

---

# MISSOULA REDEVELOPMENT AGENCY

## #385

*The Missoula Redevelopment Agency (MRA) was created by the City Council to encourage new development and redevelopment pursuant to the three adopted Urban Renewal Plans. Preserving existing public investment, enhancing the tax base, generating employment, and stimulating private investment are the means MRA uses to reclaim urban renewal areas. The MRA encourages infill development, provides for the adaptive reuse of the built environment, and reclaims blighted properties. MRA is empowered by State law and local ordinance to respond aggressively and with flexibility to redevelopment problems and opportunities. Through these activities, MRA also provides alternatives to urban sprawl outside existing municipal service boundaries.*

---

### **FY 05 STRATEGIC DIRECTIONS**

The City of Missoula has adopted a five year strategic planning process that involves the neighborhood councils / associations and the City boards and commissions in its implementation. The following strategic directions show a continuing on the long-term needs of the community. The FY 04-08 Strategic Plan retains the three organizational goals adopted by the previous planning process: organizational management, community livability, and community involvement. MRA's strategic goals fall under the community livability section of the plan.

**Goal One: Organizational Management** - *Sustain and enhance our ability to be an efficient, effective, accountable, responsive and respected City organization..*

**Fiscal Year 2005 Objectives**

Complete accounting and disbursement of unspent or uncommitted Tax Increment funds in Urban Renewal District I by June 30, 2005. (URD I)

**Strategies:** Continue good fiscal management

**Participating Departments:** Finance

**Goal Two: Community Livability** - *As a community, we promote a safe, healthy, economically and environmentally sustainable Missoula.*

**Fiscal Year 2005 Objectives**

Begin implementation of recommendations arising out of South Avenue redevelopment planning. (URD III).

**Strategies:** Infrastructure, Transportation, Growth management, Neighborhoods, Affordable Housing, Economic development

**Participating Departments:** Public Works

---

## **GOALS & OBJECTIVES**

This following goals and objectives provide for overall administration and managerial functions for the Agency as a whole. Combining administrative functions for all three districts provides effective delivery of services.

### **I. Redevelopment Administration:**

#### **Ongoing and Mandated Objectives:**

Carry out Agency activities in accordance with Montana Urban Renewal Law.

Draft guidelines, policies, and ordinances as necessary to address procedural matters in the Agency's operation.

Coordinate Agency activities internally and with City departments, administration, City Council, and MRA Board of Commissioners.

Maintain a general administrative function to accomplish the duties of reception, word processing, file maintenance, library organization, general public information, claim processing, billing, payroll, general accounting, correspondence, staff activities reports, budget reports, and transcribing Board minutes.

Fulfill the general administrative and management functions of personnel, accounting, budgeting and review and approval of claims.

Prepare Annual Report summarizing Agency activities and containing a statement of financial condition as required by the Montana Urban Renewal Law.

Prepare Annual Audit in accordance with Tax Increment Bond Covenants.

#### **Strategic Goals:**

Monitor tax increment reports to assure correct calculation of the tax collected.

Maintain the reference library for the Agency.

Compare and evaluate the effects of modification to State property tax assessment formulas.

Coordinate MRA's portion of City-wide management information system (MIS) for the Agency.

Identify the training needs of Agency Staff, and budget accordingly.

Evaluate options and establish mechanisms for improving internal communications.

Prepare adequate information for Council and MRA Board members in a timely and thorough manner to assure informed decisions and action within no more than two meetings.

### **2. Redevelopment Information:**

#### **Ongoing and Mandated Objectives:**

Disseminate information about redevelopment opportunities in the three urban renewal districts.

---

---

Collect and organize pertinent information in a central location to facilitate the clearinghouse role as a source of information for businesses and individuals.

Provide general information about redevelopment history, progress, plans, and projects as requested by service clubs, neighborhoods, educational and business organizations, the news media, and citizens.

Continue to train and update Staff in redevelopment techniques, analysis, project management, and related topics.

### **Strategic Goals:**

Continue to develop property profiles utilizing the Geographic Information System (GIS) for municipal planning purposes, interested businesses, and homeowners in the urban renewal areas to facilitate redevelopment. Also, assist in the planning and development for local GIS capability.

Improve communication of Agency goals and accomplishments as well as public awareness and involvement using video production, cablecast, and other methods.

Update and maintain a MRA Home Page on the Internet.

### **3. Business Assistance and Referrals:**

#### **Ongoing and Mandated Objectives:**

Provide assistance through the REVAMP program and other means to existing and prospective business entrepreneurs, tenants, property owners, developers, investors, realtors, accountants, and financiers in the form of accurate and updated information on space and land availability, ownership, and other business location criteria such as traffic, parking, utilities, support services and MRA programs.

Refer clients and citizens to appropriate providers of information or services.

Provide general business financial planning reviews in an effort to strengthen the profitability of existing businesses.

Assist clients and citizens in understanding the recommendations made by City Officials with regard to Missoula municipal, building, and zoning codes as they relate to projects. Facilitate and / or advocate for receipt of necessary permits and approvals.

Promote the existence of viable investment opportunities and financial programs for renovation, new development, and business expansion.

Continue to work closely with the Missoula Downtown Association (MDA), Neighborhood Councils and other neighborhood organizations in order to meet their needs and expectations.

---

# **MRA-#385**

## **URBAN RENEWAL DISTRICT I (A7391)**

*Missoula's urban renewal activities began in earnest in 1978 with the adoption of the original Missoula Urban Renewal District (URD I). This area included the Downtown, which was Missoula's oldest commercial district, the both sides of the riverfront that flows through Downtown, along with the adjoining residential neighborhoods. Over the years through the formation of public and private partnerships, MRA transformed this area from a tired rundown part of Missoula to its vibrant heart. Construction of new public and private buildings, historic renovation, creation of new parks and trails, and significant investment of public infrastructure including streets, sidewalks, trees, sewers and other improvements are among the MRA undertakings that affected this transformation. This district will "sunset" in 2005 and the focus of MRA's efforts is on completing remaining projects by then.*

---

### **ACTIVITIES & OBJECTIVES**

#### **ADMINISTRATION** - Activity budget equals **\$ 733,815**

This activity provides for overall administration and managerial functions for the Agency in order to facilitate the effective delivery of services. URD II and URD III contribute their proportionate share towards the Agency's administrative responsibilities.

##### **1. Personnel:**

MRA employs six persons to carry out redevelopment activities in the Urban Renewal Districts. All salaries and employer contributions are budgeted in URD I. The other two districts contribute their proportionate share towards these administrative expenses. (\$251,510 in 110 account; \$5,000 in 120 account; \$83,879 in 140 account).

