.

**Planned Projects**

Planned projects are projects that are under consideration and in the pre-development stage. During this stage, estimated budgets are created as "place holders". As project planning proceeds, the Agency's Board may pledge or commit to the projects, or abandon them if costs or circumstances warrant it. Similarly, the Agency funds a number of redevelopment programs adopted by the Missoula City Council. These programs are made available to assist private property owners with smaller projects that fit the program objectives and criteria. Since it is impossible to determine in advance how many property owners might apply for assistance under these programs, at any given time the program budgets may be underutilized. Still, it is the Agency's practice to be responsive to private sector redevelopment initiatives—even small ones—so these programs are adequately funded each year.

There were two projects primarily in the *planning* phase during fiscal year 2020, the **Brooks Street Transit Oriented Development Study** in URD III, and the **Fox Site** in Riverfront Triangle URD.

**Brooks Street Transit Oriented Development (TOD) Study:** The Agency is leading a steering committee that has engaged HDR as the consultant team to prepare a study identifying strategies to establish high-frequency transit and foster transit-oriented development (TOD) along the Brooks Street corridor. The scope of the study also includes examining ways to make it easier for pedestrians and bicyclists to cross and move along Brooks Street. HDR completed "*Transforming the Brooks Street Corridor: Brooks Street Corridor Transit-Oriented Development (TOD) Infrastructure Study*" in early 2020 and presented it to the MRA Board at its May meeting. Recommendations include establishing center-running bus rapid transit (BRT), and other infrastructure changes such as curb reconfiguration, wider sidewalks, bike lanes and streetscape amenities that improve walkability and livability, with the goal of redeveloping the Brooks corridor into a desirable place to live, work and play. The Agency has teamed with the Missoula Urban Transportation District (MUTD) to fund the next phase of the process that includes engaging the Montana Department of Transportation (MDT) as a project partner and determining right-of-way needs. Results of this effort will be used to pursue funding opportunities such as a BUILD grant (formerly TIGER grant) or Small Starts grant from the Federal Transit Authority.

MISSOULA REDEVELOPMENT AGENCY  
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MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)  
Fiscal Year Ended June 30, 2020

**Planned Projects (Continued)**

**Fox Site:** Much of the land that makes up the Fox Site was given to the City by the owners of the Fox Theater in the mid-1980s. Two more adjacent properties were added a few years later to make up a comprehensive redevelopment site. Since that time, the City, through the Agency, has demolished structures, improved utility infrastructure and removed a buried landfill that was used in the early part of the 20th century. The City authorized the Agency to conduct development agreement negotiations with one of the respondents to the most recent Request For Proposals, Hotel Fox Partners, for redevelopment of the Fox Site into an upscale hotel and conference center. At the request of the Mayor, Hotel Fox found that, with City participation, it is feasible to build and operate a much larger regional conference center. It also found that a larger full-service hotel may be feasible and for the hotel design to include residential condominiums. After several years of working to achieve the hotel-regional conference center, Hotel Fox was unable to find adequate financing for the large development and, with permission of the City Council, transferred its development rights to Clark Fork Riverfront Project. Through its partner entity, Stonefly Capital, Clark Fork Riverfront Project intended to complete the Hotel Fox deal with a changed emphasis of the conference center to a multi-use civic events center. The center, to be called "Drift", would be able to host large dinners, lectures, live music and theatrical performances, and a variety of art exhibitions and tradeshow. By mid-February 2020, Clark Fork Riverfront Project had presented its conceptual design and site plan to the Agency and City Council which included innovative parking, fully accessible access between Front Street and the Ron's Riverfront Trail, and architecture, all achieved through close collaboration with City departments. Intending to be under construction in the early autumn of 2020, COVID-19 halted progress on the project in the spring. Focusing on the survival of its existing local businesses, the developer set aside its work on the Fox Site and, by the end of FY20, indicated it may not ever be able to restart its efforts to develop the area. After the COVID-19 pandemic is settled, the Agency and City will re-evaluate the future of the site.

**Pledged Projects**

Often times the Agency Board will make a conditional pledge to a public or private project that is not fully financed or completely planned. The purpose of the pledge is to create "seed money," "matching funds," or other financing incentives for the project sponsors or investors. This period also allows for further development of the project design and time to acquire the necessary approvals.

The most significant *pledged* projects in fiscal year 2020 was the **Montana Rail Link (MRL) Property** (URD III) and the **Scott Street Property** (North Reserve – Scott Street URD).

**MRL Property – Development Overview:** The City was in negotiations with Montana Rail Link (MRL) for years in an effort to get the necessary easements to complete the Bitterroot Trail, which runs adjacent to the Bitterroot Branch Railroad line through Missoula. Late in fiscal year 2016, it appeared that MRL might be open to selling the City the 12 acre property adjacent to the major missing trail segment between North Avenue and South Avenue. The sale of the property to the City was successfully completed in fiscal year 2017 through the use of TIF funding.

MISSOULA REDEVELOPMENT AGENCY  
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MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)  
Fiscal Year Ended June 30, 2020

**Pledged Projects (Continued)**

**MRL Property – Development Overview (Continued)**

The Agency began planning for construction of the remaining missing trail segment and the development of a 4 acre park in a dense neighborhood with a large deficit of park land. The trail project and the park were completed in fiscal year 2019. Bonds were issued in early fiscal year 2019 to reimburse the district for acquisition costs and costs for construction of the park and trail. The City is in the process of completing an Environmental Assessment on the balance of the property, the bulk of which was accomplished in fiscal year 2020. Remediation will be undertaken in fiscal year 2021, after which the City will engage in a public process around redevelopment and from there will seek out partnerships to redevelop the former industrial land into an asset for the neighborhood, which addresses the City's housing needs.

**Scott Street Property – Development Overview:** The City was able to secure a contract to purchase approximately 19 acres in the North Reserve-Scott Street URD. This formerly industrial property has been undergoing remediation for several years under the guidance of the Montana Department of Environmental Quality (DEQ) and at the expense of the former owner. The eastern most 9.8 acres has been cleaned up to residential standards and the western portion will be remediated to commercial/industrial standards. Remediation on the western acreage will be underway for several more years; however, portions of the property can be used by the City in the interim. The western portion of the newly acquired property is adjacent to the City Public Works/Streets facilities and purchase of this tract will allow consolidation of those operations, freeing up City owned land to the north for redevelopment. It is anticipated that both the remediated 9.8 acres and the 21+ acres currently being used for storage by the City will ultimately be redeveloped as mixed use, residential and possibly park land. In fiscal year 2021, the MRA and other City departments will work to develop private and/or non-profit partnerships to facilitate the reuse of the 9.8 acres with the additional City owned land to follow.

**Committed Projects**

If and when project sponsors complete fundraising to a level that allows a project to proceed, *pledged* funds become *committed* through use of development agreements. Development agreements specify required performance by the project sponsor in order to obtain tax increment funding. The funds become contractually committed in the development agreement and often the commitment will bridge one or more fiscal years. When the Agency undertakes public infrastructure improvements within a district, tax increment funds become committed when the project receives approval by the Agency Board of Commissioners. Below is a list of significant *committed* projects in **URD II** in fiscal year 2020. Following the list is a descriptive narrative of each project.

- 2<sup>nd</sup> & 3<sup>rd</sup> Street Sidewalks
- Bitterroot Trail - Pine Street Link
- Sleepy Inn
- The ROW at Milwaukee Trail
- Westside Lanes
- West Broadway Island
- Wyoming Street Improvements

MISSOULA REDEVELOPMENT AGENCY  
(A Component Unit of the City of Missoula)  
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)  
Fiscal Year Ended June 30, 2020

**Committed Projects (Continued)**

**2<sup>nd</sup> & 3<sup>rd</sup> Sidewalk Project:** The 2<sup>nd</sup> & 3<sup>rd</sup> Street sidewalk project is the 2020 phase of the URD II Sidewalk Program. The Sidewalk Program was initiated as a systematic effort to complete the sidewalk network in URD II prior to sunset of the district. Under the sidewalk program, missing sidewalk segments in the City sidewalk network are constructed with the goals of reducing a blighting condition as defined in state urban renewal law, increasing public safety - particularly along school routes, and enhancing the pedestrian and active transportation environment making the URDs more walkable. The 2<sup>nd</sup> & 3<sup>rd</sup> Street project consisted of constructing missing sidewalk segments on S. 2<sup>nd</sup> Street between Oak Street and the irrigation canal; missing sidewalk segments on Ivy, California, Inez, and Prince Streets between S. 3<sup>rd</sup> Street and the URD boundary; Garfield Street between S. 3<sup>rd</sup> Street and the URD boundary; and Garfield Street between S. 2<sup>nd</sup> Street and Trail Street. The project was deemed Substantially Complete on August 14, 2020.

**Bitterroot Trail – Pine Street link:** For many years, the Agency, City, and Westside Neighborhood promoted a trail along Montana Rail Link's Bitterroot Branch Line between West Broadway and the north boundary of URD II, just north of Toole Avenue. Construction of the trail was fragmented over time as it has been associated with specific projects. Those included Safeway (now Fresh Market), Spruce Street Plaza and redevelopment of the building at 806 West Spruce that includes Draught Works Brewery. The remaining segment, between West Pine Street and the alley between West Pine and West Spruce Streets, was left undeveloped due to its topographic complexity and the City's uncertainty of the ultimate West Pine Street configuration. The area had become a very unpleasant place with an accumulation of trash, transient camps, and criminal activity. The trail was completed and opened in early fiscal year 2020. The trail includes an accessible pedestrian and bicycle path and crossing of Pine Street, a rebuilt rail crossing of the street, and pedestrian lighting from Broadway to Toole Streets.

**Sleepy Inn:** The City has recognized the need for redevelopment along West Broadway for a number of years. This area is a gateway to the downtown and is in poor condition with a number of buildings which have far outlived their useful life. With the reconstruction of Russell Street from Broadway to 3<sup>rd</sup> Street, the development potential of the W. Broadway corridor is further enhanced. One piece of property that the City and MRA have long recognized as a key reuse opportunity is the Sleepy Inn Motel at the intersection of Broadway and Russell.

When the COVID 19 virus became a major issue for Missoula, the need for a facility that could provide a non-congregate shelter to house homeless members of our community became a paramount concern. MRA was able to negotiate the purchase of the Sleepy Inn in fiscal year 2020 and it has been in continuous use as a shelter for COVID positive or high-risk individuals since the purchase. The intention is that once it is no longer needed for COVID purposes, the buildings will be deconstructed and the site redeveloped. MRA has engaged a consulting firm to conduct a public planning process for the W. Broadway corridor from Russell to California Street, with the Sleepy Inn property likely being the first piece to redevelop. This corridor, like the Scott Street property is not only in Urban Renewal District II, but is also in the City's only Opportunity Zone which should enhance its attractiveness for private investment.

MISSOULA REDEVELOPMENT AGENCY  
(A Component Unit of the City of Missoula)  
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)  
Fiscal Year Ended June 30, 2020

**Committed Projects (Continued)**

**The ROW at Milwaukee Trail:** For many years, this neighborhood was a model of an area envisioned in creating the Montana Urban Renewal Statutes in that there was little in the way of public infrastructure, roads were in bad condition, and there were many highly-packed deteriorating mobile home parks interspersed with manufacturing businesses and auto wrecking yards. Recognizing 20 years of slow change, this project removed a poor quality house converted to a duplex and three aging mobile homes to construct eight townhouses along the Milwaukee Trail. All former tenants were appropriately relocated. TIF assistance was for deconstruction and site clearing, and new natural gas and power main lines to the property. Construction was completed and all townhouses occupied in the late spring of 2020.

**Westside Lanes and Fun Center – 1615 Wyoming Street:** The Westside Lanes bowling alley and casino is an anchor business in the River Road neighborhood, where the Agency has fostered substantial redevelopment. The large building had been constructed over two different building periods, and exhibited two distinct and incongruous building styles. With assistance through the Façade Improvements Program the owners of the Westside Lanes were able to expand the scope of their exterior improvements to make the various segments of the building look cohesive and more visually appealing in the neighborhood.

**West Broadway Island:** The West Broadway Island is a roughly five-acre site along the Clark Fork River and West Broadway. The City purchased the property through the Agency in 2012 for use as public open space and conservation lands. Much of the site is within the 100-year floodplain and floodway. The north boundary of the property is an irrigation canal. The project design includes a new pedestrian bridge at the east end of the property, renovation of an existing bridge to the property, a new pedestrian trail along the irrigation canal, and stabilization of the south bank of the canal. Additionally, efforts to minimize noxious weeds and restore native riparian vegetation are ongoing and will continue into the future. Construction of the project was completed in early fiscal year 2020.

**Wyoming Street – Reconstruction:** The Wyoming Street Reconstruction Project was completed in the summer of 2019. The Project was a cooperative effort between the Agency and City Public Works and involved the installation of a water main between Prince Street and California Street, and the reconstruction of the street between Prince and California along with the installation of public improvements in the right-of-way: curb/gutter, boulevard sidewalks, streetlights, and boulevard trees. The Public Works Project and MRA Sidewalk Project were combined in order to minimize disruption to the neighborhood and capitalize on economies of scale by completing the two projects under one engineering contract and one construction contract.

Below is a list of significant *committed* projects in **URD III** in fiscal year 2020. Following the list is a descriptive narrative of each project.

- Big Dipper - South
- Stockman Bank – Brooks Street
- The Trail Head – River Sports
- Northern Sidewalks

MISSOULA REDEVELOPMENT AGENCY  
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MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)  
Fiscal Year Ended June 30, 2020

**Committed Projects (Continued)**

**Big Dipper - South:** A longtime popular downtown fixture, this ice cream business expanded to a second location in Midtown near Southgate Mall. The interior of the former retail site was extensively remodeled for ice cream manufacturing and retail sales. Participation in the Façade Improvement Program included subsidy for new siding, an attached patio extension, exterior lighting, and a new awning and entry.

**Stockman Bank – 3601 and 3611 Brooks Street:** Stockman Bank completed its second new Missoula bank building in the heart of Midtown, on a site that had previously housed a vacant building that was attracting quite a bit of illegal activity. During the design and permitting process, the developer worked with City staff to meet the City's desire for a more pedestrian-friendly, urban environment on Brooks Street, pulling the building to the corner, siting it orthogonal to the street, and increasing the building height to three stories. The developer also relocated property boundaries, creating two building lots, creating more opportunity for infill development in Midtown. The Agency provided nearly \$254,000 in tax increment assistance for demolition and site preparation costs, overhead utility relocation, and curbs, sidewalks, and street trees in the public right-of-way. The Agency also worked with the developer to include installation of a new fire hydrant on Brooks Street concurrently with the building project to take advantage of economy of scale.

**The Trailhead - River Sports:** A longtime downtown outdoor sports store split off its river sporting division to a new location in a vacant former warehouse near Southgate Mall. The interior of the facility was renovated for retail and boat rental use while the exterior windowless block façade was extensively changed including installation of windows from near ground to roof line along the NE corner of the building to create a highly visible and attractive business location. The project participated in the Facade Improvement Program through both a grant and 10-year loan.

**Northern Sidewalk Project:** The Northern Sidewalk project is the 2020 phase of the URD III Sidewalk Program. The Sidewalk Program was initiated as a systematic effort to complete the sidewalk network in the district prior to its sunset. Under the sidewalk program, missing sidewalk segments in the City sidewalk network are constructed with the goals of reducing a blighting condition as defined in state urban renewal law, increasing public safety - particularly along school routes, and enhancing the pedestrian and active transportation environment making the URD's more walkable. During the design phase of the Northern Sidewalk Project, MRA determined to phase-in the construction of the sidewalk project to spread the cost of construction over several years. Phase 1 was deemed substantially complete on August 13, 2020. Phase 1 consisted of constructing missing sidewalk segments on the west side of Bow Street between Kensington and Kent Streets, the north side of Kent Avenue between Stephens Avenue and Bow Street, the west side of Regent Street between Central and Sussex Avenues, and the east side of Regent Street between South and Sussex Avenues. Phase 2 construction is slated for summer 2021.

MISSOULA REDEVELOPMENT AGENCY  
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MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)  
Fiscal Year Ended June 30, 2020

**Committed Projects (Continued)**

Below is a list of significant *committed* projects in **Front Street URD** in fiscal year 2020. Following the list is a descriptive narrative of each project.

- Levasseur Street Condos
- North Riverside Parks & Trails Master Plan
- Radius Gallery
- Union Block
- AC by Marriott Hotel & The Wren Hotel

**Levasseur Street Condos:** This is a two-phase project in which two apartment facilities (one a two-story former large house that had been divided into apartments and sleeping rooms, the other a concrete block building) were deconstructed/demolished and replaced by six, three-story townhouses and a 20-unit apartment structure. Redevelopment includes TIF eligible items of extending 3-phase power to the neighborhood, updated water and sanitary sewer mains, replacing 100-year old sidewalks, and paving a public alley.

**North Riverside Parks and Trails Master Plan:** The Agency assisted with funding for the Downtown Business Improvement District and the City's Department of Parks and Recreation to undertake a master plan for the parks and trails on the north shore of the Clark Fork River between California Street and Missoula College. This planning effort grew out of the Missoula Downtown Master Plan Update, which the Agency also supported. MRA staff participated on the leadership team for the parks and trails master plan effort, which focused on Caras, East Caras, and Bess Reed Parks. These parks are the outdoor heart of downtown, and provide a venue for an abundance of local and regional activities. The Master Plan was developed through a robust public engagement process which identified the following five big ideas: 1) A Park for Everyone and for All Seasons; 2) Enhance Ecological Functions and Improve Views and Access to the Clark Fork River; 3) Update Materials, Elements, and Landscaping; 4) Improve Gateways and Circulation; and 5) Support Existing Uses and Design Multi-Functional Spaces.

Some specific programmatic recommendations include prominent gateway features including big art in the park; making the trail into a promenade as it goes through the parks, constructing an ice ribbon; refurbishing the amphitheater and lawn areas; including elements that stitch the parks together under Higgins Avenue Bridge; and enhancing restroom facilities. The Plan will be implemented in phases. In a first phase, areas in Caras Park disturbed by construction activities for the Higgins Avenue Bridge and a new storm water infiltration structure will be built back according to the new plan.

**Radius Gallery:** This project involved deconstruction of a one-story former restaurant building along North Higgins Avenue that was constructed in the 1950s and replacing it with a two-story art gallery. The new building design utilizes materials and influences from nearby historic downtown buildings. TIF funds associated with the project included reimbursement for the cost of deconstruction, replacement of the Higgins Avenue sidewalk, and reconstruction of the adjacent alley.



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MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)  
Fiscal Year Ended June 30, 2020

**Committed Projects (Continued)**

**Union Block:** Since its construction in 1900, the street level of this building (called the “Radio Central Building” for many years) has been occupied by retail uses while the second two levels are office uses and the basement is used for storage. While upgrading the entrance on Main Street used for the upper story offices, the new owner found large decorative columns and an apparently intact brick façade under metal backed ceramic siding panels installed in the 1950s that cover the entire Main Street elevation. Research into the building’s original appearance found a remarkable example of late 1800s Victorian architecture. Subsequent studies have found that a majority of the façade materials may have been preserved enough to allow a historic restoration. Although there is no formal facade program in the Front Street URD, the Agency utilized the model used in restoration of the Wilma Building and Mercantile Pharmacy building in requiring a historic facade preservation easement for reimbursing restoration of a very important piece of Missoula history.

**AC by Marriot Hotel & The Wren Hotel:** These are two hotel projects directly across the street from each other in the Front Street URD on the corners of Pattee and Main Streets. They are separate developments by two different developers, but warrant being discussed together as there are several similarities. Both project are possible as a result of the construction of Park Place parking structure a block to the south. It enabled these to be developed without dedicated off street parking. Both sites are modest in size and could not have supported parking and a hotel. The AC is a new six story, 70,000 square foot building with approximately 105 hotel rooms. The building occupies the entire site, which formerly housed a Firestone Tire building that was deconstructed using TIF funding. TIF funds were also approved for public right of way improvements, including a curb extension at Pattee and Main, which will improve the pedestrian crossing. The AC Hotel is anticipated to be completed and operational by mid-2021.

