

MISSOULA REDEVELOPMENT AGENCY

CONDENSED BOARD MEETING MINUTES

June 12, 2025

FINAL

A Regular meeting of the Board of Commissioners of the Missoula Redevelopment Agency was held on Thursday, June 12, 2025 in the Council Chambers, 140 W. Pine St., and via Microsoft Teams at 10:00 a.m. Those in attendance were as follows:

Board: Karl Englund, Tasha Jones, Melanie Brock, Jack Lawson, Mike Nugent
- City Council Ex-Officio Board Member

Staff: Ellen Buchanan, Annie Gorski, Annette Marchesseault, Michael Hicks, Jilayne Dunn, Ashley Warren, Lesley Pugh

Public: Missoula Urban Transportation District (MUTD-Mountain Line) Board Members: Sebastian Strauss, Don MacArthur, Amy Cilimburg, Jason Weiner, Sam Oliver, Lisa Sheppard; Chris Proud, HDR Engineering; City of Missoula: Aaron Wilson, Spencer Starke, Devin Filicicchia, Amber Sherrill, Kevin Slovarp, Lucy Rummler, Glenn Ingram; Mountain Line: Jordan Hess, Colin Woodrow, Darlene Craven; Adam Hertz, Mike Bouchee, Josh Kendrick, Grant Kier, Julie Lacey, Andrew Simon, Martin Kidston, Ian Alvano, Carrie Schreiber, Katie Fairbanks, MCAT

CALL TO ORDER

10:00 a.m.

INTRODUCTIONS

SPECIAL PRESENTATIONS (10:00am – 11:30am)

The MRA and Mountain Line Boards joined to hear presentations on Transform Brooks-Connect Midtown. You can view the presentations here:

<https://pubmissoula.escribemeetings.com/Players/ISIStandAlonePlayer.aspx?Id=7c42bdbbe9c-449f-b048-eb759cefa2d0>

Transform Brooks-Connect Midtown RAISE Planning Grant Study (URD III / Wards 3, 4 & 5) – Final Findings (Chris Proud, HDR Engineering)

Long Range Transportation Plan and Transportation Service Plan – Next Steps for Transform Brooks-Connect Midtown

Short Break 11:30am – 11:45am

APPROVAL OF MINUTES

[May 15, 2025 Regular Board Meeting Minutes](#) were approved as submitted.

PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no public comments or announcements.

ACTION ITEMS

Giada Place Apartments – 350 Washburn Street (URD II / Ward 6) – TIF Request (Hicks)

Hicks presented this project being developed by Adam Hertz and G&K Investments, LLC. It is located at 350 Washburn Street in Urban Renewal District II (URD II) and the Tax Increment Financing (TIF) request is for deconstruction, site prep and landscaping in the public right-of-way (ROW) for a 22-unit apartment complex being called Giada Place. Hicks said the site currently has a vacant and abandoned single-family residence that will be part of the deconstruction effort.

Hicks said there was a geotechnical report conducted by Lorenzen Soil Mechanics that determined there was an unknown amount of landfill debris in the northern portion of the lot. They recommended removing the debris in its entirety and backfilling with clean fill. There is some contingency built into the request because the exact amount of work is unknown. The overall plan will include up to four trees in the ROW landscaping.

Hicks said the TIF request is for \$107,223. It meets the City's Strategic Goals as outlined in his memo. The new building will be all electric, is close to a bus route and the trail. It also brings infill development into the urban core, replacing one single-family unit with a 22-unit housing development. Hicks said tax generation will be approximately \$35,458 which would pay back the TIF investment in just over three years, which is well within the 10-year time frame MRA looks for. He reviewed the design of the building attached in his memo. The units will range from 540-1100 square feet and rents will be \$1300-\$2300/month depending on the unit.

Hicks noted the developer has collaborated with MRA in the past and received TIF for deconstruction, sewer/water extensions and street improvements as part of a 35-unit apartment complex on Otis Street. Site prep for Giada Place will begin in June 2025 and the project is expected to be complete by June 2026.

Hertz thanked the Board for their consideration and said MRA staff have been great to work with. They are still waiting for their building permit which is expected to be received this summer, and they are planning to start on deconstruction before the permit is received. They will start construction as soon as possible.