##### **2. Disbursement of Tax Increment Funds:**

MRA provides a disbursement of residual URD I tax increment funds after satisfying the debt service obligations of the district's outstanding tax increment bonds. This release of funds to the URD I taxing jurisdictions must be approved by the City Council annually. (\$250,000 in 700 account)

##### **3. Administrative Services:**

###### City Services:

Contract with City to provide MRA with administrative support as well as assistance from Engineering, Public Works, Finance, Parks and Recreation, and Attorney's Office on specific projects. The City's Cost Study determined the base Administrative Services fee at \$40,000 in FY 03. FY 04 was trended at 4% and MRA paid the City \$41,600. The FY 05 amount was trended at 3%. Trending percentage is based on employee wage increases and is provided by the Finance Department. (\$42,848 in 350 account)

---

#### Liability Insurance:

The City of Missoula is charging the component units their proportionate share of the City's liability coverage for errors and omissions. MRA's FY05 amount is \$2,812. (\$2,812 in 350 account)

#### **4. Administrative Transfers:**

##### Liability Insurance:

The City of Missoula is now charging the component units their proportionate share of the City's liability coverage for errors and omissions. The City is requesting recovery for FY03 & FY04 in the amount of \$6,517. (\$6,517 in 820 account)

Information Services Department Requests: Total transfer amount of items below (\$3,608 in 820 account)

Server Warranties	\$58
Backup Software	\$32
Frame Relay Service	\$96
Network Hubs	\$91
Omtools Maintenance	\$29
Financial Software Maintenance Fee	\$60
Payroll & HR Software Maintenance Fee	\$289
IS Secretary	\$927
PC Specialist	\$122
IS Help Desk Software	\$269
Customer Service Request Module	\$1,635
<b>TOTAL</b>	<b>\$3,608</b>

#### **ACQUISITION OF PROPERTY - Activity budget equals \$ 341,500**

When authorized by the City Council, MRA may use tax increment to acquire property in urban renewal areas according to Section 7-15-4258 M.C.A. for urban renewal purposes.

#### **Strategic Goals:**

MRA will be responsive to problems and opportunities that can only be addressed by purchase of real and / or improved properties.

##### Civic Stadium:

MRA pledged up to this amount toward public improvements separate from but related to the construction of a Civic Stadium on the former Champion Mill site adjacent to the Clark Fork River in downtown Missoula. Specifically, MRA funds will be used to finance acquisition of the needed lands next to the site for facility parking. Note: Other costs associated with this project are listed under the Public Works / Facilities activity. FY 04 carryover amount: (\$241,500 920 account)

##### Contingency:

Provide funds for the acquisition of property for projects not yet identified. (\$100,000 in 840 account)

---

---

## **PUBLIC WORKS / FACILITIES** - Activity budget equals **\$ 6,072,086**

The MRA engages in public works activities to aid and encourage private investment in the downtown urban renewal area. Areas of focus include transportation, streets, sidewalks, and trails. Authority for MRA's investment in public facilities is expressly stated in Urban Renewal Law in Section 7-15-4288 (4) M.C.A.

### **Strategic Goals:**

Collaborate with other City departments and public partners to make public works improvements within the urban renewal district. Redevelopment activities addressing sidewalks, sewer and water lines, parks, trails and transportation needs directly contribute to the City Strategic Plan objectives of growth management, water quality enhancement, and ensuring community health and livability.

The following projects are underway or are scheduled for completion in FY 05.

#### Art Museum of Missoula:

In this project the Art Museum of Missoula will expand and renovate the City-owned Art Museum building. The project will increase the safety of the art, staff and citizens. An elevator will be added to comply with ADA. The interior will be rehabilitated and the exterior will be preserved. The total cost of construction for the project is estimated at \$2.5 million. Other funding sources include art foundations & grants, City & County Intercap loans and a CDBG grant. FY 04 carryover amount: (\$477,506 in 700 account)

#### Badenoch Recognition Plaque:

The MRA Board approved the purchase and placement of a plaque for Geoff Badenoch, former MRA Director, in recognition of his twenty-one years of dedication to MRA and the Missoula Downtown. (\$1,000 in 930 account)

#### BonMacy's Awning:

Bon-Macy's Awning – This amount matches property owner funds to repair and renovate the historic copper awning on the Higgins Avenue elevation of the Bon-Macys building. FY 04 carryover amount: (\$18,000 in 700 account)

#### Caras Park Restroom/Storeroom Improvements:

The Caras Park restrooms, built in the 1980s, have suffered years of vandalism and heavy use. This project will expand the number of fixtures in the women's and men's restrooms, replace damaged plumbing and other portions of the building that have been vandalized, as well as expand the building to provide additional storage for fixtures, furniture and equipment used at the park. The design work is expected to be donated to the City of Missoula by the firm that did the original work. FY 04 carryover amount: (\$893 in 350 account, \$33,924 in 930 account)

#### Civic Stadium:

Pursuant to the original Development Agreement between the City and PlayBall Missoula, MRA pledged up to \$1,000,000 toward public improvements separate from but related to the construction of a Civic

---

---

Stadium on the former Champion Mill site adjacent to the Clark Fork River in downtown Missoula. Specifically, these MRA funds will contribute to appropriate site improvements such as riverbank stabilization, trail construction and assistance with utilities, parking and streets. In accordance to the amended Development Agreement, dated 3/17/03, MRA will contribute up to \$1,000,000 towards construction of the Civic Stadium. Note: Other costs associated with this project are listed under the Acquisition of Property activity. FY 04 carryover amount: (\$56,826 in 930 account)

Clark Fork to Front Street Trail:

This project has evolved into the development of a trail or walkway from the Clark Fork River to Front Street. Several potential sites were investigated in the area between Goldsmith's Bed and Breakfast and Kiwanis Park. Currently, the most feasible option is using the public right-of-way along Madison Street, either on the west or east side of the north bridge approach. In previous CIP's this project was part of the *Northshore Park and Trail Improvements* project. FY 04 carryover amount: \$230,000 (\$46,000 in 350 account; \$184,000 in 930 account)

County Renovation:

MRA pledged up to this amount to help renovate the historic Missoula County Courthouse Building. Work performed on the 100 year-old building includes cleaning and repairs to the roof and façade to correct problems caused by decades of exposure to Montana weather. In addition, a new fire suppression system will be added to protect the historic structure. In June 2004, the MRA Board approved the County's request to reallocate a portion of the cost savings from the Courthouse project towards fire code and façade improvements for the Youth Justice and Public Defender buildings along Woody Street, and installation of an ADA accessible corridor between the Courthouse and the Annex. Deteriorated sidewalks around the Courthouse are also slated to be addressed. The anticipated cost savings after all projects are completed is \$89,616, which was removed from this budget. FY 04 carryover amount: (\$164,138 in 700 account)

Downtown Street Renovation Phase X (Railroad Street):

MRA will contribute up to this amount towards the refurbishment of the historic brick portion of Railroad Street from Ryman to Orange. The Historic Preservation Commission (HPC) is taking the lead on this project and hopes to secure pro bono services for several project components such as engineering and design, and brick cleaning. MRA's commitment is also intended to help HPC secure further financial support for the project from adjacent property owners and others. In the event HPC is not able to forward the restoration of the brick street, this amount would provide for asphalt resurfacing of that section of Railroad Street as requested by the Public Works Department. FY 04 carryover amount: (\$52,000 in 820 account)

Florence Building:

The Attorneys Liability and Protection Society (ALPS), owner of the historic Florence Hotel building, is undertaking substantial renovation of entire building. Over the years the Florence Hotel was converted to retail space on the ground floor and professional office space on the upper floors. The hotel lobby, walled off from public view for many years, has been restored and reopened as part of this undertaking. New space created adjacent to the lobby provides new retail opportunities on the ground floor. The Governor's Room and the McLeod Room have been restored to their original character and will continue to provide meeting space for large gatherings. In FY04, with the help of a \$62,439 CCP grant from MRA, the building was also brought up to current life-safety codes. MRA has approved TIF assistance for replacing the aging sidewalk along Higgins & Front Streets in the amount of \$51,128. ALPS has also received a Façade CRLP proceed without prejudice allowance. FY 04 carryover amount: (\$51,128 in 700 account)