The Wren Hotel is the renovation and addition on a fifty-year-old motel that was structurally sound but had long ago out lived its useful life. The building had parking underneath at street level and two stories of motel rooms above. The new hotel will consist of approximately 73 rooms on three levels as a result of the addition of an upper floor. The ground level will be converted to retail businesses addressing the street, a much more urban application than the previous motel. TIF funds are being used for improvements in the public right of way including new curb, gutter and sidewalks with a curb extension at the intersection, alley reconstruction and utility relocation needed to allow the additional floor on the building. Completion is anticipated to be in early fiscal year 2022.

Below is a significant *committed* project in **North Reserve-Scott Street URD** in fiscal year 2020.

**Villagio Apartments:** The Villagio Apartments project is complex both due to the site topography and the private/public financing model needed to help address a major need in Missoula by constructing a significant number of housing units affordable to lower income households. The project involves construction of two, five-story apartment buildings with a total of 200 units at the northern end of Scott Street near Interstate-90. Rents will be set by the Missoula Housing Authority at 40% - 60% of the Area Median Income (AMI). Parking is underground to maximize outdoor space for residents. A trail that is a section of one that will eventually connect Grant Creek and downtown will be part of Otis St. reconstruction.

MISSOULA REDEVELOPMENT AGENCY  
(A Component Unit of the City of Missoula)  
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)  
Fiscal Year Ended June 30, 2020

**Committed Projects (Continued)**

**Villagio Apartments (Continued)**

TIF has been pledged to reimburse the costs of public sidewalk, curb, gutter and trail, water and sanitary sewer main line extensions, power line stabilization and construction of a large retaining wall that allows maximum use of the property. Completion of the project is anticipated by mid-2022.

In addition to the above, the Agency financially participated in several smaller public-private partnerships and publicly funded *committed* projects during fiscal year 2020. These were included in the districts' expenditure summaries presented earlier.

**Taxing Policies**

Taxing policies adopted by the Montana State Legislature, for example those that decrease the valuation of personal property or business equipment, have had an effect on the growth of the tax increment funds. Often the Legislature will provide reimbursement or other mechanisms to offset the financial impact their policy changes have on local taxing jurisdictions. The Agency's revenues are tied to revenues collected by the local taxing jurisdictions. The Agency itself does not have any taxing authority. State reimbursements or entitlements are intended to "make whole" on the losses experienced as a result of tax policy changes.

An example of such revenue the Agency receives from the State of Montana is the State Entitlement Share funds authorized under 2001 Legislative House Bill 124. Looking forward, one negative aspect of this situation is that, as the current law reads, the State Entitlement funds that the Agency receives disappear upon the sunset of a district. Unlike the tax increment revenue normally captured by a district, which will revert back to the taxing jurisdictions upon sunset, the State Entitlement amount received annually by the Agency will revert back to the State of Montana. When House Bill 124 was passed into law, only URD I and II received Entitlement funds.

More recent legislative changes to the taxes assessed on personal property included reimbursement components to local tax increment financing districts through the Entitlement Share program. As of fiscal year 2020, all of the Agency's urban renewal districts except North Reserve-Scott Street URD and Hellgate URD, receive state reimbursements through the Entitlement Share.

**MISSOULA REDEVELOPMENT AGENCY**  
 (A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
 Fiscal Year Ended June 30, 2020

**State Reimbursements**

**FY20 MRA Entitlement Share & Class 8 Personal Property Reimbursement Schedule**

County Name	TIF Name	TIF Number	Annual Entitlement Share Payments Per 15-1-121(8)(b), MCA (1) (HB 124)		Annual Class 8 Personal Property Reimbursement (SB 372)		Annual Class 8 Personal Property Reimbursement (SB 96)		Total <u>Annual</u> Entitlement & Reimbursement Payment
Missoula	Urban Renewal District III (1-1D)	04-0583D	\$0.00	+	\$121,115.56	+	\$156,734.48	=	\$277,850.04
Missoula	Urban Renewal District II (1-1C)	04-0583C	\$225,251.00	+	\$57,789.45	+	\$117,245.55	=	\$400,286.00
Missoula	Urban Renewal District II (4-1C)	04-0586C	\$30,009.00	+	\$4,238.69	+	\$8,057.61	=	\$42,305.30
Missoula	Front Street URD (1-1F)	04-0583F	\$0.00	+	\$22,982.54	+	\$30,992.04	=	\$53,974.58
Missoula	Riverfront URD (1-1R)	04-0583R	\$0.00	+	\$4,494.11	+	\$4,821.74	=	\$9,315.85
			<b>\$255,260.00</b>		<b>\$210,620.35</b>		<b>\$317,851.42</b>		<b>\$ 783,731.77</b>

**2017 Legislative Session**

**House Bill 30:** Passed during the 2017 legislative session, this bill, which was requested by the Revenue and Transportation Interim Committee, amends Montana Code Annotated section 7-15-4286. The bill amends tax increment provisions related to certain local mill levies and exempts levies voted on after the adoption of tax increment financing. It applies to tax increment provisions adopted by urban renewal districts and targeted economic development districts established on or after April 6, 2017 and voted levies approved after April 6, 2017.<sup>1</sup>

**House Bill 76:** Passed during the 2017 legislative session, this bill, which was requested by the Revenue and Transportation Interim Committee, amends Montana Code Annotated section 7-15-4291. The bill requires remittances of unused tax increment to be made proportionally to all affected taxing jurisdictions and applies to remittance agreements entered into on or after October 1, 2017.<sup>1</sup>

**House Bill 396:** Passed during the 2017 legislative session, this bill amends Montana Code Annotated section 7-15-4221 and 7-15-4282. The bill revises laws related to tax increment financing, and requires consultation with affected local taxing jurisdictions when adopting tax increment financing provisions as part of an urban renewal plan or a targeted economic development district comprehensive plan and when modifying an urban renewal plan related to the use of general obligation bonds. The bill was effective April 4, 2017.<sup>1</sup>

**Senate Bill 27:** Passed during the 2017 legislative session, this bill amends Montana Code Annotated section 2-7-503, 7-15-4221, 7-15-4236, 7-15-4237 and 7-15-7279. The bill revises tax increment financing laws, requires a public meeting with opportunity for public comment for urban renewal agencies, requires local government annual financial reports to include information on the financial activities of districts using tax increment financing, and requires an urban renewal agency to include certain additional information in its annual report. The bill was effective October 1, 2017.<sup>1</sup>

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
Fiscal Year Ended June 30, 2020

**2019 Legislative Session**

**House Bill 462:** Introduced during the 2019 legislative session by Tom Burnett (R), this bill proposed revising the administration of tax increment financing districts, providing for reporting on an annual basis, requiring the Department of Revenue to administer the reporting requirements and provide information to the public through the internet and biennial report, limiting certification of base taxable value of new or amended districts based on a percentage of local government taxable value, and requiring an impact analysis if the adopt or expansion of a tax increment financing provision will result in a base taxable value greater than 35% of the jurisdiction's certified taxable value. This bill died in committee. <https://www.billtrack50.com/BillDetail/1065706>

**House Bill 367:** Introduced during the 2019 legislative session by Rodney Garcia (R), this bill proposed requiring an urban renewal district that approves a tax increment financing provision to create a committee to make recommendations to the municipality to about the administration of the district and the tax increment financing provision. This bill died in process. <https://www.billtrack50.com/BillDetail/1050300>

**Senate Bill 321:** Introduced during the 2019 legislative session by Brian Hoven (R), this bill revises targeted economic development district laws; providing that the tax increment that is not utilized to pay costs or bonds by a targeted economic district that has issued bonds must be remitted to taxing jurisdictions in the same manner as it would have been distributed without tax increment financing; amending sections 7-15-4286, 7-15-4291, 20-9-104, and 20-9-141, MCA. Signed into law on May 2, 2019. <https://leg.mt.gov/bills/2019/billhtml/SB0321.htm>

**Budget to Actual Variances**

Occasionally, there will be variations between budgeted amounts for projects and the actual amount expended. This is due to timing anomalies that are driven by project completion dates. Often times the Agency may budget funds for a project in one fiscal year but expend them in a later year if the project takes several years to complete, is put on hold or delayed for other reasons. A variety of factors from weather and financing to the availability of supplies, material or equipment may cause a project schedule to slip. In Montana, where the construction season straddles two fiscal years, it is not uncommon for a project to begin in one fiscal year and be completed in a subsequent fiscal year.

**Currently Known Facts**

The Missoula Redevelopment Agency administers six active urban renewal districts (URDs) within the city that generate tax increment revenue. URD II and III have existed for a number of years and have established revenue streams. Several years ago, the City created the Front Street and Riverfront Triangle Districts, both of which are part of what was the original downtown district, URD I. They are areas that did not experience the level of redevelopment investment enjoyed by other parts of the downtown district. In 2014, the City created two new districts, the Hellgate Urban Renewal District and the North Reserve-Scott Street (NRSS) Urban Renewal District.

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
Fiscal Year Ended June 30, 2020

**Currently Known Facts (Continued)**

Both have a base tax year of 2014 and per state law their tax increment financing (TIF) provisions run 15 years and expire in 2029 (fiscal year 2030) unless outstanding debt exists in the districts. Subsequent to its creation, the City has issued four bonds in the NRSS URD, extending the life of that district to fiscal year 2045, if the bonds are not retired early.

The Agency's involvement in the Old Sawmill District project in URD II provided the opportunity to assist in the development of a long vacant lumber mill site located in the heart of the city. Issuance of the 2006 TIF Revenue bonds allowed this property to become unencumbered and, at the same time, extended the life of the district to 2031. With the life of the district extended, the Agency expanded the URD II boundaries to more appropriately reflect areas of need and is focusing on several large redevelopment projects as well as smaller spinoff projects that rely on the Agency for assistance. The first phase of the reconstruction of Russell Street is basically completed. The newly configured street and expanded bridge is already becoming a catalyst for redevelopment with new buildings either being constructed or planned with the assistance of TIF funds needed for deconstruction of obsolete structures and public improvements. In addition to commercial redevelopment along Russell Street, new residential buildings have been completed in and around the Old Sawmill District. Two permanently affordable housing projects have been completed along with the construction of new market rate rental units, purpose-built student housing and higher end condominium and apartment units. The investment of TIF funds in these projects has enabled both for profit and nonprofit developments to maximize their potential.

During fiscal year 2020, the impact of the COVID virus became a major concern for Missoula. The City recognized the need to provide safe shelter for members of the city's homeless population who had contracted the virus, been exposed and needed to be quarantined or were in a high risk category. The City, through the MRA and the use of URD II TIF funds, was able to purchase the Sleepy Inn Motel, an old motel on West Broadway at Russell Street for that purpose. The Agency had long recognized the redevelopment potential and need along the W. Broadway corridor, particularly in light of the reconstruction of Russell Street and the fact that the area serves as a gateway to downtown. The long range plans for the Sleepy Inn property are to redevelop it as part of a public-private partnership to provide new housing and mixed use commercial space. To that end, MRA began the process of engaging the consulting firm that led the Downtown Master Plan effort. Efforts will begin in fiscal year 2021 to conduct a public process to determine how to move forward with redevelopment once the property is no longer needed as a COVID shelter.

The City has issued three bonds in URD III for infrastructure projects that were used to enhance both motorized and non-motorized transportation in the district. The boundaries for URD III were also adjusted in 2015 to more accurately reflect needs in that part of Missoula. A \$5 million bond with a 25-year term was issued in December 2015 to finance the construction of a bicycle/pedestrian bridge over South Reserve Street, completing the Bitterroot Trail between Missoula and Hamilton. Additionally, the bridge provides safe connectivity between dense residential neighborhoods deficient in parkland and the Fort Missoula Regional Park, which contains acres of developed and passive open space. This project was completed in fiscal year 2017 and the bond issue extends the life of URD III until 2040.

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
Fiscal Year Ended June 30, 2020

**Currently Known Facts (Continued)**

A second bond in the amount of \$7.065 million was issued in October 2016 for the construction of the extension of Mary Avenue (east) through the Southgate Mall property. A third bond was issued in June 2017 to make improvements to Mary Avenue (west) to create a much needed east-west connection across the Bitterroot Branch Line railroad tracks between Brooks and Reserve Streets. This new and long sought after infrastructure has already been a catalyst for significant private investment in the area.

MRA has now turned its attention to identification, design and implementation of a project that will transform the heart of URD III by radically changing the nature of Brooks Street, the spine of the district. After several years of deliberation as to how to radically change the nature and functionality of the street to accommodate all modes of transportation and encourage investment in an area geared toward mass transit, a multi-disciplinary committee is committed to a concept that will consist of a center lane, fixed transit route supported by nodes of new mixed use development along the corridor. It is understood that if the provision of transit is a fixed route, the private sector is much more inclined to invest in the area. The magnitude of this project exceeds the City's capacity to implement without a major infusion of Federal funds. It is believed that this project would be a strong contender for a BUILD grant, likely in fiscal year 2021 or 2022, with a significant match being provided through TIF funds. This effort has also been a catalyst for a public-private effort to develop a master plan for Midtown, as the area has come to be called. It is anticipated that MRA will be as involved in this planning effort as it has been in the two downtown master plans.

During fiscal year 2017, Montana Rail Link agreed to sell a 12-acre tract of land in URD III to the City at a greatly reduced price enabling the MRA to build a much-needed park for the neighborhood along with one of the last missing Bitterroot Trail segments. The sale closed on May 2, 2017 and planning for the trail and park began shortly thereafter. Construction of the trail was completed in early fiscal year 2019 and the 4-acre MRL Park was completed later in fiscal year 2019. Tax increment revenue bonds were sold to reimburse the district for both acquisition and the improvements. The balance of the property will be developed as a mixed-use project with an emphasis on a mix of housing types and price points in a public-private partnership. Limited environmental remediation is required and the Environmental Assessment and remediation plan have been the focus during fiscal year 2020. These are anticipated to be completed during fiscal year 2021 with cleanup to follow, thus paving the way to full scale redevelopment of the approximately eight acres located on Johnson Street and North Avenue in the densely populated Franklin to Fort and Southgate Triangle neighborhoods.

The Missoula County Fairgrounds, located in the heart of Midtown Missoula, has been isolated from the community by being fenced off from the public. MRA has been working with the new County leadership to transform the Fairgrounds in a way that meets the needs of many different constituents. In fiscal year 2018, the MRA Board approved funding for trail connections through and around the Fairgrounds, opening up the grounds' large acreage and providing connections between neighborhoods and public facilities. Work on the project began in fiscal year 2019 and the portion funded with TIF was nearing completion in fiscal year 2020.

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
Fiscal Year Ended June 30, 2020

**Currently Known Facts (Continued)**

At the beginning of the recession, the Agency embarked on a project to build sidewalks in those areas of URD II and URD III that do not presently have any sidewalks or have gaps in the system. The Agency has built over 14 miles of new sidewalks in the past several years and will continue the program until there is a complete sidewalk system where adequate right of way is available in both districts. This program provides sidewalks and improves drainage in low-income neighborhoods that would otherwise not have these amenities in the foreseeable future. One of the major adjustments to the URD III boundary was to include a five-block area on the western edge of the District that was not included when URD III was created in 2000. The Agency funded the construction of new sidewalks in this area and they were built in fiscal year 2018. Work on these projects will continue for another 5-8 years.

In 2008, the Agency partnered with the Downtown Business Improvement District, the Missoula Parking Commission, the Missoula Downtown Association and private investors to create the Greater Downtown Master Plan. The Master Plan encompasses much of the West Broadway corridor, the east-west spine of URD II and all of the Front Street and Riverfront Triangle Urban Renewal Districts. The Agency staff continues to be a part of the Downtown Master Plan Implementation Committee, with the Director serving as Chair of the Committee. Numerous projects that were recommendations from the Master Plan have been accomplished with assistance from the Agency and the use of tax increment funds. The Downtown Master Plan Implementation Committee acknowledged the need for an update to the Plan and in fiscal year 2018 were able to raise \$400,000 and issue a Request for Proposals for a consulting team to update the plan. The updated plan was completed in fiscal year 2019 and was adopted by City Council in fiscal year 2020. The Implementation Committee has been reconstituted and is dedicated to bringing the Plan to reality.

In fiscal year 2011, the Agency sent out a Request for Proposals for the development of the City owned portion of the Riverfront Triangle. The City Council subsequently entered into an agreement with Hotel Fox Partners, LLC to grant them the exclusive right for one year to perform their due diligence and negotiate a Development Agreement with the Agency/City. Several extensions were granted to study the feasibility of a larger hotel and community conference center. Decisions about moving forward with development of a conference center, the size, ownership and management structure continued through fiscal year 2016. Those efforts resulted in a Master Development Agreement approved in fiscal year 2017 that included a hotel, large conference center, three floors of residential condos and structured parking.

The hotel/conference center is another important component in the implementation of the Downtown Master Plan. Work continued on this complex project during fiscal year 2018 with the expectation that building permits would be issued in fiscal year 2019. The development group purchased most of the balance of the Riverfront Triangle property from Providence Health Care and continued working on development of that property for retail, office and residential uses. As a result of lack of available financing, building permits were not issued as anticipated and the deal was restructured with approval by the City Council for the assignment of the development rights to another entity.

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**  
Fiscal Year Ended June 30, 2020

**Currently Known Facts (Continued)**

The newly defined development was expanded to include a 6,000 capacity performance center in addition to the hotel, conference space, restaurants and condominiums. The goal was to break ground by late fiscal year 2020 or early 2021. This project, like many other across the country, was disrupted as a result of the COVID 19 pandemic. Its fate will not be determined until the long term impacts of the virus are clearer, particularly with respect to the entertainment and hospitality industries.

In fiscal year 2020, the City through the Agency was able to negotiate a Buy-Sell agreement for 19+ acres in the North Reserve-Scott Street URD. The land was a former industrial site with the typical environmental constraints. The eastern most 9.8 acres has been cleaned up to residential standards and it is anticipated that the purchase of that property will close in early fiscal year 2021. The property is located in not only an urban renewal district, but also is in the city's only Opportunity Zone. The Agency will be instrumental in attracting private partners for the redevelopment of this property as primarily residential, mixed use with affordable housing components. It is anticipated that a public-private partnership will be finalized in fiscal year 2021 with redevelopment following closely behind.

In fiscal year 2017, the City created an office of Housing and Community Development with a goal of creating the City's first housing policy and finding more targeted and efficient uses of the federal housing funds received by the City. During fiscal year 2018 and into fiscal year 2019, an intensive process was conducted involving city leaders, elected officials, developers, lenders, affordable housing providers, City staff and other interested parties crafting this new policy to address Missoula's housing shortage which exists at every level. The Agency staff has played a major role in the development of this newly adopted policy and understands that the use of TIF funds will be critical in the implementation phase. One of the most critical components of the housing policy is the creation of an Affordable Housing Trust Fund. The Agency has pledged a minimum of \$1,000,000 annually to that fund, either through investment in affordable housing projects, land acquisition for affordable housing or a direct contribution to the fund.

**Summary**

The Agency will work with its partner organizations to update and continue implementation of the new Downtown Master Plan and redevelopment of the Riverfront Triangle. The Agency continues to seek out redevelopment opportunities in URD III that include design elements that reflect good urban design and add diversity to the housing supply, particularly through the transformation of Brooks Street as an urban street that invites automobile, transit, pedestrian and bicycle use.

The Agency's efforts continue to be targeted on the creation of connectivity, more pedestrian friendly, sustainable development patterns and economic development projects. That effort is evidenced by the trail and sidewalk construction projects in URD II and URD III with a commitment to completing the sidewalk networks in both districts.



MISSOULA REDEVELOPMENT AGENCY  
(A Component Unit of the City of Missoula)  
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)  
Fiscal Year Ended June 30, 2020

**Summary (Continued)**

Major undertakings in the coming year will focus on expanding housing opportunities, further implementation of the NRSS URD Master Plan, transformation of the Brooks Street corridor, redevelopment in the Front Street URD, and redevelopment of the Riverfront Triangle property.

A handwritten signature in black ink, appearing to read 'Ellen Buchanan', followed by a long horizontal line.

