

MISSOULA REDEVELOPMENT AGENCY

CONDENSED BOARD MEETING MINUTES

April 21, 2010

FINAL

A meeting of the Board of Commissioners of the Missoula Redevelopment Agency was held at MRA Conference Room, 140 W. Pine, Missoula, MT 59802 at 12:00 pm. Those in attendance were as follows:

Board: Hal Fraser, Nancy Moe, Karl Englund, Rosalie Cates, Daniel Kemmis (via telephone)

Staff: Ellen Buchanan, Chris Behan, Kari Nelson, Tod Gass, Jilayne Lee, Lesley Pugh

Public: Jeff Anderson, Architect; Cary Larson, Missoula Nissan; Jeremy Keene, WGM Group; Sandy Lawler, Healing Arts Center; Pat Lawler, Healing Arts Center; Jamie Hoffman, Healing Arts Center; Geoff Badenoch, Spruce St. Plaza; Greg McCue, Healing Arts Center; Jeff Smith, WGM Group

APPROVAL OF MINUTES

March 17, 2010 Regular Board Meeting Minutes were approved as submitted.

PUBLIC COMMENTS & ANNOUNCEMENTS

Geoff Badenoch, representative for Spruce St. Plaza, said when the project was presented to the Board in February they were contemplating two buildings. He said the developer has now decided to do the third building. Badenoch said the third building will be part of Spruce St. Plaza's application at a later date.

STAFF REPORTS

Director's Report

East Front St. Parking Structure

Buchanan said discussions continue. They had a meeting with the Parking Commission and First Interstate Bank to talk about the financing and the relationship between MPC, First Interstate and MRA.

Cates said she was at the meeting for MCDC regarding New Markets Tax Credits. She said what became clear to her at the end of the meeting was that it's been really frustrating to see what the scope of the parking project is, see how many spaces are going to be built, and then put the financing together for it. Cates said she thinks First Interstate Bank has an expectation that MRA is going to reimburse them for costs that are not related to parking. Cates said MRA had to say that MRA's role is about parking and the

whole impetus for the Front St. District was because of a lack of parking. Cates had the minutes from previous meetings with the Bank and MRA and there was even discussion in the minutes about the fact that MRA does not do single project districts in Missoula. Cates said somewhere along the way she thinks it was communicated to the Board of Directors at First Interstate in Billings that there was going to be \$1 million plus dollars going into the project. She said this has turned into a real sticking point in getting the parking garage built.

Cates said for whatever reason, it's gotten into the mental framework of the folks at the bank that there's an implied interest on MRA's part in putting money directly into the Bank building. She said she thinks it's very important to make sure that MRA communicates to the Bank that the priority is parking and will not be bundled with the Bank building.

Cates said she was hoping the Board could give Buchanan the signal to make it clear to the Bank that the Board doesn't really have it in their minds to put money into the Bank building, not that they wouldn't look at it because they will, and that the priority is parking and the Board will not look at anything until that's done, nor will the proposals be bundled. Buchanan said Staff has tried to make that point repeatedly and have not been successful in getting the point across. She said there's an expectation that there's some obligation to reimburse them for \$1 million plus in eligible expenses. Buchanan said several months ago MRA did an analysis of what expenditures were going into the Bank project that would qualify for tax increment assistance. She said Bank representatives didn't show up at the meeting and the item was tabled. The Bank subsequently withdrew their request to have MRA verify that they were tax increment eligible. Buchanan said all the Board has ever been asked to do, with respect to the Bank building, is do a Proceed Without Prejudice. Buchanan said somehow previous discussions have morphed into a representation to the First Interstate Board of Directors that there would be tax increment available to them in some amount.

Cates said she doesn't want there to be any miscommunication that the MRA Board has it in their minds that they'll put money into the Bank building. Fraser said he doesn't understand why or how that was communicated to the First Interstate Board. He said there was open discussion about what was eligible and what kind of increment would be generated. Buchanan said she's told First Interstate that she doesn't see how the MRA Board can make a decision about putting money into reimbursing the Bank for eligible expenses until MRA knows what it will take to build the parking structure and what the revenue streams are. She said the first priority for the City is to build parking and that's what MRA was asked to do. MRA has to know what the cost impact of that is and what the revenue streams are that may exceed the need to service that debt before it can begin to consider any kind of request for reimbursement.