---

---

#### Kiwanis Park Improvements:

This project involves improvements to Kiwanis Park in lieu of a riverfront trail developed between Kiwanis and Bess Reed Parks. Improvements include landscaping, parking lot construction, trail redesign, and improving access off of Front Street. The Parks Department reallocated \$15,000 of MRA funds approved for the McCormick Park Tennis Court project to this project. The Parking Commission approved \$105,000 for this project in March 2004. The MRA Board approved \$121,220 in MRA funds in February 2004. Total estimated project budget is \$240,732. This budget includes all funds as the Parking Commission will reimburse MRA for their share. FY 04 carryover amount: \$230,843 (\$5,523 in 350 account; \$225,320 in 930 account)

#### Locomotive 1356:

This amount will address remaining items to restore the Circle Square historic Locomotive 1356, including woodwork replacement, accessory attachment, repainting and interpretive sign. FY 04 carryover amount: (\$1,608 in 930 account)

#### Madison Street Bridge:

This project involves attaching a pedestrian bridge underneath the Madison Street vehicular bridge. It would take bicyclists and pedestrians across the River at Riverfront Trail level linking the two segments of the trail system on opposite shores. The project is contingent on approval by the Montana department of Transportation once a design has been prepared and approved. The estimated cost for this project is preliminary as professional design and engineering estimates have not yet been prepared. It is anticipated that funding for this project would come from URD I and reprogramming CTEP funds from the Shady Grove Trail Landscaping project. Using CTEP funds, MRA would construct this bridge in lieu of a previous CIP project to construct a bicycle/pedestrian bridge on the existing Montana Rail Link trestle across the Clark Fork. FY 04 carryover amount: \$862,807 (\$87,744 in 350 account; \$775,063 in 930 account)

#### Madison Street (previously DoubleTree) River Access:

This project has evolved into the development of an access from Madison Street Bridge to the Riverfront Trail System. Previously, the project included the development of a primitive public trail at river level adjacent to the DoubleTree Inn. Inasmuch as the McAdams property (east of Rattlesnake Creek) was not available for inclusion in the Riverfront Trail System, staff redesigned the project to maximize public benefit and facilitate better pedestrian travel around the difficult Madison Street/Front Street intersection. Current plans include providing a stairway on the east or west side of the Bridge to the Riverfront Trail System. In previous CIP's this project was part of the *Northshore Park & Trail Improvements* project. FY04 carryover amount: \$185,000 (\$37,000 in 350 account; \$148,000 in 930 account)

#### McCormick Park Aquatics Facility:

MRA will contribute this amount toward the construction of an aquatics facility in McCormick Park. This amount will be complimented by several million from a bond issue that passed in November 2003 for the improvement of aquatic facilities throughout the City. (\$1,500,000 in 820 account)

#### McCormick Park Tennis Courts:

---

---

MRA agreed to carryover this amount for the rebuilding of McCormick Park tennis courts. The original approved amount was for \$100,000 for both Kiwanis and McCormick Park courts. Kiwanis Park tennis courts were rebuilt in spring 2002 and required \$40,000 of MRA's original pledge. The Parks & Recreation Department intends to explore using grant money and other cost saving techniques to finish the refurbishing of the McCormick Park courts as part of the Park's new Master Plan. Courts at McCormick Park get high public use and their current playing surfaces are rough, undesirable and do not meet the conditions required for competitive play. In FY 01, the Parks Department successfully developed a funding package with several local tennis organizations and other agencies in order to rebuild the tennis courts at Playfair Park and Fort Missoula Park. \$15,000 of the remaining \$60,000 was reallocated to the Kiwanis Park Improvements project in April 2004. FY 04 carryover amount: (\$45,000 in 820 account)

Peak Development (400 West Broadway):

Peak Development Company of Kalispell intends to demolish the current vehicle service station at 400 West Broadway and construct a two-story retail/residential building. Peak Development's original site plan was amended to reflect a more traditional appearance by placing the structure near the right-of-ways, adjacent to the sidewalks, with parking to the north of the building. This MRA Staff recommendation was an attempt to bring the site into compliance with traditional urban design standards found throughout Missoula's downtown, along West Broadway and in both the Riverfront Triangle Redevelopment Master Plan as well as the Urban Land Institute's recommendations for URD III. MRA assistance is for building and site demolition, sidewalk and curb replacement, storm and sanitary sewer work, and water utility upgrade to the site. Note: Other costs associated with this project are listed under the Clearing & Demolition activity. (\$72,750 in 700 account)

Riverfront Triangle (Fox Site) Redevelopment:

The City has targeted this area for comprehensive redevelopment since the Fox Site was donated to the City in 1984. Included in the "Spent in Prior Years" is MRA's demolition of the former Fox Theater building in 1990, extension of the riverfront trail from Caras Park to the site in 1991, extension of water and sewer to the site and various soils investigations (1993), acquisition of the adjacent Holiday property in 1999 and acquisition and demolition of the Mustard Seed Restaurant (2001). Consolidation of the Site allows the City to now proceed with a plan of comprehensive redevelopment for the area. Please note that the Western Montana Clinic Trail project is now included with this project.

Western Montana Clinic land west and north of the Fox Site has been acquired by the Hospital. The Hospital and MRA co-sponsored a community planning charrette process in January 2002 to arrive at the basis for comprehensive design planning and marketing for the entire 7-acre area. In 2003, MRA and St. Pats engaged a consultant to prepare an urban design plan of the 9.5 acre site. Marketing of the site should begin in fall of 2004. Note: Other costs associated with this project are found under the Planning & Management activity and the Clearing & Demolition activity. FY04 carryover amount: (\$60,000 in 350 account, \$900,000 in 930 account)

Ron MacDonald Riverfront Trail Marker:

MRA will contribute this amount towards final costs of installing a memorial plaque and Riverfront Trail map in Caras Park in honor long time MRA Board member Ron MacDonald. (\$1,500 in 930 account)

Skate Park:

MRA will contribute \$100,000 to match private donations and Parks and Recreation Department assistance to create a skateboard park on the east side of McCormick Park. The Skateboard Association has estimated the cost of McCormick Skate Park to be approximately \$350,000. Of that amount, \$50,000 has been raised

---

---

through a private donation, Parks & Recreation has committed \$10,000 in in-kind assistance, MRA will contribute \$100,000 and the Skateboard Association intends to raise approximately \$200,000 from grants, donations and fund raisers. MRA will manage this contract and pay all invoices. The other parties will provide MRA with their funding. Total Amount: \$350,000 (\$70,000 in 350 account; \$280,000 in 930 account)

Streetscape Amenities:

MRA will provide this amount for the installation of bike racks, trash receptacles, benches, signage, new trees and grates, and the refurbishment of flower baskets and other similar improvements in the Downtown, where appropriate. (\$100,000 in 930 account)

The Trail Head (221-229 East Front Street):

This project at 221-229 East Front Street involves the renovation of the historic Missoula Mercantile Warehouse. The warehouse served as a storage building for the old Missoula Mercantile, The Bon Marche', and as a performance venue for the Missoula Children's Theatre. The owner of The Trail Head sporting goods store purchased the building and will relocate his business to the site in fall 2004. MRA is assisting with selective demolition and utility upgrades. Note: Other costs associated with this project are listed under the Clearing & Demolition activity. FY 04 carryover amount: (\$10,000 in 700 account)

Van Buren Street Footbridge:

