

## MISSOULA REDEVELOPMENT AGENCY

### CONDENSED BOARD MEETING MINUTES

January 15, 2026

DRAFT

A Regular meeting of the Board of Commissioners of the Missoula Redevelopment Agency was held on Thursday, January 15, 2026 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, 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:** Janeen Hathcock, Grant Kier, Julie Lacey, Mark Sindell, Josiah Brown, Phil Boyd, Chris Zahas, Aaron Mondada, Mark Todorovich, Katie Fairbanks, MCAT

#### **CALL TO ORDER**

12:00 p.m.

#### **INTRODUCTIONS**

#### **APPROVAL OF MINUTES**

[December 4, 2025 Regular Board Meeting Minutes](#) were approved as submitted.

#### **PUBLIC COMMENTS AND ANNOUNCEMENTS**

#### **ACTION ITEMS**

[Fiscal Year 2025 Audit Report – Request for Acceptance \(Dunn\)](#) | [Link to Presentation](#)

Dunn said this is the second year of a three-year contract the City has with Eide Bailly LLP for the audit. MRA had a clean audit this year. Janeen Hathcock, Eide Bailly LLP, presented the Fiscal Year 2025 (FY25) audit for MRA. Hathcock thanked Dunn for helping to make the second year audit a success. She reviewed the Financial Statement Audit Opinion and talked through the Internal Control and Compliance Report. MRA had a clean, unmodified audit opinion which is the best you can get.

**LAWSON: I MOVE THE MRA BOARD ACCEPT THE FISCAL YEAR 2025 AUDIT REPORT.**

**Brock seconded the motion.**

**No further discussion. No public comment.**

**Motion passed unanimously (5 ayes, 0 nays).**

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

Gorski said in June 2024 the MRA Board approved a three-year contract with Missoula Economic Partnership (MEP) to advance City and MRA goals and priorities. The Board action stated that funding for the contract would be approved annually. In June 2025, the MRA Board approved \$100,000 for Fiscal Year 2026 with the opportunity for up to an additional \$50,000 if MEP staff time exceeded projections. Gorski said based on their submitted hours and projected workload, MEP is requesting approval of the additional \$50,000. Gorski said staff supports and recommends approval of the additional funding allowed in the contract to continue redevelopment activities through the end of FY26.

Grant Kier and Julie Lacey from MEP were present to give an update on their work to date and what they are projecting for the rest of the fiscal year. Lacey said since June 2025, MEP completed outreach to development teams to solicit interest in the Midtown Commons project. That resulted in a short list of names they provided to the City to conduct interviews. In August, the City announced Miramonte Companies as the selected developer and they continue to work right now through finalizing agreements for that project. Lacey said MEP's role in the last few months has been to help with stakeholder engagement and partner engagement around the project, as well as help the City with communications and other public engagement aspects and coordinate with City staff on the next steps. MEP is helping to ensure the goals of the project, the housing and the park, can be delivered in a timely manner.

Lacey said MEP has also been working on the Downtown SAM (Safety-Access-Mobility) project that aligns with their business development work. She said they are utilizing boots on the ground with business development to help coordinate what it looks like and the impacts of the Downtown SAM project for businesses. They have conducted one-on-one meetings and worked with City staff and MRA on a coordinated business strategy. She said MEP is really trying to learn what could be the impacts of the project and be there to support businesses.

Lacey said there was a milestone this week where the request for annexation was approved by City Council for the Roseburg and Story House properties in the North Reserve-Scott Street (NRSS) URD. MEP continues to work with the land owners to discuss what future development could look like.

This summer, the Mayor established the Mayor's Task Force on City Land Redevelopment which included an evaluation of surplus City-owned lands that are scattered throughout Missoula and what redevelopment could look like and repurposing some of those lands. MEP played a role in the task force, and with the strategy now in place they can start implementing those strategies, and more specifically how they line up with the URDs.

Lacey said MEP is grateful for the partnership with the City. They believe they've met the objectives of the contract and will continue to do so and deliver real outcomes. She said

they are starting to see advancement of the goals in the URDs and for the community around housing and redevelopment. Moving forward, MEP will continue to implement the Mayor's Task Force goals, specifically in the URDs. They expect a lot of time in the stakeholder engagement aspects of the update to the NRSS Master Plan. They are poised and ready to help the consultants, business owners and the community to support that engagement as it moves forward. They will continue business outreach across the URDs and ongoing support for the Midtown Commons development.

