



ANNUAL REPORT

Fiscal Year 2023

July 1, 2022 - June 30, 2023





On May 22, 2023, the Missoula Redevelopment Agency (MRA) celebrated 45 years as a department of the City of Missoula.

Created in 1978 by City Council, the MRA operates in accordance with state law to revitalize Missoula's urban core through the creation of Urban Renewal Districts (URD). The MRA partners with public and private entities to improve economic vitality, create jobs, build housing, and encourage investment in the districts. In addition, the MRA invests in public improvements like parks, trails, streets, sidewalks and bridges.

The catalyst for MRA was Urban Renewal District I (URD I) which centered around Downtown Missoula. URD I provided safety improvements and revitalization of Missoula's Downtown from 1978 – 2005.

PUBLIC-PRIVATE PARTNERSHIPS

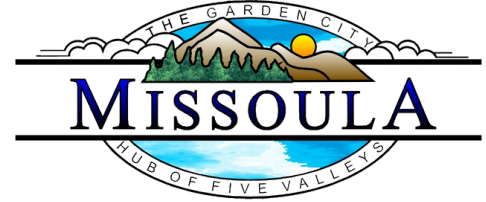


Urban Renewal District I in the 1970s & 1980s



2024-2026 City of Missoula Strategic Plan

COMMUNITY PRIORITIES & LENSES



Community Safety, Health and Well-Being: The City of Missoula focuses its efforts in public safety, health and well-being by ensuring that our core levels of service are maintained, our programs are innovative and efficient and outcomes are clear and measurable.



Community Design and Livability: The City of Missoula will create policy and support development that promotes economically and environmentally responsible growth that prioritizes equitable, responsive and adaptive outcomes that prioritize people and place.



Economic Health: The City of Missoula fosters an environment that creates partnerships that result in increased economic vitality for the community.



Organizational Excellence and Resilience: The City of Missoula fosters an inclusive, transparent and nimble organization that provides support and training for its employees and works collaboratively to provide high-quality, responsive and innovative services efficiently and effectively.

Our Lenses:



Climate &
Resilience



Equity



Housing

The MRA staff and Board evaluate all funding requests for alignment with City goals and lenses.

MRA BOARD OF COMMISSIONERS



Karl Englund

Chair

Board member since 1996



Natasha Prinzing Jones

Vice-chair

Board member since 2017



Ruth Reineking

Board member since 2011



Melanie Brock

Board member since 2015



Jack Lawson

Board member since 2022

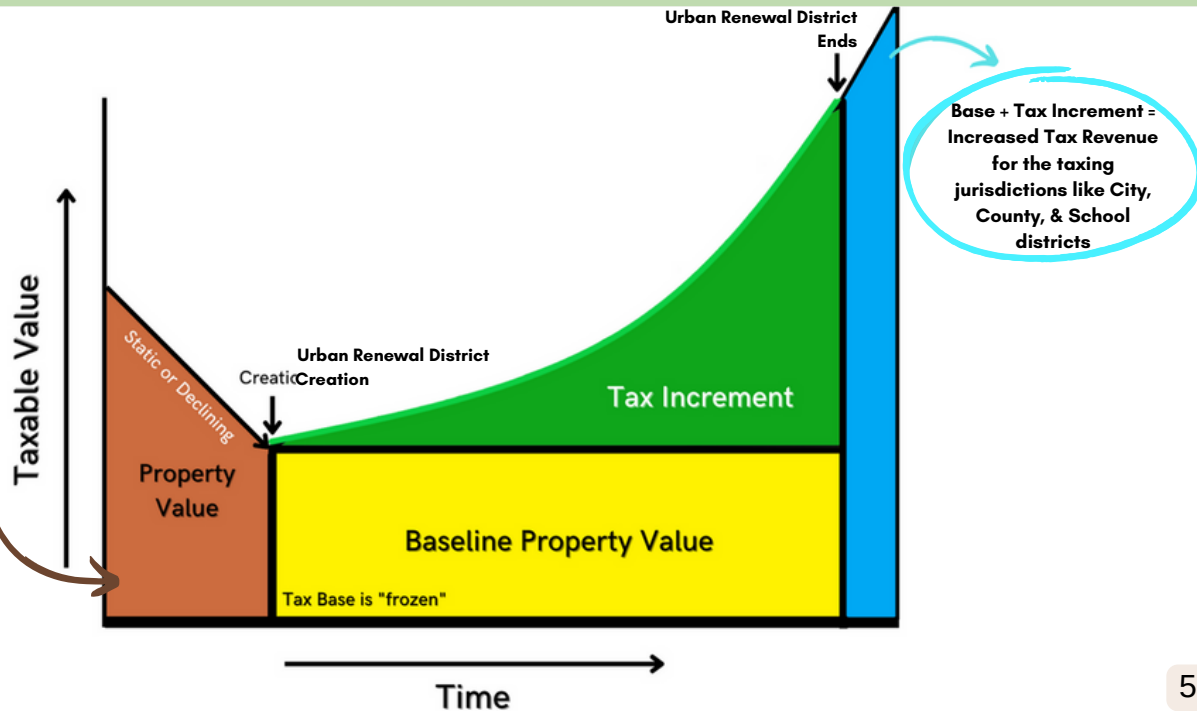
***MRA Board members are
appointed by the Mayor and
confirmed by City Council***