MRA pledged up to this amount as a matching grant to other agencies' contributions to refurbish the Van Buren Street Footbridge. The historic Footbridge links The University of Montana and Downtown Missoula. Project advocates felt the Bridge should be attractive as it is one of the first sites seen by students, spectators, and visitors to The University. MRA money will fund a better quality, low maintenance safety rail, historic markers highlighting the Bridge and its history, and lighting on and around the structure. FY 04 carryover amount: (\$30,000 in 700 account)

Weir Debris Removal / Brennan's Wave at Caras Park:

Debris and rubble in the river have been a continual safety hazard for people using the river in the Downtown area for recreational purposes as well as the safety hazard for rescue workers. The cost of the project is dependent on access to the channel; any currently unknown anchoring of the debris and the amount of channel remediation required if water flow modeling indicates an adverse impact to the bank by removing debris. Further, environmental review of effects of removal will have to be undertaken. Remediation or protection may affect cost. Response from appropriate environmental and wildlife agencies will be forthcoming. In August of 2000, debris and protrudances were removed. The Missoula Conservation District is currently undertaking the project feasibility. Another aspect of this project is the design and construction of a kayak facility to be constructed as a memorial for a local kayaker. This portion of the project would be accomplished through private funds and design services donated for this purpose. In June 2004, the MRA Board granted this project an additional \$80,000 to begin construction before the sunset of URD I. FY 04 carryover amount: \$175,000 (\$175,000 in 700 account)

Contingency:

Provide funds for potential redevelopment partnerships that involve public works projects such as the historic Wilma Theater, streets and alleys, as well as for projects not yet identified. (\$462,163 in 840 account)

---

---

## **REHABILITATION ASSISTANCE** - Activity budget equals **\$ 403,714**

The City Council has authorized MRA to implement and administer the Commercial Rehabilitation Loan Program (CRLP) and the Life-Safety Code Compliance Assistance Program (CCP). Through these programs, MRA develops partnerships with private businesses that eliminate blight, generate tax increment, create jobs and encourage private investment in downtown commercial properties. The authority to create these programs and fund them is stated in Section 7-15-4288, Section 7-15-4254 (c), and Section 7-15-4233 of Urban Renewal Law, M.C.A.

### **Ongoing and Mandated Objectives:**

#### Commercial Rehabilitation Loan Program (CRLP):

Participate in up to 10 projects through the City Council-adopted CRLP program. This program will continue to encourage voluntary repair and rehabilitation of commercial property by providing interest subsidies on commercial loans secured by private property owners.

#### Code Compliance Program (CCP):

Participate in up to 15 projects through the City Council-adopted CCP program. The goal of this program is to bring downtown buildings into compliance with City-adopted Uniform Fire and Building Codes that pertain to life-safety. Under the CCP, MRA provides a 50% funding match to approved private projects up to established program limits.

### **Strategic Goals:**

Reuse the existing building stock in municipal service areas to directly encourage infill development, which contributes to sound urban growth management.

The following projects are underway or are scheduled for completion in FY 05.

#### Atlantic Hotel:

MRA pledged up to this amount under the CCP for installation of a fire-suppression sprinkler system in the historic residential/retail building at 519 North Higgins Avenue. (CCP: \$25,000 in 700 account)

#### The Natural History Center (The Nature Center):

The Montana Natural History Center recently purchased the building and land located at 120 Hickory Street. The project involves a \$200,000-\$300,000 renovation of approximately two-thirds of the building to house the collections, programs, and presentations of the Montana Natural History Center. The Center, located at Fort Missoula for several years, must move to allow new and expanded education and presentation programs. Over the next five years the Center expects to invest up to an additional \$1,000,000 into the building and grounds to further expand its educational role in Missoula. MRA assistance will help rectify certain code violations within the building. (CCP: \$16,979 in 700 account)

#### Poverello Center:

MRA pledged this assistance towards the installation of much needed fire suppression sprinklers and hard wired fire alarms. In addition, the Center must install a new four-inch water line from the water main to charge the system, which is not unusual in the Downtown where traditional water services to existing

---

older buildings is often inadequate to charge modern fire sprinkler systems. Given the Poverello Center's mission to feed and shelter the homeless in Missoula, both the sprinkler system and the alarm system improvements are essential to protecting the lives of occupants and staff. The sprinkler system and alarms were installed in spring 2004. The water main work is scheduled for fall 2004. FY04 carryover amount: (\$5,135 in 700 account)

**The Trail Head (221-229 East Front Street):**

This project at 221-229 East Front Street involves the renovation of the historic Missoula Mercantile Warehouse. The warehouse served as a storage building for the old Missoula Mercantile, The Bon Marche', and as a performance venue for the Missoula Children's Theatre. The owner of The Trail Head sporting goods store purchased the building and will relocate his business to the site in fall 2004. Note: Other costs associated with this project are listed under the Public Works/Facilities and the Clearing & Demolition activities. FY 04 carryover amount: (CCP \$31,600 in 700 account)

**Warehouse Mall:**

MRA pledged up to this amount in matching funds through the Life-Safety Code Compliance Assistance Program to assist the owners of the historic Warehouse Mall located at 725 West Alder Street, to address fire code violations within the building. MRA funds will subsidize installation of a fire-suppression sprinkler system in the building. FY 04 carryover amount: (CCP: \$25,000 in 700 account)

**CCP/CRLP Programs:**

To provide funds for Commercial Rehabilitation Loan Program and Life-Safety Code Compliance Program projects not yet identified. The FY 05 allocation for these programs is \$300,000. (\$300,000 in 700 account)

**RELOCATION PAYMENTS** - Activity budget equals **\$ 0**

According to Urban Renewal Law Section 7-15-4217 and Section 7-15-4288 (3) M.C.A., the MRA must provide a workable and feasible plan for making relocation assistance available for any person or business who may be displaced by redevelopment activities undertaken by the Agency.

**Strategic Goals:**

MRA will be responsive to problems and opportunities that can only be addressed by relocation of individual households or businesses.

**Contingency:**

To provide relocation funds for Agency projects not yet identified which involve relocation payments in accordance with MRA's Relocation Policy. (\$0 in 840 account)

**PLANNING AND MANAGEMENT** - Activity budget equals **\$ 210,055**

MRA is authorized in Section 7-15-4233 M.C.A. of Urban Renewal Law to engage in a wide range of planning efforts to encourage urban renewal. Section 7-15-4288 M.C.A. authorizes the agency to use tax increment to fund these efforts. MRA projects and plans are reviewed to ensure they comply with the Urban Renewal Plan, the Comprehensive Plan, and other applicable plans.

---

---

## **Ongoing and Mandated Objectives:**

Plan, coordinate and implement public projects designed to either upgrade and maintain existing facilities and utilities or build new ones in support of private business improvement or expansion to the built environment in the urban renewal areas.

Design and manage public programs such as the Life-Safety Code Compliance Program and Commercial Rehabilitation Loan Program for the purpose of stimulating new private investment.

## **Strategic Goals:**

Anticipate growth and continue to support projects and programs in partnerships with others that reduce parking and traffic congestion.

Provide specific advice, planning, and financial assistance for the purpose of leveraging new private investment. (Although all other objectives support this main purpose of MRA, this objective is defined by those projects where MRA's financial assistance is negotiated or MRA grants assistance beyond casual referrals. See following activity descriptions.)

The following are provided to allow MRA to receive internal professional planning and management services from other City departments.