Buchanan said the message is that the Board has made no commitment to date to First Interstate for reimbursement of tax increment eligible expenses and hasn't been asked to consider doing so and parking is the priority. Cates added that at this point the Board

doesn't have an ability to look at it because they have to get the parking done. Buchanan said she will carry the message to First Interstate one more time.

Downtown Master Plan

Buchanan said Mountain Water is almost done with their work and Western Excavating will start the streetscape project next week. The MDA and BID are the communication point people for business owners.

Transportation Impact Fees

Buchanan said City Council unanimously approved reducing Transportation Impact Fees for the Downtown area, specifically the Downtown Master Plan study area. This will result in a reduction for 42% for single family, 33% for multi-family and 24% for commercial development.

Change tape 2 s1/s2

Old Sawmill District

Buchanan said Staff continues to work with the developers of the Old Sawmill District. She said the City received another \$900,000 in grant money from the EPA which is part of a stimulus package. She said about \$800,000 has been requested to be a grant to the project. She said if this happens it will not come back to the MRA Board because MRA is not on the hook to pay it back in tax increment like it has with the revolving loan funds.

Silver Park

Buchanan said construction has resumed on the parking lot and boat ramp. She said the goal is to have it paved for the first day of baseball. MRA is ready to submit its first invoice for reimbursement for methane abatement as part of the RLF Loan that was granted to MRP.

Sussex School

Buchanan said Behan has been working with Sussex School to see if there are ways that MRA can be of assistance to them with some of their utilities that are within the District even though they're outside of it.

FY10 Budget Status Reports

Fraser suggested having time set aside at the next meeting to talk about where MRA is since the end of the fiscal year is near.

ACTION ITEMS

Missoula Nissan – 2701 Brooks St. – URD III Request to Proceed Without Prejudice

Nelson said Jeff Anderson from Benchmark Architecture and Cary Larson from Missoula Nissan were present to request a Proceed Without Prejudice on work they are planning at the current location of Missoula Nissan. It includes demolition of the old Sound West building and a portion of the Missoula Nissan building where they will construct a two-story addition. Anderson reviewed drawings for the site. He said in the last couple days they were faced with the challenge of the water service. Their intention was to sprinkle the main building, but have since found out that there isn't a water main on Garfield. The

water is actually served off the mall's main and it's a two-inch water line that serves other buildings. There isn't enough water available to do a sprinkling system. Anderson said the nearest available water is on Dearborn. He said they're currently exploring their options and would like to talk further with MRA Staff.

Fraser asked if there are long-range plans to close off Fairview to the west. Anderson said he didn't know. Buchanan said it was one of the things looked at in the Fairgrounds Master Plan. She said she didn't think it closed the street, but rather made it more pedestrian friendly.

Cates asked if there are other plans for the Sound West building or if it will just be demolished. Anderson said there are no other plans.

MOTION

ENGLUND: I MOVE APPROVAL OF THE REQUEST TO PROCEED WITHOUT PREJUDICE FOR THE PROJECT AT 2701 BROOKS, TO PROCEED WITH DEMOLITION PREPARATION PRIOR TO THE APPLICATION BEING REVIEWED BY THE MRA BOARD, WITH THE USUAL STIPULATION THAT THIS DOESN'T IMPLY ANY APPROVAL. Moe seconded the motion. 5 ayes, 0 nays. Motion passed unanimously.

The Women's Club – 725 W. Kent – URD III TIF and FIP Request

Nelson reviewed her memo for this project. She said Sandy and Pat Lawler, owners of the property, submitted an application for Tax Increment Financing (TIF) and Façade Improvement Program (FIP) funds for renovation of their property. Home Resources used to occupy part of the building but have moved their location. The Lawlers plan to renovate the vacated portion of the building into space for the Healing Arts Center of Missoula. It will also have some public meeting space intended to be used for health and healing related functions. The Lawler's also plan to renovate the exterior of that portion of the building. Nelson said the Lawler's also own the lot adjacent to this building and intend to prepare it for development by installing curb, gutter and sidewalks. Nelson reviewed the criteria listed in her memo for TIF and FIP improvements. Nelson said the total project cost is \$793,519. The Lawler's are seeking assistance of \$203,485 for TIF improvements and \$111,083 for FIP improvements for a total request of \$314,568. The request is 39.6% of the total project costs.