Nugent asked if he heard correctly that the entire building will be electrified with no natural gas to it. Hertz said that was correct and they do not use natural gas on these multi-family buildings because they are heated and cooled with DTAC units. There are also additional wall cadets for heat. There will be no furnaces or gas ranges.

Jones asked what is directly west of the site and what development may occur in that direction. Hertz said there are some houses directly west of the site, and the area looks fairly ripe for redevelopment. At one point he talked to the owner of the site directly west of 350 Washburn and he was a builder and interested in doing a project on his site. Just south of that there is a fairly underutilized site with additional opportunity in the area in his opinion.

Jones asked what the street is like there and asked if there will be a street parking option for the tenants. Hertz said right now the street is really rough right now because MRA and Public Works & Mobility (PWM) contracted with Western Excavating to run a water main and complete the street with curbs, sidewalks and gutters. It is torn up right now, but they are making progress and there will be some on-street parking available on both sides of the street. The cul-de-sac will also be built out and they will do the boulevard landscaping on their side of the street adjacent to their property. There will be two trees planted on the other side of the street as well when they are done with their project. Hertz said there is some lack of clarity on exactly what they are doing, so it is included in their request but if they don't use it they will not ask for reimbursement of those two trees.

Englund asked if the \$17,900 for excavation of debris and soil replacement is the softer number with a contingency. Hertz said yes. Englund asked what it is for. Hertz said they hired Lorenzen Soil Mechanics to do some geotechnical testing. One of the test bits on the north end of the property had what they call "landfill debris". The previous owner of what was called the Christmas House was a pipefitter/metal worker and made Christmas decorations. Hertz said it looks like he may have buried some scrap metal throughout the property. It is nothing hazardous, they just aren't sure of the extent of the work. Hertz said that the number could come in significantly less. Englund asked Hertz if he was comfortable that is a "worst case scenario" number. Hertz said yes. He said they learned a lesson with their Otis Street apartment project when they had hyper-inflation and transmission line relocations and came back to MRA with a second request that was denied.

LAWSON: I MOVE THE MRA BOARD APPROVE THE REQUEST FROM ADAM HERTZ FOR TAX INCREMENT FINANCING ASSISTANCE NOT TO EXCEED \$107,223 FOR DECONSTRUCTION AND SITE PREP WORK, AS WELL AS LANDSCAPING IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY FOR THE PROJECT LOCATED AT 350 WASHBURN STREET, AND AUTHORIZE THE BOARD CHAIR TO SIGN THE DEVELOPMENT AGREEMENT. REIMBURSEMENT FOR ELIGIBLE COSTS WILL OCCUR FOLLOWING RECEIPT OF PROOF OF PAYMENT, A CERTIFICATE OF OCCUPANCY AND LIEN WAIVERS.

Jones seconded the motion.

No further discussion. No public comment.

Motion passed unanimously (4 ayes, 0 nays).

Lawson exited the meeting at 12:00 pm.

Missoula Economic Partnership (FY25-FY27 Partnership) – Request for Approval of FY26 Funding (Gorski)

Gorski said MRA and the Missoula Economic Partnership (MEP) have had a great partnership for several years now. In June 2024 the MRA Board approved a three-year contract between MRA and MEP to support redevelopment in the URDs. The Board action stated the budget approval for the contract would occur annually. The contract allows for an initial \$100,000 payment annually for FY 26, FY26 & FY27 with the opportunity for up to an additional \$50,000 if any MEP staff time in the URDs exceeds projections. The contract also states that at no time will the annual contract funding exceed \$150,000 per year without Board approval. Gorski said last year the Board approved \$100,000 initially for FY 25 contract. MEP came back to the Board in January with an update and asked for approval of an additional \$50,000 because their workload exceeded expectations. Approval was granted. The total contract amount for FY25 was \$150,000. Gorski said today staff are asking for approval of the FY26 contract amount for \$100,000.

