

MISSOULA REDEVELOPMENT AGENCY

CONDENSED BOARD MEETING MINUTES

July 17, 2025

FINAL

A Regular meeting of the Board of Commissioners of the Missoula Redevelopment Agency was held on Thursday, July 17, 2025 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, Tasha Jones, Ruth Reineking, Melanie Brock, Mike Nugent - City Council Ex-Officio Board Member

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

Public: Big Sky Professional Baseball: Matt Ellis, Peter Davis; DJ&A: Daniel Lebsack, Jonathan Pederson; Eric Pederson, Wildfire FC; GGLO: Mark Sindell, Josiah Brown; Dave Everingham, Griffen Smith – Missoulian; MCAT

CALL TO ORDER

12:00 p.m.

INTRODUCTIONS

APPROVAL OF MINUTES

[June 12, 2025 Regular Board Meeting Minutes](#) were approved as submitted.

[July 7, 2025 Special Board Meeting Minutes](#) were approved as submitted.

PUBLIC COMMENTS AND ANNOUNCEMENTS

Dave Everingham made public comment on items not on the agenda.

ACTION ITEMS

[Poverello Center's Housing Montana Heroes Project – 1010 West Broadway \(URD II / Ward 2\) – Request to Proceed Without Prejudice \(Gorski\)](#)

This item was pulled from the Agenda.

[Ogren Park at Allegiance Field – Playing Field Replacement – 700 Cregg Lane \(URD II / Ward 3\) – TIF Request \(Marchesseault\)](#)

Marchesseault said in April the Board approved a request for maintenance and repairs of the baseball Stadium, focusing primarily on the HVAC system and assessment of structural areas. At that time, staff noted the field is coming to the end of its useful life. Today's

request is for approval of Tax Increment Financing (TIF) for the replacement of the baseball field.

Marchesseault said the City owns the Stadium and has a long-term lease with Big Sky Professional Baseball (BSPB) to operate it. There is not an established maintenance fund for the Stadium, so the City has requested MRA provide funding from Urban Renewal District (URD) II for repairs. Today the field is natural grass and it is original to the Stadium since 2004. It was built on wood waste that was leftover from a previous operation on the site and there is differential settlement with inadequate drainage. The field is at the end of its useful life. Typically, natural grass fields last around 20 years. Marchesseault said given the conditions there, it is a testament to how baseball has nurtured the field to get it to last as long as it has. They have notified the City that this is the last season they can feasibly play baseball on it.

Marchesseault said if the City wants to support baseball, they need to get the field replaced in time for the next season which begins in April of 2026. In addition to baseball, the Stadium is used for other events including concerts, festivals and other things. In preparation for understanding the magnitude of the replacement and what is required, baseball and the City engaged DJ&A to do a technical review and analysis. MRA and the City discussed with baseball funding the replacement of a natural grass field and feel it is feasible and appropriate to replace what is out there today. Baseball has interest in artificial turf which does have a higher price tag. If that is their preference, they will pay the difference between the cost of the two options. Nugent said that seems to be the opposite of what is in Marchesseault's memo. Marchesseault said it gets a little confusing and sometimes the cover memos don't always cover the processes of the project.

Marchesseault said staff worked with BSPB, DJ&A and PRZ Sports Consulting to arrive at a solid cost estimate for replacing the playing field with natural grass. They recommend excavating 14" down and replacing it with a sand-based drainage system with tile/pipes on top of the sand and sod on top of that. They also recommend placing a geotextile grid beneath the sand to provide soil stabilization. PRZ and other firms who consult in this area advise that a system like this could be expected to last at least 20 years if managed and supported properly.

Marchesseault's memo breaks down the cost estimate of playing field replacement with natural grass. The total estimated cost is \$1,616,040. The system would typically be installed with a design-build-bid system. There are a lot of moving pieces with more opportunity for unexpected things to come up. The estimate carries a 25% contingency to cover the unexpected, which Marchesseault said is not inappropriate for this concept.