Buchanan acknowledged the impact MEP is having in a lot of MRA's development processes. The Downtown Missoula Partnership (DMP), through the Business Improvement District (BID), is also under contract with MEP to work on business retention and expansion in the downtown. She said that has really helped piggyback the conversations about Downtown SAM and some of the other redevelopment projects MRA is doing. Nugent said he appreciates the work MEP does because the contract allows the City to achieve some things that otherwise could not be done because there are some relationships and conversations that people don't necessarily want to have with a public official directly. He said MEP is good at getting people to table together and match opportunities the City has to further its goals. He said Miramonte and other developers spoke very highly of the process that MEP put forward with Midtown Commons and felt it opened them up to a better understanding of what the City's goals are. He said it speaks well to the value of this type of relationship.

Englund clarified that Miramonte was selected by the City. Nugent said yes, the City selected Miramonte. The Mayor will bring her final recommendations to City Council when they are ready. The City and Miramonte are still working on negotiating which is very normal. Kier gave more context to the activity and to help clear up any confusion. He said MEP did a thorough process to bring the biggest body of qualified, interested parties to the table. MEP worked with those parties to figure out what their capacity is, what their background is, if they've done what they said in other communities, and then give the Mayor's office and her team a chance to interview the most qualified teams and hear what their vision is and how it compares with what the City is trying to get done. Then the City selects their preferred developer. Then there is a whole process MEP is not involved in where the City works straight with that developer to fine tune exactly what is going to happen and what the terms of the contract will be (park size, number of housing units for sale or rent, etc.). If an agreement can be reached and is successful, then it goes to City Council for approval. Englund said the tighter negotiation is done in the Mayor's office and MEP are the recruiters and screeners who gave the results to the Mayor's office. The Mayor's office, with whomever is deemed appropriate to help in that decision, will nail down the terms, etc. and then it will be brought to City Council and make the case for the agreement's approval. Englund said if there are requests for money to pave roads, for example, then that part would come to the MRA. Nugent concurred. Englund said none of that is in front of MRA because it has not been decided yet. Nugent said that is very normal. Once the Mayor makes a proposal to City Council it will be a public process and people can share public comment. He said no person or group that is developing projects to this level would sit and negotiate with a twelve-person Council.

Jones referred back to the last discussion with MEP where the Board provided the opportunity to come back and seek additional funding. She said there was a clear

recognition that the scope and complexity of the work that was ahead far exceeded, at that time, what they believed to be the \$100,000. She said what MRA has seen in the last six months is clear evidence of that happening in a positive way. The scope and complexity has been confirmed and the quality of the work MEP has been doing has also been confirmed by the forward progress of the projects, and they are far from done. Englund said that is a good point, and this additional money isn't like a supplemental approval. The Board wasn't quite sure and instead of approving the whole amount at once they asked MEP to come back if they needed to. He said it also fulfills MRA's job of making sure the money is well spent. Jones said with proof there have been great outcomes already, and it gives the Board great confidence that MEP's work is meaningfully impacting the community at large.

**JONES: I MOVE THE MRA BOARD AUTHORIZE AND ADDITIONAL \$50,000 FOR THE FY26 CONTRACT WITH MEP TO COVER THEIR INCREASED FY26 CONTRACT WORKLOAD, NOTING THAT THE TOTAL FY26 CONTRACT WITH MEP SHALL NOT EXCEED \$150,000. MEP WILL PROVIDE A SUMMARY OF CONTRACT ACTIVITIES AND A BREAKDOWN OF STAFF TIME IN THE URDS SO THAT MRA CAN CHARGE THEIR TIME APPROPRIATELY.**

Reineking seconded the motion.

Lawson noted that he sits on the Board of MEP as a volunteer and sees no conflict. Nugent, non-voting member of the MRA Board, said he also sits on the MEP Board.

**No further discussion. No public comment.**

**Motion passed unanimously (5 ayes, 0 nays).**

**North Reserve-Scott Street 2026 Master Plan – Request to Approve Consultant & TIF Request (Gorski) MRA Staff Power Point | Consultant Power Point**

Gorski said staff is seeking the Board's approval to enter into a contract with GGLO, an urban design and planning firm, for the update to the NRSS Master Plan. The original plan was completed in 2016. The goal of this is to create a comprehensive and detailed Master Plan that reflects the needs and opportunities in 2026 and sets the City up for implementation over the next 10-20 years. She said with the closure of the Roseburg property and recent annexation into the City, it will include looking at that property.

