

# MISSOULA REDEVELOPMENT AGENCY

## CONDENSED BOARD MEETING MINUTES

August 18, 2011

FINAL

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

**Board:** Nancy Moe, Daniel Kemmis, Karl Englund

**Staff:** Ellen Buchanan, Chris Behan, Jilayne Lee, Tod Gass

**Public:** Jackie Corday, Parks Open Space Program Manager

### **APPROVAL OF MINUTES**

June 16, 2011 Board Meeting Minutes were approved as submitted.  
July 21, 2011 Board Meeting Minutes were approved as submitted.

### **PUBLIC COMMENTS & ANNOUNCEMENTS**

Behan said next month the Board will be looking at a proposal from the Parks Department to help pay for lights along the Milwaukee Trail. The lights will be a new design; the recommendation for riverfront areas is no longer for a globe but more of an acorn design that will project light downward. Englund asked what area MRA would be asked to help out with. Behan said essentially from Orange Street to the western edge of the district at Garfield Street. Moe asked if they were going to be vandal resistant. Behan said as much as possible.

### **ACTION ITEMS**

#### **Silver Park Phase 3 – Change Order #5 – Request for Approval (Behan)**

Behan said there are a couple of items that were approved by the Director since the last report to the Board. Change Order #4 was a net decrease and entailed removing the plantings and irrigation from the east side of the parking lot and the cost of the riverbank cleanup, which was about one-half of what was approved. These decreases were partially offset by the drilling of a third well for irrigation because during the drilling of one of the wells, the contractor hit a large piece of metal. They estimated it was larger than a car body. Buchanan said there are rumors that a locomotive is buried out there somewhere. The other approval was \$1,262 for graffiti guard material that was applied by student volunteers to two of the three timber frame bench shelters. The middle shelter is the most complicated therefore adults will be applying graffiti guard to that

structure. Jennifer Anthony is organizing and supervising the application of the graffiti guard on all of the shelters.

Change Order #5 required Board approval. It includes additional costs for benches and trash cans, changes in the electrical system due to having to drill an additional well, and landscaping the boat ramp area. Staff recommends approval of the Change Order #5 in the amount of \$26,984.91. Behan said the cost of the Change Order is eligible for CTEP reimbursement.

Behan discussed some costs that will come up in the month ahead. The cost for the professional application of the graffiti guard to the middle shelter will be no more than \$459 and can be approved in-house. Also, there will be a sign package that includes warning signs along the river starting at the university area encouraging boaters, floaters, and swimmers to exit the river at Silver Park. In addition, MRA will be asked to augment the tall methane vents that will be installed east of the parking lot next to the Stadium. Millsite Revitalization Project (MRP) is using light standards (poles) as vents for the methane remediation system and most likely MRA will be asked to add actual lights on top of the poles and the electrical system. Discussion ensued.

Englund wondered what was going to happen with the large pile of wood waste behind the shelters. Behan said the pile and additional wood waste removal is the responsibility of MRP. Some of the wood waste will be used in the next phase of Silver Park but the finer sawdust waste will be taken to Eko Compost. Buchanan said the City was able to secure an \$833,000 grant through the Brownfields program, as part of the stimulus package, which they then sub-granted to the Silver Foundation. In addition, the legislature approved a \$300,000 grant to the City to turn wood waste into a growth medium. The larger grant is primarily what MRP is using to remove the wood waste and put in the methane abatement system adjacent to the parking lot. Buchanan said bids were opened last Friday for this work and it will be a big dig south of the Stadium.

