

MISSOULA REDEVELOPMENT AGENCY
CONDENSED BOARD MEETING MINUTES

June 22, 2023

FINAL

A Regular meeting of the Board of Commissioners of the Missoula Redevelopment Agency was held on Thursday, June 22, 2023 in the Hal Fraser Conference Room, 140 W. Pine St., and via Microsoft Teams at 12:00 p.m. Those in attendance were as follows:

Board: Karl Englund, Melanie Brock, Jack Lawson

Staff: Ellen Buchanan, Annie Gorski, Annette Marchesseault, Tod Gass, Jilayne Dunn, Maci MacPherson, Lesley Pugh

Public: Irena & Byron Henry, Trailfront Properties; Andy Schultz, City of Missoula; Kody Swartz, Woith Engineering; Julie Lacey, Missoula Economic Partnership; Kim Walterskirchen, Resident; Martin Kidston, Missoula Current; MCAT

CALL TO ORDER

12:00 pm.

INTRODUCTIONS

APPROVAL OF MINUTES

[May 18, 2023 Regular Board Meeting Minutes](#) were approved as submitted.

PUBLIC COMMENTS AND ANNOUNCEMENTS

Brock announced that the Midtown Master Plan has been printed. Representatives will be at the July Board meeting to present the Plan. The Midtown Association took the Plan to the Consolidated Planning Board on Tuesday night and they recommended City Council adopt it. It will be in front of City Council Land, Use and Planning Committee next Wednesday and July 10th will be the public hearing and they hope City Council will adopt it.

ACTION ITEMS

[Trailfront Properties – 114 South Garfield Street \(URD II / Ward 6\) – TIF Request \(Gass\) Power Point Presentation](#)

Gass introduced Byron & Irena Henry who are the project developers for Trailfront Properties at 114 South Garfield Street in URD II. Gass said the Tax Increment Financing (TIF) request is for deconstruction and site clearing, sewer and water main extensions and overhead utility relocation. The project will construct eight new “Missing Middle” housing

units. There is a single-family house on the property that will be preserved and an attached, two-car garage will be added to the structure.

Gass said over the years, the western boundary of URD II has seen housing projects intermittently developing. This project continues that trend. The developers have been working with the City for over a year now and have approval for a subdivision exemption and conditional approval of a boundary line location. The goal of the boundary line location is to designate the parcels on the southern end of the property in support of the project and create a couple of parcels to the north that will become marketable land and the plan is to sell those. Before the boundary line can be finalized, the City is requiring the developers to extend the sewer and water mains inside a public utility easement on vacated Garfield Street.

Gass said five new townhomes will be constructed along the vacated Garfield Street frontage. A cluster of three new townhomes will be constructed just north of Trail Street. As stated earlier, the single-family home will remain and a two-car attached garage will be constructed. The five townhomes are planned to be 1,750 square feet units, and the ones on Trail Street will be 1,850 sq ft. Gass reviewed the floor plans for the units. He said the beauty of the project is that it is adjacent to the Milwaukee Trail which provides easy pedestrian and bike access. It connects to the Riverfront Trail System and parks along the riverfront for recreational activities, as well as easy access to downtown amenities, Russell Street corridor and the University.

Gass spoke to the items in the TIF request. The developers will deconstruct to the extent feasible for materials to be salvaged from the site and recycled, repurposed or reused. The overhead power line will be buried in the public utility easement along with the sewer and water mains. That will allow the units to be constructed closer to the property line and have multi-story units that don't interfere with the overhead power line. The water and sewer main extensions will provide service to the development, allowing them to meet the current fire and safety codes. It can also act as a catalyst for development of the property outside of URD II.

Gass reviewed the TIF analysis detailed in his memo. He said this project furthers the goals in the City Strategic Plan related to Community Design and Livability, Environmental Quality and Economic Health through the development of "Missing Middle" housing adjacent to the Milwaukee Trail. The deconstruction of structures on the property in relative stages of disrepair will create temporary construction jobs and grow the tax base in URD II. It serves the public purpose of providing reliable access to electrical services as well as City water and sewer services. In combination with other housing projects in the area, they work together to reduce blight and promote community well-being in the District and are playing a role in revitalizing the area and River Road Neighborhood.

