

MISSOULA REDEVELOPMENT AGENCY

CONDENSED BOARD MEETING MINUTES

February 20, 2013

Final

A **Regular** 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, Ruth Reineking, Rosalie Cates (Skype)

Staff: Ellen Buchanan, Chris Behan, Jilayne Lee, Tod Gass, Juli Devlin

Public: None

CALL TO ORDER

12:05 p.m.

APPROVAL OF MINUTES

January 16, 2013 Regular Meeting Minutes were approved as amended.
January 28, 2013 Special Meeting Minutes were approved as submitted.

PUBLIC COMMENTS & ANNOUNCEMENTS - None

ACTION ITEMS

Wyoming Street – Irrigation Ditch Culvert (URD II) – Award Bid (Buchanan)

Buchanan said in a previous meeting it was discussed to put the irrigation ditch culvert out to bid first because of lead time issues. The culvert pipe will be part of the Wyoming Street construction contract but affects the Silver Park project as well as the MRL Trestle project. She said the lowest bidder came in well under the engineer's estimate. Buchanan provided the Board with the certified bid tab which showed the engineer's estimate at \$58,320 based on unit prices from True North Steel. True North Steel ended up being the lowest bidder at \$26,820.96 therefore staff recommends the Board approve the bid award to True North Steel and authorize the Chair to sign the contract.

REINEKING: I MOVE TO APPROVE THE RECOMMENDATION.

**Kemmis seconded the motion. No Discussion. Motion passed unanimously.
(4 ayes, 0 nays) Cates on Skype.**

Montana Mapping & GPS – 1925 Brooks Street (URD III) – Request to Proceed Without Prejudice (Behan)

Behan said Montana Mapping and GPS purchased the property at 1925 Brooks Street and plans on adding a partial second floor and expanding the building so that the software development business can grow. He said one business that Montana Mapping and GPS works with is Hunting GPS Maps. Behan showed the Board an example of a GPS chip used in a Garmin GPS device. He said the staff recommends the Board approve the request to proceed with certain project items without jeopardizing future financing for those items. Behan said staff would like to provide financial assistance for landscaping around the billboards currently located on the property. He said the billboards are on private property but said a well written easement is in place.

KEMMIS: I MOVE THAT THE BOARD APPROVE THE REQUEST TO PROCEED WITHOUT PREJUDICE AT 1925 BROOKS STREET.

Cates seconded the motion. Motion passed unanimously. (4 ayes, 0 nays) Cates on Skype.

NON-ACTION ITEMS

STAFF REPORTS

Director's Report

Pending TIF Legislation

Buchanan said this week and next week is the last opportunity for legislators to submit bills. House Bill (HB) 443 proposes to revise termination and authorization of tax increment financing and the primary sponsor is Rob Cook, House District 27. She said the discussion in Helena on Monday, February 18 was to reduce the maximum term of tax increment districts to 15 years in spite of bonding. Buchanan said the bill would give the Department of Revenue (DOR) broad rule making authority which removes all predictability when selling tax increment bonds. She said the motivation of this bill is to return revenue to the local school districts quicker. She said when URD I terminated, the school districts received almost \$750,000 of new revenue but Missoula County Public Schools (MCPS) was unable to take advantage of those funds since they just offset State funds.

Buchanan said another TIF bill included an amendment from the DOR that says if any funds are given back to the taxing jurisdictions from the tax increment special fund, then the taxing jurisdictions have to spend the money within that tax increment district.

Moe asked what the status was of these bills. Buchanan said most of the bills are still open and the Legislative Committee didn't take action the day she was in Helena. Moe asked how MRA is being notified as these bills progress. Buchanan said the City of Missoula Mayor's Office is monitoring every bill that comes through the system. She said the information can also be found on the City's website under Missoula in Session.

Cates suggested talking with Mike Kadas, former Missoula Mayor now Director of DOR, since there have been many procedural changes within DOR the past few years and said she would like to discuss future revenue.

Moe suggested a list of bills be maintained by staff showing any changes that may affect MRA once the legislative session is over.

URD II Bonds

Buchanan said at a previous Board meeting the Board approved the Bond Parameters Resolution to issue bonds in URD II. She said the City Council also approved the Parameters Resolution. Since then, MRA has seen interest from local banks to purchase these bonds. Buchanan said staying local is appealing since it will save on cost and time. She said the banks that have shown interest include First Interstate Bank and First Security Bank. She said projected interest rates with D.A. Davidson were 3.4% and even though both banks were competitive, the bonds will be sold to First Security Bank at the lowest interest rate of 3.1%.

Front Street Parking Structure

Buchanan said the Front Street Parking Structure is essentially finished except for accommodating the exhaust from the restaurant market. She said a ribbon cutting is scheduled for March 1 and leased parking will be available on March 4. Kemmis asked if the Parking Commission was required to hire additional personnel to manage the new parking structure. Buchanan said the new parking structure is completely automated so additional employees are not necessary.

Poverello Center

Buchanan said the Business Improvement District (BID) has committed funds for the new Poverello location. She said Gass has been working with the Cedar Street, Hawthorne, West Broadway Improvement project and could give an update. Gass said a request for proposals (RFP) for the street improvement project has been advertised and closes on February 28. He said he hoped to have additional information for the regular March Board meeting.

Budget Reports

Lee reviewed the budget reports.

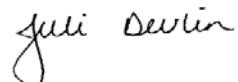
Moe asked when the signage for wayfinding would be available and visible. Buchanan said the wayfinding consultants will be in Missoula in March and will be involved in multiple meetings with stakeholders and other funding agencies. She said since MRA has invested in wayfinding, she will make sure MRA's interests are heard.

Executive session began at 12:50 p.m.

ADJOURNMENT

Meeting adjourned at approximately 1:10 p.m.

Respectfully Submitted,



Juli Devlin