

MISSOULA REDEVELOPMENT AGENCY

CONDENSED BOARD MEETING MINUTES

October 23, 2025

FINAL

A Regular meeting of the Board of Commissioners of the Missoula Redevelopment Agency was held on Thursday, October 23, 2025 in the Hal Fraser Conference Room, 140 W. Pine St., and via Microsoft Teams at 10:30 a.m. Those in attendance were as follows:

Board: Karl Englund, Tasha Jones, Ruth Reineking, Melanie Brock, Jack Lawson

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

Public: John Adams, Tyler Walls, Kelli Hess, Becky Douglas, Leigh Ratterman, Montana James, Carrie Schreiber, MCAT

CALL TO ORDER

10:30 a.m.

INTRODUCTIONS

APPROVAL OF MINUTES

[September 18, 2025 Regular Board Meeting Minutes](#) were approved as submitted.

PUBLIC COMMENTS AND ANNOUNCEMENTS

Carrie Schreiber made public comment on items not on the agenda.

ACTION ITEMS

North MRL Triangle Property – Deconstruction of Buildings (URD III / Ward 4) – TIF Request (Buchanan)

Buchanan said the temporary Emergency Shelter was permanently closed as of September 2, 2025. The property has been fenced in preparation for deconstruction and removal of the unoccupied buildings. Two buildings that will not be deconstructed at this time currently house Hope Rescue Mission and Camp Mak-A-Dream. She said the buildings being deconstructed have a lot of good materials in them that can be reused. Staff has been working on this with Jed Dennison, Zillastate Property Management. He is the City's property manager and is involved in other City-owned sites. Dennison reached out to companies to get pricing on taking the buildings down. It was a challenge to get responses or companies able to meet the time frame, however he was able to get quotes from Waste Less Works, Heritage Timber and Grizzly Disposal. Buchanan said Heritage Timber was by far the most financially advantageous and they can reuse almost all of the materials on the

site. Their bid was for \$135,250. She said there is a shed building on the site they will deconstruct at no cost just for the materials.

Buchanan said there is a small amount of asbestos in the large steel building that was used for the Temporary Shelter. It represents no danger because it is part of the wallboard on the walls and ceiling, as well as a small amount in the sheet flooring. Abatement Contractors of Montana (ACM) have proposed to remove the asbestos for \$55,583.

The total funding for building deconstruction and asbestos abatement is \$190,833. Zillastate Property Management estimates their cost to be \$20,000 for the project management to date and moving forward. Buchanan said time is of the essence to get the site cleared. The buildings are older and former industrial uses so there could be some unexpected expenses and therefore a 15% contingency is recommended to be added to the total cost. Buchanan noted under the Director's spending limit she did authorize installation of fencing around the site in anticipation of the deconstruction and to secure the main building once it was closed. Englund asked about the timing. Buchanan said work will start as soon as the contractors have permits.

Buchanan said it is important to point out that this is being done at the direction of City Council. She said when the City bought the property from Montana Rail Link (MRL) the primary purpose was to create a park and to provide housing. That is what this is clearing the property to be able to do.

LAWSON: I MOVE THE MRA BOARD APPROVE THE FUNDING REQUEST NOT TO EXCEED \$240,000 FOR ASBESTOS ABATEMENT, THE DECONSTRUCTION OF FOUR BUILDINGS AND ATTACHMENTS LOCATED IN THE NORTH MRL TRIANGLE PROPERTY AND MANAGEMENT OF THE PROJECT WITH THE CONDITION THAT THE FINAL AMOUNT WILL BE DETERMINED AFTER REMOVAL OF THE BUILDINGS HAS BEEN COMPLETED, FINAL DOCUMENTATION HAS BEEN APPROVED BY THE STAFF AND LIEN RELEASES HAVE BEEN PROVIDED.

Brock seconded the motion.

Englund noted the Board and staff did receive and appreciate the online public comment.

No further discussion. No public comment.

Motion passed unanimously (4 ayes, 0 nays, Reineking absent).

URD II Debt Retirement (URD II / Ward 6) – Request for Approval (Buchanan)

Buchanan said MRA has three bond issues in Urban Renewal District (URD) II that could be retired this year without adversely impacting the District's financial capacity. One is the Brownfield's Revolving Loan Fund (RLF) loan that the City entered into in early 2006. It is money that was used to help remediate the environmental conditions at the Old Sawmill District (OSD) to allow that property to be developed. Staff would like to retire that loan. What will happen is that money (\$932,837.11) will go back into the RLF and then can be used to remediate the John Engen Local Government Building in anticipation of the City and

County offices moving to that location. She said it is an important and necessary step towards putting that important historic building back into use in the Downtown.

Englund asked how far down the road the \$932,837.11 will get the City. Buchanan said there is some funding in the RLF that remains over time for remediation of projects. Tyler Walls, City of Missoula Brownfields Program Specialist, said this funding will help support about half the cost of the overall abatement project. It still needs to go to City Council for final approval. With Council approval, they expect the cleanup project to take about ten months. Buchanan asked how much is in the fund now, not including the \$932,837. Walls said there is about \$1.3 million available right now. That includes administrative costs and other commitments they have as a program to maintain the fund. There is about \$1.1 million designated for the John Engen Local Government Building and the \$932,837 will help cover the remaining costs they are short on. Altogether, the funds will get Phase 1 remediation done.