Moe asked if the Healing Arts will be renters. Nelson said yes, they will be renting the building. Nelson said what excites her the most about this project is the change in use from a warehouse to medical/health related uses. She said there are several other medical/health related buildings in the area and this will complement them well.

Moe said the letter that's in the packet of application said it's not a commitment letter and she wondered if the financing has since been secured. Mr. Lawler said they can't get a commitment until they get the full MAI appraisal done. He added that they can't get the full appraisal done until they find out what MRA is going to do because they don't know for sure what the look of the project will be. He said the letter was a letter of intention.

Nelson said MRA is working toward completing sidewalks in URD III over time and this project includes sidewalks to help complete that goal. She said if you take the sidewalk portion of their request out, the ratio of the request becomes about 20% instead of 39.6%. Moe asked what the estimate of the costs of the sidewalks is. Nelson replied it's \$108,000 for basic sidewalks, including curbs and gutters. She said the Lawler's proposal is to include back-in diagonal parking and bulb outs. Their estimate is \$203,000.

Nelson said under the FIP, the Lawlers are looking for assistance of \$111,083. She said the FIP allows for grants up to 25% of the total project cost, with a maximum amount of \$50,000. A no-interest loan is available for amounts above \$50,000 if the Board chooses that option. Nelson said if the Lawlers were to be awarded \$108,000 for the sidewalk work and \$50,000 for the façade work, that would amount to 19.9% of the total project cost. However, assuming the MRA would install the sidewalk eventually as part of MRA's commitment to sidewalks, arguably that expenditure could be removed from the equation, leaving only the façade assistance of \$50,000 which would amount to 8.4% of the project (excluding the sidewalks). Nelson said the Staff recommendation is to approve the expenditure of tax increment funds in an amount not to exceed \$108,000 for the installation of sidewalks at the property at 725 Kent. Also, Staff recommends approval of the expenditure of Façade Improvement Program funds in an amount not to exceed \$50,000 for rehabilitation of the façade of the building with the understanding the final MRA costs, up to the maximum approved amount, will be established at the conclusion of the project upon submission of paid contractor invoices detailing work performed and materials used.

Change tape 1 s1/s2

Mr. Lawler gave an overview of their goals for the building and the area. He said it fits in with other medical buildings that are in the vicinity. He said they want to create a welcoming, spiritual environment for people using the building. Jeff Smith from WGM Group reviewed the drawings of the building changes. Moe asked if the electrical lines on the building could be moved or hidden. Greg McCue from McCue construction said they could hide it architecturally.

Jeremy Keene talked about the nature of the request and what the options are. He asked the Board to think about the project in two pieces, the first being the façade improvements. He said they have about \$590,000 worth of building improvements to do on the project. The request is for a \$50,000 grant, with the remainder of the request being made up in a no-interest loan that is part of the façade program. Keene said this request is about 19% of the building costs which is well under the 25% criteria of the FIP. Keene said the other part of the project is the public right-of-way improvements which is the TIF request for \$203,000. He said they recognize this is a large request, but the projects in the Brooks St. commercial corridor are similar in that they are trying to create a streetscape where it currently is lacking. Keene said the improvements on this site promote the type of pedestrian facilities that are good for the area and will promote spinoff development. Keene said this block was actually considered when the Brooks St.

Commercial Corridor Sidewalk project was being done because the block was missing sidewalks. He said they didn't add it to the plan because of the uncertainty of what Home Resources was going to do and what the future use of the property would be. Keene said now that the property owners have come forth with a defined project, known outcome and future potential for the site, they know a lot better what needs to be done there.

Keene said one of the things they've discussed is what they can do with the project without MRA help. He said the reality is that the owner had the ability to finance about \$1 million against the property. \$557,000 of that is already in an existing loan so that leaves about \$443,000 that can be put toward the project. Keene said the total project costs are just under \$800,000 so they're roughly \$350,000 short. The MRA request they've made makes up a great deal of the shortage. If the Lawler's don't get assistance, they will have to go back and re-scope the project. He said they've put together some conceptual drawings of what it would look like, but Keene said it's not a simple question to answer because they have to move things around. Discussion ensued.

Keene said his understanding is that the Staff estimate of \$108,000 to do sidewalks doesn't include overhead & profit, engineering or contingency. Keene said he thinks those are real costs to the project, so if you add them into the \$108,000, it's really about \$150,000 to do a basic sidewalk system. Keene asked the Board to consider what they're getting for that money and whether or not it's a good investment.