Ellen Buchanan  
Director  
Missoula Redevelopment Agency

Megan Moore, R. A. (June 2017). *Summary of Tax Legislation Enacted and Vetoed During the 2017 Legislative Session.*

## FINANCIAL STATEMENTS

# MISSOULA REDEVELOPMENT AGENCY

(A Component Unit of the City of Missoula)

## STATEMENT OF NET POSITION

June 30, 2020

ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	Governmental Activities
CURRENT ASSETS	
Cash and investments	\$ 8,812,860
Taxes/assessments receivable, net	1,209,554
Current portion of notes receivable - unrelated	23,337
Current portion of notes receivable - primary government	16,622
Other current assets	121,855
Due from other governments	<u>155,001</u>
Total current assets	<u>10,339,229</u>
NONCURRENT ASSETS	
Notes receivable - unrelated	124,110
Notes receivable - primary government	532,109
Restricted cash	<u>674,645</u>
Total noncurrent assets	<u>1,330,864</u>
DEFERRED OUTFLOWS OF RESOURCES	
Unamortized loss on debt refunding	15,361
Pension and OPEB adjustments	<u>101,977</u>
Total deferred outflows of resources	<u>117,338</u>
Total assets and deferred outflows of resources	<u>\$ 11,787,431</u>

The Notes to Financial Statements are an integral part of this statement.

**MISSOULA REDEVELOPMENT AGENCY**  
 (A Component Unit of the City of Missoula)  
**STATEMENT OF NET POSITION (CONTINUED)**  
 June 30, 2020

LIABILITIES AND DEFERRED INFLOWS OF RESOURCES	<u>Governmental Activities</u>
<b>CURRENT LIABILITIES</b>	
Accounts payable	\$ 830,876
Accrued wages	18,647
Accrued interest	600
Compensated absences	55,817
Current portion of notes payable	112,000
Current portion of tax increment revenue bonds payable	<u>600,149</u>
Total current liabilities	<u>1,618,089</u>
<b>NONCURRENT LIABILITIES</b>	
Post employment benefits	154,239
Compensated absences, less current portion	66,786
Net pension liability	474,115
Notes payable, less current portion	5,161,666
Tax increment revenue bonds payable, less current portion	<u>33,707,805</u>
Total noncurrent liabilities	<u>39,564,611</u>
Total liabilities	<u>41,182,700</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Pension and OPEB adjustments	<u>61,060</u>
<b>NET POSITION</b>	
Restricted for debt service	674,645
Unrestricted	<u>(30,130,974)</u>
Total net position	<u>(29,456,329)</u>
Total liabilities, deferred inflows of resources, and net position	<u>\$ 11,787,431</u>

The Notes to Financial Statements are an integral part of this statement.

# MISSOULA REDEVELOPMENT AGENCY

(A Component Unit of the City of Missoula)

## STATEMENT OF ACTIVITIES

For the Year Ended June 30, 2020

<u>FUNCTIONS/PROGRAMS</u>	<u>Expenses</u>	<u>Governmental Activities</u>
<u>Governmental Activities</u>		
Housing and community development	\$ 7,971,135	\$ (7,971,135)
Interest expense	<u>1,765,235</u>	<u>(1,765,235)</u>
Total governmental activities	<u>9,736,370</u>	<u>(9,736,370)</u>
 Total primary government	 <u>\$ 9,736,370</u>	 <u>(9,736,370)</u>
<u>General Revenues</u>		
Property taxes for general purposes		10,713,108
State contribution - PERS		10,486
State entitlement funds (HB124)		255,260
Personal property reimbursement (SB372 and SB96)		528,472
Grant revenue		5,000
Miscellaneous		<u>113,869</u>
Total general revenues		<u>11,626,195</u>
 Change in net position		 1,889,825
 Net Position		
Beginning of year		<u>(31,346,154)</u>
End of year		<u>\$ (29,456,329)</u>

The Notes to Financial Statements are an integral part of this statement.

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**BALANCE SHEET – GOVERNMENTAL FUNDS**  
June 30, 2020

	Urban Renewal District I	Urban Renewal District II	Urban Renewal District III	Front Street District	Riverfront Triangle District	N. Reserve Scott Street District	Hellgate District	Major Debt Service	Total
<b>ASSETS</b>									
<b>CURRENT ASSETS</b>									
Cash and investments	\$ 44	\$ 1,788,306	\$ 3,878,260	\$ 419,201	\$ 139,200	\$ 971,940	\$ 395,431	\$ 1,220,478	\$ 8,812,860
Taxes/assessments receivable, net	-	-	-	-	-	-	53,879	1,155,675	1,209,554
Current portion of notes receivable - unrelated	-	-	23,337	-	-	-	-	-	23,337
Current portion of notes receivable - primary government	-	12,194	2,296	-	-	2,132	-	-	16,622
Other current assets	-	-	35,845	-	-	-	-	86,010	121,855
Due from other governments	-	-	-	-	-	-	3,459	151,542	155,001
Interfund receivable	-	235,127	170,286	228,579	151,926	158,245	-	600	944,763
	<u>44</u>	<u>2,035,627</u>	<u>4,110,024</u>	<u>647,780</u>	<u>291,126</u>	<u>1,132,317</u>	<u>452,769</u>	<u>2,614,305</u>	<u>11,283,992</u>
<b>NONCURRENT ASSETS</b>									
Notes receivable - unrelated	-	-	124,110	-	-	-	-	-	124,110
Notes receivable - primary government	-	388,471	71,162	-	-	72,476	-	-	532,109
Restricted cash	-	-	-	-	-	-	-	674,645	674,645
	-	388,471	195,272	-	-	72,476	-	674,645	1,330,864
Total assets	<u>\$ 44</u>	<u>\$ 2,424,098</u>	<u>\$ 4,305,296</u>	<u>\$ 647,780</u>	<u>\$ 291,126</u>	<u>\$ 1,204,793</u>	<u>\$ 452,769</u>	<u>\$ 3,288,950</u>	<u>\$ 12,614,856</u>
<b>LIABILITIES</b>									
<b>CURRENT LIABILITIES</b>									
Accounts payable	\$ -	\$ 205,309	\$ 562,604	\$ -	\$ -	\$ 62,963	\$ -	\$ -	\$ 830,876
Accrued wages	-	-	18,647	-	-	-	-	-	18,647
Interfund payable	-	-	-	-	-	-	-	944,763	944,763
Accrued interest	-	-	-	-	-	-	-	600	600
Total liabilities	-	205,309	581,251	-	-	62,963	-	945,363	1,794,886
<b>DEFERRED INFLOW OF RESOURCES</b>									
Uncollected tax revenue	-	-	-	-	-	-	793	362,451	363,244
Total deferred inflow of resources	-	-	-	-	-	-	793	362,451	363,244
<b>FUND BALANCES</b>									
Nonspendable	-	-	5,845	-	-	-	-	-	5,845
Restricted	44	2,218,789	3,718,200	647,780	291,126	1,141,830	451,976	1,981,136	10,450,881
Total fund balance	<u>44</u>	<u>2,218,789</u>	<u>3,724,045</u>	<u>647,780</u>	<u>291,126</u>	<u>1,141,830</u>	<u>451,976</u>	<u>1,981,136</u>	<u>10,456,726</u>
Total liabilities deferred inflows and fund balances	<u>\$ 44</u>	<u>\$ 2,424,098</u>	<u>\$ 4,305,296</u>	<u>\$ 647,780</u>	<u>\$ 291,126</u>	<u>\$ 1,204,793</u>	<u>\$ 452,769</u>	<u>\$ 3,288,950</u>	<u>\$ 12,614,856</u>

The Notes to Financial Statements are an integral part of this statement.

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE**  
**STATEMENT OF NET POSITION**  
June 30, 2020

Total fund balances - governmental funds	\$ 10,456,726
Property taxes receivable will be collected this year, but are not available soon enough to pay for the current period's expenditures, and therefore are deferred in the funds	363,244
Deferred outflows of resources related to unamortized loss on debt refunding are applicable to future periods and, therefore, are not reported in the funds	15,361
Deferred outflows and inflows of resources related to pensions and OPEB are applicable to future periods and, therefore, are not reported in the funds	
Deferred outflows of resources related to pensions and post employment benefits	101,977
Deferred inflows of resources related to pensions and post employment benefits	(61,060)
Long-term liabilities, both current and noncurrent portions, are not due and payable in the current period and therefore are not reported as liabilities in the funds	<u>(40,332,577)</u>
Total net position - governmental activities	<u><u>\$ (29,456,329)</u></u>

The Notes to Financial Statements are an integral part of this statement.

# MISSOULA REDEVELOPMENT AGENCY

(A Component Unit of the City of Missoula)

## STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS

For the Year Ended June 30, 2020

	Urban Renewal District I	Urban Renewal District II	Urban Renewal District III	Front Street District	Riverfront Triangle District	N. Reserve Scott Street District	Hellgate District	Major Debt Service	Total
REVENUES									
Tax increment property tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352,156	\$ 10,287,203	\$ 10,639,359
State contribution - PERS	-	-	470	-	-	-	-	-	470
Grant revenue	-	5,000	-	-	-	-	-	-	5,000
State entitlement funds (HB124)	-	-	-	-	-	-	-	255,260	255,260
Personal property reimbursement (SB372 and SB96)	-	-	-	-	-	-	-	528,472	528,472
Investment earnings	-	-	-	-	-	-	-	-	-
Miscellaneous	-	49,630	48,154	5,032	636	1,458	73	8,886	113,869
Total revenues	-	54,630	48,624	5,032	636	1,458	352,229	11,079,821	11,542,430
EXPENDITURES									
Housing and community development	-	1,904,004	2,633,747	458,468	240,001	860,206	1,667	-	6,098,093
Capital outlay	-	1,667,432	131,565	-	-	-	-	-	1,798,997
Debt service expense - interest	-	-	-	-	-	-	-	1,765,235	1,765,235
Debt service expense - principal	-	-	-	-	-	-	-	1,513,792	1,513,792
Miscellaneous	-	-	-	-	-	-	-	428	428
Total expenditures	-	3,571,436	2,765,312	458,468	240,001	860,206	1,667	3,279,455	11,176,545
Excess (deficiency) of revenues over expenditures	-	(3,516,806)	(2,716,688)	(453,436)	(239,365)	(858,748)	350,562	7,800,366	365,885
OTHER FINANCING SOURCES (USES)									
Transfers in	-	2,727,569	3,378,888	697,943	427,652	1,216,546	-	3,271,775	11,720,373
Transfers out	-	(433,737)	-	-	(100,000)	(83,359)	(32,344)	(11,070,933)	(11,720,373)
Total other financing sources (uses)	-	2,293,832	3,378,888	697,943	327,652	1,133,187	(32,344)	(7,799,158)	-
Net change in fund balances	-	(1,222,974)	662,200	244,507	88,287	274,439	318,218	1,208	365,885
FUND BALANCES									
Beginning of year	44	3,441,763	3,061,845	403,273	202,839	867,391	133,758	1,979,928	10,090,841
End of year	\$ 44	\$ 2,218,789	\$ 3,724,045	\$ 647,780	\$ 291,126	\$ 1,141,830	\$ 451,976	\$ 1,981,136	\$ 10,456,726

The Notes to Financial Statements are an integral part of this statement.



**MISSOULA REDEVELOPMENT AGENCY**  
 (A Component Unit of the City of Missoula)  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,  
 AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE  
 STATEMENT OF ACTIVITIES**  
 For the Year Ended June 30, 2020

Amounts reported for *governmental activities* in the statement of activities are different because:

Net change in fund balances - total governmental funds	\$ 365,885
Tax increment revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the fund financial statements	73,749
The change in compensated absences payable is reported in the statement of activities as an expense	(19,617)
The change in the other postemployment benefits is reported in the statement of activities as an expense	(3,758)
The change in the proportionate share of the net pension liability related to proportionate share of collective pension expense is reported on the statement of activities as an expense	(49,978)
On-behalf State contributions to pensions are revenues in the statement of activities, but do not provide current financial resources to the governmental fund	10,486
The change in the deferred outflows of resources related to unamortized loss on debt refunding is reported in the statement of activities as an expense	(734)
Repayment of long-term debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position	<u>1,513,792</u>
Change in net position - statement of activities	<u><u>\$ 1,889,825</u></u>

The Notes to Financial Statements are an integral part of this statement.

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**NOTES TO FINANCIAL STATEMENTS**  
June 30, 2020

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Reporting Entity**

Missoula Redevelopment Agency (the Agency) was established in 1978 by the City of Missoula (the City) as a separate legal entity in accordance with state urban renewal laws (Section 7-15-4201, MCA). The Agency has the authority to renovate property within blighted areas legally designated as urban renewal districts, but the authority to exercise the power of eminent domain, acquire and resell property, and to issue tax increment bonds remains with the City. The City has established seven urban renewal districts (URDs): URD I in 1978, URD II in 1991, URD III in 2000, Front Street district in 2007, Riverfront Triangle district in 2008, North Reserve – Scott Street Urban Renewal District in 2014 and Hellgate Urban Renewal District in 2014. The five-member governing board is appointed by the Mayor and approved by City Council. Due to the control exercised by the City and the limited powers of the Agency, the Agency is considered a component unit of the City.

The Agency has no authority to levy taxes. However, under the City's Urban Renewal Plans, revenue derived from incremental property taxes, which result from increases in the taxable value of property within an urban renewal district, are designated for urban renewal purposes and provide the primary funding source for the Agency.

State law provides that the tax increment provisions applicable to a renewal district established prior to 1980 be terminated seventeen years after enactment or when all tax increment debt has been retired. For districts established after 1980, state law provides they be terminated fifteen years after enactment or when all tax increment debt has been retired. Because the tax increment provisions for URD I were enacted on December 18, 1978, the Agency was scheduled to terminate on December 18, 1995. However, the City issued tax increment bonds on December 15, 1989, as permitted by state law. The issuance of these bonds extended the tax increment provisions for the term of the bonds, whose final maturity was July 1, 2005. URD II was scheduled to terminate in 2006, but was extended to 2031 through the issuance of tax increment bonds on August 15, 2006. URD III was scheduled to terminate in 2015 but was extended to 2040 through the issuance of a tax increment bond on September 13, 2018. Front Street URD was scheduled to terminate in 2022 but was extended to 2043 through the issuance of a revenue bond on May 10, 2019. Riverfront Triangle URD was scheduled to terminate in 2023 but was extended to 2043 through the issuance of a revenue bond on June 6, 2019. On August 25, 2014, the North Reserve – Scott Street (NRSS) Urban Renewal District Plan and the Hellgate Urban Renewal District Plan were approved. Hellgate URD will sunset in 2030. NRSS URD was extended to 2042 through the issuance of a tax increment bond on December 21, 2017.

**Basis of Presentation and Basis of Accounting**

The Agency complies with generally accepted accounting principles (GAAP). GAAP includes all relevant Governmental Accounting Standards Board (GASB) pronouncements.

MISSOULA REDEVELOPMENT AGENCY  
(A Component Unit of the City of Missoula)  
NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Basis of Presentation and Basis of Accounting (Continued)**

*Government-wide Statements*

The statement of net position and the statement of activities report information about the overall financial position and activities of the Agency.

These statements are reported using the economic resources measurement focus and the accrual basis of accounting. The activities of the Agency are generally financed through incremental property taxes and state entitlements. Revenues are recorded when earned and expenses are recorded at the time the liability is incurred, regardless of when the related cash flows take place. On the accrual basis, revenues from property taxes are recognized in the fiscal year for which the taxes are levied. Revenues from grants, entitlements, and donations are recognized in the fiscal year in which eligibility requirements have been met.

The Statement of Activities presents a comparison between direct expenses and program revenues for each function of the Agency's governmental activities. Direct expenses are those that are specifically associated with a program or function. However, the Agency does not collect any program revenue. Accordingly, all revenues, including all property taxes, are presented as general revenues.

Certain eliminations have been made as prescribed by GASB Statement No. 34 in regards to interfund activities, payables, and receivables. All internal balances in the Statement of Net Position have been eliminated.

*Fund Financial Statements*

These statements provide information about the Agency's funds. The emphasis of fund financial statements is on major governmental funds. Each major fund is displayed in a separate column in the governmental funds statements. The Agency reports all of its urban renewal districts as major funds. Individual debt service funds are aggregated into a single debt service major fund.

Governmental fund financial statements use the current financial resources measurement focus and the modified accrual basis of accounting. Under this basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they are measurable and available). Measurable means the amount of the transaction can be determined and available means collectible within the current period or soon enough thereafter to pay liabilities of the current period. The Agency considers all revenues available if they are collected within 75 days after year-end. Expenditures are recorded when the related fund liability is incurred, except for unmatured interest on long-term liabilities which is recognized when due, and certain compensated absences which are recognized when the obligations are expected to be liquidated with expendable available financial resources.

MISSOULA REDEVELOPMENT AGENCY  
(A Component Unit of the City of Missoula)  
NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Basis of Presentation and Basis of Accounting (Continued)**

*Fund Financial Statements (Continued)*

Real and personal property taxes and interest earnings are susceptible to accrual. Other receipts and taxes become measurable and available when cash is received by the Agency and are recognized as revenue at that time. The Agency recorded real and personal property taxes for the current year as revenue. Taxes and assessments receivable remaining unpaid at year-end and not expected to be collected soon enough thereafter to be available to pay obligations of the current year were reserved and off set against taxes/assessments receivable, with a corresponding reduction in revenues, as required by GAAP. In addition, prior period delinquent taxes collected in the current period were recorded as revenue in the current period as required by GAAP. Entitlements and shared revenues are recorded at the time of receipt or earlier if the susceptible to accrual criteria are met. Expenditure driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other grant requirements have been met.

Due to the nature of the Agency, there is no General Fund.

*Major Funds*

GASB Statement No. 34 requires that all governmental funds whose assets, liabilities, revenues or expenditures exceed 10% or more of the total for all government funds be reported as major funds. An entity may also determine if a fund should be reported as major that does not meet the above requirement. Accordingly, the Agency has chosen to record all of its URD development funds as major funds. A description of these funds follows:

*Special Revenue Funds*

- Urban Renewal District I – used to account for all activities of District I
- Urban Renewal District II – used to account for all activities of District II
- Urban Renewal District III – used to account for all activities of District III
- Front Street District – used to account for all activities of Front Street District
- Riverfront Triangle District – used to account for all activities of Riverfront Triangle District
- North Reserve/Scott Street District – used to account for all activities of North Reserve/Scott Street District
- Hellgate District – used to account for all activities of Hellgate District

*Debt Service Funds*

These are used to account for the accumulation of resources for, and the payment of, tax increment debt principal, interest and related costs, and to comply with the requirements of the tax increment bond and note covenants and resolutions. These funds are included as a debt service fund in the Agency's financial statements.

MISSOULA REDEVELOPMENT AGENCY  
(A Component Unit of the City of Missoula)  
NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Basis of Presentation and Basis of Accounting (Continued)**

*Classification of Fund Balance*

The Agency has adopted GASB Statement No. 54, which defines how fund balances of the governmental funds are presented in the financial statements. This Statement provides more clearly defined fund balance categories to make the nature and extent of the constraints placed on a government's fund balances more transparent. The following classifications describe the relative strength of the spending constraints:

- Nonspendable – Amounts that cannot be spent either because they are not in a spendable form or because they are legally or contractually required to be maintained intact.
- Restricted – Amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions or by enabling legislation.
- Committed – Constraint is imposed by City Council by resolution. The Agency Board does not have the authority to issue resolutions.
- Assigned – Amounts the Agency intends to use for a specific purpose. Constraint is internally expressed intent by government body or authorized official through budget approval process or express assignment.
- Unassigned – No constraints and negative balance in non-general funds.

*Expenditure Order for Resource Categories*

<u>Order</u>	<u>Special Revenue Funds</u>	<u>Debt Service Funds</u>
First:	Restricted	Assigned
Second:	Committed	Committed
Third:	Assigned	Restricted
Fourth:	Unassigned	Unassigned

*Budgets and Budgetary Accounting*

An annual appropriated operating budget is adopted each fiscal year for the governmental funds on the modified accrual basis of accounting. Revenues are budgeted in the year they are measurable and available. Expenditures are budgeted in the year they are expected to be incurred. As required by Montana law, the full amount of increment derived from property taxes levied for the fiscal year is included in the Agency's budget.