Gorski's memo highlights some of the things MEP has been working on including supporting Midtown Master Plan implementation including the sale and redevelopment of the Southgate Crossing property, input and redevelopment planning for the North Montana Rail Link (MRL) Triangle property, supporting and working with City staff and the development team on the Former Library Block site as well as working to identify potential commercial tenants there, and supporting the annexation of Roseburg's property into the City. Gorski said that annexation was put on hold at City Council to monitor potential harmful bills during the Legislative Session. The potentially harmful bill was not passed, and discussions are back underway with Roseburg and the City. Looking forward to FY26, MRA expects the partnership will include continued involvement in the Southgate Crossing redevelopment and continuing to work on moving forward to implement goals from the Mayor's task force on City land redevelopment. Gorski said staff are grateful for the partnership with MEP and the work they have been doing.

Grant Kier, President and Chief Executive Officer (CEO) of MEP, expressed their appreciation for the partnership and thanked the Board for their recognition of the work MEP is doing. MRA has a critical role, which was echoed in the last Legislative Session when there were so many threats against the use of TIF going forward, and the private sector recognizes this is an absolutely essential way to redevelop distressed parts of our community. Without it they couldn't do a lot of the things they are doing right now to incentivize the private sector to do really important work to make investments in the community. Kier said folks in the private sector feel like the partnership with MRA and MEP has allowed them to see pathways to move more quickly to try and execute on some of the neighborhood and regional plans the community has. He said MRA and MEP are firing on all cylinders right now. The City has strategic goals set out for years at a time and MEP is able to come in and find the right private sector partners to execute them. The partnership is delivering tangible results and in the year ahead he thinks they will see even more tangible and exciting results showing MEP is not just getting things done, but they are getting them done faster and more affordable to help the community achieve its goals.

Nugent said he appreciates the partnership with MEP and the City as a whole. He appreciates MRA recognizing and seeing them as a partner and funding it. They are definitely better served by people in MEP's role as partners with the government instead of the government itself doing these things. This partnership has already shown itself to be

more efficient than previous attempts at things. He encouraged the Board to vote in favor of the request.

BROCK: I MOVE THE MRA BOARD APPROVE \$100,000 IN FY26 URD FUNDING FOR CONTINUED IMPLEMENTATION OF THE APPROVED 3-YEAR CONTRACT THAT EXTENDS THROUGH FY27 AND SUPPORTS ECONOMIC DEVELOPMENT IN THE URDS. FINAL URD ALLOCATION OF THE FY26 FUNDING WILL OCCUR BASED ON A BREAKDOWN OF MEP'S STAFF TIME.

Jones seconded the motion.

No further discussion. No public comment.

Motion passed unanimously (3 ayes, 0 nays).

Opportunity Place Mixed-Use Redevelopment – 901 South 3rd Street West (URD II / Ward 3) – Request to Modify Timing of Phase I TIF Reimbursement (Gorski)

Gorski said the Board approved funding for this project one year ago. The project includes removal of the former wood products building and clearing of the site which has been completed. That business has relocated to the north side of Missoula and is still in operation. Another piece the Board approved funding for was work in the ROW to support the commercial space for Artists' of Opportunity. The third component approved for funding was workforce housing to ensure all 24 units are income-restricted for an average of 60% area median income (AMI).

Gorski said part of the Board action was that the first component for removal of the building and site clearing would be reimbursed following completion, rather than reimbursing at the end of the project after occupancy. She said it is exciting to see this project moving forward and they know the environment is to build income-qualified housing is challenging right now. They are about a month away from starting vertical construction.

In the discussion at the Board meeting last year, staff and the applicant, Opportunity Resources Inc. (ORI), communicated that they thought closing on the financing for the project would occur simultaneously with the first phase of funding. There was also a requirement to record a lien on the adjacent green space that would serve as the City's security moving forward through construction of the vertical component of the project. Gorski said that is still happening and ORI is working on the condominium documents now. She said they are also working on a promissory note to the City. The only thing that has changed is the timing of the reimbursement. ORI has asked to be reimbursed just prior to closing on the financing for the project and is the heart of the request today. Staff are seeking the Board's approval for that small change in timing.