Kemmis said the way it's looking to him, it becomes a question of if MRA feels that it has to cut back on its investment here, does it restrict what is able to be done on the site that even that level of investment becomes questionable. He said he really appreciates the applicant's interest in improving the site and doing it right, and he appreciates the work the Staff has put into analyzing how MRA might proceed. Kemmis said he's concerned that if MRA shaves back its involvement, then the degree of improvement may not be worth it.

Moe asked if the Healing Arts Center of Missoula exists right now. Mr. Lawler replied no. He said the practitioners currently have practices in different places. The Healing Arts Center will be a "bringing together" of practitioners including a psychotherapists, cranial-sacral, physician's assistant, dietician, homeopathic, massage, body talk, Rosen, and they're working with an acupuncturist, a chiropractor and a life coach. Mr. Lawler said they're looking at the whole person to try to have a place where someone can be able to receive assistance for the whole being and not just a specific symptom. He said the Learning Center will be run by a non-profit and one of the main focuses of it is to help trauma victims. It will address trauma and the aftermath of trauma to not only help people recover, but also to find ways to move ahead with their life.

Moe asked if the parking, curb, sidewalk and gutter issue would be better handled as a change order with the current contractor since they're already in the area. Keene said one option is to include the sidewalk portion in the second phase of the commercial sidewalk project. He said McCue got bids from three different contractors to do the sidewalk and curb work and the prices were better than what was seen on the bid prices for Phase I of

the Brooks St. Commercial Corridor Sidewalk project. Keene said from the contractor's standpoint, since they already have one contractor working on the building, it would be nice to have that same general contractor doing the sidewalk or at least controlling it. McCue said a lot of coordination is needed on the site to make the whole project come to completion for the fall opening. He said there's almost 20,000 sq. ft. of asphalt work so it's a big enough project to where they did get some competitive pricing. Buchanan said another consideration is the size of this change order relative to the overall size of the Brooks project.

Cates asked if the bulb outs and the back-in parking are the best practice and what MRA is trying to encourage from the Urban Land Institute (ULI) report. Buchanan said Staff wrestled with this. She said the more on-street parking that can be built into URD III theoretically means less off-street parking will be needed in the greater scheme of things. She said there are some zoning issues that need to be worked through and OPG is already recognizing a preference for on-street parking. She said in this location one of the dilemmas Staff had is that nothing is going to happen across the street as long as the shopping center is there. One of the things Staff looked at is the cost of this project relative to the cost of the much larger sidewalk projects that are being done, which are all in the neighborhood of \$500,000-\$600,000. This project is over \$200,000 for one project. She said Public Works does require the bulb outs if there is any back-in/diagonal parking. Cates asked if the \$108,000 figure includes bulb outs. Nelson replied no. Cates asked if diagonal parking is the best practice. Buchanan said with the widths of this street, parallel parking is a waste of space. Keene said they like to directionalize the parking so that people aren't coming in from the wrong direction as much. Cates asked if the proposal is what OPG and Public Works want on the street. Nelson said the back-in/diagonal parking is to the benefit of the property owner. As far as esthetics, she said either back-in/diagonal or parallel would be aesthetic because street trees will be required in the boulevard on parallel parking or the bulb-outs would be required with diagonal. Keene said from his perspective, the design promotes pedestrian comfort and mobility. He said if the area is to be transformed into an area where one can walk comfortably then this is the kind of design that has to be done because it's good pedestrian and urban design.

Kemmis exited the meeting at approximately 1:05 pm.

Fraser said he wanted to see if the Board could reach a number that's comfortable for them and also doable for the Lawlers. He suggested \$140,000 on the sidewalks, \$60,000 for FIP and a \$50,000 no-interest grant for a total of \$250,000. He said that leaves a gap of \$65,000 versus \$165,000 and asked the Lawlers if they will do the whole project with that small of a gap. Mr. Lawler said he hasn't looked at that as a possibility and didn't know how to answer that question. He said the whole project is so inter-dependent that as they spend more money in the right-of-way they will have to make cut backs on their intense landscaping plan. Mr. Lawler said they will have to set priorities and see where they can cut back.