### **Non-Motorized Transportation Planning Services:**

MRA may contract up to this amount for services related to projects that improve the City's Non-Motorized Transportation System. (\$10,000 in 350 account)

### **Office of Planning and Grants:**

OPG is occasionally engaged to provide MRA with special assistance in planning, housing, flood plain analysis, and graphics services. (\$5,000 in 350 account)

The following projects are underway or are scheduled for completion in FY 05.

### **Downtown Streets Project (previously Downtown Traffic Study):**

MRA has entered into a partnership with the Missoula Parking Commission to fund a comprehensive study of Downtown Missoula's street system. The study will evaluate vehicular and pedestrian accommodation as well as the existing streetscape in an effort to determine how well the community is currently being served and to identify desirable improvements. MRA contributed \$45,000 and the MPC contributed \$28,000. MRA is managing the project and the MPC transferred their funds to MRA in FY 04. FY 04 carryover amount: (\$45,055 in 350 account)

### **Riverfront Triangle (Fox Site) Redevelopment:**

The City has targeted this area for comprehensive redevelopment since the Fox Site was donated to the City in 1984. Included in the "Spent in Prior Years" is MRA's demolition of the former Fox Theater building in 1990, extension of the riverfront trail from Caras Park to the site in 1991, extension of water and sewer to the site and various soils investigations (1993), acquisition of the adjacent Holiday property in 1999 and acquisition and demolition of the Mustard Seed Restaurant (2001). Consolidation of the Site

---

---

allows the City to now proceed with a plan of comprehensive redevelopment for the area. Please note that the Western Montana Clinic Trail project is now included with this project.

Western Montana Clinic land west and north of the Fox Site has been acquired by the Hospital. The Hospital and MRA co-sponsored a community planning charrette process in January 2002 to arrive at the basis for comprehensive design planning and marketing for the entire 7-acre area. In 2003, MRA and St. Pats engaged a consultant to prepare an urban design plan of the 9.5 acre site. Planning should be complete in spring of 2004 and marketing should begin in fall of 2004. Note: Other costs associated with this project are found under the Public Works/Facilities activity and the Clearing & Demolition activity. FY 04 carryover amount: (\$50,000 in 350 account)

**Contingency:**

Provide funds for projects not yet identified, which require planning and management services. (\$100,000 in 840 account)

**CLEARING & DEMOLITION - Activity budget equals \$ 1,083,250**

Section 7-15-4288 (2) M.C.A. allows tax increment to be used for site clearance and demolition activities in the urban renewal area.

**Strategic Goals:**

Blighted improvements inhibit sound redevelopment, necessitating site preparation in the form of demolition as a part of the redevelopment strategy.

The following projects are underway or are scheduled for completion in FY 05.

**Peak Development (400 West Broadway):**

Peak Development Company of Kalispell intends to demolish the current vehicle service station at 400 West Broadway and construct a two-story retail/residential building. Peak Development's original site plan was amended to reflect a more traditional appearance by placing the structure near the right-of-ways, adjacent to the sidewalks, with parking to the north of the building. This MRA Staff recommendation was an attempt to bring the site into compliance with traditional urban design standards found throughout Missoula's downtown, along West Broadway and in both the Riverfront Triangle Redevelopment Master Plan as well as the Urban Land Institute's recommendations for URD III. MRA assistance is for building and site demolition, sidewalk and curb replacement, storm and sanitary sewer work, and water utility upgrade to the site. Note: Other costs associated with this project are listed under the Public Works / Facilities activity. (\$27,250 in 700 account)

**Riverfront Triangle (Fox Site) Redevelopment:**

The City has targeted this area for comprehensive redevelopment since the Fox Site was donated to the City in 1984. Included in the "Spent in Prior Years" is MRA's demolition of the former Fox Theater building in 1990, extension of the riverfront trail from Caras Park to the site in 1991, extension of water and sewer to the site and various soils investigations (1993), acquisition of the adjacent Holiday property in 1999 and acquisition and demolition of the Mustard Seed Restaurant (2001). Consolidation of the Site allows the City to now proceed with a plan of comprehensive redevelopment for the area. Please note that the Western Montana Clinic Trail project is now included with this project.

---

---

Western Montana Clinic land west and north of the Fox Site has been acquired by the Hospital. The Hospital and MRA co-sponsored a community planning charrette process in January 2002 to arrive at the basis for comprehensive design planning and marketing for the entire 7-acre area. In 2003, MRA and St. Pats engaged a consultant to prepare an urban design plan of the 9.5 acre site. Planning should be complete in spring of 2004 and marketing should begin in fall of 2004. Note: Other costs associated with this project are found under the Public Works / Facilities activity and the Planning & Management activity. FY 04 carryover amount: (\$140,000 in 350 account; \$750,000 in 930 account)

The Trail Head (221-229 East Front Street):

This project at 221-229 East Front Street involves the renovation of the historic Missoula Mercantile Warehouse. The warehouse served as a storage building for the old Missoula Mercantile, The Bon Marche', and as a performance venue for the Missoula Children's Theatre. The owner of The Trail Head sporting goods store purchased the building and will relocate his business to the site in fall 2004. MRA is assisting with selective demolition and utility upgrades. FY 04 carryover amount: (\$66,000 in 700 account)

Contingency:

Provide funds for projects not yet identified which require demolition or environmental contamination remediation (e.g., underground storage tanks, asbestos, etc.). (\$100,000 in 840 account)

**CTEP / CMAQ PROJECTS** - Activity budget equals **\$ 0**

The following projects are primarily funded through the federal Transportation Efficiency Act for the 21<sup>st</sup> Century (TEA-21). The two programs under the TEA-21 are the Community Transportation Enhancement Program (CTEP) and Congestion Mitigation and Air Quality (CMAQ) program. The local match for CTEP / CMAQ projects is usually 13%-20%. For CMAQ projects, MRA pays the appropriate percentage (13%-20%) of costs under the agreement. However, for CTEP projects, MRA pays 100% of costs under the agreement and the State reimburses MRA for CTEP's portion of the project cost.

CTEP funds may be utilized in the Madison Street Pedestrian Bridge project in FY 05. See the Public Works/Facilities Activity.

**TOTAL DEPARTMENT EXPENDITURES \$ 7,237,295**  
**TOTAL DEPARTMENT TRANSFERS \$ 1,607,125**

**BUDGETED SOURCES AND USES OF FUNDS**  
**URBAN RENEWAL DISTRICT I**  
**TAX INCREMENT DEVELOPMENT FUND (MRA)**

Prepared: 9/10/2004

USES OF FUNDS	
EXPENDITURES	<u>7,234,483</u>
INTERFUND TRANSFERS OUT	<u>1,609,937</u>
PROJECTED END-OF-YEAR CASH ON HAND	<u>0</u>
TOTAL FUNDS REQUIRED	<b>8,844,420</b>
 SOURCES OF FUNDS	
CASH ON HAND	<u>4,866,233</u>
NON-PROPERTY TAX REVENUE	<u>702,886</u>
INTERFUND TRANSFERS IN	<u>3,275,301</u>
TOTAL NON-TAX SOURCES OF FUNDS	<b>8,844,420</b>
 DIFFERENCE BETWEEN USES AND NON-TAX SOURCES OF FUNDS - PROPERTY TAX REQUIREMENTS	<b>0</b>