WHAT IS TAX INCREMENT FINANCING (TIF)?

In accordance with Montana State Law, when blighting conditions exist, an Urban Renewal District (URD) can be created. The MRA uses Tax Increment Financing as a funding tool to foster improvements in the districts through public-private partnerships and direct public improvement projects.

Examples of blight:

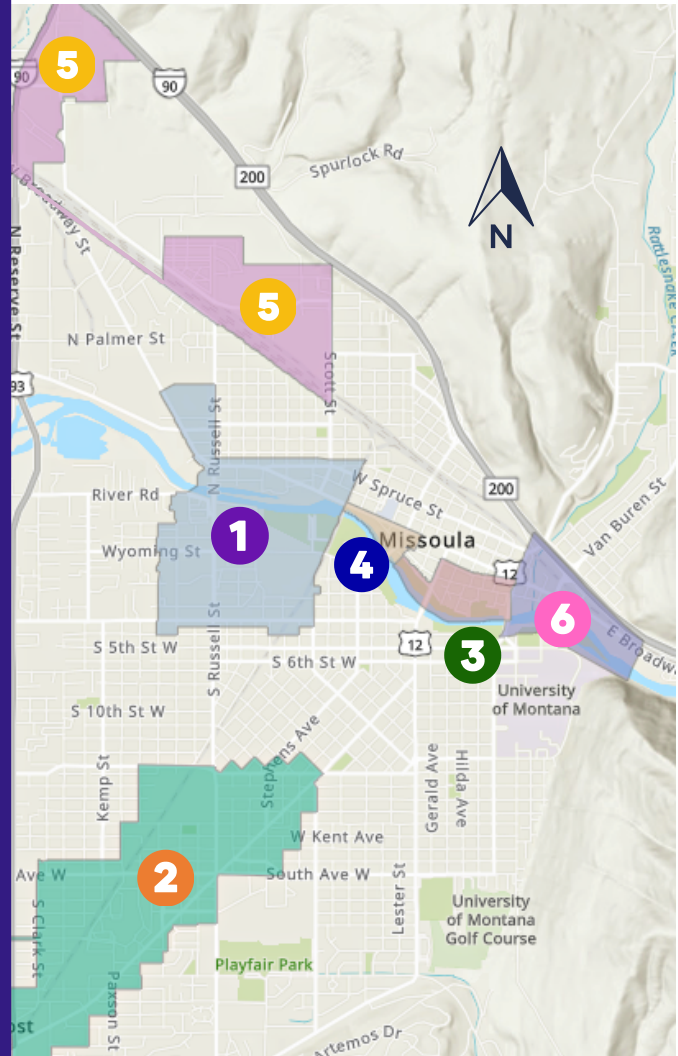
- Dilapidated buildings
- Inadequate sewer, water, sidewalks or streets
- Inappropriate land use
- Unsanitary or unsafe conditions
- And more as defined by Montana State Law



MISSOULA URBAN RENEWAL DISTRICTS

- 1** URD II – *Broadway and Russell* corridors (created 1991)
- 2** URD III – *Brooks Corridor* (created 2000)
- 3** Front Street URD (created 2007)
- 4** Riverfront Triangle URD (created 2008)
- 5** North Reserve–Scott Street URD (created 2014)
- 6** Hellgate URD (created 2014)

For detailed URD plans, maps and more, visit the MRA website:



FISCAL YEAR 2023 COMPLETED PROJECTS

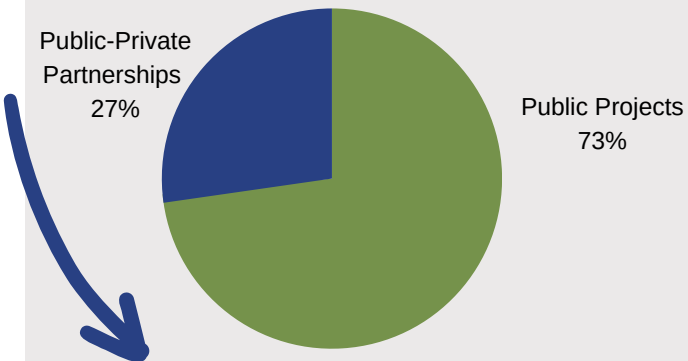
Public-Private Partnerships - MRA partners in projects that remove blight by investing in public improvements, housing, creating jobs, and catalyzing additional investment.