Mike Bouchee, Bouchee Development, thanked MRA for their support of this project. Everything has been going along as planned, building demolition and site clearing work has been completed. NorthWestern Energy is putting the finishing touches on the underground conversion of the transmission lines that are adjacent to the property. When that is complete they will be ready to begin construction. He said when they came to the Board one year ago, they thought they would be able to close on their financing and begin

construction in late May or in June. There was a small design issue that did cause some slowdown for a couple of months. That is done and now all parties are working to finalize closing documentation, however at this point they do not believe they will be able to close in June on their financing, it is more likely to occur early to mid-July. He said this request is being made on behalf of ORI. This project would not happen but for their incredible generosity and vision. ORI is a fiscal year company and their fiscal year closes at the end of June. Bouchee said they are hoping to secure reimbursement for the Phase I costs within the fiscal year. This is before they close on their financing by a couple of weeks. Bouchee said they will still continue to place the Trust Indenture on the condominium green space at the time of reimbursement to continue to provide MRA and the City security that if for any reason the project does not move forward the City would have security to get repayment of the funds or take the property. This will ensure they get to closing and the lien will stay on the green space throughout construction to ensure substantial completion of the project.

Josh Kendrick, ORI, thanked MRA for looking at this and echoed Bouchee's comments. He said their big thing is that their fiscal year does end on June 30th. It comes down to a cash flow issue and being able to have their books cleaned to end the year.

Brock said she is in favor of this. It has been a long time since the Board has been invited to ribbon cuttings and ground breakings, and they are so excited for this to come out of the ground.

Englund clarified that the condominiums have to occur before the check is written. Gorski said yes. The condominium documents have been drafted and shared with the City Attorney for review. Those approvals still have to make their way through the process and be recorded to create the three separate lots: commercial, housing and green space.

Jones said if something happens and it doesn't get done in time, they will revert back to the old plan and the outcome will be the same. Gorski said absolutely, there is a list of things that need to occur before the reimbursement can be made.

JONES: I MOVE THE MRA BOARD APPROVE A REQUEST FROM OPPORTUNITY RESOURCES, INC. (ORI) TO REIMBURSE FOR THEIR PREVIOUSLY APPROVED TIF GRANT OF UP TO \$559,227 IN PHASE 1 COSTS PRIOR TO ORI CLOSING ON CONSTRUCTION FINANCING FOR THE REDEVELOPMENT PROJECT. THIS APPROVAL IS CONTINGENT UPON ORI GRANTING THE CITY OF MISSOULA A LIEN ON THE CONDO 3 GREEN SPACE PARCEL AND THE MRA AND ORI EXECUTING A DEVELOPMENT AGREEMENT.

Brock seconded the motion.

Englund asked where they were at with the Development Agreement. Gorski said there is a final draft being circulated for the development team and the City Attorney.

No further discussion. No public comment.

Motion passed unanimously (3 ayes, 0 nays).

Fiscal Year 2026 Community Investment Program (CIP) – Request for Approval (MRA Staff)

Dunn started off this request from the MRA staff. She said years ago the CIP was an abbreviation for Capital Improvement Program. It has since transitioned to Community Investment Program. It is a program where all of the City departments put in CIP requests for the projects they are planning and have prioritized internally. The departments present their requests during the budget process with City Council.

Dunn said the CIP projects for MRA are presented to the Board and then if they move forward they are incorporated into the fiscal year budget. She said staff want to maximize the efficiency of these projects once they go through the approval process. One of the things that happens, because MRA has a unique and different funding source than other departments, is that other department-led CIP projects have been presented to the MRA Board historically as informational items. They were not action items. What happens on the back end is those departments have City Council approval and are ready to go, but the MRA funding source has not been approved. Staff are presenting the CIP a little differently this year. Staff want to make sure that the Board is aware of what other departments are asking for as far as MRA assistance. If the Board is comfortable at that point, staff would like to tell the other departments that yes, the funding is approved and they can move forward. They can then move forward with consulting and Requests for Proposals (RFP). Otherwise, that funding is not secure and does cause an issue with the other projects moving forward. Dunn said it is a transition from the old program way MRA did things when it was Capital Improvement Projects to the new Community Investment Program where MRA is partnering with a lot of other departments.