Staff put out a Request for Proposals and received five responses. A selection committee reviewed and ranked the proposals. Out of those, two interviews were held and ultimately GGLO was selected because of their comprehensive approach to community engagement and a focus on economic analysis and tools that will help drive implementation and phasing of the Plan's recommendations. Gorski said the GGLO team is similar to their team that was assembled for the North Montana Rail Link (MRL) Triangle Public Engagement Process and Redevelopment Plan. GGLO is also starting to design the new park on North Scott Street in the NRSS URD. She reviewed the study area of 800 acres that will look at planning, redevelopment opportunities and connectivity with an emphasis on redevelopment planning for the Roseburg property, City controlled land and other vacant or transitioning parcels. GGLO will also look at the original plan's recommendations to determine what

elements are or are not still appropriate. Gorski reviewed the scope of work as laid out in her memo. She highlighted things that are different with this scope than the 2016 plan. There will be more engagement with the neighborhood and key land owners, a focus on the Roseburg property in 3D rather than the one-dimensional land use plan, and alignment with the new Our Missoula Land Use Plan and identifying appropriate zoning and street types. She said a lot of the data and information within the study area has changed including new utility, infrastructure and transportation models the City uses and improvements along Scott Street.

Gorski also highlighted elements of alignment with the City's Strategic Plan and Urban Renewal goals.

Gorski said the recommended action is to enter into a Professional Services Agreement with GGLO to complete the 2026 Master Plan. Staff is recommending a not to exceed amount of \$497,295 for the contract. She said she and Buchanan discussed whether it is reasonable to recommend a contingency that MRA would hold separately, given the complexity of this work and some of the analysis included.

Mark Sindell, GGLO, introduced the core team of specialists and gave a presentation highlighting the community engagement and scope of work. He said a lot has happened since 2016 in Missoula, and it is a different day in Missoula in 2026 as it was in 2016. One main difference is there are over 600 housing units and a whole other demographic and section of the community in the location that was not there in 2016. The Our Missoula 2045 Land Use Plan is a huge opportunity to be ahead of the game and apply those policy themes in the planning to this large site.

Sindell reviewed images and scale of the work. GGLO's goal at the end of this is to have an actionable plan and a vision and something that represents where they're headed to set the table and get folks excited. He said GGLO did meet with the City's Engineering and Transportation planners to hash out the scope and make sure they are being efficient and giving the City what it needs. On the public engagement side, Sindell said there has been immense success and accomplishments and a lot of the new density of housing in the City has been in this area. It does bring a lot of good things, but also brings strain on the neighborhood. There are concentric rings of public engagement starting with MRA, the City and leadership. The next tier is land and business owners inside and outside the current area. Then the neighbors and immediate residents, and then the broader community. Sindell said through each of the major phases they will be going back and forth through each of the tiers to gain and apply information.

Englund asked if the timeline is compressed. Buchanan said it is ambitious. The new development codes will apply to this property. MRA worked with Community Planning, Development & Innovation (CPDI) on the new codes to identify this area as "to be determined". What will happen in the gray area on the map will be dictated by this Master Plan. The Phase 1 (90+ acres) annexation of the Roseburg property is on Consent Agenda. Phase 2 (balance of Roseburg property) will be brought forward once the Master Plan is done and Roseburg is comfortable with the zoning recommendations and the zoning is predetermined by the Master Plan. MRA has asked that GGLO do whatever they can to accelerate this process to the point that before the end of this calendar year the 2<sup>nd</sup> annexation can be brought in. Buchanan noted that every time a new annexation is brought

in a new base year is created. For instance, Consumer Direct has a different base year than the original district, and Diversified Plastics has a different base year than the Phase 1 annexation of Roseburg. They are trying to consolidate this and one of the things MRA has asked GGLO to do is to try to identify parcels that are ready for redevelopment that are outside of the district so the City can encourage them to join the second annexation with the Phase 2. She said she thinks they will have to tell the property owners that the City isn't doing this once a year and if they want in and/or think they are going to redevelop then now is the time to jump in, otherwise it could be a period of time before another annexation would be done.

Buchanan said staff has also asked GGLO to identify areas that the City might want to purchase and own so that those can become commercial centers to support the residential development so they're not just building sprawl. She said you can't bring the commercial in ahead of time because there's not the critical mass to support it, and there is no incentive for property owners to sit on it because it might be good to put retail there at some point. There may be a strategy where the City becomes proactive at critical locations. For instance, if there is an interchange with the interstate it becomes a town center of some sort as opposed to a truck stop. Buchanan said one of the things they are seeing with the properties being developed west of Reserve Street is that there are these areas identified as commercial to support all of the residential being built, but it isn't happening and probably won't happen because it is more lucrative to develop it now as residential rather than having the patience to sit on it for five or ten years while the critical mass is built to support the commercial developments.