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
June 30, 2020

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Basis of Presentation and Basis of Accounting (Continued)**

*Budgets and Budgetary Accounting (Continued)*

As required by State statute, the Agency follows these procedures to develop its annual budget:

- a) On or before June 10, department heads and supervisors file with the City detailed and itemized estimates, both of the probable revenue from sources other than taxation and of all expenditures required by the office or department for the next fiscal year.
- b) The City finance department prepares a tabulation showing the complete expenditure program of the Agency for the next fiscal year and the sources of revenue by which it is to be financed.
- c) On or before the fourth Monday in July, the City Council shall make any revisions it considers advisable.
- d) Public hearings are held.
- e) By the second Monday in August, the City Council adopts the final budget.

Budget appropriation transfers may be made between the general classifications of salaries and wages, maintenance and operations and capital outlay. Final reported budget amounts represent the originally adopted budget as amended by resolution of the City Council. It is management's responsibility to see that the budget is followed to the fund level.

The City Council may amend a final budget when shortfalls in budgeted revenues require reductions in approved appropriations to avert deficit spending; when savings result from unanticipated adjustments in projected expenditures; when unanticipated state or federal monies are received; for bonding; or when a public emergency occurs which could not have been foreseen at the time of adoption. The procedure to amend the budget in total can be made only after the Agency prepares a resolution, notice is published of a public hearing, and a public hearing is held in accordance with state law.

**Estimates**

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**Cash and Cash Equivalents**

The Agency's cash is held by the City Treasurer and pooled with other City cash. Interest earned on pooled investments is distributed to each contributing entity and fund on a pro rata basis. Authorized investments allowed by Section 20-9-213, MCA, include savings or time deposits in a state or national bank, building or loan association, or credit union insured by the FDIC or NCUA located in the state; repurchase agreements; and the State Unified Investment Program.

MISSOULA REDEVELOPMENT AGENCY  
(A Component Unit of the City of Missoula)  
NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Cash and Cash Equivalents (Continued)**

Further, Section 7-6-202, MCA, authorizes investments in U.S. government treasury bills, notes, bonds, U.S. Treasury obligations, treasury receipts, general obligations of certain agencies of the United States, and U.S. government security money market fund if the fund meets certain conditions. Investments held by the Agency are reported at fair value.

The Agency categorizes its fair value measurements within the fair value hierarchy established by GAAP. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets (these investments are valued using prices quoted in active markets); Level 2 inputs are significant other observable inputs (these investments are valued using matrix pricing); Level 3 inputs are significant unobservable inputs (these investments are valued using consensus pricing). The Agency had no investments that required categorization within the fair value hierarchy.

**Interfund Receivables and Payables**

During the course of operations, numerous transactions occur between individual funds that may result in amounts owed between funds. These short-term interfund loans are reported as “interfund receivables and payables” in the fund financial statements.

**Tax Increment**

The City’s property tax levies are set on or before the second Monday in August, in connection with the budget process. Real property (and certain attached personal property) taxes are billed within ten days after the third Monday in October and are due in equal installments on November 30 and the following May 31. After those dates, the taxes become delinquent (and a lien is placed upon the property). After three years, the County of Missoula has the authority and may exercise the lien on behalf of the City. Personal property taxes (other than those billed with real estate) are generally billed no later than the second Monday in July (normally in May or June), based on the prior November’s levies. Personal property taxes, other than mobile homes, are due thirty days after billing. Mobile home taxes are usually billed at the end of April. The first half is due thirty days after billing (usually by May 31) and the second half is due November 30. The tax billings are considered past due after the respective due dates and are subject to penalty and interest charges.

Taxable valuations for each Urban Renewal District and the corresponding tax increment amounts for November 2019 property tax billing are as follows:

	<u>Taxable Value</u>	<u>Increment Value</u>
Urban Renewal District II	\$ 5,640,253	\$ 3,780,430
Urban Renewal District III	12,474,549	4,301,705
Front Street Urban Renewal District	3,031,432	1,618,397
Riverfront Triangle Urban Renewal District	859,140	701,282
Hellgate Urban Renewal District	1,438,165	412,717
North Reserve Scott Street Urban Renewal District	3,149,004	1,657,799

MISSOULA REDEVELOPMENT AGENCY  
(A Component Unit of the City of Missoula)  
NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Capital Assets**

Capital assets are recorded in the City's general capital asset accounts.

**Compensated Absences**

Under terms of state law, the Agency employees are granted vacation and sick leave in varying amounts. In the event of termination, an employee is reimbursed for all accumulated vacation leave and 25% of accumulated sick leave. Expenditures for these compensated absences are recorded when paid, because the amounts expected to be liquidated from current resources do not vary materially from year to year. Compensated absences to be funded from future resources are reflected as liabilities in the government-wide financial statements to the extent they are vested.

**Other Postemployment Benefits**

The Agency recognizes and reports its postemployment health care benefits in accordance with GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*.

**NOTE 2. CASH AND INVESTMENTS**

The Agency's cash is invested in the City's investment pool. The Agency's portion of underlying cash and investments of the City's investment pool consists of the following:

Demand Deposits	\$ 9,382,301
Cash on Hand	7,362
Certificates of Deposit	97,842
Less restricted cash held for debt service reserve	<u>(674,645)</u>
	<u><u>\$ 8,812,860</u></u>

The City's investment pool does not have a credit rating. Investment in the pool exposes the Agency to interest rate risk due to the underlying investment in government securities. This risk is managed by the City.

Information regarding insurance coverage or collateralization, interest rate risk, and investment in derivatives and similar instruments for the investment in the City's investment pool is available in the City's comprehensive annual financial report (CAFR). There is no regulatory oversight for the City's investment pool, and participants' equity in the pool approximates the fair value of the underlying investments.



**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
June 30, 2020

**NOTE 3. OTHER CURRENT ASSETS**

Other current assets consist of the following at June 30, 2020:

Prepaid expenses	\$ 5,845
Other receivables	116,010
	<u>\$ 121,855</u>

**NOTE 4. NOTES RECEIVABLE**

In July 2010, the Agency executed a \$61,000 note receivable under its Façade Improvement Program. The note bears interest at 0% and calls for annual payments of \$6,100 over ten years. At June 30, 2020, the note had an outstanding balance of \$6,100. In May 2014, December 2015, and February 2019, the Agency executed additional note receivables under its Façade Improvement Program in the amount of \$10,368, \$62,000 and \$100,000, respectively. The notes bear interest at 0% and call for annual payments of \$1,037, \$6,200 and \$10,000 respectively, over ten years. At June 30, 2020, the notes had an outstanding balance of \$4,147, \$37,200 and \$100,000, respectively.

In October 2011, the Agency was assigned a \$40,000 note receivable in relation to a Water Main Extension Contract with Mountain Water Company. The note bears interest at 0% and calls for annual payments of \$1,000 over forty years. In 2013, 2016 and 2017, the Agency executed additional notes in relation to the Water Main Extension Contracts and fire hydrant installations with Mountain Water Company for \$508,261, \$40,781 and \$73,464, respectively. The notes bear interest at 0% and call for annual payments over forty years. In June 2017, the City of Missoula assumed all of the Mountain Water notes. At June 30, 2020, the outstanding balances of all the City of Missoula notes were \$400,665, \$73,458 and \$74,608 in URD II, URD III, and the NRSS, respectively.

Collections to maturity at June 30, 2020, are as follows:

Year Ending June 30,	Principal
2021	\$ 39,959
2022	33,847
2023	33,847
2024	33,846
2025	32,810
Thereafter	<u>521,869</u>
Total	<u>\$ 696,178</u>

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
June 30, 2020

**NOTE 5. LONG-TERM DEBT**

Changes in long-term debt for the year ended June 30, 2020, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Current Portion
Compensated Absences	\$ 102,986	\$ 19,617	\$ -	\$ 122,603	\$ 55,817
MAEDC Note - direct borrowing	1,540,302	-	(20,987)	1,519,315	-
MPC Note	2,462,000	-	(110,000)	2,352,000	112,000
Stockman Bank Note - direct borrowing	1,439,175	-	(36,824)	1,402,351	-
Bonds Payable - direct placement	32,339,335	-	(1,146,409)	31,192,926	210,000
Bonds Payable	<u>3,314,600</u>	<u>-</u>	<u>(199,572)</u>	<u>3,115,028</u>	<u>390,149</u>
Total	<u>\$ 41,198,398</u>	<u>\$ 19,617</u>	<u>\$ (1,513,792)</u>	<u>\$ 39,704,223</u>	<u>\$ 767,966</u>

***Bonds Payable***

***Mill Site Bonds***

The Agency issued \$3,600,000 of Tax Increment Urban Renewal Bonds in August 2006. The bonds were issued to finance acquisition of the Champion Mill Site Property located within District II. The bonds were issued at par, bear interest ranging from 4.5% to 5.125%, and are secured by a first lien upon and pledge of tax increment revenues from District II. The bond resolution requires, among other things, that all of District II's tax increment revenue, except revenues generated by the excluded properties as identified in the bond covenants, be deposited in a debt service fund as required to pay principal and interest on the bonds when due, and to provide certain reserves for future bond payments. After all required amounts have been deposited in the accounts, the remaining tax increment funds may be used to pay costs associated with construction of other urban renewal activities within District II, to redeem all or a portion of the Series 2006 bonds or to return a portion of the tax increment revenues to the taxing jurisdictions located within District II, as provided by state law.

Debt service requirements to maturity on the August 2006 tax increment bonds at June 30, 2020, are as follows:

Year Ending June 30,	Principal	Interest	Total
2021	\$ 145,000	\$ 101,150	\$ 246,150
2022	155,000	94,625	249,625
2023	160,000	86,681	246,681
2024	170,000	78,841	248,841
2025	180,000	69,769	249,769
2026-2030	1,025,000	207,320	1,232,320
2031	<u>235,000</u>	<u>11,162</u>	<u>246,162</u>
Total	<u>\$ 2,070,000</u>	<u>\$ 649,548</u>	<u>\$ 2,719,548</u>

MISSOULA REDEVELOPMENT AGENCY  
(A Component Unit of the City of Missoula)  
NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 5. LONG-TERM DEBT (CONTINUED)**

***Bonds Payable (Continued)***

*Silver Park, Wyoming Street and Trestle Bonds – Direct Placement*

The Agency issued \$5,750,000 of Tax Increment Urban Renewal Bonds in March 2013. The bonds were issued to finance public improvements in Silver Park, the construction of Wyoming Street from Hickory Street to California Street and replace the aging train trestle located within District II. The bonds were issued at par and bear an interest rate of 3.15%. The bonds are secured by a first lien upon and pledge of tax increment revenues from District II. The Agency estimates tax increment revenue to be sufficient to cover the principal and interest requirements of the Series 2006 and Series 2013 Bonds. The bond resolution requires, among other things, that all of District II's tax increment revenue, except revenues generated by the excluded properties as identified in the bond covenants, be deposited in a debt service fund as required to pay principal and interest on the bonds when due, and to provide certain reserves for future bond payments.

After all required amounts have been deposited in the accounts, the remaining tax increment funds may be used to pay costs associated with construction of other urban renewal activities within District II, to redeem all or a portion of the Series 2013 bonds or to return a portion of the tax increment revenues to the taxing jurisdictions located within District II, as provided by state law.

Debt service requirements to maturity on the March 2013 tax increment bonds at June 30, 2020, are as follows:

Year Ending June 30,	Principal	Interest	Total
2021	\$ 151,000	\$ 126,032	\$ 277,032
2022	308,000	116,534	424,534
2023	318,000	106,754	424,754
2024	329,000	96,658	425,658
2025	339,000	86,216	425,216
2026-2030	1,864,000	264,679	2,128,679
2031-2032	618,000	19,564	637,564
Total	<u>\$ 3,927,000</u>	<u>\$ 816,437</u>	<u>\$ 4,743,437</u>

*Intermountain Lumber Site – Direct Placement*

The Agency issued \$1,753,500 of Tax Increment Urban Renewal Bonds in May 2013. The bonds were issued to finance demolition, site preparation, and infrastructure improvements on the old Intermountain Lumber Site Property located within District II. The bonds were issued at par and bear an interest rate of 4.25%. The bonds are secured by a first lien upon and pledge of tax increment revenues derived from the Project Site. The bond resolution requires, among other things, that the Project's tax increment revenue, be deposited in a debt service fund as required to pay principal and interest on the bonds when due.

MISSOULA REDEVELOPMENT AGENCY  
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NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 5. LONG-TERM DEBT (CONTINUED)**

***Bonds Payable (Continued)***

*Intermountain Lumber Site – Direct Placement (Continued)*

After all required amounts have been deposited in the accounts, the remaining tax increment funds may be used to pay costs associated with construction of other urban renewal activities within District II, including additional expenses for the Lumber Site development, to redeem all or a portion of the Series 2013 bonds or to return a portion of the tax increment revenues to the taxing jurisdictions located within District II, as provided by state law.

Debt service requirements to maturity on the May 2013 tax increment bonds at June 30, 2020, are as follows:

Year Ending June 30,	Principal	Interest	Total
2021	\$ 46,000	\$ 27,019	\$ 73,019
2022	95,000	51,085	146,085
2023	99,000	47,005	146,005
2024	103,500	42,755	146,255
2025	107,000	38,314	145,314
2026-2030	611,000	118,299	729,299
2031-2032	210,000	8,989	218,989
Total	<u>\$ 1,271,500</u>	<u>\$ 333,466</u>	<u>\$ 1,604,966</u>

*Safeway Bonds*

The Agency issued \$1,500,000 of Tax Increment Urban Renewal Revenue Bonds in October 2007. The bonds were issued to finance demolition, site preparation and infrastructure improvements and their associated design costs related with the Safeway, Inc. Project site. The bonds were issued at par, bear interest of 6.95%, and are secured by a first lien upon and pledge of tax increment revenues derived from the Project Site. Should tax increment revenues in any given year not be sufficient to pay the principal and interest payments, Safeway, Inc. (the Guarantor) is obligated to pay the deficiency. Tax increment in excess of debt service requirements will be (1) used to make Guarantor reimbursements for prior debt service deficiencies, (2) retained in an excess tax increment fund until the amount equals the maximum annual debt service for the bonds, and (3) used to prepay the Series 2007 bonds.

Repayment of the debt service deficiency to the Guarantor at June 30, 2020, has been estimated at \$125,340. In 2019 the previously recorded Guarantor provision was reversed as the Agency does not consider the loss probable. No provision has been made at June 30, 2020.

MISSOULA REDEVELOPMENT AGENCY  
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NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 5. LONG-TERM DEBT (CONTINUED)**

***Bonds Payable (Continued)***

***Safeway Bonds (Continued)***

Debt service requirements to maturity on the tax increment bonds at June 30, 2020, are as follows:

Year Ending June 30,	Principal	Interest	Total
2021	\$ 65,000	\$ 71,585	\$ 136,585
2022	70,000	66,894	136,894
2023	75,000	62,029	137,029
2024	80,000	56,642	136,642
2025	90,000	50,909	140,909
2026-2030	530,000	153,595	683,595
2031	135,028	7,124	142,152
Total	<u>\$ 1,045,028</u>	<u>\$ 468,778</u>	<u>\$ 1,513,806</u>

***South Reserve Street Pedestrian Bridge Bonds – Direct Placement***

The Agency issued \$5,000,000 of Tax Increment Urban Renewal Revenue Bonds in December 2015. The bonds were issued to fund the design and construction of a pedestrian bridge over South Reserve Street connecting the Missoula to Lolo Trail to the Bitterroot Branch Trail. The bonds were issued at par, bear interest of 4.35%, and are secured by a first lien upon and pledge of tax increment revenues derived from District III. The bond resolution requires, among other things, that District III's tax increment revenues be deposited in a debt service fund as required to pay principal and interest on the bonds when due. After all required amounts have been deposited in the accounts, the remaining tax increment funds may be used to pay costs associated with construction of other urban renewal activities within District III, to redeem all or a portion of the bonds or to return a portion of the tax increment revenues to the taxing jurisdictions located within District III, as provided by state law.

Debt service requirements to maturity on the December 2015 tax increment bonds at June 30, 2020, are as follows:

Year Ending June 30,	Principal	Interest	Total
2021	\$ -	\$ 97,223	\$ 97,223
2022	145,000	191,291	336,291
2023	150,000	184,875	334,875
2024	160,000	178,133	338,133
2025	165,000	171,064	336,064
2026-2030	935,000	739,391	1,674,391
2031-2035	1,155,000	512,321	1,667,321
2036-2040	1,435,000	231,746	1,666,746
2041	325,000	7,069	332,069
Total	<u>\$ 4,470,000</u>	<u>\$ 2,313,113</u>	<u>\$ 6,783,113</u>

MISSOULA REDEVELOPMENT AGENCY  
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NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 5. LONG-TERM DEBT (CONTINUED)**

***Bonds Payable (Continued)***

*North Reserve/Scott Street Bonds – Direct Placement*

In December 2015, the City of Missoula approved the sale of \$1,364,400 of Senior Subordinate Tax Increment Urban Renewal Revenue Bonds in the NRSS District. The bonds were issued to fund certain public improvements related to redevelopment of Bretz RV & Marine, construction of the new Consumer Direct office building and the Scott Street Village housing project. The bonds were issued as senior subordinate debt to future public improvement bonds approved by the NRSS District. The bonds were issued at par, bear interest of 4.50%, and are secured by a senior subordinate lien upon and pledge of tax increment revenues derived from the NRSS District. The bond resolution requires, among other things, that NRSS District's tax increment revenue, be deposited in a debt service fund as required to pay principal and interest on the bonds when due. After all required amounts have been deposited in the accounts, the remaining tax increment funds may be used to pay costs associated with construction of other urban renewal activities within NRSS District, to redeem all or a portion of the bonds or to return a portion of the tax increment revenues to the taxing jurisdictions located within District, as provided by state law.

Debt service requirements to maturity on the December 2015 tax increment bonds at June 30, 2020, are as follows:

Year Ending June 30,	Principal	Interest	Total
2021	\$ 29,015	\$ 27,547	\$ 56,562
2022	60,004	53,121	113,125
2023	62,734	50,390	113,124
2024	65,589	47,535	113,124
2025	68,574	44,550	113,124
2026-2030	392,616	173,006	565,622
2031-2035	490,456	75,164	565,620
2040	<u>55,318</u>	<u>1,245</u>	<u>56,563</u>
Total	<u>\$ 1,224,306</u>	<u>\$ 472,558</u>	<u>\$ 1,696,864</u>

*Front Street Series A Bonds – Direct Placement*

In December 2017, the City approved the sale of \$1,162,500 of Tax Increment Urban Renewal Subordinate Lien Revenue Refunding Bonds in the Front Street District. The bonds were issued to refund the taxable portion of the Series 2010 First Interstate Bank Note. The bonds were issued at par, bear interest of 5.75%, and are secured by a subordinate lien upon and pledge of tax increment revenues derived from Front Street District. The bond resolution requires, among other things, that Front Street District's tax increment revenues be deposited in a debt service fund as required to pay principal and interest on the bonds when due. After all required amounts have been deposited in the accounts, the remaining tax increment funds may be used to pay costs associated with construction of other urban renewal activities within Front Street District, to redeem all or a portion of the bonds or to return a portion of the tax increment revenues to the taxing jurisdictions located within District, as provided by state law.

MISSOULA REDEVELOPMENT AGENCY  
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NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 5. LONG-TERM DEBT (CONTINUED)**

***Bonds Payable (Continued)***

*Front Street Series A Bonds – Direct Placement (Continued)*

Debt service requirements to maturity on the January 2017 tax increment bonds at June 30, 2020, are as follows:

Year Ending June 30,	Principal	Interest	Total
2021	\$ -	\$ 31,266	\$ 31,266
2022	28,000	61,726	89,726
2023	29,500	60,073	89,573
2024	31,500	58,319	89,819
2025	33,000	56,465	89,465
2026-2030	196,500	250,628	447,128
2031-2035	259,500	185,423	444,923
2036-2040	343,000	109,121	452,121
2041-2042	<u>166,500</u>	<u>-</u>	<u>166,500</u>
Total	<u>\$ 1,087,500</u>	<u>\$ 813,021</u>	<u>\$ 1,900,521</u>

The Agency increased its aggregate debt service payments by \$153,521 over the next 25 years by refunding the prior debt and there was an economic gain on the refunding of \$114,419. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. In accordance with GASB Statement No. 65 (GASB 65) this amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. At June 30, 2020, the City reports deferred outflows of resources in the amount of \$15,361 related to the refunding bonds. The deferred charges will be amortized as a component of interest expense in the Statement of Revenues, Expenses and Changes in Fund Balances.