Dunn said she, Gorski and Marchesseault worked together to put the Power Point presentation together and will take turns presenting the projects. Some of the projects are internal to MRA and are carry overs like sidewalk and water projects. Some have been in the CIP for a few years but have been pushed out for a variety of reasons. Dunn said staff are taking a different approach this year, but if the Board is not comfortable with that approach, staff will revert to the way it has historically been done.

Englund asked if any individual project will still come before the Board. Dunn said no, staff is asking the Board to consider that this is the presentation. If MRA is a funding source for another CIP, then MRA is approving it and the funding is secure. Then that department can move forward knowing that funding is secure. Gorski said there are some examples where if a Professional Services or Construction contract is required, after that RFP or bid process, in some cases those would come back to the Board. As staff goes through the projects in the presentation they can walk through those.

Englund asked about the Birch-Maple Sidewalk project. Dunn said it is an MRA project, funded and led by MRA. The Board will see every step of that project. She said Lyons Park, for example, is a Parks & Rec led project. They are asking MRA to consider being one of the funding sources. MRA would like to be able to tell them that yes, they can count on TIF funding from MRA. She said something similar was done with the West Broadway River Corridor. Parks & Rec asked for the TIF grant and the Board authorized \$300,000. They led it and went out for consulting services and were able to move forward. They did

not have to come back at the time that they wanted to move forward with the project and then have to come back for another approval process of asking for the money again.

Brock said it makes a lot of sense to her, especially if it helps other departments do their budgeting for the next year. She wondered if other pieces to the budget with requests from City Hall would fall under the CIP for next year so they can really understand what the different City needs will be for the next fiscal year. Buchanan said the CIP isn't the place to do other City asks. At the end of the day, the CIP really is a capital improvements plan. They could create some sort of a process that tries to identify other City asks, although some may not be identifiable on the front end because you don't know the HVAC system will blow up tomorrow, or whatever the issue may be with a City-owned building. MRA could try to put something together, but it wouldn't be 100%.

Jones said today staff are asking the Board to approve specific numbers for each of the projects identified. Dunn said yes, staff was going to go through them one at a time during the presentation. Jones wants to make sure she understands what the Board is being asked before staff dives into the presentation. Englund asked if they have to vote on each project. Gorski said staff were planning to present them individually, some are carryover and there is no new funding request, it is just an update. Some are new projects or new funding requests. The way it is presented in the memo, the Board would then take one action approving the Fiscal Year 2026 CIP. If the Board is not comfortable doing that, the motion could be modified to pull out certain projects.

Jones expressed her concern. She said she is all for efficiency, but she also feels very serious about their obligation as an advisory Board to give due consideration to each project, especially when the numbers are significant like they are here. She said she very much appreciates every time staff puts in the work to give the Board a project-specific memo to bring MRA's City partners in to collaborate on these projects so that they are fully informed and advised to make very good decisions on the allocation of significant funds for a program that is critical to the development of our community, and is constantly under attack at our Legislature. She said she is remaining open-minded, but feels very anxious at this moment and is not reacting well to what is being proposed.

Englund joined in Jones' concerns. He said he thought part of the value the Board is supposed to bring, and the work they do, is to look at the budgets carefully. He said he knows that 90% of the time they approve what is before them, but that doesn't mean they haven't looked at it and aren't satisfied with it, and if they aren't satisfied there is somebody there in front of them that can answer their questions. He said it does make sense to get them on a list so they know they're coming, but to approve a dollar amount doesn't sit right with him.

Brock said she appreciates the comments. She said none of the projects are new to her, and the only one that jumped out at her was the Oxford-Central water network, but it was in the lens of not believing they haven't done it yet. She said of all the "new" projects in this, nothing really seems new to her.

Buchanan said the reason this suggestion has come about is because there has been confusion between MRA's process and the rest of the City departments. She said to do it

this way removes some of that confusion, but it also takes some of the Board's authority away and their ability to review these on a project-by-project basis in detail. She said any of the projects listed that are generated by MRA, but MRA is partnering with another department to get it done because that's what they do, will come to the Board at every stage of the process. The concern is with those projects that are initiated by Public Works & Mobility (PWM) or Parks & Rec. If there is not comfort with considering these funded at these levels with this little detail, then they can do the CIP exactly the way it has been done in the past and staff will work with partners in the other departments to see if there is a more efficient way, or better lines of communication, about what they need to expect when they have TIF funding requested. Those projects can come to the Board on an individual basis. She said the other concern for her is what they do if something is underestimated. Would they come back to the Board or just expect additional funding. She said she thinks staff probably have some work to do on this and doesn't think she has seen the Board as uncomfortable with a staff recommendation as she is seeing today. Buchanan said she is going to recommend they not do it this way and go back to the traditional CIP methodology so they can get this done and into the hands of the Finance Department to move forward with the budget process.