Englund asked if compressing the time frame makes sense to GGLO. Sindell said they can definitely do it and have done it before. He said momentum is your friend and the compressed timeline helps them. They run into issues when processes like this draw out and there is loss of interest in the community, or forgetfulness, or things change and there are external pressures and barriers that show up out of the blue. Given the timing of the Our Missoula Land Use Plan with development partners who are willing and able, time is of the essence. Sindell said it is a good call to try to do it in nine months.

Nugent said the other factor is the private property and right now Roseburg, even though they have been closed for over a year, is a willing partner of the City. There are things that could be done in the County that don't really need city infrastructure, and waiting too long could miss opportunity. He wanted to stress to GGLO that the neighborhood has already been disappointed by plans being too prescriptive and then not being delivered perfectly. He said the plan should have never been that prescriptive. Nugent said he has heartburn about Johnson Street being a touch too prescriptive, and it makes him nervous because he does not want to set an expectation that the neighbors are going to get to tell the private landowners what to do. Nugent said they need to do a really good job of messaging up front in the focus groups that these are ideas and concepts, not guarantees.

Reineking asked Kier if there have been any conversations happening with the landowners out there. Kier said yes, MEP has been helping with the conversations. Kier said he doesn't think there is infinite patience that they will wait however long. Nugent said Roseburg is a company that has this asset that is not producing anything. It is because of

the connections that their Missoula presence has to the community that they are willing to do this, but there is only so long they can carry that and wait.

Reineking asked if the City is confident the bulk of the annexation will happen before the end of the year. Buchanan said yes. Reineking asked about the contingency and changing the motion. Jones asked why staff didn't come with it already in the recommended motion. Gorski said staff wanted to have a discussion and seek the Board's approval for one. In talking about it she said she would recommend a 10% contingency that MRA would hold separately. Buchanan said the idea of a contingency makes sense in light of how quickly they are trying to do this. Englund said the bid number is GGLO's and they wouldn't put it out there if they weren't comfortable with it. Buchanan said some of the wild cards here are how much public engagement will be needed. There is a lot built into it, but it does include two of the most active neighborhoods in the City. Also, how much effort if they do reevaluate the idea of an interstate interchange, and if that doesn't happen then how to get in and out of there. Nugent said he really needs to be convinced to not have an interstate interchange there. He said having it in there and not being able to pay for it is one thing, but he would really need to be convinced of the idea that they shouldn't plan for that. Buchanan said there has to be a way in and out other than Scott Street. Nugent said they hear from the neighborhood so much already about traffic.

Brock said ten years ago it imprinted on her brain when the Cemetery Board filled the Hal Fraser Conference Room and there were tears about the Cemetery not becoming open space and treating it like sacred grounds and as a cemetery. She said in some of the maps she likes how they are calling it just "City Cemetery" and not "open space park". The MRA Board heard a lot of public comment about that ten years ago. Englund said MRA made a commitment to that Board as well. Brock said that is also why the interchange was moved west to have a buffer between the Cemetery. She said she does not know how active the Cemetery Board is now, but it was very important. Buchanan said they are aware it is sacred ground. Gorski said the place types in the City's Land Use Plan refer to the properties as "Civic" use.

**LAWSON: I MOVE THE MRA BOARD APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH GGLO TO COMPLETE THE NORTH RESERVE-SCOTT STREET 2026 MASTER PLAN IN AN AMOUNT NOT TO EXCEED \$497,295 PLUS A 10% CONTINGENCY AND AUTHORIZE THE CHAIR TO SIGN A PROFESSIONAL SERVICES AGREEMENT WITH GGLO.**

Reineking seconded the motion.

No further discussion. No public comment.

Motion passed unanimously (5 ayes, 0 nays).

**Maple-Birch Sidewalk Project (URD II / Ward 6) – Request to Amend Professional Services Agreement, Award Construction Contract & TIF Request (Dunn)**

Dunn said MRA has partnered with other City departments to get this done in the most economical way. She reviewed the area of the project located in URD II. Birch Street is a connector for the City's greenway and there is desire on the part of the City to continue

those improvements coming from the Mullan Road area into the neighborhood and provide additional safety improvements. Maple Street has some drainage and sidewalk needs. Bike lanes and pedestrian crossings will be striped and street trees will also be added.