Gass said the overall project cost is around \$5.8 million. If the TIF request of \$257,233 is approved, the public to private investment ratio is 1:22, and generally MRA looks for a 1:10 ratio as a rule of thumb to judge if it is a good TIF investment. Beyond that, Gass said new tax generation is in the ballpark of \$53,500. With that level of tax generation and the TIF investment, payback to URD II will occur in five years. Generally, MRA looks for a ten year payback so this is well within that range.

Gass said TIF assistance is a crucial component to the project financing. The financing for Phase 1 construction, including the water and sewer infrastructure, is secured through First Security Bank and the Developer has provided a Pre-Qualification Letter of Commitment from the lender for this work. A financing commitment from First Security Bank is pending for Phase 2 of the project, which involves constructing the remaining private improvements, and is contingent upon the completion of Phase 1 infrastructure and completing the necessary permitting processes. The project can't move forward until the utilities are addressed and then the City permitting process can progress. Board approval today will help overcome that obstacle. The Henrys are teamed with Woith Engineering and Hoffman Morgan & Associates for the project. Both have experience with housing developments and will help the Henrys deliver a successful project. Staff recommends the MRA Board approve TIF assistance for the project in an amount not to exceed \$257,233 for deconstruction, overhead utility relocation and installation of water and sewer mains.

Byron Henry thanked the Board for considering the project. He said they also have Frank Scariano of Scariano Construction Inc. on board as the builder. He said teamed with Woith Engineering and Morgan Hoffman & Associates they feel they have a good hand of cards. They will be using recycled materials as much as possible and will have a compost site next to where the garbage will be picked up along with recycling containers. Henry said their plan is to rent the homes with a two-year option to buy, which will allow people to move in and buy the home. The Henrys will also do owner financing to make home ownership easier than going through a conventional bank. That will promote ownership, equity and make the ship float a little higher.

Brock said she hopes this is the first of many projects for the Henrys. She asked if there are any residents in the single-family home or trailers right now. Henry said the single-family home is rented and there is a mobile home to the east of it that is being moved. The woman living in the mobile home is well aware of the situation and the Henrys have given them as much notice as possible to help them move. The Henrys plan on returning their deposit and giving them a couple of months' free rent to help them relocate. Gass said the Henrys did address tenant relocation in their application and staff is of the opinion that it satisfies the intent of the MRA relocation policy.

BROCK: I MOVE THE MRA BOARD APPROVE TIF ASSISTANCE FOR THE TRAILFRONT PROPERTIES PROJECT IN AN AMOUNT NOT TO EXCEED \$257,233 FOR DECONSTRUCTION, OVERHEAD UTILITY RELOCATION, AND INSTALLATION OF WATER AND SEWER MAINS WITH THE UNDERSTANDING THAT THE TIF ASSISTANCE WILL BE A REIMBURSEMENT TO THE DEVELOPER UPON FULL COMPLETION OF THE PROJECT AS EVIDENCED BY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE CITY OF MISSOULA, AND FURTHER, THAT THE AMOUNT OF THE TIF REIMBURSEMENT WILL BE BASED ON ACTUAL COSTS EVIDENCED BY PAID INVOICES FOR THE TIF ELIGIBLE IMPROVEMENTS SUBMITTED BY THE DEVELOPER TO MRA, AND AUTHORIZE THE BOARD CHAIR TO SIGN THE DEVELOPMENT AGREEMENT.

Lawson seconded the motion.