BSPB does have an interest in using artificial turf rather than natural grass. Artificial turf is a different system at the subgrade level down. It has much lower tolerances at the surface, so it needs a really solid base. With natural grass, if there are dips and divots, they can be filled in with sand and it is a little more forgiving. Artificial turf doesn't have that option. DJ&A, BSPB and MRA worked with another consultant that primarily does artificial turf to get an understanding of the technical system, life cycle and cost. The artificial turf system would be turnkey, and the same consultant would be designing and constructing it. The estimate for the artificial turf is \$1,492,500 and carries a 15% contingency.

Marchesseault said the staff recommendation is two parts. If BSPB chooses to proceed with a natural grass system, the request is to provide the cost of replacement for a natural grass system using a 15% contingency rather than a 25% contingency. If BSPB prefers to proceed with an artificial turf system, the recommendation is for TIF funding in the amount of \$1,492,500. BSPB would pay the delta between that amount and the final cost of artificial turf. BSPB would hold the contract and submit invoices for reimbursement. If the contingency isn't used then it will not be paid out. Buchanan noted that when they looked at the two proposals, obviously artificial turf was more expensive than natural turf, and BSPB would pick up the difference if they choose to go with artificial turf.

Matt Ellis, President of the Paddleheads and BSPB, and Peter Davis, owner, were present along with Daniel Lebsack from DJ&A. Ellis handed out a list of non-profits that have rented the facility and types of events they hold outside of baseball. It shows the community need for the facility and how it is being used. He said MRA's investment will go to a natural grass field that is going to be sustainable for a long period of time because of the stabilization and drainage systems. The field has reached its life cycle. They had a major event in 2019 that really hurt the field's life cycle long-term and there are a lot of repairs that still need to happen. A new field will solve that. The other good thing to note is that the wood waste is less of an issue over time and they think the stabilization for the natural grass will be good for long-term success. Ellis said they are working on a new lease with the City and are trying to step up and be a good community partner and make sure the Stadium continues to operate with no debt service cost to the City from the lease on the original construction. BSPB is committed with the City to create a long-term maintenance fund.

Ellis spoke to artificial turf versus natural grass. He said BSPB are currently of the mindset that they prefer artificial turf. The reason for that is mainly for the community. BSPB were big advocates in helping get high school baseball started in this community and in the state. There is a field need for high school baseball. They can fulfill that need with artificial turf. Ellis has already reached out to the schools to see if they want to use the field and is getting a positive response. He said they have donated the field to the high schools but cannot accommodate all of their home games on natural grass because it is too much wear and tear for the facility, especially in April when the conditions are harsh. Artificial turf offers BSPB an opportunity to expand the use of the facility on a regular basis. Ellis said there is also some financial gain for them in terms of long-term maintenance and less rain out opportunities. They got the final report on turf and natural grass last week and are currently analyzing all of those differences. They are also talking to partners about usage. He said the reality is that the health of the franchise is very important to help make sure the Stadium runs long-term and is successful for the community. He said the technology for artificial turf is much better than it was 20 years ago. It plays more like natural grass with less injuries and will be positive for the facility as a whole. They are committed to balancing those and working hard to make the determination if artificial turf makes sense. Davis added that the current field is basically a mess and thanked the MRA Board for their consideration.

Jones asked how much more of an investment the artificial turf is. Ellis said it is \$500,000-\$700,000 more to do artificial turf. It is a big investment, but something they are strongly trying to figure out how to make work so they can do more things there. If not, natural grass

will still provide a great playing surface, and they will continue to operate the facility in a positive way for all of the people that use it.

Buchanan asked how much artificial turf will extend the season. Ellis said it gets them to where they can start playing right at the beginning of April and go through mid to late October depending on the weather. It also allows them to try and make it more of a year-round facility and use the shoulder seasons better. Englund asked how long artificial turf lasts. Ellis said it is a 10-15 year life cycle. There are higher traffic areas like home plate and first base. They are working on ways to do replacement parts for those out of their budget on a yearly basis that allows them to extend the life of the infield. Their hope is to get closer to 15 years out of it. He said the report from DJ&A has shown that artificial turf can actually be cheaper than natural grass when you look 20-25 years out with maintenance costs like watering which costs \$50,000 per year. The natural grass field will also have to be replaced at some point. Additionally, Ellis said the main cost of installation for artificial turf (stabilization) is something they won't have to do again.