Fraser said \$250,000 is a lot of money for MRA to spend on any one project. He said the non-creation of taxes is a big deal to him. He said MRA is trying to get it done because of aesthetics. Fraser said the gap of \$65,000 is small in the realm of things if MRA gives them \$250,000. He said they have three ways to work with the number and can either borrow more money, get more equity into it from some of the participants, or cut some things out. They could also partially do each one. McCue said the 9 ft. sidewalk on Holborn could easily be trimmed down to a 5 ft. sidewalk and not be a sore thumb. Cates suggested the Lawlers take some time and figure out how they can deal with the number Fraser suggested. She said the number is in her comfort level. Fraser added this is with the understanding that MRA wants the on-street parking, sidewalks and aesthetics. He said the Lawlers are great people who have sustained the site for decades now.

Change tape 1/tape 2

There was further discussion about a change order to the Brooks St. Commercial Corridor Sidewalk project. McCue said he did get a competitive price and Knife River's bid was higher than the bid he awarded. Keene said he is not in favor of a change order. He said they have to extend utilities onto the lot and there's work that McCue needs to do as far as the timing of things. Keene said he doesn't like having two contractors that are functioning under the same general contractor.

Englund suggested having a Special Board Meeting with the Lawlers coming back to show what the project will look like if \$250,000 is the level of funding they get from MRA. Keene said schedules are important because they have tenants that are waiting to move in. He said they need to have the ability to move forward. Mr. Lawler said they can meet and work it out to see what it would look like with \$250,000 from MRA, making sure \$111,000 of it is in façade.

Moe said it seemed to her like there was a lot of parking around the block. Lawler said the Women's Club generates between 350-600 visits per day, depending on the time of year.

Jamie Hoffman said he does not understand how the dollar investment that's going into the building will not be realized in a significant increase in the owner's tax liability. Buchanan said one of the things MRA saw with Tremper's renovation was not a very large increase in their property tax liability relative to the amount of money they put in there because there was no expansion. She said where the Lawlers will see the most increase is in the change of use when it goes from basically a building salvage yard to medical and wellness-related offices. Hoffman said this isn't really similar to Tremper's because they didn't do any interior work and the Lawlers have to. Hoffman said he does think there will be a pretty good bump in taxes. Mr. Lawler said they have invested over \$500,000 in the building in the last 6 years, mostly inside. Fraser said the Board's point is that when MRA does projects, it looks to get the increment of the tax increases to pay back what it's expending in three to seven years. He said MRA does not anticipate that will happen with this project.

It was decided that a Special Board meeting will be set up to revisit this project.

No action was taken on this item.

**Brooks St. Commercial Corridor Curb & Sidewalk Project – Request to Amend
MRA-WGM Agreement for Professional Services**

Gass reviewed his memo. He said the request for the amendment is based on extra work, anticipated work and work outside the current scope by WGM Group for Phase 1 and Phase 2. Gass said he thinks the areas could have been identified with more intense field engineering at the design phase, but due to the vast geographic expanse of the project, WGM chose to conduct the minimal amount to try to contain costs. Gass said last fall there was public notice and outreach with an open house that was poorly attended. This has resulted in a lot of extra meetings between WGM and property owners to address their concerns after its been designed. WGM is having to redesign areas to appease property owners. The extra design time is also contributing to the depleting budget.

Gass said there was anticipation of a Phase 3 which would be a landscaping phase. In further discussions with WGM, he said it's been determined they can handle it more cost-effectively by adding the work into Phase 2. Therefore, under the amendment, WGM would provide final landscape sheets and specifications to add the street trees and shrub landscaping. Gass said Staff recommendation is that the Board approve the contract amendment in an amount not to exceed \$50,016.

Buchanan said when you throw in the complexity and uncertainty of negotiating all the easements, 18% seems to be a very reasonable percentage for engineering services. She said she doesn't want to discourage WGM Group from making every effort to get everything they can get out there to get the sidewalks in. MRA won't be able to get some physically and some because of attitudes/personalities/etc., but it needs to do everything it can to try.

