

MISSOULA REDEVELOPMENT AGENCY

CONDENSED BOARD MEETING MINUTES

December 4, 2025

FINAL

A Regular meeting of the Board of Commissioners of the Missoula Redevelopment Agency was held on Thursday, December 4, 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, Ruth Reineking, Melanie Brock, Jack Lawson, Mike Nugent - City Council Ex-Officio Board Member

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

Public: Mark Edgell, Eran Pehan, Morgan Valliant, Lucy Rummler, Rob Roberts, Carrie Schreiber, Katie Fairbanks, Mary Giuliani, Barbara Pulley, Katie Thompson, Gwen Hoppe, Sarah Giuliani, MCAT

CALL TO ORDER

12:00 p.m.

INTRODUCTIONS

APPROVAL OF MINUTES

[October 23, 2025 Regular Board Meeting Minutes](#) were approved as submitted.

Reineking entered the meeting.

PUBLIC COMMENTS AND ANNOUNCEMENTS

Public comment on items not on the Agenda:

Barbara Pulley spoke in opposition to the MRA Board decision regarding the outdoor, multi-season recreational ribbon feasibility study and the MRA funds remitted to the City.

Gwen Hoppe, Mary Giuliani, Katie Thompson, Sarah Giuliani and Carrie Schreiber expressed their concerns regarding the Midtown Commons development including, but not limited to, resident input and engagement, park size and affordable housing, and the Exclusive Agreement with Miramonte and what the established community expectations are and how they make sure that piece of the Agreement is accomplished.

Sarah Giuliani asked for clarification on the funding for the Downtown SAM (Safety-Access-Mobility) project.

ACTION ITEMS

1234 South 3rd Street West (URD II / Ward 3) – Request to Proceed Without Prejudice (Hicks)

Hicks said the request for 1234 South 3rd Street West is to Proceed Without Prejudice (PWOP), initially driven by financing coming in early for the project. The applicant, Mark Edgell, is intending to build a nine-unit residential building that would replace a vacant, single-family home on the site. Given that financing has come in early and the applicant has a crew lined up to do the work, and that the next MRA Board meeting is over a month away, Edgell is requesting a PWOP to begin work so crews can stay busy through what is often a slow construction period. Hicks said Edgell does understand that approval of a PWOP does not guarantee funding once it comes before the MRA Board. Hicks said staff does expect a relatively standard menu of infrastructure items when the project does come forth. Edgell is also interested in exploring potential workforce housing for the project.

Edgell thanked MRA staff for the quick turnaround on this. It came together quickly and they are excited to look at the workforce housing aspect of it.

REINEKING: I MOVE THE MRA BOARD GRANT THE REQUEST FROM EDGEELL BUILDING, INC. TO PROCEED WITHOUT PREJUDICE FOR THE PROJECT LOCATED AT 1234 SOUTH 3RD STREET WEST, WITH THE UNDERSTANDING THAT THIS DOES NOT GUARANTEE FUNDING FOR THE PROJECT.

Lawson seconded the motion.

No further discussion. No public comment.

Motion passed unanimously (4 ayes, 0 nays).

North Reserve-Scott Street URD Plan Amendment, Resolution of Intention – Request for Approval (Hicks)

Hicks presented this item to extend the North Reserve-Scott Street Urban Renewal District (NRSS URD) boundary. The annexation process into the City, currently being called Phase 1, is slated to resume for the 235-acre Roseburg Forest Products former particle board manufacturing site. Attached to Hicks' memo are maps showing the current URD boundary and expanded boundary. It represents approximately 93 acres. He said in 2025, Story House Montana LLC purchased 47 acres within the 235 acres and so parcels are owned by both Story House and Roseburg.

Hicks said the property will need significant investment in infrastructure for redevelopment to occur and this process is intended to closely follow the annexation schedule. In 2013, the City directed MRA to conduct a study of blight encompassing a broader geography than the current boundaries of the NRSS URD. This property was included in that study area.

Hicks said the process of amending the Plan to expand the boundary is a very particular procedural process outlined in his memo. By the Board approving the recommendation today, staff will be given permission to begin that process of going before City Council and setting a public hearing. Hicks said if everything moves along swimmingly, staff expects the boundary amendment to be effective at the end of February 2026.

Englund asked if MRA is relying on a finding of blight that is twelve years old. Buchanan said it was intentionally structured that way and is being done the same way URD II was with the Millsite which was not in City limits at the time. Buchanan said staff worked with bond counsel and the City Attorney and they concur this is a proper decision.

Buchanan said this is being done in two phases. MRA assisted Consumer Direct with their office building by paying for the extension of utilities of Howard Raser Drive and the construction of Consumer Direct Way, which makes utilities and public street available to the northwest corner of this property. It can develop more quickly than the bigger portion of it. The new Master Plan will dictate what the land use designation is for the property and how it can be summoned. Roseburg wants to see what the results of the Master Plan are and make sure it is compatible with their vision for development of the property. Englund asked if Phase 2 will include the rest of the 235 acres. Buchanan said yes. Englund asked if Story House will be coming to MRA with a request. Buchanan said she does not know, and they are currently operating on a septic and well.