Nugent asked if artificial turf would make it so the facility can have concerts. Ellis said they are still negotiating their new lease with the City. Going forward, the City and BSPB have decided they need to require full protection of the field for any event that brings in heavy equipment or does staging of any kind. Nugent said the University of Montana softball just replaced their turf and asked how old it was. Ellis said they are just replacing their infield, and it was about 10 years old, although he doesn't have the exact number. They do think their outfield will last another five to 10 years. Nugent said the thing that worries him is figuring out the long-term maintenance because URD II will not exist the next time the field needs to be replaced. Ellis said BSPB has done a lot of work with other facilities across the country. The best-case scenario he has for a comp is in West Virginia. They are with the Major League Baseball (MLB) Draft League and have two universities playing at their facility along with high school tournaments. They get snow like Missoula does and are getting a good life cycle out of their field. They do allow metal cleats so they have a lot of repair jobs, which is something that will not be allowed here. It will be all turf shoes or plastic.

Brock asked why this isn't a proposal just for an artificial turf field. Buchanan said it is because the City has taken the position that they owe baseball a field that can be played on. That doesn't mean the City owes them the most expensive field, but do owe them a good, solid playing surface which is a natural grass field. In discussions, they have agreed that if BSPB wants an artificial turf field it is reasonable to have them pick up the cost difference. Brock wonders if it makes more sense, because it will lower maintenance costs and potentially fix the maintenance issue, to be an artificial turf system request. She said she understands how the City landed where it did.

Englund asked if the work MRA approved funding for in April is complete. Ellis said it is. Buchanan said the players love it. Ellis said the work was done pretty seamlessly and they just did a walk through with Jed Dennison, the City's representative for the facility. He said everything was signed off on last week and the work looks great and has been well received. They have extended the life of some of the structures for a long time. There is no longer a trip hazard in the front area where people come in. They fixed the handicap parking entrance on the concrete there.

Jones asked what the timeline is for BSPB's decision on this. Ellis said they are going to move fast and hope to have a decision by the end of the month. They have to hit the ground running to be ready for the next season. Englund asked when they will have final costs. Ellis said they feel pretty comfortable with the contingencies built in that the numbers are harder numbers. They are going to hold the vendor to those numbers and he's not expecting to spend more than what is in the report. That being said, it is a construction project. They have been working on it for multiple years, and he is happy with DJ&A's work and the people they brought in. He has confidence in the vendors, and they have a good track record of doing fields here in Missoula and in professional baseball. Englund asked if they will have hard bids before they sign on the dotted line. Ellis said yes. Englund asked when they will have those. Marchesseault said she did not attach the technical memo from DJ&A that compares technical installation and costs between natural and artificial turf. She said she was happy to make it available and did not include it because the City's stance was to pay for a natural turf system and she didn't want to make it confusing by introducing the artificial turf. She said the estimates that DJ&A got from the consultant are estimates they could sign, and they would hold themselves to that cost. They are basically a bid. Jones said she would like to see the technical memo and suggested members of the public might be interested too. It sounds like it would be beneficial for the community if BSPB go in that direction and should receive credit for the investment they are making in the community.

Jones asked for a timeline for the work. Ellis said they would like to be ready to go for baseball next season and would like to get started on the work right away. The final baseball game this season will be on September 20th. They are already evaluating what their other commitments are at the facility after that and talking to those groups to figure out when they can use the field and not displace anybody. He said they'd like it ready by April 1st which is doable with turf. Natural grass may be more of a May opening.