**MOTION**

**MOE: I MOVE THE BOARD APPROVE THE SILVER PARK PHASE 3 CHANGE ORDER #5 IN AN AMOUNT NOT TO EXCEED \$26,984.91.**

**Kemmis seconded the motion. Motion passed unanimously. (3 ayes, 0 nays)**

**Urban Streetcar Study Funding – TIF Request (Buchanan)**

Buchanan said Mountain Line is embarking on a Comprehensive Operational Analysis (COA), which they do every 5-10 years. They have put out a Request For Proposals (RFP) for the work and there were a couple of Alternates. Mountain Line got specific prices for these Alternates so a decision could be made whether to fund them. At the request of the Downtown Master Plan Implementation Committee, one of those Alternates was an Urban Streetcar Study. The committee wanted to see whether it could be included. The other Alternates included a long range plan for Mountain Line and one having to do with bicycles. The Urban Streetcar Study came back at a cost of

\$30,000. This is the one recommendation in the Master Plan that the Committee really has the least expertise in how to move forward. Buchanan felt this was really an economical way to pay for a study since the public meetings will all be paid for as part of the larger study. Buchanan said the Committee is trying to put together a group of funders that would benefit from the Study if it's done.

Buchanan said the Business Improvement District (BID) has agreed to fund up to \$5,000. The University of Montana is in for \$2,500-\$5,000. Jeff Fee said St. Patrick Hospital will contribute but he didn't give an amount yet. Dale Bickell said the County will probably participate and Jim Bowman at the Missoula Economic Partnership is being asked to contribute. The Missoula Downtown Association (MDA) will consider it at their Board meeting in September. Buchanan said she is asking MRA to fund up to \$7,500 but hopes the amount will only be \$5,000 if enough parties contribute.

Buchanan said the Study would have impacts on both Front Street District and Urban Renewal District II so the funding could come from either or split between the two. She felt this is an opportunity that shouldn't be passed up.

Moe asked for clarification on what mode or form such a streetcar would be in. Buchanan said it would be fixed but it could be rail or other. She said however it is powered and guided; it would be a fixed route.

Buchanan said as part of this Study, Mountain Line is going to be looking more at planning transportation corridors. One could logically be Brooks, or the Bitterroot Line.

Kemmis thought there was some controversy around a street car study in Boise. He thought it would be worthwhile to look into it. Kemmis said he was trying to think of a city more the size of Missoula that has a similar streetcar system. Buchanan said Roger Millar had a list of cities similar in size to Missoula but she would have to go and look those up. She thought these cities were moving towards streetcars and fixed routes. Discussion ensued.

Moe said she too is concerned about the size of the City and felt Missoula has much different traffic problems than Portland. Moe said the part of Task 7 in the RFP refers to market assessments and peer review findings and refers to Task 2. Moe wondered what Task 2 was. Buchanan said she'd have to look it up but it probably refers back to a task in the larger Comprehensive Operational Analysis.

Moe said it sounds like the estimate of \$7,500 assumes there will be at least four supporters of the Streetcar Alternate but there could be more. Buchanan confirmed this and said the amount would get reduced if more entities commit.

**MOTION**  
**KEMMIS: I MOVE THAT THE BOARD AUTHROZIE THE USE OF UP TO \$7,500 TO PROVIDE PART OF THE FUNDING REQUIRED TO INCLUDE TASK 7, THE URBAN**

**STREETCAR OF THE DOWNTOWN AREA, IN THE COMPREHENSIVE  
OPERATIONAL ANALYSIS BEING COMMISSION BY MOUNTAIN LINE.**

**Moe seconded the motion. Motion passed unanimously. (3 ayes, 0 nays)**

**West Broadway “Island” – TIF Request & Recommend City Council acquire “Island”**  
**(Behan)**

Behan said the first part of his memo refers to the history of the “island”. He said he went back to the URD II Redevelopment Plan and it speaks to how MRA should try to extend the Riverfront Trail System and maximize the potential for river recreation in a variety of forms, both on shore and off shore. The land is not technically an island in the State’s eyes because the strip of water between it and the north riverbank is an irrigation ditch, not a natural waterway. Behan pointed out the island on the aerial map and indicated the location of the existing bridge and where a seasonal bridge could be constructed. The existing bridge is a construction bridge that was used during the construction of the California Street Bridge. It would need some minor work, such as railings, to make it appropriate for pedestrian use. A second, seasonal bridge would be on the east end of the island and would have to accommodate a considerable elevation change. Behan added the City has picked up several easements along Broadway in the past few years.