Dunn said last year the Board approved all of the MRA internal CIP projects and then the rest of them were presented as information-only. Staff will go back to those departments and let them know that funding is not secure until they come back with a formal presentation and request to the Board. Englund said he wanted to clarify that he is not interested in preserving the Board's authority, he is interested in fulfilling what is essentially a fiduciary role. He said he is in favor of making things as seamless as possible, but does want to be clear MRA operates on a project-by-project basis so when the public comes in with a request that money isn't treated differently than an internal request.

Dunn, Gorski, Marchesseault and Buchanan moved through the CIP Power Point presentation. Some of the projects have already been approved and some have not. The numbers that have been approved will not be approved until the specific project comes to the Board. There was discussion about keeping them in the MRA budget as placeholders under the "Budgeted" column. They would not move to the "Committed" column until they come before the Board and are approved.

Nugent said he has never seen the level of scrutiny that the CIP projects get with the MRA Board. He said he can go every direction of this discussion and really has no strong opinion on it and does enjoy hearing about the projects one by one. From the standpoint of some of his colleagues who either don't completely understand how MRA operates and/or choose to mislead on how MRA operates, it would be helpful to have what the MRA staff generally knows are going to be projects to funded in the fiscal year in the budget identified because it does illustrate what is coming. He noted the CIP projects go through major decision making and prioritizing that is approved by City Council, but the projects themselves aren't necessarily approved. He said they are prioritized and approved so it's not like there isn't any oversight from anybody anywhere on them. He said the positive of doing it the new, proposed way is that it would provide clarity to City Council and the public on the plan for the next fiscal year. At the same time, he said he doesn't have a problem doing it the way it has historically been done. Englund said he thinks that is what MRA is doing. They have the plan and what staff think is coming up, they have the estimated cost, but MRA does not

approve a project or spend the money until they actually see a budget and know where the money is being spent. Nugent said so much of MRA is almost in arrears because they approve a project, but it doesn't get paid out until the project is complete. He said it leads to confusion for people outside of this Board to understand what is and isn't committed. Nugent said he was just trying to add perspective and does not have an opinion on this.

Jones said she recognizes there has been confusion in the public and for City Council members in the past about MRA's processes on this Board. She recognizes that this system can cause another layer of an approval process that can cause some timing issues for other departments. However, she said the program is so important that they cannot alleviate confusion and timing issues by taking away the thoughtful deliberation of this body based on detailed information upon which they make decisions about millions of dollars of funding. Jones raised her personal concern and added there are other ways MRA can alleviate confusion. Nugent's participation on this Board and as a liaison between City Council and the MRA Board is one of the ways they've worked on having communications, as well as having a Communications Specialist on staff. There has been a very thoughtful and deliberate process to alleviate these concerns but reducing the amount of information the Board is provided to try to streamline this process, she does not think they can take it so far as to make the Board's deliberations irrelevant. Jones said as she sits here today, she is personally not comfortable voting on this type of money based on one paragraph in a Power Point slide. If all they are doing is putting placeholders in a budget, then she will entertain a motion. Buchanan said the concern she is hearing is with non MRA-generated projects that under this proposal would not come back to the Board once it is bid or they have hard numbers for professional services and that is not acceptable. Englund and Jones concurred.

Dunn said she wants to make sure it is clear to the other departments that they can put MRA funding in their CIP projects, but there may be an instance where the MRA Board would say no to their funding request if another priority came forward and was deemed higher. They would then have to go look for other funding sources. Englund said yes, MRA still has to approve the money. Jones said because she is a lawyer she thinks about this in legal terms. You always want to know how the judge is going to rule before you bring your case to the judge, but you can't know that because it is an advisory opinion. She said you can look at history of what MRA has done on this Board to give the other departments confidence that if they do their job, and if staff do their job, then the Board will probably look at it the same way they've looked at others that have come before them. Chances are good, but in her opinion, they cannot say yes right now.