Brock asked if this is the last capital improvement need of the Stadium in the next couple of years as they look at URD II sunsetting. Ellis said Dennison is writing something up for the City that talks about things that may need attention. He feels the roof systems are at a point where they need to be replaced. Those things need to be part of the discussion with the maintenance fund and how they can get there. Brock said it makes sense to let there be a difference between natural grass and turf instead of putting in even more investment at this point since there are more needs for the Stadium. Buchanan added there are more needs for URD II as well. MRA does have the capacity today to pay for artificial turf in URD II, but they need to think about what the opportunity costs of that are. There are some pretty big projects out there.

Nugent asked if BSPB has to get a loan and pay it back. Davis said they are still trying to make the decision of how they'll move forward and how they'll fund the difference. It is a considerable chunk, so they will probably have to use some form of financing to make it work. Ellis said they have talked to the City about possibly putting it into their lease. Brock asked what peer cities in Montana have for their fields. Ellis said there are three other professional baseball facilities in the state. Two have natural grass and one has artificial turf. Nugent said the biggest public benefit of artificial turf to him is the extending of the seasons. He said the other big thing in this is developing a maintenance plan or contingency. He said 20 years from now those that follow us will be asking the same

questions and there is time to figure it out. Nugent said part of him wonders if they shouldn't tie a commitment back to the high school baseball support and other uses to come up with some better way than pay the bank interest and rather pay it into a fund that can be saved for the next round of this. Davis said they are definitely committed to high school baseball and have held the state tournament for the last couple of years. If they can open up the season for soccer or something else at the other end of the season it would be a huge community benefit. Ellis noted they are going to explore soccer, but the field's footprint is really awkward with crazy angles which makes it tough to fit a soccer field in. It may not have the sight lines they want for fan experience. He said soccer is a great example of how artificial turf and natural grass change the dynamic and usability. With natural grass, soccer is almost impossible to do financially because the entire pitching mound has to be scraped every time they play. It is a full clay mound that costs up to \$5,000 every time you rebuild it with two days of labor. With artificial turf the mound can be designed to where it can be taken out and it is about a half-day process. Eric Pederson, Wildfire FC soccer team, said he was present to support Ellis. He said Wildfire FC is a preprofessional soccer team trying to get established in Missoula, but the hard thing is having a facility to play at that has the proper number of seats. They are looking at the potential of using the Stadium. He said for him, artificial turf is the way to go and if it can happen it will open up a lot of opportunities.

Reineking asked what the status of the lease is with the City and when they expect to have it finalized. Buchanan said internally staff are kicking around ideas. They want to structure it in a way that allows them to build up a fund because URD II will have sunset by the next time this comes around. She said right now they need to focus on getting whichever funding the Board wants to approve so that they can move forward with getting the work done. If BSPB goes with natural grass it has to start next month. Jones asked if it is true they will start the work right away, regardless of what field type they choose. Ellis said yes, they will start immediately towards the end goal. Reineking asked again for clarification on when BSPB expects to have the lease renewed with the City. Ellis said they won't decide to go turf until they know what their full economic outlay is moving forward. He said he is trying to figure out how to pay for turf with non-baseball events because baseball isn't going to be able to pay for turf. Nugent said if they can find ways to create those other public benefits it will help solidify the City's investment and why it continues to do it. Ellis added the maintenance fund is as important to the baseball team as it is to the City because when maintenance doesn't happen it is bad for everyone. The maintenance part of the lease negotiation is important to BSPB.

Englund asked if they will be working on the turf while the team plays through September. Ellis said there is a lot of leg work that has to happen before they actually punch the ground. Marchesseault said with natural grass, because it is a design-bid-build, they have to get started on the design now so there is time to get the bids in hand and vetted so bulldozers are ready to move on September 21st. She said natural grass has a longer lead time because of its system.

Brock said she is wondering if it is more fiscally responsible to fund \$2 million now if it is going to cut down the maintenance fees instead of having this conversation later about using TIF to help with the maintenance. She asked what is preferable to the City and BSPB. She said less things to water in this valley are going to benefit everyone moving forward.