*Front Street Series B Bonds – Direct Placement*

In January 2017, the City of Missoula approved the sale of \$277,500 of Tax Increment Urban Renewal Subordinate Lien Revenue Refunding Bonds in the Front Street District. The bonds were issued to refund the portion of the Series 2010 First Interstate Bank Note related to financing the 2010 public improvements. The bonds were issued at par, bear interest of 4.50%, and are secured by a subordinate lien upon and pledge of tax increment revenues derived from Front Street District. The bond resolution requires, among other things, that Front Street District's tax increment revenues be deposited in a debt service fund as required to pay principal and interest on the bonds when due. After all required amounts have been deposited in the accounts, the remaining tax increment funds may be used to pay costs associated with construction of other urban renewal activities within Front Street District, to redeem all or a portion of the bonds or to return a portion of the tax increment revenues to the taxing jurisdictions located within District, as provided by state law.

MISSOULA REDEVELOPMENT AGENCY  
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NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 5. LONG-TERM DEBT (CONTINUED)**

***Bonds Payable (Continued)***

*Front Street Series B Bonds – Direct Placement (Continued)*

Debt service requirements to maturity on the January 2017 tax increment bonds at June 30, 2020, are as follows:

Year Ending June 30,	Principal	Interest	Total
2021	\$ -	\$ 5,783	\$ 5,783
2022	7,500	11,396	18,896
2023	8,000	11,048	19,048
2024	8,500	10,676	19,176
2025	8,500	10,294	18,794
2026-2030	50,000	45,113	95,113
2031-2035	62,000	32,558	94,558
2036-2040	76,500	16,999	93,499
2041-2042	36,000	1,641	37,641
Total	<u>\$ 257,000</u>	<u>\$ 145,508</u>	<u>\$ 402,508</u>

Information regarding the change in cash flow and economic gain related to the refunding are noted above under Front Street Series A Bonds. The refunding was completed with the issuance of both the Front Street Series A and B Bonds.

*Front Street Series C Bonds – Direct Placement*

In January 2017, the City of Missoula approved the sale of \$3,260,500 of Tax Increment Urban Renewal Subordinate Lien Revenue Bonds in the Front Street District. The bonds will be used to acquire a public parking unit to be owned and operated by the Missoula Parking Commission as well as fund the issuance costs. The bonds were issued as subordinate debt to the 2014 bonds and any future debt issued at parity with the 2014 bonds approved in the Front Street District. The bonds were issued at par, bear interest of 4.50%, and are secured by a subordinate lien upon and pledge of tax increment revenues derived from Front Street District. The bond resolution requires, among other things, that Front Street District's tax increment revenues be deposited in a debt service fund as required to pay principal and interest on the bonds when due. After all required amounts have been deposited in the accounts, the remaining tax increment funds may be used to pay costs associated with construction of other urban renewal activities within the Front Street District, to redeem all or a portion of the bonds or to return a portion of the tax increment revenues to the taxing jurisdictions located within District, as provided by state law.



MISSOULA REDEVELOPMENT AGENCY  
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NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 5. LONG-TERM DEBT (CONTINUED)**

***Bonds Payable (Continued)***

*Front Street Series C Bonds – Direct Placement (Continued)*

Debt service requirements to maturity on the January 2017 tax increment bonds at June 30, 2020, are as follows:

Year Ending June 30,	Principal	Interest	Total
2021	\$ -	\$ 69,249	\$ 69,249
2022	91,102	136,448	227,550
2023	95,202	132,256	227,458
2024	99,486	127,875	227,361
2025	103,963	123,298	227,261
2026-2030	594,344	540,282	1,134,626
2031-2035	740,661	390,673	1,131,334
2036-2040	922,998	204,233	1,127,231
2041-2042	429,965	19,561	449,526
Total	<u>\$ 3,077,721</u>	<u>\$ 1,743,875</u>	<u>\$ 4,821,596</u>

*URD III Series A – Mary Avenue West Bonds – Direct Placement*

In June 2017, the City of Missoula approved the sale of \$1,600,000 of Tax Increment Urban Renewal Revenue Bonds in District III. The bonds were issued to fund certain public improvements and extensions to Mary Avenue from the Bitterroot Branch Railroad Line westward to Reserve Street. The bonds were issued on parity with other URD III bonds. The bonds were issued at par, bear interest of 4.65%, and are secured by a first lien upon and pledge of tax increment revenues derived from District III. The bond resolution requires, among other things, that District III's tax increment revenues be deposited in a debt service fund as required to pay principal and interest on the bonds when due. After all required amounts have been deposited in the accounts, the remaining tax increment funds may be used to pay costs associated with construction of other urban renewal activities within District III, to redeem all or a portion of the bonds or to return a portion of the tax increment revenues to the taxing jurisdictions located within District, as provided by state law.

MISSOULA REDEVELOPMENT AGENCY  
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NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 5. LONG-TERM DEBT (CONTINUED)**

***Bonds Payable (Continued)***

*URD III Series A – Mary Avenue West Bonds – Direct Placement (Continued)*

Debt service requirements to maturity on the June 2017 tax increment bonds at June 30, 2020, are as follows:

Year Ending June 30,	Principal	Interest	Total
2021	\$ -	\$ 34,294	\$ 34,294
2022	45,000	67,541	112,541
2023	50,000	65,333	115,333
2024	50,000	63,008	113,008
2025	55,000	60,566	115,566
2026-2030	305,000	262,144	567,144
2031-2035	385,000	182,396	567,396
2036-2040	475,000	83,119	558,119
2041	110,000	2,557	112,557
Total	<u>\$ 1,475,000</u>	<u>\$ 820,958</u>	<u>\$ 2,295,958</u>

*URD III – Mary Avenue East Bonds – Direct Placement*

In January 2015, the City of Missoula approved the sale of \$7,065,000 of Tax Increment Urban Renewal Revenue Bonds in District III. The bonds were issued in October 2015 to fund certain infrastructure improvements in connection with the Southgate Mall Project. The bonds were on parity with other URD III bonds. The bonds were issued at par, bear interest of 4.35%, and are secured by a first lien upon and pledge of tax increment revenues derived from District III. The bond resolution requires, among other things, that District III's tax increment revenues be deposited in a debt service fund as required to pay principal and interest on the bonds when due. After all required amounts have been deposited in the accounts, the remaining tax increment funds may be used to pay costs associated with construction of other urban renewal activities within District III, to redeem all or a portion of the bonds or to return a portion of the tax increment revenues to the taxing jurisdictions located within District, as provided by state law.

MISSOULA REDEVELOPMENT AGENCY  
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NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 5. LONG-TERM DEBT (CONTINUED)**

***Bonds Payable (Continued)***

*URD III – Mary Avenue East Bonds – Direct Placement (Continued)*

Debt service requirements to maturity on the October 2015 tax increment bonds at June 30, 2020, are as follows:

Year Ending June 30,	Principal	Interest	Total
2021	\$ -	\$ 286,295	\$ 286,295
2022	210,000	277,356	487,356
2023	219,000	268,025	487,025
2024	228,000	258,303	486,303
2025	238,000	248,168	486,168
2026-2030	1,358,000	1,072,275	2,430,275
2031-2035	1,679,000	743,219	2,422,219
2036-2040	2,078,000	336,168	2,414,168
2041	471,000	10,244	481,244
Total	<u>\$ 6,481,000</u>	<u>\$ 3,500,053</u>	<u>\$ 9,981,053</u>

*Scott Street Village – Phase 2 & 3 Bonds – Direct Placement*

On December 11, 2017 the City of Missoula pursuant to Resolution 8229 approved the sale of \$723,514 in tax increment urban renewal revenue bonds in North Reserve-Scott Street (NRSS) URD to fund public infrastructure improvements related to the construction of phases 2 and 3 of a housing development called Scott Street Village by Edgell Building Incorporated. This bond was issued on parity with other senior subordinate debt in the district. The bonds were issued at par, bear interest of 4.75%, and are secured by a senior subordinate lien upon and pledge of tax increment revenues derived from the NRSS District. The bond resolution requires, among other things, that NRSS District's tax increment revenue, be deposited in a debt service fund as required to pay principal and interest on the bonds when due. After all required amounts have been deposited in the accounts, the remaining tax increment funds may be used to pay costs associated with construction of other urban renewal activities within NRSS District, to redeem all or a portion of the bonds or to return a portion of the tax increment revenues to the taxing jurisdictions located within District, as provided by state law.

MISSOULA REDEVELOPMENT AGENCY  
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NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 5. LONG-TERM DEBT (CONTINUED)**

***Bonds Payable (Continued)***

*Scott Street Village – Phase 2 & 3 Bonds – Direct Placement (Continued)*

Debt service requirements to maturity on the December 2017 tax increment bonds at June 30, 2020, are as follows:

Year Ending June 30,	Principal	Interest	Total
2021	\$ 8,883	\$ 16,068	\$ 24,951
2022	18,403	31,498	49,901
2023	19,288	30,613	49,901
2024	20,215	29,686	49,901
2025	21,187	28,715	49,902
2026-2030	122,223	127,283	249,506
2031-2035	154,558	94,948	249,506
2036-2040	195,448	54,058	249,506
2041-2043	116,335	8,419	124,754
Total	<u>\$ 676,540</u>	<u>\$ 421,288</u>	<u>\$ 1,097,828</u>

*URD III Series 2018A – MRL – Direct Placement*

In August 2018, the City of Missoula approved the sale of \$1,239,404 of Tax Increment Urban Renewal Revenue Bonds in District III. The bonds were issued in September 2018 to finance the acquisition of the Montana Rail Link (MRL) property and the undertaking of certain improvements. The bonds were on parity with other URD III bonds. The bonds were issued at par, bear interest of 5.25%, and are secured by a first lien upon and pledge of tax increment revenues derived from District III. The bond resolution requires, among other things, that District III's tax increment revenues be deposited in a debt service fund as required to pay principal and interest on the bonds when due. After all required amounts have been deposited in the accounts, the remaining tax increment funds may be used to pay costs associated with construction of other urban renewal activities within District III, to redeem all or a portion of the bonds or to return a portion of the tax increment revenues to the taxing jurisdictions located within District, as provided by state law.

**MISSOULA REDEVELOPMENT AGENCY**  
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**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
 June 30, 2020

**NOTE 5. LONG-TERM DEBT (CONTINUED)**

***Bonds Payable (Continued)***

*URD III Series 2018A – MRL – Direct Placement (Continued)*

Debt service requirements to maturity on the September 2018 tax increment bonds at June 30, 2020, are as follows:

Year Ending June 30,	Principal	Interest	Total
2021	\$ 16,792	\$ 30,548	\$ 47,340
2022	34,918	59,762	94,680
2023	36,775	57,905	94,680
2024	38,732	55,949	94,681
2025	40,791	53,889	94,680
2026-2030	238,905	234,498	473,403
2031-2035	309,568	163,835	473,403
2036-2040	401,131	72,271	473,402
2041	46,129	1,211	47,340
Total	<u>\$ 1,163,741</u>	<u>\$ 729,868</u>	<u>\$ 1,893,609</u>

*URD III Series 2018B – MRL – Direct Placement*

In August 2018, the City of Missoula approved the sale of \$2,681,782 of Tax Increment Urban Renewal Revenue Bonds in District III. The bonds were issued in September 2018 to finance the acquisition of the Montana Rail Link (MRL) property and the undertaking of certain improvements. The bonds were on parity with other URD III bonds. The bonds were issued at par, bear interest of 4.375%, and are secured by a first lien upon and pledge of tax increment revenues derived from District III. The bond resolution requires, among other things, that District III's tax increment revenues be deposited in a debt service fund as required to pay principal and interest on the bonds when due. After all required amounts have been deposited in the accounts, the remaining tax increment funds may be used to pay costs associated with construction of other urban renewal activities within District III, to redeem all or a portion of the bonds or to return a portion of the tax increment revenues to the taxing jurisdictions located within District, as provided by state law.

MISSOULA REDEVELOPMENT AGENCY  
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NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 5. LONG-TERM DEBT (CONTINUED)**

***Bonds Payable (Continued)***

*URD III Series 2018B – MRL – Direct Placement (Continued)*

Debt service requirements to maturity on the September 2018 tax increment bonds at June 30, 2020, are as follows:

Year Ending June 30,	Principal	Interest	Total
2021	\$ 39,857	\$ 53,094	\$ 92,951
2022	82,349	103,437	185,786
2023	85,990	99,634	185,624
2024	89,793	95,662	185,455
2025	93,765	91,515	185,280
2026-2030	534,822	320,798	855,620
2031-2035	664,030	283,106	947,136
2036-2040	824,451	122,684	947,135
2041	92,686	2,028	94,714
Total	<u>\$ 2,507,743</u>	<u>\$ 1,171,958</u>	<u>\$ 3,679,701</u>

*Front Street Series 2019 – Direct Placement*

In February 2019, the City of Missoula approved the sale of \$3,647,844 of Tax Increment Urban Renewal Subordinate Lien Revenue Bonds in the Front Street District. The bonds were issued on parity with other subordinate debt in the district in May 2019 for the Mercantile Project and related improvements. The bonds were issued at par, bear interest of 4.00%, and are secured by a subordinate lien upon and pledge of tax increment revenues derived from the Front Street District. The bond resolution requires, among other things, that the Front Street District's tax increment revenues be deposited in a debt service fund as required to pay principal and interest on the bonds when due. After all required amounts have been deposited in the accounts, the remaining tax increment funds may be used to pay costs associated with construction of other urban renewal activities within the Front Street District, to redeem all or a portion of the bonds or to return a portion of the tax increment revenues to the taxing jurisdictions located within District, as provided by state law.

MISSOULA REDEVELOPMENT AGENCY  
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NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 5. LONG-TERM DEBT (CONTINUED)**

***Bonds Payable (Continued)***

*Front Street Series 2019 – Direct Placement (Continued)*

Debt service requirements to maturity on the May 2019 tax increment bonds at June 30, 2020, are as follows:

Year Ending June 30,	Principal	Interest	Total
2021	\$ -	\$ 71,478	\$ 71,478
2022	97,600	141,003	238,603
2023	101,503	137,021	238,524
2024	105,563	132,880	238,443
2025	109,786	128,573	238,359
2026-2030	618,420	571,982	1,190,402
2031-2035	752,403	435,320	1,187,723
2036-2040	915,413	269,049	1,184,462
2041-2044	873,187	71,567	944,754
Total	<u>\$ 3,573,875</u>	<u>\$ 1,958,873</u>	<u>\$ 5,532,748</u>

***Notes Payable***

*Riverfront Triangle Series 2019 – Direct Borrowing*

In March 2019, the City of Missoula approved the sale of \$1,529,318 of Subordinate Tax Increment Urban Renewal Revenue Note in the Riverfront Triangle District. The note was issued in June 2019 for the Stockman Bank Project and related infrastructure improvements. The note was issued at par, bear interest of 4.00%, and is secured by a subordinate lien upon and pledge of tax increment revenues derived from the Riverfront Triangle District. The note resolution requires, among other things, that the Riverfront Triangle District's tax increment revenues be deposited in a debt service fund as required to pay principal and interest on the note when due. After all required amounts have been deposited in the accounts, the remaining tax increment funds may be used to pay costs associated with construction of other urban renewal activities within the Riverfront Triangle District, to redeem all or a portion of the note or to return a portion of the tax increment revenues to the taxing jurisdictions located within District, as provided by state law.

**MISSOULA REDEVELOPMENT AGENCY**  
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**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
June 30, 2020

**NOTE 5. LONG-TERM DEBT (CONTINUED)**

*Notes Payable (Continued)*

*Riverfront Triangle Series 2019 – Direct Borrowing (Continued)*

Debt service requirements to maturity on the Riverfront note payable at June 30, 2020, are as follows:

Year Ending June 30,	Principal	Interest	Total
2021	\$ -	\$ 28,047	\$ 28,047
2022	38,295	55,328	93,623
2023	39,829	53,766	93,595
2024	41,422	52,141	93,563
2025	43,079	50,451	93,530
2026-2030	242,662	224,440	467,102
2031-2035	295,235	184,851	480,086
2036-2040	359,199	105,572	464,771
2041-2044	342,630	28,082	370,712
Total	<u>\$ 1,402,351</u>	<u>\$ 782,678</u>	<u>\$ 2,185,029</u>

*MPC Note Payable*

In December 2010, the Missoula Parking Commission (MPC) issued \$7,500,000 of bonds to fund the construction of a new parking structure. In April 2014, MPC refunded the 2010 bonds and issued new bonds totaling \$7,160,000. The Agency agreed to fund a portion of the bonds which will be supported by parking revenue and tax increment revenue. The bonds bear interest ranging from 2.00% to 4.35%. The Agency has committed to paying 40% of all principal and interest payments for the life of the bond. Under the terms of the agreement, the Agency will transfer \$133,425 of pledged tax increment funds to MPC in two equal installments each year.

Debt service requirements to maturity on the MPC note payable at June 30, 2020, are as follows:

Year Ending June 30,	Principal	Interest	Total
2021	\$ 112,000	\$ 94,830	\$ 206,830
2022	114,000	91,470	205,470
2023	118,000	86,910	204,910
2024	122,000	83,370	205,370
2025	128,000	78,490	206,490
2026-2030	706,000	356,762	1,062,762
2031-2035	860,000	110,083	970,083
2036	192,000	8,352	200,352
Total	<u>\$ 2,352,000</u>	<u>\$ 910,267</u>	<u>\$ 3,262,267</u>



MISSOULA REDEVELOPMENT AGENCY  
(A Component Unit of the City of Missoula)  
NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 5. LONG-TERM DEBT (CONTINUED)**

*Notes Payable (Continued)*

*Brownfields RLF Note Payable – Direct Borrowing*

In 2004, the City of Missoula applied for and received a \$1 million grant from the U.S. Environmental Protection agency (EPA) to create a revolving loan fund (RLF) to be used for brownfields remediation. The City entered into a subrecipient agreement with the Missoula Area Economic Development Corporation (MAEDC) to manage the revolving loan fund. MAEDC provided \$200,000 in matching funds required under the EPA grant, creating a total loan fund of \$1.2 million. In August 2006, MAEDC, at the direction of the Missoula Brownfields Cleanup RLF Committee, made a loan of \$1,000,000 bearing interest at 1.5% to Millsite Revitalization Project (MRP) LLC, the developer of the Old Sawmill District, with MRA and the City identified as co-borrowers. The loan will be repaid solely from tax increment revenue resulting from the increased taxable value of the property within the Old Sawmill District post remediation and platting. Subsequent tax increment revenue from property development will be available to the district for other uses. The note is not a general obligation of the City. For these reasons, the loan is reflected as a liability of MRA. The City received additional funding from EPA and in December 2009, MRA, MRP, and MAEDC elected to increase the loan by \$400,000 under the same terms. Subsequent to issuance, the servicing on the loan transferred to MoFi. In July 2012, the loan was increased to \$1.775 million.

Debt service requirements to maturity on the Brownfields note payable at June 30, 2020, are as follows:

Year Ending June 30,	Principal	Interest	Total
2021	\$ -	\$ 11,638	\$ 11,638
2022	88,782	22,727	111,509
2023	177,562	20,779	198,341
2024	177,562	18,075	195,637
2025	177,562	15,458	193,020
2026-2030	887,812	37,353	925,165
2031	10,035	74	10,109
Total	<u>\$ 1,519,315</u>	<u>\$ 126,104</u>	<u>\$ 1,645,419</u>

*2010 Series First Interstate Bank Note Payable*

In December 2010, the Agency issued a note with First Interstate Bank (the Bank) for \$1,623,380 to repay the Bank for project costs incurred that were legally eligible for reimbursement from tax increment funding. The Agency and the Bank agreed to a repayment schedule that included a subordinate note that was to be financed by the Bank's guaranteed minimum tax payments over 25 years at 6.55%.

**MISSOULA REDEVELOPMENT AGENCY**  
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**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
June 30, 2020

**NOTE 5. LONG-TERM DEBT (CONTINUED)**

***Notes Payable (Continued)***

***2010 Series First Interstate Bank Note Payable (Continued)***

On January 12, 2017, the Agency issued two subordinate lien revenue refunding bonds, Series 2017A and Series 2017B, which is a current refunding of the above note. Additional details related to the refunding are included above under the Series 2017A and Series 2017B Front Street Bonds. Due to the refunding, the Bank note was paid in full as of June 30, 2017.