Behan said this is a piece of property in the urban area that would be used for recreational purposes. For years, two entities claimed ownership of the island. Recently, the owner without clear title executed a quitclaim to the City for the property. He asked if the area ever became City property, that the island or an amenity be named after his family. The owner with insurable title is a partnership and for years they have wanted \$50,000 for the property. Behan said just recently, the owners contacted him and offered to sell it to the City for \$25,000.

Behan felt the island would be an ideal area for tubers to get out of the river, much easier than Silver Park. He said there is a roll dam downstream that Fish, Wildlife and Parks has been concerned about for some time. Behan said the cost has come down from the original asking price but it is still considerably more than the Parks Department has paid for open space in the floodway in the past few years.

*Changing Tape – tape 1, side 2*

Jackie Corday, Parks Open Space Program Manager, said they recently purchased some floodway/floodplain in the Tower Street area for \$2,500 per acre. Corday said they have communicated with Behan for about a year regarding the island. She said Parks is supportive of the purchase but their concerns are the management and maintenance. Corday said Parks would need some help in quickly getting the area ready for public use. Once it becomes public land, Corday said the public use will increase dramatically in addition to the public’s expectations for a safe place to recreate.

She said improvements to the bridge for safety, signage, and general maintenance items such as dog mutt mitt stations would be needed as soon as possible.

Moe asked about the safety issue and how the Parks maintenance budget will accommodate the island. Behan said Police and Fire have permission to access the property now to remove transient camps, etc. He said their duties would not change as far as responding, but both Police and Fire desire a second exit option from the island for safety reasons.

Buchanan said the purchase of the island was discussed this week at Administrative Leadership Team (ALT). Both the Fire and Police Chief felt they could do a better job of keeping the area safe if the City owned it. If it was acquired, MRA could clean it up, get rid of noxious weeds and overgrowth and soon there would be more public traffic. This would make it less desirable as a place to hide or camp out. Buchanan said the Mayor is also supportive of acquiring the island if the MRA Board approves.

Moe asked if MRA would be asked to make improvements to the island after acquisition. Buchanan said yes. Englund asked about cost. Behan said the most costly item would be the second bridge but otherwise the work would be minor since the area is prone to flooding. Lee said there is currently \$200,000 set aside in URD II for the project but the amount has been the same for several years. Discussion ensued.

Buchanan said staff has discussed the project with Max Wave supporters and they would benefit substantially from the acquisition. She said they would love to turn the slow moving irrigation ditch area into a place where beginning kayakers could train and practice.

Corday said in regards to the Parks Department maintenance budget, it is one of their concerns. The Parks Department budget has been cut back incrementally over the past three years. She said the area would be considered for their new Partners in Parks volunteer program. This is a program where neighbors and volunteers agree to watch over an area and do clean up as needed. Corday said her and Behan are aware of some groups that have come forward and offered to do this for the island.

Kemmis asked how large the island is. Behan said it changes every spring with high water but it's roughly 5 acres. Kemmis asked if MRA was involved at all with the negotiations for the quitclaim and naming. Behan said yes, and the man's last name is Hacker. Buchanan said since there have been some stabbings in the area; MRA is hesitant about naming anything Hacker. Behan said MRA is considering "George & Dorothy's Trail" or something similar.

Englund asked who the owning partnership is. Behan said the partnership is called KeDoMa made up of Ken Hayes from Missoula, Marvin Maus from California and the other partner is deceased.

Kemmис suggested some revised wording for the motion to clarify the chain of decisions. All agreed.

Englund felt it's really amazing this partnership is asking so much for a piece of property that is undevelopable and is typically inhabited by transients, which creates a large liability for them. Behan agreed but it has been on MRA's list of projects for some time and he felt with the reduction in price, now was the time to either move on it or take it off the list.

Englund said aside from it being on the list for some time, and the asking price since 1997 being cut in half, are the Police, Fire or any other recreational groups requesting the City acquire the property now. Behan said the Clark Fork Coalition calls him annually to ask why the City hasn't acquired it. Buchanan said Max Wave supporters have contacted her about the island to support it since the wave would go in at the north end of the island. Buchanan said the Silver Park boat ramp is more designed for rafts and drift boats so the island would be a better place for tubers to take out.