Jones asked if this could be tabled. She said there are a lot of considerations to be made and would like the questions generated today answered so the Board can make a decision that will still preserve BSPB's timeline but allow for more dialogue. Brock said she was interested in entertaining approval of the full amount for turf. Nugent said the staff recommendation is to not exceed \$1.6 million and if BSPB chooses to do artificial turf that amount goes down to \$1.492 million. He recommended moving forward as is, but ask City staff and BSPB to think creatively on the lease and if there is a solution that alters this, they can consider that separately. He said he thinks the Board could give permission for the turf to go forward because the other stuff is more part of what would be in the lease.

Jones said her concern is that there has been a great precedent established in the room that the Board consider deals one time so they don't have people coming back asking for a second bite of funding. If the Board makes a decision today, she thinks they will all vote in favor of it, so BSPB will get what they want but they won't get the opportunity to come back and ask for more contributions from the MRA towards artificial turf. She said if the Board gives them more time, the lease discussion and turf decision may firm up in a way that would create the opportunity for more investment from MRA. Nugent said City Council knows MRA discussions more broadly look at City needs. He thinks asking them to be creative on this fits that bill. He personally doesn't see why they couldn't come back, with MRA's blessing and saying they want BSPB to look into it more. He does understand the precedent and it not being something MRA does, but said it is a facility the City owns.

Ellis said from a baseball perspective, if they leave the room knowing they would have at least the grass field approved, whether that is official or not, they are good with having further discussions. Ellis said he is excited about the creativity being expressed today and there is some opportunity to reimagine it and have BSPB invest money into a maintenance fund that helps with the long-term instead of them paying off debts. He said there are possibilities here to get creative and make this better for the community as a whole. Ellis said he also doesn't want to leave the room if the approval is in doubt because it makes it to where they can't meet their deadlines.

Buchanan asked if the Board would be comfortable agreeing that MRA will fund replacement of the field and direct staff to come back with options around which methodology will be used to replace the field and how they will deal with release and the development of a maintenance fund over time. Nugent said he would feel better with that because it is a City asset. Reineking said she is comfortable with the staff recommendation in the motion because as Nugent pointed out, some of the maintenance issues can be dealt with in the lease and not in paying for the turf, whether it is artificial or natural. Buchanan said the Board could approve this with the condition, understanding or stipulation that it can come back. MRA has done that in the past and it is dealing with a City-owned facility here. BSPB is carrying the contracts for very practical reasons.

Englund said in the long-term plan it is very specific that the Stadium is there and replacement of the turf, so the assurance, short of a vote to approve a dollar amount, is there. He said he likes the idea of seeing how much they can resolve in one thing here. Ellis and Davis concurred. Englund said MRA considered the long-term plan and took it to City Council. There was nothing but positive feedback. He said when he read

Marchesseault's memo he had tremendous sticker shock. He went back and looked at the long-term plan and it was written right in there. The City has done what was asked originally and now need to figure out how to make this work since it is a City asset.

Nugent said if the City has the opportunity to take a bit more time and be creative so they find a way to fund the next field 15 years from now, they will be able to look back and feel they did something very responsible. He said a motion signifying the Board will approve this while directing staff to work on things and come back makes more sense to him than not doing anything. Buchanan said she does not want to set a precedent that anything that is quantified in the URD II Strategic Exit Plan doesn't have to come back to the Board for action. Englund said they do have to come back. She said it is fine to table it and have staff come back. BSPB can't tear the field up until September so there is some cushion there. Staff agreed to work on the development agreement and look at the numbers and see what approval of \$2.2 million will do to the rest of the projects looming in URD II. Jones said if the goal here is to make this a more multi-dimensional space for the community, then it will be beneficial to everybody. She said they should do it right now, and if more discussion gets them there, she is willing to do that.

No action was taken on this item.

MRA Board – Election of Officers

REINEKING: I NOMINATE KARL ENGLUND AS CHAIR AND TASHA JONES AS VICE-CHAIR.

Brock seconded the motion.

No further discussion. No public comment.

Motion approved unanimously (4 ayes, 0 nays).