**NOTE 6. COMMITMENTS**

The Agency has entered into contracts for various projects and activities as approved by the Board of Commissioners. As of June 30, 2020, the Agency had commitments totaling \$7,001,702 that will be financed from operating funds and bond proceeds.

Urban Renewal District II:

Public:

Missoula Food Bank & Community Center -	
PHC Satelite Clinic	\$ 433,840
Sidewalks - 2nd & 3rd Street	263,272
Silver Park - Public Art	7,476
Legal Services	10,000
YWCA Expansion	142,404

Private:

Blackfoot River Outfitters	80,582
MSJ Properties Housing	69,885
Burton Street Apartments	123,994
DJ&A Office Building	301,432
Sentinel Property Medical Offices	1,170,611
Ponderosa Village	96,000
	<u>\$ 2,699,496</u>

North Reserve/Scott Street Urban Renewal District:

Public:

Missoula Cemetery	\$ 12,750
Public Works	28,817
Scott Street Redevelopment	23,800
Villagio Housing Project	1,339,178

Private:

Scott Street Village - Phase II & III	259,047
	<u>\$ 1,663,592</u>

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
June 30, 2020

**NOTE 6. COMMITMENTS (CONTINUED)**

Urban Renewal District III:

Public:

Legal Services	\$ 10,000
Brooks Street Corridor	30,045
Fire Hydrant	15,000
Mary Avenue West - Bond	13,474
Missoula County Fairgrounds	1,155,500
MRL Bond COI	4,219
MRL Park	137,491
Sidewalks	297,861
Street Trees	6,610

Private:

Aspen Grove Therapy & Wellness	104,200
Tremper's Kent Plaza	<u>226,100</u>
	<u>\$ 2,000,500</u>

Front Street Urban Renewal District:

Public:

Payne/Library Block	\$ 25,000
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Private:

Levasseur Street Townhomes	6,956
Union Block Restoration	<u>579,858</u>
	<u>\$ 611,814</u>

Hellgate District:

Public:

Railroad Quiet Zone & Traffic Study	<u>\$ 26,300</u>
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**NOTE 7. PENSION PLAN**

**Summary of Significant Accounting Policies**

Montana Public Employee Retirement Administration (MPERA) prepares financial statements using the accrual basis of accounting. The same accrual basis is used by MPERA for the purposes of determining the net pension liability; deferred outflows of resources and deferred inflows of resources related to pensions; pension expense; the fiduciary net position; and additions to or deductions from fiduciary net position. Member contributions are recognized in the period in which contributions are due. Employer contributions are recognized when due and the employer has made a formal commitment to provide the contributions.

MISSOULA REDEVELOPMENT AGENCY  
(A Component Unit of the City of Missoula)  
NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 7. PENSION PLAN (CONTINUED)**

**Summary of Significant Accounting Policies (Continued)**

Revenues are recognized in the accounting period they are earned and become measurable. Benefit payments and refunds are recognized in the accounting period in which they are due and payable in accordance with the benefit terms. Expenses are recognized in the period incurred. Investments are reported at fair value. MPERA adhered to all accounting principles generally accepted by the United States of America. MPERA applied all applicable pronouncements of the Governmental Accounting Standards Board (GASB).

***Public Employees' Retirement System (PERS)***

**Plan Description**

The PERS-Defined Benefit Retirement Plan (DBRP), administered by the Montana Public Employee Retirement Administration (MPERA), is a multiple-employer, cost-sharing plan established July 1, 1945, and governed by Title 19, chapters 2 & 3, Montana Code Annotated (MCA). This plan provides retirement benefits to covered employees of the State, and local governments, and certain employees of the Montana University System and school districts. Benefits are established by state law and can only be amended by Legislature.

All new members are initially members of the PERS-DBRP and have a 12-month window during which they may choose to remain in the PERS-DBRP or join the PERS-DCRP by filing an irrevocable election. Members may not be members of both the defined contribution and defined benefit retirement plans. All new members from the universities also have a third option to join the university system's Montana University System Retirement Program (MUS-RP).

The PERS-DBRP provides retirement, disability, and death benefits to plan members and their beneficiaries. Benefits are based on eligibility, years of service, and highest average compensation (HAC). Member rights are vested after five years of service.

**Summary of Benefits**

**Eligibility for Benefit**

Service retirement:

Hired prior to July 1, 2011:	Age 60, 5 years of membership service; Age 65, regardless of membership service; Any age, 30 years of membership service.
Hired on or after July 1, 2011:	Age 65, 5 years of membership services; Age 70, regardless of membership service.

**Early Retirement**

Hired prior to July 1, 2011:	Age 50, 5 years of membership service; or Any age, 25 years of membership service.
Hired on or after July 1, 2011:	Age 55, 5 years of membership service.

MISSOULA REDEVELOPMENT AGENCY  
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NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 7. PENSION PLAN (CONTINUED)**

***Public Employees' Retirement System (PERS)***

**Summary of Benefits (Continued)**

**Second Retirement** (requires returning to PERS-covered employer or PERS service)

1) Retired before January 1, 2016 and accumulate less than 2 years additional service credit or retire on or after January 1, 2016 and accumulate less than 5 years additional service credit:

- A refund or member's contributions plus return interest (currently 2.02% effective July 1, 2018).
- No service credit for second employment;
- Start the same benefit amount the month following termination; and
- Guaranteed Annual Benefit Adjustment (GABA) starts again in the January immediately following the second retirement.

2) Retired before January 1, 2016 and accumulate at least 2 years of additional service credit:

- A recalculated retirement benefit based on provisions in effect after the initial retirement; and
- GABA starts on the recalculation benefit in January after receiving the new benefit for 12 months.

3) Retired on or after January 1, 2016 and accumulate 5 or more years of service credit:

- The same retirement as prior to the return to service;
- A second retirement benefit as prior to the second period of service based on laws in effect upon the rehire date; and
- GABA starts on both benefits in the January after receiving the original and the new benefit for 12 months.

**Member's Highest Average Compensation (HAC)**

- Hired prior to July 1, 2011 – highest average compensation during any consecutive 36 months;
- Hired on or after July 1, 2011 – highest average compensation during any consecutive 60 months;

**Compensation Cap**

Hired on or after July 1, 2013 – 110% annual cap on compensation considered as part of a member's highest average compensation.

MISSOULA REDEVELOPMENT AGENCY  
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NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 7. PENSION PLAN (CONTINUED)**

***Public Employees' Retirement System (PERS)***

**Summary of Benefits (Continued)**

**Monthly Benefit Formula**

1) Members hired prior to July 1, 2011:

- Less than 25 years of membership service: 1.785% of HAC per year of service credit;
- 25 years of membership service or more: 2% of HAC per year of service credit.

2) Members hired on or after July 1, 2011:

- Less than 10 years of membership service: 1.5% of HAC per year of service credit;
- 10 years or more, but less than 30 years of membership service: 1.785% of HAC per year of service credit;
- 30 years or more of membership service: 2% of HAC per year of service credit.

**Guaranteed Annual Benefit Adjustment (GABA)**

After the member has completed 12 full months of retirement, the member's benefit increases by the applicable percentage (provided below) each January, inclusive of other adjustments to the member's benefit.

- 3.0% for members hired prior to July 1, 2007
- 1.5% for members hired between July 1, 2007 and June 30, 2013
- Members hired on or after July 1, 2013
  - (a) 1.5% for each year PERS is funded at or above 90%
  - (b) 1.5% is reduced by 0.1% for each 2% PERS is funded below 90%; and
  - (c) 0% whenever the amortization period for PERS is 40 years or more.

**Contributions**

The state legislature has the authority to establish and amend contribution rates. Member and employer contribution rates are specified by Montana Statute and are a percentage of the member's compensation. Contributions are deducted from each member's salary and remitted by participating employers.

**Pension Amount Totals**

Employers are provided guidance in GASB Statement 68, paragraph 74, that pension amounts must be combined as a total or aggregate for reporting. This is true when employees are provided benefits through more than one pension, whether cost-sharing, single-employer, or agent plans.

**Special Funding**

The state of Montana, as the non-employer contributing entity, paid to the Plan, additional contributions that qualify as special funding. Those employees who received special funding are all participating employees.

**MISSOULA REDEVELOPMENT AGENCY**  
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**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
June 30, 2020

**NOTE 7. PENSION PLAN (CONTINUED)**

***Public Employees' Retirement System (PERS) (Continued)***

**Not Special Funding**

Per Montana law, state agencies and universities pay their own additional contributions. The employer paid contributions are not accounted for as special funding for state agencies and universities but are reported as employer contributions.

**Overview of Contributions**

Member and employer contribution rates are shown in the table below.

<b>Fiscal Year</b>	<b><u>Member</u></b>		<b><u>State &amp;</u></b>	<b><u>Local Government</u></b>		<b><u>School Districts</u></b>	
	<b><u>Hired</u></b>	<b><u>Hired</u></b>	<b><u>Universities</u></b>	<b><u>Employer</u></b>	<b><u>State</u></b>	<b><u>Employer</u></b>	<b><u>State</u></b>
	<b>&lt;07/01/11</b>	<b>&gt;07/01/11</b>	<b>Employer</b>	<b>Employer</b>			
2020	7.900%	7.900%	8.770%	8.670%	0.100%	8.400%	0.370%
2019	7.900%	7.900%	8.670%	8.570%	0.100%	8.300%	0.370%
2018	7.900%	7.900%	8.570%	8.470%	0.100%	8.200%	0.370%
2017	7.900%	7.900%	8.470%	8.370%	0.100%	8.100%	0.370%
2016	7.900%	7.900%	8.370%	8.270%	0.100%	8.000%	0.370%
2015	7.900%	7.900%	8.270%	8.170%	0.100%	7.900%	0.370%
2014	7.900%	7.900%	8.170%	8.070%	0.100%	7.800%	0.370%
2012-2013	6.900%	7.900%	7.170%	7.070%	0.100%	6.800%	0.370%
2010-2011	6.900%		7.170%	7.070%	0.100%	6.800%	0.370%
2008-2009	6.900%		7.035%	6.935%	0.100%	6.800%	0.235%
2000-2007	6.900%		6.900%	6.800%	0.100%	6.800%	0.100%

1. Member contributions to the system of 7.9% are temporary and will be decreased to 6.9% on January 1 following actuary valuation results that show the amortization period has dropped below 25 years and would remain below 25 years following the reduction of both the additional employer and additional member contribution rates.
2. Employer contributions to the system:
  - a. Effective July 1, 2014, following the 2013 Legislative Session, PERS-employer contributions increase an additional 0.1% a year and will continue over 10 years through 2024. The additional employer contributions including the 0.27% added in 2007 and 2009, will terminate on January 1 following an actuary valuation that shows the amortization period of PERS-DBRP has dropped below 25 years and remains below the 25 years following the reduction of both the additional employer and member contribution rates.
  - b. Effective July 1, 2013, employers are required to make contributions on working retirees' compensation. Member contributions for working retirees are not required.
  - c. The portion of employer contributions allocated to the Plan Choice Rate (PCR) are included in the employers reporting. The PCR was paid off effective March 2016 and the contributions previously directed to the PCR are now directed to member accounts.

MISSOULA REDEVELOPMENT AGENCY  
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NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 7. PENSION PLAN (CONTINUED)**

***Public Employees' Retirement System (PERS) (Continued)***

**Overview of Contributions (Continued)**

3. Non Employer Contributions

a. Special Funding

- i. The State contributes 0.1% of members' compensation on behalf of local government entities.
- ii. The State contributes 0.37% of members' compensation on behalf of school district entities.
- iii. The State contributed a Statutory Appropriation from the General Fund of \$33,615,000.

b. Not Special Funding

- i. The State contributes a portion of Coal Severance Tax income and earnings from the Coal Trust Permanent Trust fund.

**Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

GASB 68 allows a measurement date of up to 12 months before the employer's fiscal year-end can be utilized to determine the Plan's total pension liability (TPL). The basis for the TPL as of June 30, 2019, was determined by taking the results of the June 30, 2018, actuarial valuation and applying standard roll-forward procedures. The roll-forward procedure uses a calculation that adds the annual normal cost (also called the service cost), subtracts the actual benefit payments and refunds for the plan year, and then applies the expected investment rate of return for the year. The roll-forward procedure will include the effects of any assumption changes and legislative changes. The update procedures are in conformity with Actuarial Standards of Practice issued by the Actuarial Standards Board.

The TPL minus the Fiduciary Net Position equals the Net Pension Liability (NPL). The proportionate shares of the employer's and the state of Montana's NPL for June 30, 2019, and 2018, are displayed below. The employer's proportionate share equals the ratio of the employer's contributions to the sum of all employer and non-employer contributions during the measurement period. The state's proportionate share for a particular employer equals the ratio of the contributions for the particular employer to the total state contributions paid.



MISSOULA REDEVELOPMENT AGENCY  
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NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 7. PENSION PLAN (CONTINUED)**

***Public Employees' Retirement System (PERS) (Continued)***

**Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)**

The employer recorded a liability of \$474,115 and the employer's proportionate share was 0.02268 percent.

	Net Pension Liability as of 6/30/2019	Net Pension Liability as of 6/30/2018	Percent of Collective NPL as of 6/30/2019	Percent of Collective NPL as of 6/30/2018*	Change in Percent of Collective NPL
Agency's Proportionate Share	\$ 474,115	\$ 465,741	0.02268%	0.02231%	0.00037%
State of Montana Proportionate Share associated with Agency	154,456	156,105	0.00739%	0.03002%	-0.02263%
Total	<u>\$ 628,571</u>	<u>\$ 621,846</u>	<u>0.03007%</u>	<u>0.05233%</u>	<u>-0.02226%</u>

\* To be consistent with this year's calculation of the State of Montana Proportionate Share Associated with Employer Percent of Collective NPL, the June 30, 2018 percentage has been recalculated using the actual State percentage presented on the allocation instead of the 100% displayed last year. This does not change the dollar amount of the NPL as of June 30, 2018, just the percentage.

***Changes in Actuarial Assumptions and Methods:***

There were no changes in assumptions or other inputs that affected the measurement of the TPL.

***Changes in Benefit Terms:***

There have been no changes in benefit terms since the previous measurement date.

***Pension Expense***

At June 30, 2019, the Agency recognized \$80,987 for its proportionate share of the Plan's pension expense and recognized grant revenue of \$10,486 for the state of Montana proportionate share of the pension expense associated with the Agency.

	Pension Expense as of 6/30/2019	Pension Expense as of 6/30/2018
Agency's Proportionate Share of PERS	\$ 80,987	\$ 61,062
State of Montana Proportionate Share associated with the Agency	10,486	10,418
Total	<u>\$ 91,473</u>	<u>\$ 71,480</u>

MISSOULA REDEVELOPMENT AGENCY  
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NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 7. PENSION PLAN (CONTINUED)**

***Public Employees' Retirement System (PERS) (Continued)***

***Recognition of Deferred Inflows and Outflows***

At June 30, 2019, the Agency reported its proportionate share of PERS' deferred outflows of resources and deferred inflows of resources related to PERS from the following sources:

	Deferred Outflows of <u>Resources</u>	Deferred Inflows of <u>Resources</u>
Expected versus actual experience	\$ 22,480	\$ 22,309
Projected investment earnings versus actual investment earnings	5,749	-
Changes in assumptions	20,128	-
Changes in proportion and differences between employer contributions and proportionate share of contributions	-	2,667
Employer contributions subsequent to the measurement date	34,744	-
Total	<u>\$ 83,101</u>	<u>\$ 24,976</u>

Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

For the measurement year ended June 30:	Recognition of Deferred Outflows and Deferred Inflows in future years as an increase or (decrease) to Pension Expense
2020	\$ 30,271
2021	\$ (14,188)
2022	\$ 2,139
2023	\$ 5,159
Thereafter	\$ -

MISSOULA REDEVELOPMENT AGENCY  
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NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 7. PENSION PLAN (CONTINUED)**

***Public Employees' Retirement System (PERS) (Continued)***

**Actuarial Assumptions**

The TPL in the June 30, 2019 actuarial valuation was determined using the following actuarial assumptions:

- Investment Return (net of admin expense) 7.65%
- Admin Expense as % of Payroll 0.26%
- General Wage Growth\* 3.50%  
    \*includes Inflation at 2.75%
- Merit Increases 0% to 6.30%
- Postretirement Benefit Increases:
  1. Guaranteed Annual Benefit Adjustment (GABA) each January
    - After the member has completed 12 full months of retirement, the member's benefit increases by the applicable percentage each January, inclusive of other adjustments to the member's benefit.
      - 3% for members hired prior to July 1, 2007
      - 1.5% for members hired between July 1, 2007 and June 30, 2013
      - Members hired on or after July 1, 2013:
        - (a) 1.5% for each year PERS is funded at or above 90%;
        - (b) The 1.5% is reduced by 0.1% for each 2% PERS is funded below 90%;
        - (c) 0% whenever the amortization period for PERS is 40 years or more.

**Mortality**

- Mortality assumptions among contributing members, service retired members and beneficiaries were based on RP-2000 Combined Employee and Annuitant Mortality Tables projected to 2020 with scale BB, males set back 1 year.
- Mortality assumptions among disabled members are based on RP-2000 Combined Mortality Tables with no projections.

The most recent experience study, performed for the period covering fiscal years 2011 through 2016, was outlined in a report dated May 5, 2017 and can be located on the MPERA website. The long-term expected rate of return on pension plan assets is reviewed as part of the regular experience studies prepared for the Plan. Several factors are considered in evaluating the long-term rate of return assumption including historical rates of return, rate of return assumptions adopted by similar public sector systems, and by using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges were combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

MISSOULA REDEVELOPMENT AGENCY  
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NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 7. PENSION PLAN (CONTINUED)**

***Public Employees' Retirement System (PERS) (Continued)***

**Actuarial Assumptions (Continued)**

Best estimates of arithmetic real rates of return for each major asset class included in the target asset allocation as of June 30, 2019, are summarized below.

Asset Class	Target Asset Allocation	Long-Term Expected Real Rate of Return Arithmetic basis
Cash Equivalents	3.00%	4.09%
Domestic Equity	36.00%	6.05%
Foreign Equity	18.00%	7.01%
Fixed Income	23.00%	2.17%
Private Equity	12.00%	10.53%
Real Estate	<u>8.00%</u>	5.65%
Total	100.00%	

**Discount Rate**

The discount rate used to measure the TPL was 7.65%. The projection of cash flows used to determine the discount rate assumed that contributions from participating plan members, employers, and non-employer contributing entities will be made based on the Board's funding policy, which established the contractually required rates under Montana Code Annotated. The state contributed 0.10% of salaries paid by local governments and 0.37% paid by school districts. In addition, the state contributed a statutory appropriation from the general fund. Based on those assumptions, the Plan's fiduciary net position was projected to be adequate to make all the projected future benefit payments of current plan members through the year 2122. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the TPL. A municipal bond rate was not incorporated in the discount rate.

**Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate**

The following presents the employer's sensitivity of the NPL to the discount rate in the table below. A small change in the discount rate can create a significant change in the liability. The NPL was calculated using the discount rate of 7.65%, as well as what the net pension liability would be if it were calculated using a discount rate 1.00% lower or 1.00% higher than the current rate.

	1.0% Decrease <u>(6.65%)</u>	Current Discount Rate <u>(7.65%)</u>	1.0% Increase <u>(8.65%)</u>
City of Missoula's Net Pension Liability	\$ 32,336,134	\$ 22,506,990	\$ 14,246,839
Missoula Redevelopment Agency's Net Pension Liability	\$ 681,169	\$ 474,115	\$ 300,113

MISSOULA REDEVELOPMENT AGENCY  
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NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 7. PENSION PLAN (CONTINUED)**

***Public Employees' Retirement System (PERS) (Continued)***

**PERS Disclosure for the Defined Contribution Plan**

The Agency contributed to the state of Montana Public Employee Retirement System Defined Contribution Retirement Plan (PERS-DCRP) for employees that have elected the DCRP. The PERS-DCRP is administered by the PERB and is reported as a multiple-employer plan established July 1, 2002, and governed by Title 19, chapters 2 & 3, MCA.