NON-TAX REVENUES & TRANSFERS

ACCOUNT #	ACCOUNT NAME	FY 04 BUDGET	FY 04 ACTUAL 6/30/2004	VARIANCE	%	FY 05 BUDGET
7391-331050	CTEP Grants	0	0	0	N/A	203,463
7391-331155	CMAQ Grants	0	0	0	N/A	0
7391-360000	Miscellaneous*	18,036	88,719	70,683	492%	389,423
7391-382010	Sale of Surplus Property	0	55	55	N/A	0
7391-365000	Donations	0	0	0	N/A	0
7391-371010	Interest	110,000	125,359	15,359	114%	110,000
7391-383016	Transfers From Tax Inc. Bond**	2,944,864	2,563,005	(381,858)	87%	3,125,301
7391-383029	Transfers From Other Funds	0	0	0	N/A	0
7391-383037	Transfers From URD II	100,000	100,000	0	100%	100,000
7391-383038	Transfers From URD III	20,000	20,000	0	100%	50,000
	TOTAL MRA URD I	3,192,900	2,897,138	(295,762)	91%	3,978,187

DEPARTMENT BUDGET BY OBJECTS AND ACTIVITIES						
DEPARTMENT TITLE: MISSOULA REDEVELOPMENT AGENCY DEPARTMENT NUMBER: 385			FUND TITLE: FUND NUMBER: 7391	MRA URD 1 7391	DATE PREPARED:	11/1/2004
OBJECTS OF EXPENDITURES		DEPARTMENT TOTAL	ACTIVITY - ADMINISTRATION NO.: 470210	ACTIVITY - ACQUISITION OF PROPERTY NO.: 470220	ACTIVITY - PUBLIC WORKS FACILITIES NO.: 470230	ACTIVITY - CONSTRUCTION / REHAB LOANS NO.: 470240
NUMBER	DESCRIPTION					
100	PERSONAL SERVICES					
110	Salaries and Wages	251,510	251,510			
120	Overtime/Termination	5,000	5,000			
130	Other	-	-			
140	Employer Contributions	83,879	83,879			
	TOTAL PERSONAL SERVICES	340,389	340,389	-	-	-
200	SUPPLIES					
210	Office Supplies	3,000	3,000			
220	Operating Supplies	5,900	5,900			
230	Repair/Maintenance (not gas)	828	828			
231	Gasoline	468	468			
240	Other Supplies	-	-			
250	Supplies For Resale	-	-			
	TOTAL SUPPLIES	10,196	10,196	-	-	-
300	PURCHASED SERVICES					
310	Communications	1,800	1,800			
320	Printing & Duplicating	3,000	3,000			
330	Publicity,Subscriptions,Dues	3,000	3,000			
341	Electricity & Natural Gas	-	-			
343	Water Charges	-	-			
344	Telephone Service	3,500	3,500			
345	Garbage	-	-			
350	Professional Services	610,675	53,460		307,160	
360	Repair & Maintenance	5,000	5,000			
370	Travel	3,500	3,500			
380	Training	4,500	4,500			
390	Other Purchased Services	1,000	1,000			
	TOTAL PURCHASED SERVICES	635,975	78,760	-	307,160	-
400	Building Materials	-	-			
500	Fixed Charges	23,407	23,407			
700	Grants and Contributions	1,745,486	250,000		998,522	403,714
820	Transfers To Other Funds	1,607,125	10,125		1,597,000	
840	Contingency	762,163	-	100,000	462,163	
	TOTAL MISCELLANEOUS	4,138,181	283,532	100,000	3,057,685	403,714
600	DEBT SERVICE	-				
900	CAPITAL OUTLAY					
920	Lands & Buildings	241,500	-	241,500		
930	Improvements	3,457,241	-		2,707,241	
940	Machinery & Equipment	20,938	20,938			
	TOTAL CAPITAL OUTLAY	3,719,679	20,938	241,500	2,707,241	-
	---TOTAL DEPARTMENT---	8,844,420	733,815	341,500	6,072,086	403,714

DEPARTMENT BUDGET BY OBJECTS AND ACTIVITIES**CONTINUED**					
DEPARTMENT TITLE: MISSOULA REDEVELOPMENT AGENCY DEPARTMENT NUMBER: 385			FUND TITLE: FUND NUMBER: 7391	MRA URD 1	DATE PREPARED: 11/1/2004
OBJECTS OF EXPENDITURES		ACTIVITY - RELOCATION PAYMENTS NO.: 470250	ACTIVITY - PLANNING & MANAGEMENT NO.: 470260	ACTIVITY - CLEARING & DEMOLITION NO.: 470270	ACTIVITY - CTEP & CMAQ NO.: 460436
NUMBER	DESCRIPTION				
100	PERSONAL SERVICES				
110	Salaries and Wages				
120	Overtime/Termination				
130	Other				
140	Employer Contributions				
	TOTAL PERSONAL SERVICES		-	-	-
200	SUPPLIES				
210	Office Supplies				
220	Operating Supplies				
230	Repair/Maintenance (not gas)				
231	Gasoline				
240	Other Supplies				
250	Supplies For Resale				
	TOTAL SUPPLIES		-	-	-
300	PURCHASED SERVICES				
310	Communications				
320	Printing & Duplicating				
330	Publicity,Subscriptions,Dues				
341	Electricity & Natural Gas				
343	Water Charges				
344	Telephone Service				
345	Garbage				
350	Professional Services		110,055	140,000	
360	Repair & Maintenance				
370	Travel				
380	Training				
390	Other Purchased Services				
	TOTAL PURCHASED SERVICES		110,055	140,000	-
400	Building Materials				
500	Fixed Charges				
700	Grants and Contributions			93,250	
820	Transfers To Other Funds				
840	Contingency		-	100,000	100,000
	TOTAL MISCELLANEOUS		-	100,000	193,250
600	DEBT SERVICE				
900	CAPITAL OUTLAY				
920	Lands & Buildings				750,000
930	Improvements				
940	Machinery & Equipment				
	TOTAL CAPITAL OUTLAY		-	750,000	-
	---TOTAL DEPARTMENT---		-	210,055	1,083,250

---

# **MRA-#385**

## **URBAN RENEWAL DISTRICT II (A7392)**

*The City Council created a second Urban Renewal District (URD II) by adopting Resolution #5177 on July 15, 1991 which found the area was blighted. By adopting Ordinance #2803 on December 16, 1991, the Council adopted the Urban Renewal Plan for the district, which includes a provision for using tax increment district financing from that day forward. During the early years of the district's life, seeds were planted which are now bearing fruit in the form of growing tax increment revenue. In time, as projects and programs emerge, this growing tax increment will allow the City and MRA to respond strategically to the district's needs in both public and private undertakings*

---

### **ACTIVITIES & OBJECTIVES**

#### **ADMINISTRATION** - Activity budget equals a transfer of **\$ 100,000**

Inasmuch as URD II is administered by the same Board and managed by the same Staff as URD I, a provision is made to transfer the proportionate share of office and administrative expenses from URD II to URD I, from which it is expended.

##### **Administrative Financial Contributions:**

Provide for professional planning and management services by the MRA staff during FY 05 through a transfer from URD II to URD I's Administration activity. (\$100,000 in 820 account)

#### **ACQUISITION OF PROPERTY** - Activity budget equals **\$ 100,000**

When authorized by the City Council, MRA may use tax increment to acquire property in urban renewal areas according to Section 7-15-4258 M.C.A. for urban renewal purposes.

##### **Strategic Goals:**

MRA will be responsive to problems and opportunities that can only be addressed by purchase of real and / or improved properties.