Kim Walterskirchen, Resident, spoke in support of the project. He asked if it was possible to grant an easement across the part which connects to two stripes of the Old Milwaukee Trail. He said it could be a future safe routing of the bicycle trail. There is an unused piece of land running south of the Wolf Glen Apartments which they do not use. When it was rezoned a few years ago, Neil Miner from Parks & Rec said there was an easement in place already and the connecting piece would be the piece of the Henrys property. The other piece at the end would provide a straight shot to the bicycle trail. Walterskirchen said right now the routing goes through a neighborhood and crosses many paths and driveways and there will be even more of that with more development happening. There is also a parking lot there and a lot of cars come in and out right across the bicycle trail. He said this may not happen soon, but could be a future improvement and a great return for public interest. Gass pulled up an aerial map of the area for review. Gass said it has been discussed with Parks & Rec in the past. There is no immediate plan, but it could make for a much better trail connection. Buchanan asked Henry if he would be open to a trail easement through his property if it is all put together by the City. Henry said he probably would be. Buchanan said staff can work on it with Parks & Rec as part of a larger plan. Henry said it was looked at years ago with opposition from the electric company. They had issues in that it would be separating the property and they wouldn't be able to secure both ends of their property if a trail was pushed through it. Buchanan said it would be up to Parks & Rec to put together a comprehensive proposal.

No further discussion. No public comment.

Motion passed unanimously (3 ayes, 0 nays).

North Avenue Water Main Project (URD III / Ward 6) – Request for Authorization to Enter Into a Construction Memorandum of Understanding (Gass)

Gass said the North Avenue Water Main Project in URD III was brought to the Board in March for authorization to enter into a Design Memorandum of Understanding (MOU) with Missoula Water. Missoula Water is the project owner and holding the Engineering Design Agreement with IMEG Corp. Today, staff is asking for Authorization to enter into a Construction MOU with Missoula Water and TIF funding for the construction contract that was recently bid.

The project includes installation of a water main in North Avenue between Johnson Street and the Bitterroot Spur railroad tracks. It will complete a missing link in the City Water Distribution System and help set the stage for redevelopment of the City-owned property that was sold to the City by Missoula Rail Link (MRL) a few years ago. Staff anticipates the redevelopment will include multi-story housing and mixed-use. It will require that water fire flows are available and met in the area. Part of the project will also include installation of a fire hydrant.

As Gass mentioned in his memo, there has been a change that did not make it into the bid documents which is the addition of a water service tab and line into the City property to serve an immediate need for plumbed bathrooms and running water for the Emergency Shelter that is slated to be open year-round. The Health Department will no longer allow the use of porta pottys to satisfy the need for facilities there. In talking with Andy Schultz, City Engineer, and Cory Davis, IMEG Corp., they feel pretty confident there is enough money in

the miscellaneous funds line item of the bid to go ahead and add the work and fund it that way. On the outside chance it doesn't, staff will need to bring it back to the Board for approval as a Change Order.

Missoula Water bid the project and four bids were received. The low bid was from Three Rivers Landworks in the amount of \$288,033.77. IMEG Corp. has reviewed the bid and issued a letter recommending that the City award the construction contract to Three Rivers Landworks. Staff is recommending the MRA Board move to authorize MRA to enter into a MOU with Missoula Water to commit URD III TIF funding to the water main construction in an amount not to exceed \$288,033.77.

LAWSON: I MOVE THE MRA BOARD AUTHORIZE MRA TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH MISSOULA WATER TO COMMIT URD III TIF FUNDING FOR THE WATER MAIN CONSTRUCTION IN AN AMOUNT NOT TO EXCEED \$288,033.77 AND AUTHORIZE THE MRA BOARD CHAIR TO SIGN THE MOU.

Brock seconded the motion.

No further discussion. No public comment.

Motion passed unanimously (3 ayes, 0 nays).

[FY24 MRA Community Investment Program \(CIP\) – Request for Approval \(Gass\)](#)
[Power Point Presentation](#)

Gass presented the FY24 Community Investment Program (formerly named Capital Improvement Program) (CIP) for MRA. Staff is not asking for approval of TIF funds even though there are budget numbers associated with the items. This is a process MRA goes through each year as part of the City's CIP budgeting process. MRA uses it more as a planning document where the City uses it as an active budgeting document. The CIP items create a placeholder in MRA's budget and as projects further develop they will come to the MRA Board as specific presentations and TIF requests.