All new PERS members are initially members of the PERS-DBRP and have a 12-month window during which they may choose to remain in the PERS-DBRP or join the PERS-DCRP by filing an irrevocable election. Members may not be participants of both the defined benefit and defined contribution retirement plans.

Member and employer contribution rates are specified by state law and are a percentage of the member's compensation. Contributions are deducted from each member's salary and remitted by participating employers. The state Legislature has the authority to establish and amend contribution rates.

Benefits are dependent upon eligibility and individual account balances. Participants are vested immediately in their own contributions and attributable income. Participants are vested after 5 years of membership service for the employer's contributions to individual accounts and the attributable income. Non-vested contributions are forfeited upon termination of employment per 19-3-2117(5), MCA. Such forfeitures are used to cover the administrative expenses of the PERS-DCRP.

At the plan level for the measurement period ended June 30, 2019, the PERS-DCRP employer did not recognize any net pension liability or pension expense for the defined contribution plan. Plan level non-vested forfeitures for the 320 employers that have participants in the PERS-DCRP totaled \$714,024.

**Pension Plan Fiduciary Net Position**

The standalone financial statements of the Montana Public Employees Retirement Board (PERB) *Comprehensive Annual Financial Report* (CAFR) and the GASB 68 Report disclose the Plan's fiduciary net position. The reports are available from the PERB at PO Box 200131, Helena MT 59620-0131, (406) 444-3154 or the MPERA website at <http://mpera.mt.gov/index.shtml>.

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
June 30, 2020

**NOTE 8. INTERFUND TRANSACTIONS**

Transfers are used to move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them. Transfers are also used to reimburse Urban Renewal District III for the fund's share of administrative costs. A summary of interfund transfers follows:

	<u>Transfers In</u>	<u>Transfers Out</u>
Urban Renewal District II	\$ 2,727,569	\$ 433,737
Urban Renewal District III	3,378,888	-
Front Street URD	697,943	-
Riverfront URD	427,652	100,000
NRSS URD	1,216,546	83,359
Hellgate URD	-	32,344
Debt Service	<u>3,271,775</u>	<u>11,070,933</u>
	<u>\$ 11,720,373</u>	<u>\$ 11,720,373</u>

**NOTE 9. RISK MANAGEMENT**

The Agency is exposed to various risks of loss related to torts, damage or loss of assets, errors and omissions, injuries to employees, employee medical claims, and natural disasters. The Agency manages these risks through participation with the City's risk management practices. Information related to the City's risk management is available in its CAFR.

**NOTE 10. POSTEMPLOYMENT BENEFITS**

The Agency participates in the City of Missoula's defined benefit health plan. The single employer plan administered by the City is named the Health Benefits Plan for the Employees of the City of Missoula. Benefits and contributions rates are established by the City, with input from the Employee Benefits Committee, and are approved by City Council. The plan's financial information is included as part of the City's self-insurance internal service fund in the City of Missoula CAFR. Terminated employees of the Agency may remain on the City's health insurance plan for up to 18 months if they pay the monthly premiums. This benefit is required under the federal C.O.B.R.A. law. Retirees of the Agency may remain on the City's health plan as long as they wish, provided they pay the monthly premiums. State law requires the Agency to provide this benefit. There are no other postemployment benefits provided by the Agency. The Agency has six employees participating in the plan, one retiree, and no C.O.B.R.A. participants.

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
June 30, 2020

**NOTE 10. POSTEMPLOYMENT BENEFITS (CONTINUED)**

The Agency adopted the provisions of GASB Statement 75, "Accounting and Financial Reporting for Postemployment Benefits other than Pensions," in fiscal year 2018. GASB 75 addresses accounting and financial reporting for postemployment benefits other than pensions (OPEB) that are provided to the employees of state and local governments, establishing standards for measuring and recognizing liabilities, deferred inflows and outflows of resources, and expenses. For defined benefit OPEB plans, this statement identifies the methods and assumptions that should be used to project benefit payments, discount projected benefit payments to their actuarial present value, and attribute that present value to periods of employee service. Information on the City's health benefits plan for retirees is included below.

The City's medical plan is a self-funded PPO plan. The table below presents a high-level summary of the medical benefits offered in the plan year beginning July 01, 2019, which was used for the June 30, 2020 valuation. Dental benefits are not provided for retirees.

Medical Deductible (Individual/Family)	\$750/\$2,250
Out-of-Pocket Maximum (Individual/Family)	\$3,170/\$6,350
Coinsurance (In Network/Out of Network)	30%/50%
Prescription Deductible	\$50
Prescription Copays (Tier 1/Tier 2/Tier 3)	10% (min \$5)/20% (min \$20)/50% (min \$35)
Prescription Out-of-Pocket Maximum	\$3,400/\$6,800

The retiree contributes 81% of the total active premium, excluding dental coverage, and the City contributes the remaining 19% to the plan. The plan is financed on a pay-as-you-go basis with City and Agency contributions ensuring that adequate reserves are maintained in the plan. Reserves maintained by the City are not considered assets of the post-employment benefits plan since they are not contributed to a trust that meets the criteria in GASB 75, paragraph 4.

The retiree and Agency contribution rates for the plan for fiscal year 2020 were used for the June 30, 2020 valuation and are as follows.

Coverage	Retiree Contribution	MRA Contribution	Total Premium
Retiree	\$ 774.35	\$ 136.65	\$ 911.00
Retiree, spouse	890.80	157.20	1,048.00
Retiree, spouse, child	939.25	165.75	1,105.00
Retiree, child	822.80	145.20	968.00
Each additional child	48.45	8.55	57.00

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
June 30, 2020

**NOTE 10. POSTEMPLOYMENT BENEFITS (CONTINUED)**

The following table reports the changes to the OPEB liability for fiscal year 2020, as well as deferred inflows and outflows of resources and OPEB expense recognized.

Changes in OPEB Liability	
OPEB Liability, Beginning Balance	\$ 160,783
Service Cost	8,571
Interest (2.66%)	3,878
Difference between expected and actual experience	(33,250)
Changes in assumptions	19,780
Employer Contributions	<u>(5,523)</u>
OPEB Liability, Ending Balance	<u><u>\$ 154,239</u></u>
Deferred Inflows of Resources	
Deferred Inflows of Resources, Beginning Balance	\$ (9,259)
Difference between expected and actual experience	(33,250)
Current year amortization of experience differences	<u>6,425</u>
Ending Balance	<u><u>\$ (36,084)</u></u>
Deferred Outflow of Resources	
Deferred Outflow of Resources, Beginning Balance	\$ 2,353
Changes in assumptions	19,780
Current year amortization of assumption changes	<u>(3,257)</u>
Ending Balance	<u><u>\$ 18,876</u></u>
OPEB Expense	<u><u>\$ 3,758</u></u>

The Agency's total OPEB liability is \$154,239 as of June 30, 2020 and was determined by an actuarial valuation as of that date. The following assumptions and other inputs were used to calculate the total OPEB liability using the entry age normal cost method in the actuarial valuation.

Discount Rate	2.66% - S&P Municipal Bond 20 Year High Grade Rate Index as of June 30, 2020
Payroll Growth	2.75% to 3%, used midpoint 2.875%
General Inflation	3.0% per year
Participation Rate	40% of eligible employees are assumed to elect healthcare coverage in retirement
Admin Trend Rate	3%
Mortality Rate	Male and Female RP-2000 Combined Employee and Annuitant Mortality Tables, projected to 2020 using scale BB, males set back 1 year



**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
June 30, 2020

**NOTE 10. POSTEMPLOYMENT BENEFITS (CONTINUED)**

Medical Trend Rate	Effective July 1	Trend Rate
	2020	6.40%
	2021	6.30%
	2022	6.20%
	2023	6.10%
	2024	6.00%
	2025	5.90%
	2026	5.80%
	2027	5.70%

Cost Sharing Projections related to the sharing of benefit-related costs are based on an established pattern of practice with the City of Missoula contributing 19% of retiree premiums

The table below shows the assumption changes from the beginning balance at June 30, 2019.

<u>Changes of Assumptions</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Discount Rate	2.66%	3.36%	3.45%
Medical Trend	6.40%	6.20%	6.20%

The following tables disclose the sensitivity of the total OPEB liability to changes in the discount rate and the medical trend rate, showing how the total OPEB liability would change if the rates used were increased or decreased by 1%.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate:

	1% Decrease (1.66%)	Discount Rate (2.66%)	1% Increase (3.66%)
Total OPEB Liability	<u>\$ 189,115</u>	<u>\$ 154,239</u>	<u>\$ 127,419</u>

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates:

	1% Decrease (5.4%)	Trend Rate (6.4%)	1% Increase (7.4%)
Total OPEB Liability	<u>\$ 124,178</u>	<u>\$ 154,239</u>	<u>\$ 194,762</u>

Changes in the total OPEB liability due to changes in actuarial assumptions and differences between expected actuarial experience and actual experience are deferred and recognized in the OPEB expense over a closed period equal to the average expected remaining service lives of employees and retirees, starting with the current reporting period. The average remaining service lives as of June 30, 2020 was 6.89 years.

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
June 30, 2020

**NOTE 10. POSTEMPLOYMENT BENEFITS (CONTINUED)**

Amounts reported as deferred inflows and outflows of resources will be recognized in OPEB expense as follows.

Year	Actual to Expected Experience (Inflow)	Changes in Assumptions (Outflow)	Combined
2020	\$ (4,826)	\$ 2,871	\$ (1,955)
2021	(4,826)	2,871	(1,955)
2022	(4,826)	2,871	(1,955)
2023	(4,826)	2,871	(1,955)
2024	(4,826)	2,871	(1,955)
2025	(4,826)	2,871	(1,955)
2026	(4,294)	2,554	(1,740)
Total	<u>\$ (33,250)</u>	<u>\$ 19,780</u>	<u>\$ (13,470)</u>

The City of Missoula allocated the annual retired contributions and the liability to the component units based on the number of active participants in the plan as of June 30, 2020.

The schedule of changes in the total OPEB liability, presented as required supplementary information following the notes to the financial statements, presents a multi-year schedule of changes in the total OPEB.

**NOTE 11. RELATED PARTY TRANSACTIONS**

The Agency paid the City of Missoula \$298,657 for Administrative Services for fiscal year 2020 including \$138,180 for administrative assistance, \$5,990 for the Agency's pro rata contribution to the City's employee health benefits fund, \$4,487 for the City's worker's compensation fund, and \$150,000 for other various expenses.

The City of Missoula provides the Agency with office space through a development agreement. The office space is currently being provided rent-free.

As set forth in the Tax Increment Remittance Agreement, dated December 16, 2019, the Agency paid the City of Missoula \$725,000 in fiscal year 2020.

In June 2017, the City of Missoula acquired Mountain Water Company and assumed all of the notes between Mountain Water and the Agency. See Note 4 for additional information.

MISSOULA REDEVELOPMENT AGENCY  
(A Component Unit of the City of Missoula)  
NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 12. GOVERNMENTAL FUND BALANCE REPORTING AND SPENDING PRIORITIES**

The Agency has adopted GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. The objective of this statement is to enhance the usefulness of fund balance information by providing clearer fund balance classifications that can be more consistently applied and by clarifying the existing governmental fund type definitions. This Statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in government funds.

At June 30, 2020, the Agency had a total fund balance in Governmental funds of \$10,456,726. In accordance with GASB Statement No. 54 this fund balance has been classified as follows:

Special Revenue Funds		
Nonspendable	\$ 5,845	Prepaid expenses and notes receivable
Restricted	8,469,745	Restricted for urban renewal development
Debt Service		
Restricted	<u>1,981,136</u>	Restricted for debt service
	<u>\$ 10,456,726</u>	

**NOTE 13. SUBSEQUENT EVENTS**

Subsequent events have been evaluated through January 29, 2021, the date which the financial statements were available to be issued.

On August 3, 2020 the City of Missoula pursuant to Resolution 8443 approved the sale of \$6,604,000 principal amount of tax increment urban renewal revenue bonds, consisting of \$3,302,000 Tax Exempt Series 2020A and \$3,302,000 Taxable Series 2020B, to finance the acquisition of the Scott Street Property described as Lot 3, Scott Street Lots, a platted subdivision in the City of Missoula, located in the north one-half of Section 16, Township 13 North, Range 19 West, Principal Meridian, Montana, Missoula County, Montana, containing 19.15 acres. This bond Series 2020A and Series 2020B was issued on August 14, 2020 and was completely drawn down at closing. The bond was issued on parity with other senior-subordinate debt in the district. The original purchaser of the negotiated sale bonds was First Security Bank Division of Glacier Bank, Missoula MT. The final maturity date is July 1, 2045. The interest rate on the Series 2020A Tax Exempt bond is 3.80% per annum. The interest rate on the Series 2020B taxable bond is 4.50% per annum. Interest only payments are due January 1 and principal and interest payments are due July 1 payable from tax increment generated by the North Reserve-Scott Street URD directly to the bondholder commencing January 1, 2021.

MISSOULA REDEVELOPMENT AGENCY  
(A Component Unit of the City of Missoula)  
NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
June 30, 2020

**NOTE 14. DEFICIT NET POSITION**

As of June 30, 2020, the Agency had a deficit net position of \$29,456,329. Liabilities and deferred inflows exceed assets and deferred outflows due to the inherent nature of the Agency. Debt is issued to fund urban renewal projects, which are not held as assets by the Agency. The debt held by the Agency is secured by tax increment revenues derived from related districts.

REQUIRED SUPPLEMENTARY INFORMATION  
OTHER THAN MANAGEMENT'S DISCUSSION AND ANALYSIS

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**BUDGETARY COMPARISON SCHEDULE – SPECIAL REVENUE FUNDS**  
For the Year Ended June 30, 2020

	Urban Renewal District II				Urban Renewal District III			
	Budgeted Amounts		Actual	Variance with Final Budget	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final			Original	Final		
Budgetary Fund Balance, July 1, 2019	\$ 3,441,763	\$ 3,441,763	\$ 3,441,763	\$ -	\$ 3,061,845	\$ 3,061,845	\$ 3,061,845	\$ -
Resources (Inflows):								
Miscellaneous	21,815	21,815	49,630	27,815	9,061	9,061	48,154	39,093
Investment earnings (expense)	-	-	-	-	-	-	-	-
Tax increment property tax	-	-	-	-	-	-	-	-
State contribution PERS	-	-	-	-	449	449	470	21
State personal property tax reimbursement	-	-	-	-	-	-	-	-
Grant	-	-	5,000	5,000	-	-	-	-
State entitlement	-	-	-	-	-	-	-	-
Long-term debt proceeds	-	-	-	-	1,155,500	1,155,500	-	(1,155,500)
Transfers in	<u>2,918,662</u>	<u>2,815,267</u>	<u>2,727,569</u>	<u>(87,698)</u>	<u>3,277,256</u>	<u>3,179,780</u>	<u>3,378,888</u>	<u>199,108</u>
Amounts available for appropriation	<u>\$ 6,382,240</u>	<u>\$ 6,278,845</u>	<u>6,223,962</u>	<u>\$ (54,883)</u>	<u>\$ 7,504,111</u>	<u>\$ 7,406,635</u>	<u>6,489,357</u>	<u>\$ (917,278)</u>
Charges to Appropriations (Outflows):								
Housing and community development	\$ 5,920,744	\$ 5,366,206	1,904,004	\$ 3,462,202	\$ 5,404,614	\$ 6,354,661	2,633,747	\$ 3,720,914
Capital outlay	939,659	762,639	1,667,432	(904,793)	1,328,186	547,755	131,565	416,190
Transfers to other governments	-	-	-	-	-	-	-	-
Transfers out	<u>150,000</u>	<u>150,000</u>	<u>433,737</u>	<u>(283,737)</u>	<u>4,219</u>	<u>4,219</u>	<u>-</u>	<u>4,219</u>
Total charges to appropriations	<u>\$ 7,010,403</u>	<u>\$ 6,278,845</u>	<u>4,005,173</u>	<u>\$ 2,273,672</u>	<u>\$ 6,737,019</u>	<u>\$ 6,906,635</u>	<u>2,765,312</u>	<u>\$ 4,141,323</u>
Budgetary Fund Balance, June 30, 2020			<u>\$ 2,218,789</u>				<u>\$ 3,724,045</u>	

Budget and Actual are presented on the budget basis of accounting. The Agency prepares its budget on the cash basis. Generally accepted accounting principles (GAAP) require the use of the modified accrual basis of accounting for governmental fund financial statements.

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**BUDGETARY COMPARISON SCHEDULE – SPECIAL REVENUE FUNDS (CONTINUED)**  
For the Year Ended June 30, 2020

	Front Street District				Riverfront Triangle District			
	Budgeted Amounts		Actual	Variance with Final Budget	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final			Original	Final		
Budgetary Fund Balance, July 1, 2019	\$ 403,273	\$ 403,273	\$ 403,273	\$ -	\$ 202,839	\$ 202,839	\$ 202,839	\$ -
Resources (Inflows):								
Miscellaneous	2,516	2,516	5,032	2,516	318	318	636	318
Investment earnings (expense)	-	-	-	-	-	-	-	-
Tax increment property tax	-	-	-	-	-	-	-	-
State contribution PERS	-	-	-	-	-	-	-	-
State personal property tax reimbursement	-	-	-	-	-	-	-	-
Grant	-	-	-	-	-	-	-	-
State entitlement	-	-	-	-	-	-	-	-
Long-term debt proceeds	-	-	-	-	557,881	(15,891)	-	15,891
Transfers in	<u>752,432</u>	<u>715,759</u>	<u>697,943</u>	<u>(17,816)</u>	<u>-</u>	<u>557,881</u>	<u>427,652</u>	<u>(130,229)</u>
Amounts available for appropriation	<u>\$ 1,158,221</u>	<u>\$ 1,121,548</u>	<u>1,106,248</u>	<u>\$ (15,300)</u>	<u>\$ 761,038</u>	<u>\$ 745,147</u>	<u>631,127</u>	<u>(114,020)</u>
								-
Charges to Appropriations (Outflows):								
Housing and community development	\$ 1,145,755	\$ 1,121,548	458,468	\$ (663,080)	\$ 600,583	\$ 645,147	240,001	\$ (405,146)
Capital outlay	-	-	-	-	-	-	-	-
Transfers to other governments	-	-	-	-	-	-	-	-
Transfers out	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>	<u>-</u>
Total charges to appropriations	<u>\$ 1,145,755</u>	<u>\$ 1,121,548</u>	<u>458,468</u>	<u>\$ (663,080)</u>	<u>\$ 700,583</u>	<u>\$ 745,147</u>	<u>340,001</u>	<u>\$ (405,146)</u>
Budgetary Fund Balance, June 30, 2020			<u>\$ 647,780</u>				<u>\$ 291,126</u>	

Budget and Actual are presented on the budget basis of accounting. The Agency prepares its budget on the cash basis. Generally accepted accounting principles (GAAP) require the use of the modified accrual basis of accounting for governmental fund financial statements.

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**BUDGETARY COMPARISON SCHEDULE – SPECIAL REVENUE FUNDS (CONTINUED)**  
For the Year Ended June 30, 2020

	North Reserve Scott Street District				Hellgate District			
	Budgeted Amounts		Actual	Variance with Final Budget	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final			Original	Final		
Budgetary Fund Balance, July 1, 2019	\$ 867,391	\$ 867,391	\$ 867,391	\$ -	\$ 133,758	\$ 133,758	\$ 133,758	\$ -
Resources (Inflows):								
Miscellaneous	729	729	1,458	729	37	37	73	36
Investment earnings (expense)	-	-	-	-	-	-	-	-
Tax increment property tax	-	-	-	-	378,391	369,039	352,156	(16,883)
State contribution PERS	-	-	-	-	-	-	-	-
State personal property tax reimbursement	-	-	-	-	-	-	-	-
Grant	-	-	-	-	-	-	-	-
State entitlement	-	-	-	-	-	-	-	-
Long-term debt proceeds	-	-	-	-	-	-	-	-
Transfers in	<u>1,326,086</u>	<u>1,289,462</u>	<u>1,216,546</u>	<u>(72,916)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Amounts available for appropriation	<u>\$ 2,194,206</u>	<u>\$ 2,157,582</u>	<u>2,085,395</u>	<u>\$ (72,187)</u>	<u>\$ 512,186</u>	<u>\$ 502,834</u>	<u>485,987</u>	<u>(16,847)</u>
Charges to Appropriations (Outflows):								
Housing and community development	\$ 2,098,096	\$ 2,137,582	860,206	\$ (1,277,376)	\$ 487,283	\$ 487,834	1,667	\$ (486,167)
Capital outlay	-	-	-	-	-	-	-	-
Transfers to other governments	-	-	-	-	-	-	-	-
Transfers out	<u>20,000</u>	<u>20,000</u>	<u>83,359</u>	<u>63,359</u>	<u>15,000</u>	<u>15,000</u>	<u>32,344</u>	<u>17,344</u>
Total charges to appropriations	<u>\$ 2,118,096</u>	<u>\$ 2,157,582</u>	<u>943,565</u>	<u>\$ (1,214,017)</u>	<u>\$ 502,283</u>	<u>\$ 502,834</u>	<u>34,011</u>	<u>\$ (468,823)</u>
Budgetary Fund Balance, June 30, 2020			<u>\$ 1,141,830</u>				<u>\$ 451,976</u>	

Budget and Actual are presented on the budget basis of accounting. The Agency prepares its budget on the cash basis. Generally accepted accounting principles (GAAP) require the use of the modified accrual basis of accounting for governmental fund financial statements.