- Scott Street Property/Ravara - Development Plan for housing project
- 124 N Higgins Ave - Radius Clayworks (Relic) Gallery
- 201 E Main St - Wren Hotel

Public Projects

- 1359 W Broadway - City property building deconstruction
- 500 Block Burton St - Streets, sidewalks, curb and gutter
- 101 N Catlin - Police facility improvements
- 1919 North Ave - Emergency winter shelter safety upgrades
- North Ave - MRL Property - Environmental remediation plan
- Missoula Economic Partnership services
- 455 E Main St - Missoula Public Library
- 1427 W Broadway St - City property environmental remediation & deconstruction

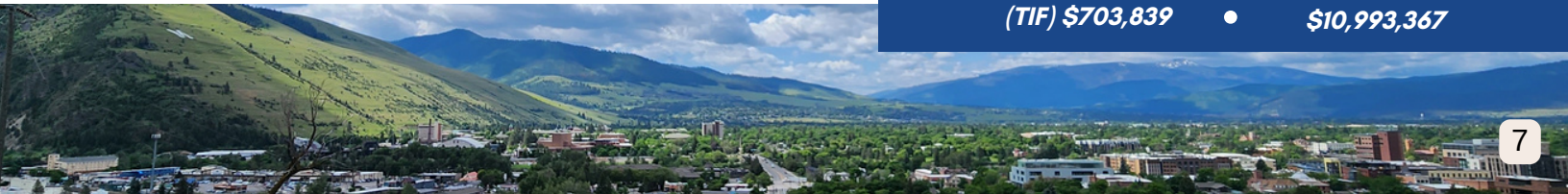
In fiscal year 2023 MRA **completed** public infrastructure projects, and leveraged new investments in housing, small business and commercial projects. These private investments generate new tax increment to reinvest in the urban renewal districts.



FISCAL YEAR 2023 COMPLETED PUBLIC-PRIVATE PARTNERSHIPS

1:15 Public to Private Investments in the three completed projects in Fiscal Year 2023

Public investment (TIF)	\$703,839	•	Private investment	\$10,993,367
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RECENTLY COMPLETED PROJECTS



The Wren Hotel

201 E MAIN ST

FRONT STREET URD

Project cost: \$8,750,000

TIF investment: \$587,212

Public to private investment ratio: 1:15

Jobs created: 20 new between hotel and commercial spaces.

TIF grant used for:

- Sidewalk and curb replacement
- Street trees and pedestrian-scale street lighting
- Alley reconstruction
- Utility relocation in public right-of-way

Meets City Strategic Goals:



Community Safety,
Health and Well-being



Community Design
and Livability



Economic Health

RECENTLY COMPLETED PROJECTS



Radius Clayworks (formerly the Relic Gallery)

124 N HIGGINS AVE

FRONT STREET URD

Project cost: \$2,243,367

TIF investment: \$94,611

Public to private investment ratio: 1:24

Jobs created: 3 new employees

TIF grant used for:

- Deconstruction of the front of the building
- Sidewalk and curb replacement
- Street trees and pedestrian-scale street lighting
- Two bike racks

Meets City Strategic Goals:



Economic Health



Community Design
and Livability



Community Safety,
Health and Well-being

FISCAL YEAR 2023 ACCOMPLISHMENTS

2



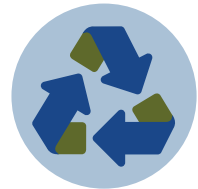
Commercial business projects: 1 small business, 1 large business

5



Public building projects

30,000+



pounds of material salvaged from deconstruction at 1427 W Broadway (Sleepy Inn site)

45

YEARS!