Gass reviewed MRA items in the CIP. First up was the URD II Sidewalk & Water Network Programs. They are a continuation of MRA's annual infrastructure programs. The Sidewalk & Water Network Programs are currently combined into the Montana Idaho Water Sidewalk Project. Phase 1 is currently under construction. The water line is laid and the contractor is working on the curb and sidewalk improvements on Idaho Street. It will be completed this summer. The CIP item is for Phase 2 construction next year to install a water main in Montana Street between Russell and California Streets, and complete the surface improvements on Montana and Dakota Streets.

Next up was the URD III Water Network Program for next year. Staff is looking at construction a water main in Dearborn Avenue and Kemp Street. This area was chosen in anticipation of a housing project being discussed. Part of the developer's requirement is that they install a water main in Dearborn Avenue, which expands to where they will have to install a water main on Kemp Street to make the connection and complete the network. Gass said staff talked to the developer and told them if they can hold on until next year then

MRA will work it into the Water Network Program and do it as an infrastructure project. The developer thought that was a good idea.

The Bitterroot Trail MRL Bridge is also in the CIP. It is a continuation of last year's CIP item. MRA is moving forward with a feasibility study to convert the bridge to bicycle/pedestrian use. HDR Inc. is under contract to do the study of making that conversion. It would be a shared facility with rail and bike/ped. Gass said 90% of the work is done and HDR Inc. will be developing conceptual designs with feasible alternatives and rudimentary costs. There are several stakeholders that will get the report in addition to MRA. The estimated construction is \$3.5 million and is in this year's CIP as a placeholder.

The URD II and URD III Bitterroot Trail Lighting is also in the FY24 CIP and is a carryover from last year. Staff will be issuing a Request for Proposals (RFP) soon. It includes installing trail lighting for the length of the Bitterroot Trail through the heart of Missoula from the Milwaukee/Bitterroot Trail intersection down to the east side of the South Reserve Pedestrian Bridge. It includes the gap between the Districts which will come from URD III funding. State law allows for that connection of infrastructure outside of the District to make the connection if it benefits the District. This will benefit both Districts by enhancing public safety for trail users.

Scott Street Infrastructure is also being carried forward in this year's CIP. It includes building the infrastructure in support of the Ravara Development in the North Reserve-Scott Street (NRSS) URD. The MRA Board previously approved funding for design and engineering of the streets. The construction number is \$3.6 million and staff is anticipating bringing a TIF request to the Board with a financing plan. It includes the build-out of Charlo, Shakespeare and Palmer Streets, improvements on the west side of Scott Street, and water and sewer facilities to support the development.

Lastly, MRA is adding in the URD III Brooks Street Bus Rapid Transit/Transit-Oriented Development (BRT/TOD). This is a new item in the CIP for any capital expenditure expense that might be anticipated down the line, possibly in 2028. Staff wanted to get it into the CIP and carry it forward as a placeholder in the budget for financing which is for a 20% local match pending a Federal Transportation Capital Grant application. That funding is being sought for construction of the project. In FY22 the City, MRA and Mountain Line collaborated and received a RAISE (Rebuilding American Infrastructure with Sustainability and Equity) Grant to analyze the fixed route transit on Brooks Street and develop conceptual design. That is currently in progress. Also, Mountain Line has contracted with HDR Inc. to complete a detailed planning study for the Brooks Street BRT/TOD in anticipation of applying for federal funding to help move the project forward. Gass said public outreach is inherently built into what is being done here.

Gass said the staff recommendation is for the MRA Board to approve the MRA FY24 CIP items for inclusion in the MRA FY24 Budget and recommend City Council approval of those items for inclusion into the City's FY24 Budget.