**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**BUDGETARY COMPARISON SCHEDULE – BUDGET-TO-GAAP RECONCILIATION –**  
**SPECIAL REVENUE FUNDS**  
June 30, 2020

Explanation of perspective differences between budgetary inflows and outflows and GAAP revenues and expenditures

	Urban Renewal District II	Urban Renewal District III	Front Street District	Riverfront Triangle District	N. Reserve Scott Street District	Hellgate District
<b>Sources/Inflows of Resources</b>						
Actual available for appropriation from the budgetary comparison schedule	\$6,223,962	\$ 6,489,357	\$1,106,248	\$ 631,127	\$2,085,395	\$ 485,987
The fund balance at the beginning of the year is a budgetary resource but is not a current year revenue for financial reporting purposes	(3,441,763)	(3,061,845)	(403,273)	(202,839)	(867,391)	(133,758)
Issuance of long-term debt is a budgetary resource but is not a current year revenue for financial reporting purposes	-	-	-	-	-	-
Transfers from other funds are inflows of budgetary resource but are not revenues for financial reporting purposes	<u>(2,727,569)</u>	<u>(3,378,888)</u>	<u>(697,943)</u>	<u>(427,652)</u>	<u>(1,216,546)</u>	<u>-</u>
Total revenues as reported on the statement of revenues, expenditures and changes in fund balances - governmental funds	<u>\$ 54,630</u>	<u>\$ 48,624</u>	<u>\$ 5,032</u>	<u>\$ 636</u>	<u>\$ 1,458</u>	<u>\$ 352,229</u>
<b>Uses/Outflows of Resources</b>						
Actual total charges to appropriations from the budgetary comparison schedule	\$4,005,173	\$ 2,765,312	\$ 458,468	\$ 340,001	\$ 943,565	\$ 34,011
Transfers to other governments are outflows of budgetary resources but are not expenditures for financial reporting purposes	-	-	-	-	-	-
Transfers to other funds are outflows of budgetary resources but are not expenditures for financial reporting purposes	<u>(433,737)</u>	<u>-</u>	<u>-</u>	<u>(100,000)</u>	<u>(83,359)</u>	<u>(32,344)</u>
Total expenditures as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds	<u>\$3,571,436</u>	<u>\$ 2,765,312</u>	<u>\$ 458,468</u>	<u>\$ 240,001</u>	<u>\$ 860,206</u>	<u>\$ 1,667</u>

**MISSOULA REDEVELOPMENT AGENCY**  
 (A Component Unit of the City of Missoula)  
**SCHEDULE OF CHANGES IN OTHER POST EMPLOYMENT BENEFITS LIABILITY**  
**AND RELATED RATIOS FOR THE LAST TEN FISCAL YEARS**  
 June 30, 2020

**Schedule of Changes in Other Post Employment Benefits Liability and Related Ratios**  
**For the Last Ten Fiscal Years\***

	<u>2020</u>	<u>2019</u>	<u>2018</u>
OPEB Liability, Beginning Balance	\$ 160,783	\$ 154,831	\$ 37,224
Restatement-Change in Accounting Principle	<u>-</u>	<u>-</u>	<u>110,299</u>
Restated Beginning Balance	160,783	154,831	147,523
Service Cost	8,571	8,955	9,097
Interest	3,878	5,202	5,090
Deferred Inflows - Difference between expected and actual experience	(33,250)	(7,572)	(3,823)
Deferred Outflow - Changes in assumptions	19,780	2,668	82
Employer Contributions	<u>(5,523)</u>	<u>(3,301)</u>	<u>(3,138)</u>
Net Change	<u>(6,544)</u>	<u>5,952</u>	<u>7,308</u>
Ending Balance	<u>\$ 154,239</u>	<u>\$ 160,783</u>	<u>\$ 154,831</u>
Covered Payroll	489,342	406,381	395,024
Total Other Post-Employment Benefits Liability as a percentage of Covered Payroll	31.5%	39.6%	39.2%

Note to Schedule: Assets are not accumulated in a trust to pay related benefits that meets the criteria in GASB 75, paragraph 4.

*\*The amounts presented above for each fiscal year were determined as of June 30th. The schedule is intended to show information for 10 years, additional years will be displayed as they become available.*

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**SCHEDULE OF PROPORTIONATE SHARE OF PERS NET PENSION LIABILITY**  
**FOR THE LAST TEN FISCAL YEARS**  
June 30, 2020

**Schedule of Proportionate Share of the Net Pension Liability for the Last Ten Fiscal Years\***

	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Employer's proportion of the net pension liability as a percentage	0.02268%	0.02231%	0.02584%	0.02805%	0.02372%	0.02343%
Employer's net pension liability as an amount	\$ 474,115	\$ 465,741	\$ 503,250	\$ 477,765	\$ 331,558	\$ 291,968
State of Montana's net pension liability associated with the Agency	<u>154,456</u>	<u>156,105</u>	<u>6,819</u>	<u>5,838</u>	<u>4,073</u>	<u>3,565</u>
Total	<u><u>\$ 628,571</u></u>	<u><u>\$ 621,846</u></u>	<u><u>\$ 510,069</u></u>	<u><u>\$ 483,603</u></u>	<u><u>\$ 335,631</u></u>	<u><u>\$ 295,533</u></u>
Employer's covered payroll	\$ 374,241	\$ 366,991	\$ 320,532	\$ 335,973	\$ 279,336	\$ 265,198
Employer's proportionate share as a percentage of covered payroll	126.69%	126.91%	157.00%	142.20%	118.70%	110.09%
Plan fiduciary net position as a percentage of the total pension liability	75.43%	74.90%	98.66%	98.79%	98.79%	98.79%

*\*The amounts presented for each fiscal year were determined as of June 30, the measurement date.*

*Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.*

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**SCHEDULE OF CONTRIBUTIONS FOR THE LAST TEN FISCAL YEARS**  
June 30, 2020

**Schedule of Contributions for the Last Ten Fiscal Years\***

	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Contractually required contributions	\$ 32,187	\$ 31,083	\$ 26,829	\$ 30,804	\$ 24,657	\$ 22,861
Contributions in relation to the contractually required contributions	<u>32,187</u>	<u>31,083</u>	<u>26,829</u>	<u>30,804</u>	<u>24,657</u>	<u>22,861</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Employer's covered-employee payroll	\$ 374,241	\$ 366,991	\$ 320,532	\$ 335,973	\$ 279,336	\$ 265,198
Contributions of covered-employee payroll	8.60%	8.47%	8.37%	9.17%	8.83%	8.62%

*\*The amounts presented for each fiscal year were determined as of June 30, the most recent fiscal year end.*

*Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.*

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**  
June 30, 2020

**Changes of Benefit Terms**

The following changes to the plan provisions were made as identified:

**2017 Legislative Changes:**

**Working Retiree Limitations – for PERS**

Effective July 1, 2017, if a PERS retiree returns as an independent contractor to what would otherwise be PERS-covered employment, general contractor overhead costs are excluded from PERS working retiree limitations.

**Refunds**

- 1) Terminating members eligible to retire may, in lieu of receiving a monthly retirement benefit, refund their accumulated contributions in a lump sum.
- 2) Terminating members with accumulated contributions between \$200 and \$1,000 who wish to rollover their refund must do so within 90 days of termination of service.
- 3) Trusts, estates, and charitable organizations listed as beneficiaries are entitled to receive only a lump-sum payment.

**Interest Credited To Member Accounts**

Effective July 1, 2017, the interest rate credited to member accounts increased from 0.25% to 0.77%.

**Lump-Sum Payouts**

Effective July 1, 2017, lump-sum payouts in all systems are limited to the member's accumulated contributions rate than the present value of the member's benefit.

**Disabled PERS Defined Contribution (DC) Members**

PERS members hired after July 1, 2011 have a normal retirement age of 65. PERS DC members hired after July 1, 2011 who became disabled were previously only eligible for a disability benefit until age 65. Effective July 1, 2017, these individuals will be eligible for a disability benefit until they reach 70, thus ensuring the same 5-year time period available to PERS DC disabled members hired prior to July 1, 2011 who have a normal retirement age of 60 and are eligible for a disability benefit until age 65.

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**NOTES TO REQUIRED SUPPLEMENTARY INFORMATION (CONTINUED)**  
June 30, 2020

**Changes in Actuarial Assumptions and Methods**

**Method and assumptions used in calculations of actuarially determined contributions**

The following Actuarial Assumptions were adopted from the June 2016 Experience Study:

General Wage Growth*	3.50%
Investment Rate of Return*	7.65%
*Includes inflation at	2.75%
Merit salary increases	0% to 8.47%
Asset valuation method	4-year smoothed market
Actuarial cost method	Entry age normal
Amortization method	Level percentage of pay, open
Remaining amortization period	30 years
Mortality (healthy members)	For males and females: RP 2000 Combined Employee and Annuitant Mortality Table projected to 2020 using Scale BB, males set back 1 year
Mortality (disabled members)	Form males and females: RP 2000 Combined Mortality Table
Admin expenses as % of payroll	0.26%

Administrative expenses are recognized by an additional amount added to the normal cost contribution rate for the System. This amount varies from year to year based on the prior year's actual administrative expenses

## SUPPLEMENTARY INFORMATION

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**BALANCE SHEET – COMBINING DEBT SERVICE**  
June 30, 2020

	URD II Bonds	Brownfields RLF Note	Safeway St. Patrick Hospital Bonds	Front Street Notes & Bonds	Inter- Mountain Bonds	URD III Bonds	N. Reserve Scott Street Bonds	Riverfront Bonds	Total
<b>ASSETS</b>									
<b>CURRENT ASSETS</b>									
Cash and investments	\$ 267,798	\$ -	\$ 67,784	\$ 275,448	\$ 1	\$ 420,531	\$ 94,175	\$ 94,741	\$ 1,220,478
Taxes/assessments receivable, net	426,773	-	-	171,437	-	248,197	152,884	156,384	1,155,675
Other current assets	-	-	-	86,010	-	-	-	-	86,010
Due from other governments	38,849	-	-	91,147	-	13,642	7,832	72	151,542
Interfund receivable	-	-	-	-	600	-	-	-	600
	<u>733,420</u>	<u>-</u>	<u>67,784</u>	<u>624,042</u>	<u>601</u>	<u>682,370</u>	<u>254,891</u>	<u>251,197</u>	<u>2,614,305</u>
<b>NONCURRENT ASSETS</b>									
Restricted cash	<u>674,645</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>674,645</u>
Total assets	<u>\$ 1,408,065</u>	<u>\$ -</u>	<u>\$ 67,784</u>	<u>\$ 624,042</u>	<u>\$ 601</u>	<u>\$ 682,370</u>	<u>\$ 254,891</u>	<u>\$ 251,197</u>	<u>\$ 3,288,950</u>
<b>LIABILITIES</b>									
<b>CURRENT LIABILITIES</b>									
Interfund payable	\$ 235,727	\$ -	\$ -	\$ 228,579	\$ -	\$ 170,286	\$ 158,245	\$ 151,926	\$ 944,763
Accrued interest payable	-	-	-	-	600	-	-	-	600
Total liabilities	<u>235,727</u>	<u>-</u>	<u>-</u>	<u>228,579</u>	<u>600</u>	<u>170,286</u>	<u>158,245</u>	<u>151,926</u>	<u>945,363</u>
<b>DEFERRED INFLOW OF RESOURCES:</b>									
Uncollected tax revenue	<u>229,894</u>	<u>-</u>	<u>-</u>	<u>34,005</u>	<u>-</u>	<u>91,552</u>	<u>2,469</u>	<u>4,531</u>	<u>362,451</u>
Total deferred inflow of resources	<u>229,894</u>	<u>-</u>	<u>-</u>	<u>34,005</u>	<u>-</u>	<u>91,552</u>	<u>2,469</u>	<u>4,531</u>	<u>362,451</u>
<b>FUND BALANCES</b>									
Restricted	<u>942,444</u>	<u>-</u>	<u>67,784</u>	<u>361,458</u>	<u>1</u>	<u>420,532</u>	<u>94,177</u>	<u>94,740</u>	<u>1,981,136</u>
Total fund balances	<u>942,444</u>	<u>-</u>	<u>67,784</u>	<u>361,458</u>	<u>1</u>	<u>420,532</u>	<u>94,177</u>	<u>94,740</u>	<u>1,981,136</u>
Total liabilities, deferred inflows and fund balances	<u>\$ 1,408,065</u>	<u>\$ -</u>	<u>\$ 67,784</u>	<u>\$ 624,042</u>	<u>\$ 601</u>	<u>\$ 682,370</u>	<u>\$ 254,891</u>	<u>\$ 251,197</u>	<u>\$ 3,288,950</u>



# MISSOULA REDEVELOPMENT AGENCY

(A Component Unit of the City of Missoula)

## STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – COMBINING DEBT SERVICE

For the Year Ended June 30, 2020

	URD II Bonds	Brownfields RLF Note	Safeway St. Patrick Hospital Bonds	Front Street Notes & Bonds	Inter- Mountain Bonds	URD III Bonds	N. Reserve Scott Street Bonds	Riverfront Bonds	Total
<b>REVENUES</b>									
Tax increment property tax	\$ 3,283,423	\$ -	\$ -	\$ 1,429,306	\$ -	\$ 3,681,125	\$ 1,380,272	\$ 513,077	\$ 10,287,203
State Entitlement/CMAQ Funds	255,260	-	-	-	-	-	-	-	255,260
State Personal Property Tax									
Reimbursement	187,331	-	-	53,975	-	277,850	-	9,316	528,472
Miscellaneous	-	-	8,886	-	-	-	-	-	8,886
Total revenues	<u>3,726,014</u>	<u>-</u>	<u>8,886</u>	<u>1,483,281</u>	<u>-</u>	<u>3,958,975</u>	<u>1,380,272</u>	<u>522,393</u>	<u>11,079,821</u>
<b>EXPENDITURES</b>									
<u>Current:</u>									
Interest expense	239,061	23,137	77,407	481,971	58,086	737,561	90,444	57,568	1,765,235
Principal expense	434,000	20,987	59,572	304,648	89,000	495,480	73,281	36,824	1,513,792
Miscellaneous	-	-	428	-	-	-	-	-	428
Total expenditures	<u>673,061</u>	<u>44,124</u>	<u>137,407</u>	<u>786,619</u>	<u>147,086</u>	<u>1,233,041</u>	<u>163,725</u>	<u>94,392</u>	<u>3,279,455</u>
Excess (deficiency) of revenues over expenditures	<u>3,052,953</u>	<u>(44,124)</u>	<u>(128,521)</u>	<u>696,662</u>	<u>(147,086)</u>	<u>2,725,934</u>	<u>1,216,547</u>	<u>428,001</u>	<u>7,800,366</u>
<b>OTHER FINANCING SOURCES (USES)</b>									
Transfers in	673,862	41,928	135,568	785,338	147,087	1,229,526	163,725	94,741	3,271,775
Transfers out	<u>(3,726,014)</u>	<u>-</u>	<u>-</u>	<u>(1,483,281)</u>	<u>-</u>	<u>(3,958,974)</u>	<u>(1,380,271)</u>	<u>(522,393)</u>	<u>(11,070,933)</u>
Total other financing sources (uses)	<u>(3,052,152)</u>	<u>41,928</u>	<u>135,568</u>	<u>(697,943)</u>	<u>147,087</u>	<u>(2,729,448)</u>	<u>(1,216,546)</u>	<u>(427,652)</u>	<u>(7,799,158)</u>
Net change in fund balance	801	(2,196)	7,047	(1,281)	1	(3,514)	1	349	1,208
<b>FUND BALANCES</b>									
Beginning of year	<u>941,643</u>	<u>2,196</u>	<u>60,737</u>	<u>362,739</u>	<u>-</u>	<u>424,046</u>	<u>94,176</u>	<u>94,391</u>	<u>1,979,928</u>
End of year	<u>\$ 942,444</u>	<u>\$ -</u>	<u>\$ 67,784</u>	<u>\$ 361,458</u>	<u>\$ 1</u>	<u>\$ 420,532</u>	<u>\$ 94,177</u>	<u>\$ 94,740</u>	<u>\$ 1,981,136</u>

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**BUDGETARY COMPARISON SCHEDULE – DEBT SERVICE**  
For the Year Ended June 30, 2020

	Major Debt Service			
	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Budgetary Fund Balance, July 1, 2019	\$ 1,979,928	\$ 1,979,928	\$ 1,979,928	\$ -
Resources (Inflows):				
Miscellaneous	15,930	6,969	8,886	1,917
Long-term debt proceeds	-	-	-	-
Tax increment property tax	11,020,316	10,748,181	10,287,203	(460,978)
State personal property tax reimbursement	528,472	528,472	528,472	-
State entitlement	255,260	255,260	255,260	-
Transfers in	<u>3,260,950</u>	<u>3,278,873</u>	<u>3,271,775</u>	<u>(7,098)</u>
Amounts available for appropriation	<u>\$ 17,060,856</u>	<u>\$ 16,797,683</u>	<u>16,331,524</u>	<u>\$ (466,159)</u>
Charges to Appropriations (Outflows):				
Debt service expenditures	\$ 3,277,457	\$ 3,279,654	3,279,027	\$ 627
Miscellaneous	-	-	428	428
Transfers out	<u>11,804,048</u>	<u>11,531,912</u>	<u>11,070,933</u>	<u>460,979</u>
Total charges to appropriations	<u>\$ 15,081,505</u>	<u>\$ 14,811,566</u>	<u>14,350,388</u>	<u>\$ 462,034</u>
Budgetary Fund Balance, June 30, 2020			<u>\$ 1,981,136</u>	

**MISSOULA REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Missoula)  
**BUDGETARY COMPARISON SCHEDULE – BUDGET-TO-GAAP RECONCILIATION –**  
**DEBT SERVICE**  
June 30, 2020

Explanation of perspective differences between budgetary inflows  
and outflows and GAAP revenues and expenditures

Sources/Inflows of Resources

Actual available for appropriation from the budgetary comparison schedule	\$ 16,331,524
The fund balance at the beginning of the year is a budgetary resource but is not a current year revenue for financial reporting purposes	(1,979,928)
Transfers from other funds are inflows of budgetary resources but are not revenues for financial reporting purposes	<u>(3,271,775)</u>
Total revenues as reported on the statement of revenues, expenditures and changes in fund balances - governmental funds	<u>\$ 11,079,821</u>

Uses/Outflows of Resources

Actual total charges to appropriations from the budgetary comparison schedule	\$ 14,350,388
Transfers to other funds are outflows of budgetary resources but are not expenditures for financial reporting purposes	<u>(11,070,933)</u>
Total expenditures as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds	<u>\$ 3,279,455</u>

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS  
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED  
IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Commissioners  
Missoula Redevelopment Agency  
Missoula, Montana

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Missoula Redevelopment Agency (the Agency), a component unit of the City of Missoula, Montana, as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated January 29, 2021.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. We did not identify any deficiencies in internal control that we consider to be material weaknesses. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Agency's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Anderson Zurmuehlen & Co., P.C.*

Missoula, Montana  
January 29, 2021



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