TIF Investments since 1978

94



Park acres improved

8



Trail miles built

17

Sidewalk miles built

9



Bridges built or improved

2,469

Housing units built or planned



10



Street miles built

FISCAL YEAR 2023 *IN-PROGRESS* PROJECTS

Public-Private Partnerships: Public Improvements

- 1415 S 2nd St W - Duplex - Housing
- 1419 S 2nd St W - Duplex - Housing
- 1600 Otis St - Apartments - Housing
- 903 S 1st St W - Apartments - Housing
- 1245 S 3rd St W - Small business façade improvement
- 2221 South Ave - Small business façade improvement
- 525 Burton St - Apartments - Housing
- 900 Block South Ave - Mixed Use - Housing
- 2500 Garfield - Public Improvements & Deconstruction-Commercial
- 3721 Grant Creek Rd - Fire hydrant - Industrial
- 333-401 E Front St - Apartments - Housing

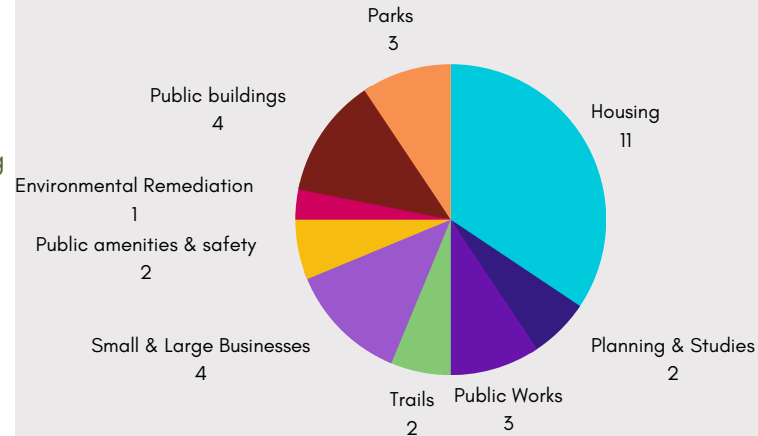
Public Projects

- Downtown SAM (Safety, Access, Mobility) transportation planning and RAISE grant match
- Scott St Property (Ravara) - Development plan and redevelopment project - Housing/Mixed use
- Kent Ave Greenway Improvements - Pedestrian safety
- Flynn-Lowney Ditch - Acquisition
- Street Trees - Various locations - Environmental Health
- Brooks St Corridor - Transit oriented development planning
- MRL Property on Johnson and North Ave - Environmental remediation
- Bitterroot Trail Lighting - 2.7 miles from Milwaukee Trail to S. Reserve St. Pedestrian Bridge

Public Projects Continued

- Bitterroot Trail - RR trestle bridge study and design
- Sidewalks - URD II & III
- Water mains - URD II & III
- Maple St - Trinity Apartments - Housing
- Otis St & Shakespeare St - Villagio Project - Housing
- City shops - Air quality improvements
- Caras Park - ADA river access and riverbank restoration
- Downtown recycling receptacles
- South Pattee streetlight replacement

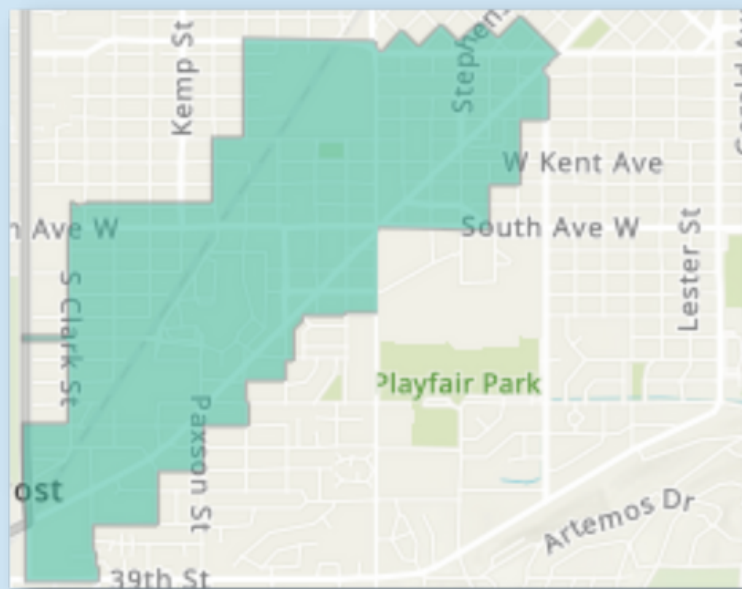
Fiscal Year 2023 MRA In-Process Project Types



Note: Projects listed and graphed are grouped into larger categories. To view a complete project list please see the monthly MRA Budget Status Reports on the MRA website.

SPOTLIGHT ON URBAN RENEWAL DISTRICT III

Created in 2000, URD III along the Brooks St Corridor includes the heart of Midtown Missoula. Exciting new projects and plans are growing this district's economic vitality including transit-oriented development, housing, streets, sidewalks, water and sewer mains, parks and trails.