##### **Contingency:**

Provide funds for the possible acquisition of West Broadway billboards and other projects not yet identified. (\$100,000 in 840 account)

#### **PUBLIC WORKS / FACILITIES** - Activity budget equals **\$ 756,211**

---

The MRA engages in public works activities to aid and encourage private investment in the second urban renewal district (URD II). Areas of focus include transportation, streets, sidewalks, and trails. Authority for MRA's investment in public facilities is expressly stated in Urban Renewal Law in Section 7-15-4288 (4) M.C.A.

### **Strategic Goals:**

Urban Renewal District II was created in part because of its potential for new residential development as well as commercial opportunities. MRA continues to explore and identify infrastructure and transportation needs and opportunities in support of redevelopment of blighted areas.

Continue forming redevelopment partnerships with public and private entities to leverage housing and commercial investment dollars and promote affordable housing.

The following projects are underway or are scheduled for completion in FY 05.

#### Broadway Street Trees:

This project would install street trees and grates along West Broadway into locations made available by recent sidewalk improvements. FY 04 carryover amount: (\$45,000 in 930 account)

#### Clark Fork Commons:

This is housing project organized by the North Missoula Community Development Corporation (NMCDC). The project is located on Cedar Street and includes a 25-unit town home development to be constructed on land acquired from private owners by the Housing Authority and purchased by NMCDC. The project will allow low to moderate income residents to purchase homes. The methods being used to subsidize the cost of the homes are a combination of federal, local, and private grants, and by NMCDC retaining ownership of the land underlying them. Note: Other costs associated with this project are listed under the Clearing & Demolition activity. (\$130,510 in 700 account)

#### McKenzie Project:

This project is on the northern 2/3 of the property currently addressed 1145 West Broadway. (The development area will receive a new address during the building permit process.) The development involves construction of a 44-unit apartment complex of mixed studio, 1, and 2 bedroom units. The buildings will be two-stories tall built around a central landscaped courtyard. Parking will be off of Toole Street at the east end of the complex and off of Burton Street using the current alley. Note: Other costs associated with this project are listed under the Clearing & Demolition activity. FY 04 carryover amount: (\$55,000 in 700 account)

#### South Bank Riverfront Trail:

This project involves obtaining an easement and development of a trail on the south side of the Clark Fork River at the Modern Plumbing property (former Champion Mill site). This project would connect the California Street Bicycle Pedestrian Bridge with the Civic Stadium, which would be an essential element in the development of a non-motorized Riverfront Trail system loop. This project would be approximately 2,000 lineal feet. FY 04 carryover amount: (\$42,500 in 350 account; \$170,000 in 930 account)

#### West Broadway Island Trail:

---

This project would complete the riverfront trial between Russell and Front Streets along West Broadway. It connects the Shady Grove Trail, California Street Pedestrian Bridge, and the recently completed West Broadway CTEP sidewalk project. It also provides an access to an area that can be used for waterfront recreation such as fishing and for easy entry and take-out of hand carried non-motorized watercraft. It is anticipated that the land or easement will be donated. The total amount estimated for this CIP project is \$225,000. The FY 05 amount represents the design and engineering services portion of this project. FY 04 carryover amount: (\$25,000 in 350 account)

Contingency:

Provide additional funds for projects not yet identified. (\$288,201 in 840 account)

## **REHABILITATION ASSISTANCE - Activity budget equals \$ 75,000**

### **Ongoing and Mandated Objectives:**

Commercial Rehabilitation Loan Program (CRLP):

Through the Commercial Rehabilitation Loan Program (CRLP), MRA develops partnerships with private businesses that eliminate blight, generate tax increment, create jobs and encourage private investment in commercial properties.

Code Compliance Program (CCP):

The goal of this program is to bring buildings into compliance with City adopted Uniform Fire and Building Codes pertaining to life safety through a 50% match of approved private projects, up to URD II CCP limits.

### **Strategic Goals:**

Reuse the existing building stock in municipal service areas to directly encourage infill development, which contributes to sound urban growth management.

CCP/CRLP Programs:

Provide funds for Commercial Rehabilitation Loan Program and Life-Safety Code Compliance Program projects not yet identified. (\$75,000 in 700 account)

## **RELOCATION PAYMENTS - Activity budget equals \$ 100,000**

According to Urban Renewal Law Section 7-15-4217 and Section 7-15-4288 (3) M.C.A., the MRA must provide a workable and feasible plan for making relocation assistance available for any person or business who may be displaced by redevelopment activities undertaken by the Agency.

### **Strategic Goals:**

MRA will be responsive to problems and opportunities that can only be addressed by relocation of individual households or businesses.

---

---

#### Contingency:

Provide funds for projects not yet identified which involve relocation payments in accordance with MRA's Relocation Policy. (\$100,000 in 840 account)

### **PLANNING AND MANAGEMENT** - Activity budget equals **\$ 125,000**

MRA is authorized in Section 7-15-4233 M.C.A. of Urban Renewal Law to engage in a wide range of planning efforts to encourage urban renewal. Section 7-15-4288 M.C.A. authorizes the agency to use tax increment to fund these efforts. MRA projects and plans are reviewed to ensure they comply with the Urban Renewal Plan, the Comprehensive Plan, and other applicable plans.

#### **Ongoing and Mandated Objectives:**

Plan, coordinate and implement public projects designed to either upgrade and maintain existing facilities and utilities or build new ones in support of private business improvement or expansion to the built environment in the urban renewal areas.

Design and manage public programs such as the Life-Safety Code Compliance Program and Commercial Rehabilitation Loan Program for the purpose of stimulating new private investment.

#### **Strategic Goals:**

Anticipate growth and continue to support projects and programs in partnerships with others that reduce parking and traffic congestion.

Provide specific advice, planning, and financial assistance for the purpose of leveraging new private investment. (Although all other objectives support this main purpose of MRA, this objective is defined by those projects where MRA's financial assistance is negotiated or MRA grants assistance beyond casual referrals. See following activity descriptions.)

#### Bond Services:

This amount will provide funds for bond services required for determining the feasibility and mechanisms of bonding for two or more projects in the district. (\$75,000 in 350 account)

#### Contingency:

Provide funds for projects not yet identified that require planning and management services. (\$50,000 in 840 account)

### **CLEARING AND DEMOLITION** - Activity budget equals **\$ 106,621**

Section 7-15-4288 (2) M.C.A. allows tax increment to be used for site clearance and demolition activities in the urban renewal area.

#### **Strategic Goals:**

---

---

Blighted conditions often inhibit sound redevelopment, necessitating site preparation in the form of demolition as a part of the redevelopment strategy.

The following projects are underway or are scheduled for completion in FY 05.