Moe said although the amendment is only 18% of the project costs, it's a 40% increase in the contract with WGM. She inquired if WGM is committed to getting 100% of the 27 parcels since the memo states additional funds for the inclusion of time for 27 construction permits. Keene replied they are all done and WGM did get them. Moe said she also understands that the contract was entered into with WGM knowing the history of trying to negotiate with the owners in the area and that it was taken into consideration in the proposal. Keene said what happened to WGM was that they hoped Phase 1 would be all the easy ones and they could get to everybody through a public meeting. They had a public meeting and two people showed up. Therefore, he said instead of spending their time working on the difficult parts they knew they were going to have to spend time on, they spent half of their budget working with the ones they thought would be easy. He said it wasn't that they were difficult, it was just that each one had to have an individual phone call or visit and took a lot more time. Moe asked who negotiated the agreement about the decision regarding the poor drainage because of flat curbing and if it was part of the scope. Gass said his impression was that WGM would scale back instead of over-engineering their costs and as they got going they ran into more of the flat areas. Keene said there's infinite opportunity for "scope creep" on these types of projects because

there's way more out there to be fixed than what they're trying to fix at this point. He said the initial goal is just to put a sidewalk in and once they get out there they realize the street has problems, so they wonder how they can put a sidewalk in and not address the street in terms of drainage or ADA grades to connect, etc. Keene said when they did their initial scope of services for engineering, they didn't have a survey done so there was no way for them to know in detail where the problems exist. He said the first thing WGM did after they got under contract was to survey all the right-of-way and topography so they could figure out the grades. Keene said it was his scope that he originally put together and he didn't anticipate as many problems as they have run into. Gass said MRA has to address the drainage issues otherwise it takes ownership of the problems. Keene said they have worked hard with Public Works to let them know they aren't interested in rebuilding the streets and are really trying to get sidewalks in so they limit what they can do.

MOTION

CATES: I RECOMMEND THAT WE APPROVE THE CONTRACT AMENDMENT TO THE MRA-WGM PROFESSIONAL SERVICES AGREEMENT IN AN AMOUNT NOT TO EXCEED \$50,016 AND AUTHORIZE THE CHAIR TO SIGN IT. Englund seconded the motion. 4 ayes, 0 nays. Motion passed unanimously. Kemmis absent.

Englund exited the meeting at approximately 1:45 pm.

Catlin/Wyoming Curb & Sidewalk Project – Request to Approve Change Order #1 to Knife River Construction Contract

Gass said Staff advised the Board at the February meeting that discussions were held with representatives of Sussex School regarding improvements related to a school expansion project. He said the school is located outside but adjacent to the west boundary of URD II. Gass said the school requested MRA TIF assistance with curb, sidewalk and on-street parking improvements to Garfield St. and S. 2nd St, as identified in his memo. Gass said the improvements are in the public right-of-way and within the boundary of URD II. Gass said the proposed improvements are logical extensions to the Catlin/Wyoming Curb & Sidewalk Project.

MOTION

Gass said the Staff recommendation is that the Board approve Change Order #1 to the Catlin/Wyoming Curb & Sidewalk Construction Contract with Knife River in the amount of \$18,632.20 and authorize the Board Chairman to sign the Change Order.

CATES: SO MOVED. Moe seconded the motion. 3 ayes, 0 nays. Motion passed unanimously. Englund and Kemmis absent.

NON-ACTION ITEMS

Summer Board Meeting Dates

It was decided that the meetings for June, July and August will be held on the third Tuesday of each month.

COMMITTEE REPORTS

OTHER ITEMS

Buchanan asked the Board where their comfort level is with projects that Staff will bring to them in URD III. She said the directive from the Board was to stick to major corridors. She said MRA has moved away from some of that with sidewalk and other projects. Buchanan said that she struggles with tearing down a building, which addresses the sidewalk, to expand a car lot when the overall plan for the area says that car lots maybe aren't the highest and best use if you want a pedestrian-friendly environment. She said the Nissan dealership is great and it's a viable business in the community, but wondered if Brooks is where they should be and where MRA wants to spend its money. Buchanan asked for direction from the Board. Moe said Nissan did try to get out of URD III but were not successful because when they move they have to have Nissan & Hyundai approve their move and the new location. It didn't work out.

Fraser said it's another business like the Women's Center that has been around for decades. He said if they want help and it's visible help then MRA ought to do it. Fraser said it's nice to have the plan, but MRA can't make everything fit in it. He said if someone came to the MRA to put a new car dealership on Brooks then it can exercise its right to do that. Fraser said his personal opinion is that he loves stability and people that are investing a lot of their own money into these things for the last 30 years, and if they're investing money again then MRA should cooperate with them. Moe added she thinks stability is a good issue there because it shows that MRA is working with the businesses who are there to make things more attractive and not quite so crowded in compressed areas.

ADJOURNMENT

Meeting adjourned at 2:15 pm.

Respectfully Submitted,



Lesley Pugh
Secretary II