Parks



Streets



Transit-oriented development

SPOTLIGHT ON URD III



Before



After

El Cazador Restaurant

2209-2221 South Avenue West

URD III

Project cost: \$1,194,047

Façade Improvement Program (FIP) investment: \$50,000

Public to private investment ratio: 1:25

FIP grant used for:

- Deconstruction
- Insulation
- Storefront windows
- Exterior paint/caulk
- Gutter/downspouts

Meets City Strategic Goals:



Community Design
and Livability



Economic Health

SPOTLIGHT ON URD III



Before



After

Tremper's Kent Plaza

1200 - 1210 Kent Ave

URD III

Project cost: \$4,418,000

Façade Improvement Program (FIP) investment:

\$150,00 for three separate buildings

TIF investment: \$266,100

Public to private investment ratio: 1:11

TIF & FIP grant used for:

- Deconstruction/Removal of structures
- Storefront windows
- Siding, masonry and cornice
- Sidewalk, curb, gutter, and right-of-way landscaping
- Public alley repaving

Meets City Strategic Goals:



Community Safety, Health
and Well-being



Community Design
and Livability



Economic Health

SPOTLIGHT ON URD III



Midtown Master Plan

Led by the Missoula Midtown Association, the new Midtown Master Plan will inform the ideas and design of future redevelopment and planning in the transformation of this area of Missoula. Urban Renewal District III is located in the heart of Midtown.

Coming up: **TRANSFORM BROOKS**

— CONNECT MIDTOWN —

How can Brooks Street be transformed to connect you and others in the community to home, work, services and recreation? Your feedback is needed to help shape this important transportation corridor!

LEARN MORE: EngageMissoula.com/transform-brooks-connect-midtown



MRA TO LAUNCH FIRST TIF FUNDED WORKFORCE HOUSING PILOT PROGRAM IN MONTANA

- A recent state legislative change expands TIF eligibility to support housing to include bricks and mortar construction. On September 21, 2023, the MRA Board approved a pilot Workforce Housing Program which allows for acquisition, construction, and improvements to build workforce housing. The program guidelines and application are available on the MRA website.
- Workforce housing is income qualified housing serving households earning between 60-140% of Area Median Income. In 2023, this equates to \$51,840-\$120,960 for a family of four in Missoula County.

For more information please visit:

www.ci.missoula.mt.us/mra

or contact Annie Gorski, MRA Deputy Director,
gorskia@ci.missoula.mt.us, (406) 552-6155



MRA Workforce Housing Program

Allows for TIF investment in the bricks and mortar construction of workforce housing in urban renewal districts for Missoulians earning \$51,840-\$120,960 (for a family of four).



The Workforce Housing Program is in addition to the longstanding TIF program for public infrastructure improvements.

MRA INVESTMENTS IN HOUSING: 1978-2023

MRA provides funding for building deconstruction, public improvements in the right-of-way (water, sewer, streets, sidewalks, street trees) to support private, non-profit, and publicly owned housing. Since 1978, the MRA has committed more than \$17M for public improvements to support 2,469 housing units that are completed or underway.

**MRA
Funded
Housing
since 1978**

\$10.2 million

TIF Funds
spent on
completed
housing
projects



1,966

Housing Units
Including **849** income
restricted
units



\$7 million

TIF Funds
committed for
projects planned
or underway



503

Housing Units



TOTAL:

2,469

Housing Units

Including

An estimated **894**
permanent, income
qualified units



\$17.2 million

**TIF funds
dedicated to
housing to date**

*July 2023 data

DECONSTRUCTION: RECYCLE, REUSE AND RENEW



MRA is committed to conservation, sustainability and reuse by requiring deconstruction of structures when feasible.

Deconstruction by the Numbers

AC Hotel, 2021:

1,450 tons of material reused/recycled

Sentinel Medical Offices, 2022:

2,200+ tons of material reused/recycled

Sleepy Inn, 2023:

31,000 Board feet of lumber reused

1,666 bricks reused

136 yards of clean scrap wood recycled

18 windows reused

Materials reused or recycled by Heritage Timber from the Sleepy Inn Motel



Photos left to right: Lumber, windows, and pipes, 2023. Photos courtesy of Heritage Timber

2500 Garfield St – new First Security Bank building, 2023:

Former veterinary clinic was disassembled and sold as a house kit that will be rebuilt in Turah, MT. Other items reused from this site include:

50 lbs. of copper wire and pipe reused

80 linear feet of PVC vent pipe reused

3 pallets of cinder block reused



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SOCIAL MEDIA: @MissoulaRedevelopment Agency



45
YEARS!