Lawson said this is his first experience with CIP and understands it is really a planning document to organize teamwork, plans and expenditures. It does not lock MRA into them, they will come back to the Board as a presentation for decision. Gass said that was correct.

No TIF funding is being asked for approval today. City Council will have eyes on MRA's CIP to see what is coming down the line. They will also approve it and down the road the items will come back to MRA as specific requests.

BROCK: I MOVE TO APPROVE THE MRA FY24 CIP ITEMS FOR INCLUSION IN THE MRA FISCAL YEAR 24 BUDGET AND RECOMMEND THE CITY COUNCIL APPROVE THE CIP ITEMS FOR INCLUSION IN THE CITY FISCAL YEAR 24 BUDGET.

Lawson seconded the motion.

No further discussion. No public comment.

Motion passed unanimously (3 ayes, 0 nays).

FY24 Preliminary Budget – Request for Approval (Dunn)

Dunn reviewed her memo that is included with the budget which talks about how it is prepared. MRA always uses prior year revenues until final taxable values are received from the state. Then the City and other taxing jurisdictions set their mill levies and the MRA budget is finalized in October. This is a reappraisal year and staff does anticipate increased taxable values. MRA gets reimbursed for any type of changes the legislature makes that affects revenue. Dunn said there won't be any changes for FY24, although one that gets changed frequently with legislative sessions is the Business Equipment Tax amount that is exempt. Legislature changed it to \$300,000 a couple of years ago and recently passed a bill making it \$1 million for an exemption on that. It will go into effect January 21, 2024 (FY25).

Dunn said MRA has 22 debt instruments. Most of them are serviced by US Bank or First Security Bank. Administrative Expenditures are prepared by the City's Finance Department and reviewed by staff. Any type of wage increase is determined through the City budget process and approved by City Council. MRA's supply budget is the same as FY23. The purchase services budget is also the same. Dunn said currently there is a cost allocation study being conducted by the City and it is still moving around and not locked in. She said the number she got from Finance staff is \$296,466 and is essentially MRA's contribution on an employee FTE basis for general expenses (health fund, MMIA liability, GIS, HR).

Dunn said as part of the City's budget process, departments have to submit any new requests. MRA has submitted three new requests for FY24 including a new laptop for Gass' position and increasing the training and travel budgets. MRA has added staff and those budgets have not been increased for over twenty years. Buchanan noted that as MRA goes after federal funds for projects, there are workshops and conferences for staff to attend. For example, Marchesseault recently attended a conference for bus rapid transit. There was a lot of good networking and information with respect to the Brooks corridor project. As MRA does more, staff will need to be able to take advantage of the opportunities.

Dunn reviewed the expenditures. The projects that are ongoing have been carried over at an estimated amount. That is why the numbers are updated monthly as MRA moves forward and she provides two separate reports, one is the FY24 Budget as it moves through the process and the other is continuing with the FY23 monthly status reports which are also

in the packet. Dunn said the CIP that Gass reviewed have been added. Contingency and unallocated funds are budgeted in the Public Works category because they move around. Those funds can be committed to any of the other categories that fall in MRA's budget.

Dunn said it is a preliminary budget based on MRA's estimated beginning fund balance and last year's revenue estimates. MRA will update the budget column monthly through the budget process. Subsequent to budget adoption, updates will be made to the Adjusted column. Dunn said she was happy to answer any questions regarding the reports for each District. Englund said the Board has reviewed them and they're being based on last year's numbers, and they have no reason from the Legislature not to do that so it is a very conservative way of budgeting. There will be another process when the real/final numbers are in to approve it again.

Brock said there have been a lot of discussions and press around a shelter opening in URD III and asked if the proposed budget has anything related to those expenses. Buchanan said there is not a placeholder in URD III for improvements to the shelter because they don't know yet what the magnitude might be. Brock asked if there was a possibility it would not be just URD III funding it. Buchanan said URD III will have to fund it if it is physical improvements to that building. Funding cannot be pulled from other URDs for that. Englund noted if there is a remittance then MRA will have to figure out where that comes from. It is not reflected in the FY24 Budget.