LAWSON: I MOVE THE MRA BOARD DIRECT STAFF TO FORWARD A RECOMMENDATION TO MISSOULA CITY COUNCIL TO ADOPT: “RESOLUTION OF INTENTION TO AMEND THE NORTH RESERVE-SCOTT STREET URBAN RENEWAL PLAN FOR THE NORTH RESERVE-SCOTT STREET URBAN RENEWAL DISTRICT TO INCLUDE ADDITIONAL PROPERTY IN THE DISTRICT; AND CALLING FOR A PUBLIC HEARING THEREON.”

Brock seconded the motion.

No further discussion. No public comment.

Motion passed unanimously (4 ayes, 0 nays).

NON-ACTION ITEMS

Our Missoula Code Reform – Update (Eran Pehan, CPDI)

Eran Pehan, City of Missoula Community, Planning, Development & Innovation, gave a brief update on where the City is at with the Unified Development Code (UDC), new Zoning Map and City Standards & Specifications Manual.

West Broadway River Corridor Master Plan - Update

Morgan Valliant and Lucy Rummler, City of Missoula Parks & Recreation, and Rob Roberts, Trout Unlimited, gave an update on the West Broadway River Corridor Master Plan. The Plan includes fixing the boat ramp, manipulating the bank to create eddies at the boat ramp and adding riparian benches to push the main flow of the river more central, expanding nature trails, constructing a side channel, creating enhanced trail connections along Broadway, constructing an upland bench, adding a recreational wave feature, and removing the bridges to West Broadway Island so the only way to get to the island would be floating or swimming. Valliant said they did not receive much pushback on removing the bridges during public comment periods. They are looking at increasing recreation opportunities and use in the area, so being able to have West Broadway Island set up as an urban wildlife refugia that is set aside to provide habitat connectivity through the valley is a great way to

find that balance. Reineking asked if there will be public bathrooms available nearby. Valliant said there are not any in the Plan, but there are bathrooms at nearby Silver Park and they are in the plan for Downtown Lions Park.

Roberts spoke to the benefits of a side channel. He said the side channel now is a featureless, non-perennial water body. This Plan will make it bigger, last longer and include habitat treatments. From a fisheries perspective of the Clark Fork River, one of the major things it doesn't have is side channels. They are now adding a deep, slow moving side channel in the heart of downtown Missoula where fish like to hang out.

Englund asked how the banks and features are kept from blowing out during high water. Roberts said it is a mostly natural river system and the process they went through anticipated and factored that into their analysis. They recognize things are going to change and they can't control everything, but they also have to meet permitting standards for working in this area of the river which is a designated flood plain and follow Federal Emergency Management Agency (FEMA) flood plain models.

Reineking said she appreciates the bank reconstruction that is being done. She asked if they are planning to mitigate beaver damage. Valliant said it is another consideration they need to think about. They just had crews in two weeks ago pulling a beaver dam out of the ditch that fills Silver's Lagoon. Some of the trees in the flood plain may fall over and that is okay and not something they manage for. Those trees send up five new ones every time they are taken down. They do manage them when they are in more urban environments or places where people are congregating.

Valliant said the construction cost estimate, which is intentionally inflated because there are a lot of unknowns, is \$7,240,000. It will likely be constructed in phases. They hope to have the Master Plan adopted by Spring 2026. If everything goes according to plan, most of 2026 will be focused on engineering and by early 2027 they will be at 30% project design. They will work to get permitting and to 60% design throughout 2027, and hope to be at 100% design by the end of that year. They will also be developing a fundraising plan.

Reineking asked if they will move east to the more urban part of the river after this is finished. Valliant said if they can get this built and funded in three years he will definitely move east. Lawson asked if they can begin construction on this without full funding. Valliant said there are still some unknowns, but he does not think they need full funding to begin some components. Buchanan asked what kind of funding opportunities are out there. Valliant said there is some transportation and trail funding available federally, although they have lost a lot of funding for habitat and habitat restoration. There are recreation and economic factors and benefits this project has that could allow them to leverage some funding sources that are still there federally. There could be naming rights on certain individual features that tie to funding, and there are also groups in town that have done fundraising for things in this area like The Max Wave folks. There are also state grants that can help with things like the analysis, engineering and permitting. Roberts noted it will be another six to 12 months before they will have a package ready to shop around.

Brock asked if the West Broadway Island is open. Valliant said it is open during the day and the gates are closed in the evening. He said once the side channel is in and the bridges are

removed it will change how the Island is used. Buchanan asked how much of the modeling from Max Wave was able to be used. Valliant said Max Wave had done a lot of survey and bathymetry data and some of that data was used. Most of their work was focused at the very head of the Island and was not applicable to this. Roberts added they were able to leverage there what wouldn't work which did make the process fairly straightforward. Buchanan said as this moves forward she hopes they can continue to acknowledge the role Max Wave has played in this.

STAFF REPORTS

Director's Report

Ravara Contingency

FY25 Budget Status Reports (Updated 11/20/25)

Dunn said these reports include a good picture of how MRA ended up for Fiscal Year 2025. The audit is underway and going smoothly.

FY26 Budget Status Reports

FY26 Staff Activities Reports (9/20/25 – 10/18/25)

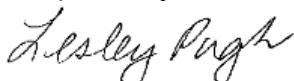
COMMITTEE REPORTS

OTHER ITEMS

ADJOURNMENT

Adjourned at 1:30 p.m.

Respectfully Submitted,



Lesley Pugh