Buchanan said the other piece of the request is City of Missoula debt that was issued when the City purchased the baseball stadium from Playball. The debt on those loans is paid with the lease payment from the baseball team owners who lease and manage the stadium. Their lease payment is \$120,000 per year. Buchanan said it has been adequate to retire the debt, but what the City doesn't have is any way to maintain the property over the long haul. Everyone understands there will not be an Urban Renewal District to cover maintenance expenses down the road and so staff is recommending to retire the debt and have the \$120,000/year lease payment go into a maintenance fund earmarked for the stadium. Buchanan said there is adequate funding in URD II to retire the Brownfields and stadium debts and still have \$1.5 million left.

Buchanan said Dunn has recommended the debts be paid off at the end of this calendar year. Englund asked if City Council needs to approve this. Buchanan said they do not need to approve the Brownfields payoff but they may need to approve the stadium. She said she will look into it. Englund said this solves the maintenance fund issue. He asked how the City will assure the lease payments go into a maintenance fund. He said the ice rink in Great Falls had a maintenance fund that ended up being used for other things which led to the deterioration of the rink. Buchanan said she has talked with the Administration about this and they have agreed there will be a discreet maintenance fund set up for the stadium. The lease payments will go into that fund. What City Council decides to do 10 years from now cannot be predicted so they will have to trust the Administration to let that fund grow to continue to have a functional stadium and baseball team. Jones suggested that part of the lease agreement state that the lease payments are held in trust for future maintenance. Englund concurred.

MOTION 1

JONES: I MOVE THE MRA BOARD APPROVE THE STAFF RECOMMENDATION THAT THE URD II 2011 BROWNFIELDS RLF LOAN IN THE AMOUNT OF \$932,837.11 BE REPAYED USING CASH FROM THE FY26 URD II CONTINGENCY FUND.

Lawson seconded the motion.

No further discussion. No public comment.

Motion passed unanimously (4 ayes, 0 nays, Reineking absent).

MOTION 2

JONES: I MOVE THE MRA BOARD APPROVE THE STAFF RECOMMENDATION THAT THE SERIES 2012 URD II CIVIC STADIUM REVENUE BONDS AND SERIES 2012 CIVIC STADIUM SUBORDINATE LIEN NOTES IN THE AMOUNT OF \$1,362,196.32 BE PAID OFF IN FULL THROUGH THE USE OF CASH FROM THE FY26 URD II CONTINGENCY FUND.

Brock seconded the motion.

No further discussion. No public comment.

Motion passed (3 ayes, 0 nays, 1 recusal with Lawson recusing himself, Reineking absent).

FY26 TIF Remittance Distribution Recommendations (All URDs / All Wards) – Request for Approval (Buchanan)

Buchanan said MRA has no say about whether there will be a remittance or not, it is determined by City Council, but MRA does decide how it gets distributed among the different URDs. She said she tried to maintain at least \$1 million in unobligated contingency funds in each district. There are some variations in the numbers if you tie them back to the budget status reports because the numbers she worked off of when putting it together had not yet incorporated the adjustment to the revenue and contingency numbers once MRA got its mills, which were received last week. The mills really determine MRA's final revenue numbers. She said her calculation also did not anticipate a couple of things that were approved at the last meeting, mainly the \$1.3 million to purchase the property adjacent to Midtown Commons. She said it was included in big projects MRA anticipates doing so it is already subtracted out. If you tie back to the Budget Status Reports there will be minimal differences. Buchanan also noted she is recommending no remittance be taken from the Riverfront Triangle URD because it will need all the money to build the infrastructure that will cause the redevelopment to happen.

Englund said all of the numbers which are on the spreadsheet are contingency only. Buchanan said the bottom line is the remaining contingency if the Board approves the distribution of the remittance the way staff is recommending. It is unencumbered money.

Reineking entered the meeting.

Brock said MRA just finished a very exciting public planning process for the North MRL Triangle property. The final pieces of that public process are that what they accomplish at North MRL Triangle in URD III is going to come down to how much the City wants to invest in housing that will actually be attainable on the parcel. She said they have been in a holding pattern and thankfully code reform is going to be done by this next fiscal year, so this holding pattern for potential development in URD III is hopefully going to end. She said she is hearing so much interest from groups that are coming together to take a swing at the North MRL Triangle property. Brock said she appreciates what Buchanan said in the last

paragraph of her memo and said it is the meat of this issue. She said the first year Mayor Engen came to MRA for a remittance they were shocked, and now it is happening every single year. She keeps hearing the same thing, that thank goodness Missoula has these healthy urban renewal districts and can do this, and property taxes aren't increased in such a way we are causing even more housing issues. She said URD III, every single time, has remitted three times the amount of every other district and she hopes there will be a point where URD III funds aren't touched, just like they don't touch the Riverfront Triangle funds because of the exciting opportunities and infrastructure needs the funds are about to be used for. She said URD III is at a tipping point and Midtown is about to explode in redevelopment. It is across public and private sectors working together to get there. \$3 million is going to be a lot of money once these projects start moving and they are going to start moving. Brock said she wanted to say to the wonderful public service City Administration and City Council that this is not a long-term solution to balance the City budget when there are actually some really exciting urban renewal projects with potential in URD III so close within reach. Brock said she says something every year and it doesn't really make a difference because MRA doesn't have a ton of control and staff does a great job of figuring out how to make it pencil in some sort of equitable way, but this has largely been an URD III-funded remittance.