BROCK: I MOVE THE MRA BOARD APPROVE THE FISCAL YEAR 2024 PROPOSED BUDGET.

Lawson seconded the motion.

No further discussion. No public comment.

Motion passed unanimously (3 ayes, 0 nays).

Missoula Economic Partnership Contract to Identify Redevelopment Partners (Multiple URDs) – Update and Request to Amend Contract (Gorski)

Gorski said Julie Lacey with Missoula Economic Partnership (MEP) was present for this item. She said last year the MRA Board approved a contract with MEP to support a variety of things that included work to prepare and identify development interests and conduct due diligence of developers for the Payne Block (former library block). It included business retention and expansion outreach work with businesses of all sizes within the NRSS and Hellgate URDs. Part of those conversations with businesses was to understand their needs, potential expansion and interest in those URDs that support those businesses with resources needed and report back to the MRA. Gorski said it also included looking at priority City-owned sites in addition to the former library block and pairing development interest with those sites.

Gorski said staff is asking for approval today of a new contract amending the contract that was approved last year and carrying over the remaining budget into FY24. There is currently \$21,500 left unspent and it is recommended that amount be carried over to continue the work being done. Gorski shared a few highlights of the work MEP has done.

In Hellgate and NRSS URDs, MEP met with nine businesses. They met with 12 businesses in URD II and Midtown. In terms of what they've heard, there is a lot of demand for commercial kitchen and food prep space. They are talking with groups about opportunities to expand this into the NRSS URD and would include something like a food kitchen or incubation space. Gorski said staff is not asking for approval of that, it is just a concept that has been coming up in those meetings. Overall, MEP shared there is strong interest in entrepreneurship and business development across the districts.

Gorski said in terms of MEP's work on the former library block, they brought forward to the City six interested development teams that they conducted due diligence on and felt had the qualifications and expertise to do a development of that scale. The City interviewed the six teams and are now recommending moving forward with one team that aligns well with the City's goals as well as goals in the Downtown Master Plan. Gorski said they are currently projecting the team will be introduced to City Council in July, and at that time also be able to share more details with the Board.

Lacey said MEP have thoroughly enjoyed the opportunity to do this work and the extension will allow them to continue more in terms of developer attraction to sites and URDs and business development work. For context, she said if MEP can do one good business visit a week, that feels successful. They have Christine Littig on board as MEP's new Business Development Director and hope to see those numbers growing.

Englund referred to the Payne Library Block and asked if the six development groups had proposals for what they want to do on the site. Gorski said the development groups did presentations. Then MEP did due diligence and contacted their references and brought them forward to the City. In the interviews with each of those teams they were asked to talk about their experience and expertise including a variety of housing types and their ideas/concepts for the former library block. Buchanan said the proposals varied between developers and some came in with nothing but a financial analysis while others had models, site plans or process they had found to be successful in other endeavors like this. Gorski said all the teams had copies of the Downtown Master Plan and knew the City and MRA would be looking for developments that aligned with that Plan.

Brock said she appreciates everything MEP does and they do it so well. She asked when the scope can be expanded to include the Johnson Street property. She said there are more questions out there now more than ever about whether the same process will occur for the Payne Block and the Johnson Street property. Brock wanted to advocate expanding this and have MEP out recruiting folks for Johnson Street. Buchanan said the City needs to determine the future of the shelter because that is key to what happens there. Other things are being looked at for that area, but right now the shelter is the pressing piece that needs more flushing out. Brock said that was and is in this plan as prime residential next to the best park in Midtown property. Buchanan said it can still be that. As a City and community they really need decide what to do with the population being served and determine what the best type of facility is and where it should be. Gorski said when a City decision is made about that, the language in the Scope of Services is broad enough to engage MEP in that work. Lacey added that throughout this process MEP was able to build relationships with all of the teams, including those that advanced to the interview process and all of them that MEP shared information with about the site. It has created more capacity on MEP's end to

continue those relationships with development teams who already have an interest in Missoula and there can be potential to align those groups up on other opportunities. MEP is continuing to work with the City and MRA for replication of that process if it is needed.