Dunn said two bids were received and they were opened in December. Knife River was the low bidder. IMEG has reviewed both bids and are recommending the construction contract be awarded to Knife River. IMEG has submitted the consulting scope and their cost estimate for the construction administration phase of the project. PWM staff have reviewed it and feel it is reasonable. Mark Todorovich, PWM, was present to answer any questions.

Dunn said the staff request is to award the Construction Contract with JTL Group, Inc. dba Knife River, amend the Professional Services Agreement with IMEG, and approve the other project components MRA is asking the other City departments to partner on. The Street Department will be doing the street milling and paving. They will pay for the labor and equipment and MRA will pay for the materials. Traffic Services will be installing a Rectangular Rapid Flashing Beacon (RRFB), and Parks & Recreation will be installing street trees. Public Works & Mobility (PWM) will be providing project management services. The total TIF request is \$401,769. Todorovich noted Knife River's bid was a good bid at \$32,000 below the engineer's estimate.

**REINEKING: I MOVE THE MRA BOARD APPROVE THE FOLLOWING:**

- 1. AWARD MAPLE BIRCH SIDEWALK AND STREET IMPROVEMENTS PROJECT CONSTRUCTION CONTRACT TO JTL GROUP, INC. DBA KNIFE RIVER IN AN AMOUNT NOT TO EXCEED \$247,247, AND;**
- 2. AMEND IMEG CONSULTANTS CORP. PROFESSIONAL SERVICES AGREEMENT TO INCLUDE CONSTRUCTION ADMINISTRATION SERVICES FOR AN AMOUNT NOT TO EXCEED \$56,153, AND;**
- 3. REIMBURSE STREETS DIVISION FOR ASPHALT MATERIALS UP TO \$61,404, AND;**
- 4. REIMBURSE TRAFFIC SERVICES DIVISION FOR STRIPING AND RRFBs UP TO \$20,000, AND;**
- 5. REIMBURSE PARKS & RECREATION DEPARTMENT FOR STREET TREES UP TO \$4,100, AND;**
- 6. REIMBURSE PUBLIC WORKS & MOBILITY FOR PROJECT MANAGEMENT SERVICES NOT TO EXCEED 2.5% OF THE TOTAL ELIGIBLE PROJECT COSTS, ESTIMATED AT \$12,865, AND;**
- 7. USE OF TAX INCREMENT FINANCING FUNDS TO FUND THE PROJECT, AND;**
- 8. AUTHORIZE THE BOARD CHAIR TO SIGN THE RELATED DOCUMENTS.**

Brock seconded the motion.

Englund said Knife River did a large water main project on his street and it was a great group of workers who were very professional. They were nice, did good work and cleaned up every night.

**No further discussion. No public comment.**

**Motion passed unanimously (5 ayes, 0 nays).**

## **NON-ACTION ITEMS**

### **STAFF REPORTS**

#### **Director's Report**

##### **Communications Update**

Warren said she added a summary to the bottom of her update with all of the activities in 2025. She was very proud of the results in her first year with the MRA and hopes to do just as well or better in 2026.

Warren said based on a recommendation from a member of the public she has started a new communication strategy called "The Quick Take". It is a summary of the Board meeting in a very digestible form that will go out between when the Board meeting happened and before the formal minutes are published/before the next Board meeting. She sent the first one out about the December meeting and within about two hours Marchesseault received a response from someone who was subscribed to the Board updates. They thanked the MRA staff for the version of Board activities. They said it was fantastic, helpful and very easy to comprehend. They indicated they will still read the minutes, but said having a more digestible version of Board activities was very helpful.

##### **Ravara Contingency**

Gorski said the project continues to move forward on schedule and on budget. There will be media attention forthcoming about the first phase of units which will be listed for sale in the next week.

##### **FY26 Budget Status Reports**

Dunn said typically around this time of year MRA is sitting around 50% in the revenue account because it would have received tax receipts from the County that are applicable to the URDs, but it is not showing up yet because the County has not sent that money over to the City, or if they have the City has not deposited it yet. She also noted all of the tax increment remittance numbers that the Board approved in October are now in the Budget Status Reports, adjusting the contingency numbers. In the last month, MRA has paid off the Brownfields note and the Civic Stadium outstanding debt.

## **COMMITTEE REPORTS**

### **OTHER ITEMS**

#### **ADJOURNMENT**

Adjourned at 1:45 p.m.

Respectfully Submitted,



Lesley Pugh