Reineking thanked Englund and Jones for the work they do in their roles as well as their willingness to continue in them. She said it is important for the Board, staff, community and City Council to have that continuation.

NON-ACTION ITEMS

North MRL Triangle Public Engagement Process & Redevelopment Plan (URD III / Ward 4) – Consultant Update (Hicks)

Hicks introduced Mark Sindell and Josiah Brown from GGLO, the consultants for this project. He said they are moving into the final concept open house phase of the North MRL Triangle Redevelopment Plan. He thanked the Missoula Midtown Association (MMA) for being a great partner in the first two phases and making the Midtown Mixers available to further community engagement. They are looking at the second week of September to present the final concept open house and give an overview of where they are and where they are headed. GGLO gave a [Power Point presentation](#) reviewing their overall timeline, discovery and draft plan phases, and final plan phase. They hope to wrap up in September and work with the City to get prepped for what's next including some sort of partnering with a developer in 2026 with the goal that in 2028 design and/or construction is happening.

Jones expressed her enthusiasm for the opportunities in the space. She said it looks like GGLO are heading in the right direction with the concepts. Personally, she said she would like to see the community look upward more because boundaries are defined and areas of development are limited, so at some point things need to go up. She said when she looks at the concepts, the middle ground is to elevate the first plan to build in more housing opportunities. The level of MRA's involvement will be dictated by feasibility, so she doesn't know if she can give GGLO much feedback on that because the devil is in the details. Jones said the same is true for how they go to market with this because that provides constraints on feasibility as well. It has to be worth a developer's time, as well as other factors that come into play. The limited commercial space available will perhaps limit interest as well.

Nugent said the process is similar to how the City works with the Missoula Economic Partnership (MEP) where they go out and find a developer. He said he does worry about it being too prescriptive when it gets to that point. The neighbors also have a sense of expectation. Nugent said he appreciates the numbers on the housing because it is something that people don't understand right now. He echoed Jones' comments about the height.

Brock said during the Midtown Master Plan process they heard that the views of the mountains is the wealth for that community. She said she was happy to see GGLO listened to the neighborhood, but understands it is a balance and there are trade-offs. She said the neighborhood is really excited about this plan and she is hearing nothing but positive things. Brock spoke about housing and the opportunities that could arise from the Affordable Housing Trust Fund (AHTF). She thanked GGLO for the great job they are doing of communicating things and said it set expectations well for the neighborhood in terms of what is actually feasible there. Brock said she would love to have these conversations in one room with City Council.

Sindell said housing is the conversation to be had over the next couple of months. They have found that joint sessions can be very helpful and are recommending that they happen. As far as density and the complex nature of development and construction costs, up to four stories is the right thing. If it goes higher, they get into elevated buildings with structured parking and all kinds of expenses which exponentially up the subsidy required. GGLO thinks the community is supportive of where this needs to be and the appetite to go up to four stories matches the Midtown Master Plan and the economics.

Englund said preserving open space is very important and he hears that more and more from people. Reineking said she personally prefers Draft Option #1 even though it has less housing units. She likes this option for the green space in the middle, more green space along the trail and the community garden on the corner. She said from a pedestrian standpoint you will see into it more than if you have the edges all built up with higher units.

Brock commended Hicks for taking this on during his first week in office at MRA. She said he has done a great job. Sindell said it has been a joy for the GGLO team to work on this project. He said working with Hicks has been fantastic and Buchanan has provided just the right amount of guidance, and Brock has also been great to work with. He said GGLO were

overwhelmingly impressed with the forward-looking and positive attitude of the public in the meetings.

Hicks said the next step is to lock in the joint City Council and MRA Board session. The next open house that showcases the final concept rendering is scheduled for September 16th. Englund asked how the neighborhood has been engaged. Jones said they are so anxious for it to be redeveloped into anything other than what it is. Warren said there has been fairly good attendance at the workshops by individuals who live in the neighborhood. They were also sent postcards inviting them. The survey response was beyond what they expected and also included people from the neighborhood. Sindell said they are very excited for the next chapter.