Englund asked when the policy makers for the City will decide what to do with Johnson Street. Buchanan said it has been made public that it will be used as a shelter for the coming year. Beyond that she said she didn't have a crystal ball, but that it is safe to assume it might be more than just one year because there are not a plethora of alternatives out there that the City owns and controls. She said the Midtown Master Plan may have some impact on those decisions.

Lawson noted for the record that he is a board member at MEP. It is an unpaid, volunteer position with no financial interest. Englund stated there is no conflict.

LAWSON: I MOVE THE BOARD APPROVE THE MODIFIED SCOPE OF SERVICES WITH MISSOULA ECONOMIC PARTNERSHIP FOR FISCAL YEAR 2024 AND AUTHORIZE THE BOARD CHAIR TO SIGN THE CONTRACT AND UTILIZE UP TO \$21,500 IN FISCAL YEAR 2023 CARRYOVER FUNDING FOR THIS WORK.

Brock seconded the motion.

No further discussion. No public comment.

Motion passed unanimously (3 ayes, 0 nays).

NON-ACTION ITEMS

Proposed CIP Items Not Initiated by MRA (Gorski)

Gorski shared CIP items that are not being led by MRA, but that have MRA funds identified in them and are led by Parks & Rec/Public Works departments. There are two projects and they were both included in the FY23 CIP and are recommended for carryover into FY24. One is to relocate or enhance White Pine Park in the NRSS URD. It is led by Parks & Rec and has a placeholder of \$3 million, although the actual costs are unknown. It is in anticipation of the Ravara project developing and impacting the northern portion of the existing Park and fulfilling the broader neighborhood need for more park space.

The second item carrying over is Downtown Lions Park in URD II. Parks & Rec have been doing outreach and engagement with neighbors and stakeholders in the area regarding a Master Plan for the Park. The CIP has \$140,000 identified in URD II funding for this, and it would be brought to the Board for approval.

STAFF REPORTS

Director's Report

Buchanan announced the City found out it has been awarded upwards of \$24 million for the DowntownSAM (Safety, Access, Mobility) project. She said MRA has been working towards this for decades and Senator Tester's office has made the announcement. Brock said she's been watching tourists go the wrong way on Main Street all week and thinking the project has to be done. Buchanan thanked the Board for approving the \$1 million match and said it probably played a big role because they were not required to have a match.

Martin Kidston, Missoula Current, asked what role MRA will play in rolling out the work that needs to be done to get shovels in the ground. Buchanan said MRA has been working on the Front-Main conversion to two-way for many years, but when the infrastructure grants funding was approved by the federal government, staff decided to jump in and position Front & Main Streets to be shovel ready. That was one of the requirements to access this infrastructure money. The project is currently at 90% engineering. The Higgins Avenue project is not quite as far along because it was started later, but the concepts are down and over the next couple of years Missoula will see all three of those streets transform.

Marchesseault noted the project also includes the reconfigured Ryman Street entrance into Caras Park with ADA (Americans With Disabilities Act) accessibility and trail access. It is a huge project for downtown. Englund said it is also a compliment to the staff and Board that they have spent money getting ready for this and hoping the City would get it. It also put the City out there that they were preparing 90% plans for a project they didn't know they would ever be able to do, but they had to do it in order to figure this out. Englund said if he was left to his own devices he never would have seen the future the way staff and other Board members did, so he complimented the work everyone has done.

FY23 Budget Status Reports

Dunn noted the second debt service payments have come out and will be a change on the reports.

FY23 Staff Activities Reports (1/14/23 – 4/8/23)

COMMITTEE REPORTS

OTHER ITEMS

ADJOURNMENT

Adjourned at 1:36 p.m.

Respectfully Submitted,



Lesley Pugh