Buchanan said with respect to URD III and the other districts, the investment the Board has made in them are paying off in spades right now. URD III is incredibly healthy and she does not think they have to worry about having capacity to make those kind of investments in attainable housing if there is the political will to do that. Englund said Brock's comment about it making no difference is understated because he hears at City Council debates that there is more and more reluctance to do it and more understanding that it costs a lot. Buchanan said the City gets about \$0.30 on the dollar. Englund said it has made a difference what the MRA Board members have voiced about it.

Reineking said she appreciates Brock's comments and agrees. At the same time, as Englund pointed out, there is more reluctance on City Council and she wished they were present because she wanted to thank Mayor Davis for her approach to budgeting and the budget she got passed unanimously at City Council. She thanked staff for the memo, and also wanted to thank Mayor Davis and City Council.

LAWSON: I MOVE THE MRA BOARD APPROVE THE FY26 TIF REMITTANCE DISTRIBUTION OF \$6,716,465 AMONG THE URBAN RENEWAL DISTRICTS AND DIRECT STAFF TO MODIFY THE FY26 BUDGET AS FOLLOWS:
URD II - \$320,000; URD III - \$3,000,000; FRONT STREET URD - \$1,300,000; HELLGATE URD - \$350,000; NORTH RESERVE-SCOTT STREET URD - \$1,746,465; RIVERFRONT TRIANGLE URD - \$0.

Jones seconded the motion.

Carrie Schreiber said hearing how much money URD III is bringing in and knowing the City is choosing to give them the absolute minimal-sized park for Midtown Commons is frustrating. She said the neighborhoods have been speaking out strongly for a year on this and it is really frustrating it couldn't have been a priority to have a decent sized park like the one at the MRL property.

No further discussion. No further public comment.

Motion passed (4 ayes, 1 nay with Brock voting nay).

Buchanan spoke to investments paying off and referred to the Front Street URD. She said every year it sneaks by and now there is \$1.3 million going into the remittance and it will still have an unencumbered balance of \$2.4 million. MRA's investments in the Front Street URD are paying off in spades.

MRA Bylaws – Second Reading on Proposed Amendments – Request for Approval and Recommendation to City Council for Approval (Englund/Buchanan)

Englund said this was discussed at the last meeting. There were no further comments.

REINEKING: I MOVE THE MRA BOARD APPROVE THE 2ND READING OF THE MRA BYLAWS AMENDMENTS THAT WERE APPROVED ON 1ST READING AT THE MRA BOARD MEETING ON SEPTEMBER 18, 2025 AND DIRECT STAFF TO REFER THE AMENDED BYLAWS TO CITY COUNCIL WITH A RECOMMENDATION THAT CITY COUNCIL APPROVE THE AMENDED MRA BYLAWS.

Jones seconded the motion.

No further discussion. No public comment.

Motion passed unanimously (5 ayes, 0 nays).

NON-ACTION ITEMS

STAFF REPORTS

Director's Report

Gorski said in the Director's Report, Buchanan shared an update on the Roseburg Forest Products property. The City executed a Letter of Intent (LOI) with Roseburg and the City's Community Planning, Development and Innovation (CPDI) Department put a calendar together for the annexation. It shows that City Council could take action on the annexation in January 2026. The Master Plan update was on hold until staff knew the annexation was moving forward. The Board approved proceeding with the Request for Proposals (RFP) earlier this year and staff would like to advertise it in November and get started on it in January.

Englund mentioned the trail lighting celebration on October 30th at 6:15pm. Warren said there will be a light parade and light switch celebration turning on the new lights on the trail.

Communications Update

Warren said the North MRL Triangle public engagement process has wrapped up. The City celebrated the first open house for the Downtown SAM (Safety-Access-Mobility) project and had 146 members of the public in attendance. There have been over 150 responses to the survey/questionnaire about the project. She said there was a Midtown Commons open

house last night and there were approximately 50 attendees. Englund noted he and Buchanan will be in attendance at City Club on November 10th to talk about TIF.

Ravara Contingency

Gorski said the project continues to move forward on schedule and within budget. They are almost finished with the townhomes along Scott Street and plan on marketing them in the coming weeks.

FY26 Budget Status Reports

Dunn said the audit is ongoing and the City is still waiting on Missoula County for closing entries on FY25.

COMMITTEE REPORTS

OTHER ITEMS

ADJOURNMENT

Adjourned at 11:30 a.m.

Respectfully Submitted,



Lesley Pugh