Sindell encouraged MRA to nail down the things that matter most and leave flexibility where they know it will be needed as times change. He said in some equal manner MRA should also identify how much of a contribution it can make and what the Area Median Income (AMI) targets are. He said he didn't want to push one too far over the other because that can get messy for developers trying to figure out how to do this. Englund asked if it makes sense from GGLO's perspective to try to do it in chunks or all at once. Buchanan said on projects like this it is almost always preferable to have one master developer. She said, however, that it is not absolutely necessary to have a master developer and it could be broken into phases. She said staff have found the Request for Proposals (RFP) process to be ineffective because they end up overprescribing. The processes the City is using with MEP have proven to be absolutely invaluable. Staff and Board said they have heard interest from private sector developers for the North MRL Triangle. Jones asked what staff need from the Board to communicate the preference for that going forward. Hicks said just an understanding that it needs to be parsed out further and see what the market allows for rather than doing an RFP which can be too constraining.

STAFF REPORTS

Director's Report

Buchanan gave an update on projects. She said Downtown SAM is moving along just fine.

Transform Brooks-Connect Midtown is about to go dormant for a bit. Marchesseault is in the process of making presentations to different groups. The City is at the mercy of what is going on at the federal level and staff are waiting to hear from the Federal Transit Administration (FTA) on whether or not to apply for programs/grants and move forward.

Now that the State Legislature is no longer in session, bills that would have affected Roseburg were not successful. The City is starting to move forward with the annexation. It will be done in two pieces. The northwest corner of the property has utilities available to it by virtue of MRA's investment in Consumer Direct. There is keen interest in the development of that area so they will come in with an annexation request for that piece which is in the neighborhood of 40 acres with a commitment that they will come in with annexation for the balance of the property once terms are figured out.

Bitterroot Trail Lighting is underway and on schedule to be complete toward the end of summer. There is a lot of buzz and excitement around it.

Reineking mentioned the traffic light going in at Clegg Lane and Orange Street. She said although it is not in an URD, it is going in partly because of MRA's investment in the Old Sawmill District. Buchanan concurred.

Ravara Contingency

Gorski noted no new changes. She said the project is moving forward on schedule. Staff are hoping to arrange a tour of current MRA projects for the Board and will be reaching out to set something up.

FY25 Budget Status Reports

Dunn said the City of Missoula operates on an accrual basis. Revenue that is earned in the fiscal year, or an expenditure incurred in the fiscal year, even though the bill might not come in until after the end of the fiscal year, are accrued back to that period. She said she will bring the Board several iterations of the June FY25 reports until everything is accounted for in the correct period and the audit is complete. She has been in touch with the auditors, and they will start the audit process for FY25 this fall. Dunn noted MRA receives a portion of the May tax collections from the County in mid-June and there is another transfer for June month-end in July. Currently, tax increment revenue collections are at 80-100% across the URDs. All debt service payments for FY25 have been made.

FY26 Preliminary Budget – updated 7/16/25

Dunn said she made the adjustments to the budget column to narrow down the beginning fund balance as much as possible. Referring back to the June 12th Board meeting regarding Community Improvement Projects (CIP) that are led by other departments but request MRA funding, she said the MRA requested portion has been taken out of the budgeted column and listed next to the project name as an estimated amount. For example, URD III Russell Street Pedestrian Lighting is estimated to be a \$250,000 request to MRA. It is not in the budgeted column. Removing these proposed amounts will make the unallocated funds number down below higher. The number now gives the Board a reference point on what they might see come to them during the fiscal year for a formal request.

Reineking said she read the minutes from the last couple of meetings and appreciates the thoughtful discussion around the Community Investment Program (CIP).

Dunn noted the City is including a tax increment remittance again for the fiscal year 2026 budget. A final amount has yet to be determined.

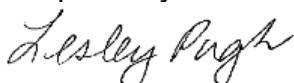
COMMITTEE REPORTS

OTHER ITEMS

ADJOURNMENT

Adjourned at 2:03 p.m.

Respectfully Submitted,



Lesley Pugh