Lawson rejoined the meeting at 1:27 pm.

Discussion ensued regarding the Board's continued apprehension and crafting a motion. Englund asked if the Board Chair could make a motion. Dunn said yes.

ENGLUND: I MOVE THE MRA BOARD APPROVE MRA GENERATED PROJECTS IN THE FY26 CIP AS PLACEHOLDERS.

Brock seconded the motion.

Lawson apologized for not being present to hear the discussion and said he would abstain from voting. Brock spoke to conversations and transparency about a remittance from the URDs. She said she has been hearing from property owners in URD III, and said it would be nice to have that conversation earlier rather than after it has already been approved.

No further discussion. No public comment.

Motion passed unanimously (3 ayes, 0 nays, 1 abstention with Lawson abstaining).

Fiscal Year 2026 MRA Preliminary Budget – Request for Approval (Dunn)

Dunn presented the MRA FY26 Preliminary Budget for approval. Her memo attached to the budget goes through how MRA approaches the budget process. She reviewed the budget for each URD. The numbers start with an estimated beginning fund balance and revenues based on the previous year's numbers. The numbers will be updated over the next few months until City Council adopts the final budget on August 11th. After that, there are adjustments made under the "Adjusted" column. Dunn said mill levies are received in September, and she will bring a final FY26 Budget to the Board for final review and approval after that. Discussion ensued regarding adding a column to show "expected" requests. Dunn said items in the "Budgeted" column are not committed. There is a "Committed" column. Those numbers do not get moved to the "Committed" column until the Board takes action on them. Buchanan said staff will work through this internally and bring it back to the Board. There were some revisions made throughout her presentation and Dunn said she will incorporate them into the preliminary budget.

LAWSON: I MOVE TO APPROVE THE MRA FISCAL YEAR 2026 PRELIMINARY BUDGET WITH THE NOTED REVISIONS.

Brock seconded the motion.

No further discussion. No public comment.

Motion passed unanimously (4 ayes, 0 nays).

Our Missoula Code Reform (All URDs / All Wards) – Request to Approve TIF Funding Allocation among URDs (Buchanan)

Buchanan presented this item that was previously discussed at the Board meeting on April 17, 2025. The MRA Board approved a TIF grant of \$179,000 for Our Missoula Code Reform effort. The Board requested it be brought back for approval of allocation among the URDs. Buchanan said she has given this a lot of thought and settled on order of magnitude of positive impact on code reform on the various URDs. She looked at what the current zoning allows or disallows as opposed to how code reform will improve that across the board. She also looked at the opportunity for use of the new codes and where the most development will be seen. Buchanan reviewed the rationale for each URD.

JONES: I MOVE THE MRA BOARD APPROVE THE PROPOSED ALLOCATION OF FUNDS FOR THE COMPLETION AND IMPLEMENTATION OF THE UNIFIED DEVELOPMENT CODE TO THE FOLLOWING URBAN RENEWAL DISTRICTS; URD II -

**\$35,800, URD III - \$62,650, NORTH RESERVE-SCOTT STREET URD - \$53,700 AND
HELLGATE URD - \$26,850.**

Lawson seconded the motion.

No further discussion. No public comment.

Motion passed unanimously (4 ayes, 0 nays).

NON-ACTION ITEMS

STAFF REPORTS

Director's Report

Buchanan said staff has been talking internally about doing a tour for the Board of some of the projects MRA is doing. She asked the Board to be thinking about projects they would like to see, and staff will arrange a tour.

Ravara Contingency

Gorski said there are no changes and the project continues to progress on budget and on schedule.

FY25 Budget Status Reports

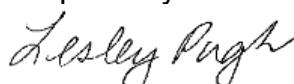
COMMITTEE REPORTS

OTHER ITEMS

ADJOURNMENT

Adjourned at 2:30 p.m.

Respectfully Submitted,



Lesley Pugh