Moe asked if Max Wave had a timetable. Buchanan said their goal is to have it in place prior to 2015 in order to bid to host the International Whitewater Championships. Buchanan said they are on a pretty aggressive timeline.

Kemmис asked if the West Broadway Plan discussed river development and acquisition of open space. Buchanan said the Master Plan does. Kemmis felt that makes it a higher priority than previously.

Englund asked for clarification of ownership of all of the parcels in the river in that area. Behan said the piece of land downstream separated by the river from the island is owned by the State. They also claim a portion of the island near the California Street Bridge center pier as river bottom. There was another owner in this area of the center pier, Christian Broadcasting, but MRA had them quitclaim the property to the City when the California Street Bridge was built. The remaining area of the island is the land being discussed for purchase. Behan said if MRA acquires the island for the City, then the entire area will be publicly owned by either the State of Montana or the City of Missoula.

## **MOTION**

**KEMMIS: I MOVE THAT THE BOARD RECOMMEND THAT THE CITY COUNCIL AUTHORIZE MRA TO ACQUIRE THE ISLAND PARCEL FOR PUBLIC OPEN SPACE AND IF THE COUNCIL AUTHORIZES THE ACQUISITION THAT THE BOARD APPROVE UPTO \$25,000 PLUS CLOSING COSTS USING TAX INCREMENT FUNDS IN URBAN RENEWAL DISTRICT II.**

**Moe seconded the motion with the understanding that MRA is acquiring the property on behalf of the City. Kemmis agreed and accepted that as part of his motion.**

**Discussion: Corday asked if the Board wanted to include an amount to help get the Park ready for the public. Behan said there will be a separate design process for the improvements. Corday said thank-you.**

**Motion passed unanimously. (3 ayes, 0 nays)**

### **NON-ACTION ITEMS**

#### **Fox Site RFP – Approval Process Discussion (Behan)**

Behan said the Request For Proposals (RFP) was extended to the end of July. The Initial Review Team has determined of the five proposals submitted, one didn't complete the process of responding to all of the criteria and of the remaining four there are two that clearly put more thought into their proposals and it's pretty evident will have the ability to do more with their proposals.

Behan reviewed the proposals that were submitted. The Team is investigating with St. Patrick Hospital whether both of the top submittals could be used in the area.

Behan said his goal is to have a report from the Team to the Board in September. He said it may include a recommendation and / or presentations from one or both of the developers.

Kemmis said he's impressed with how sane the process has been and he hopes it bears fruit. Behan said the Team is in the process of getting more information from the finalists. He felt it's going smoothly and MRA has better material to review. Moe asked if the impression of the Team is that both of the two finalists have the ability to fund their proposals and have them be profitable. Buchanan and Behan both said yes. These are sophisticated, experienced developers and they are looking at various sources of funding.

### **STAFF REPORTS**

**Director's Report** - Buchanan said the Civic Stadium was approved by City Council on Monday night and it was amazing. The vote was 9-3 to move forward with the purchase. Buchanan said she talked to Sharee Fraser yesterday and she was very appreciative of the MRA Board's support and work. She said she was sure that Hal was proud.

Moe asked if there was any word from the Mayor on a new MRA Board member. Buchanan said she was aware the Mayor was going to conduct interviews with some of the people he sent letters to. She said some of the people he reached out to were interested and others declined.

Kemmis said he inspects Front Street Parking Structure practically every day as he lives nearby.

*Changing Tape – tape 2, side 1*

**Budget Reports** - Lee said the 2011 (FY12) taxable values came from Department of Revenue so she provided the historical values of the districts. Kemmis asked why there was such a steep increase in taxable value in URD III a few years back. Buchanan said that was when the State realized they had been incorrectly attributing some value of centrally assessed property to the City instead of to MRA. Brief discussion ensued.

**Staff Activities Report** – no discussion

**OTHER ITEMS**

**ADJOURNMENT**

Meeting adjourned at approximately 1:11 p.m.

Respectfully Submitted,



Jilayne Lee