Clark Fork Commons:

This is a housing project organized by the North Missoula Community Development Corporation (NMCDC). The project is located on Cedar Street and includes a 25-unit town home development to be constructed on land acquired from private owners by the Housing Authority and purchased by NMCDC. The project will allow low to moderate income residents to purchase homes. The methods being used to subsidize the cost of the homes are a combination of federal, local, and private grants, and by NMCDC retaining ownership of the land underlying them. Note: Other costs associated with this project are listed under the Public Works / Facilities activity. (\$14,121 in 700 account)

McKenzie Project:

This project is on the northern 2/3 of the property currently addressed 1145 West Broadway. (The development area will receive a new address during the building permit process.) The development involves construction of a 44-unit apartment complex of mixed studio, 1, and 2 bedroom units. The buildings will be two-stories tall built around a central landscaped courtyard. Parking will be off of Toole Street at the east end of the complex and off of Burton Street using the current alley. Note: Other costs associated with this project are listed under the Public Works / Facilities activity. FY 04 carryover amount: \$30,000 (\$42,500 in 700 account)

Contingency:

Provide funds for projects not yet identified, which require clearing and demolition or environmental contamination remediation (e.g. underground storage tanks, asbestos, etc.). (\$50,000 in 840 account)

**CTEP / CMAQ PROJECTS** - Activity budget equals **\$ 0**

The following projects are primarily funded through the federal Transportation Efficiency Act for the 21<sup>st</sup> Century (TEA-21). The two programs under the TEA-21 are the Community Transportation Enhancement Program (CTEP) and Congestion Mitigation and Air Quality (CMAQ) program. The local match for CTEP / CMAQ projects is usually 13%-20%. For CMAQ projects, MRA pays the appropriate percentage (13%-20%) of costs under the agreement. However, for CTEP projects, MRA pays 100% of costs under the agreement and the State reimburses to MRA CTEP's portion of the project cost.

No CTEP or CMAQ projects are anticipated for URD II in FY05. MRA has requested the State of Montana reallocate the \$203,463 of CTEP monies previously allocated to the Shady Grove Landscaping project to URD I for the Madison Street Pedestrian Bridge project. The local match for a CTEP project is at least 13.42%.

**TOTAL FUND EXPENDITURES \$ 1,262,832**

**TOTAL FUND TRANSFERS \$ 100,000**

**BUDGETED SOURCES AND USES OF FUNDS**  
**URBAN RENEWAL DISTRICT II**

Prepared: 9/10/2004

**USES OF FUNDS**

EXPENDITURES	<u>1,262,832</u>
INTERFUND TRANSFERS OUT	<u>100,000</u>
PROJECTED END-OF-YEAR CASH ON HAND	<u>0</u>
<b>TOTAL FUNDS REQUIRED</b>	<b><u>1,362,832</u></b>

**SOURCES OF FUNDS**

CASH ON HAND	<u>823,050</u>
NON-PROPERTY TAX REVENUE	<u>539,782</u>
INTER-FUND TRANSFERS IN	<u>0</u>
<b>TOTAL NON-TAX SOURCES OF FUNDS</b>	<b><u>1,362,832</u></b>

**DIFFERENCE BETWEEN USES AND NON-TAX SOURCES OF FUNDS - PROPERTY TAX REQUIREMENTS**

**0**

**NON-TAX REVENUES & TRANSFERS**

ACCOUNT #	ACCOUNT NAME	FY 04 BUDGET	FY 04 ACTUAL 6/30/2004	VARIANCE	%	FY 05 BUDGET
7392-311011	Tax Increment	359,855	362,945	3,090	101%	498,827
7392-331050	CTEP Grants	203,463	0	(203,463)	N/A	0
7392-331060	NRTA Grants	0	0	0	N/A	0
7392-331155	CMAQ Grants	0	0	0	N/A	0
7392-335210	State PP Reimb. SB 417	3,265	3,265	(0)	100%	2,612
7392-335230	HB 124 Entitlement	33,343	33,343	0	100%	33,343
7392-335250	SB 184	0	0	0	N/A	0
7392-360000	Miscellaneous	2,461	0	(2,461)	N/A	0
7392-365000	Donations	0	0	0	N/A	0
7392-371010	Interest	5,000	15,443	10,443	309%	5,000
<b>TOTAL URD II</b>		<b>607,386</b>	<b>414,996</b>	<b>(192,390)</b>	<b>68%</b>	<b>539,782</b>

DEPARTMENT BUDGET BY OBJECTS AND ACTIVITIES						
DEPARTMENT TITLE: MISSOULA REDEVELOPMENT AGENCY DEPARTMENT NUMBER: 385			FUND TITLE: FUND NUMBER:	MRA URD 2 7392	DATE PREPARED:	11/1/2004
OBJECTS OF EXPENDITURES		DEPARTMENT TOTAL	ACTIVITY - ADMINISTRATION NO.: 470210	ACTIVITY - ACQUISITION OF PROPERTY NO.: 470220	ACTIVITY - PUBLIC WORKS FACILITIES NO.: 470230	ACTIVITY - CONSRUCTION / REHAB LOANS NO.: 470240
NUMBER	DESCRIPTION					
100	PERSONAL SERVICES					
110	Salaries and Wages	-				
120	Overtime/Termination	-				
130	Other	-				
140	Employer Contributions	-				
	TOTAL PERSONAL SERVICES	-				
200	SUPPLIES					
210	Office Supplies	-				
220	Operating Supplies	-				
230	Repair/Maintenance (not gas)	-				
231	Gasoline	-				
240	Other Supplies	-				
250	Supplies For Resale	-				
	TOTAL SUPPLIES	-				
300	PURCHASED SERVICES					
310	Communications	-				
320	Printing & Duplicating	-				
330	Publicity,Subscriptions,Dues	-				
341	Electricity & Natural Gas	-				
343	Water Charges	-				
344	Telephone Service	-				
345	Garbage	-				
350	Professional Services	142,500			67,500	
360	Repair & Maintenance	-				
370	Travel	-				
380	Training	-				
390	Other Purchased Services	-				
	TOTAL PURCHASED SERVICES	142,500	-	-	67,500	-
400	Building Materials	-				
500	Fixed Charges	-				
700	Grants and Contributions	317,131			185,510	75,000
820	Transfers To Other Funds	100,000	100,000		-	
840	Contingency	588,201		100,000	288,201	
	TOTAL MISCELLANEOUS	1,005,332	100,000	100,000	473,711	75,000
600	DEBT SERVICE	-				
900	CAPITAL OUTLAY					
920	Lands & Buildings	-			215,000	
930	Improvements	215,000				
940	Machinery & Equipment	-				
	TOTAL CAPITAL OUTLAY	215,000	-	-	215,000	-
	---TOTAL DEPARTMENT---	1,362,832	100,000	100,000	756,211	75,000

DEPARTMENT BUDGET BY OBJECTS AND ACTIVITIES**CONTINUED**						
DEPARTMENT TITLE: MISSOULA REDEVELOPMENT AGENCY		FUND TITLE: MRA URD 2	DATE PREPARED:		11/1/2004	
DEPARTMENT NUMBER: 385		FUND NUMBER: 7392				
OBJECTS OF EXPENDITURES		ACTIVITY - RELOCATION	ACTIVITY - PLANNING & MANAGEMENT	ACTIVITY - CLEARING & DEMOLITION	ACTIVITY - CTEP & CMAQ	ACTIVITY - NO.:
NUMBER	DESCRIPTION	PAYMENTS NO.: 470250	NO.: 470260	NO.: 470270	NO.: 460436	NO.:
100	PERSONAL SERVICES					
110	Salaries and Wages					
120	Overtime/Termination					
130	Other					
140	Employer Contributions					
	TOTAL PERSONAL SERVICES					
200	SUPPLIES					
210	Office Supplies					
220	Operating Supplies					
230	Repair/Maintenance (not gas)					
231	Gasoline					
240	Other Supplies					
250	Supplies For Resale					
	TOTAL SUPPLIES					
300	PURCHASED SERVICES					
310	Communications					
320	Printing & Duplicating					
330	Publicity,Subscriptions,Dues					
341	Electricity & Natural Gas					
343	Water Charges					
344	Telephone Service					
345	Garbage					
350	Professional Services		75,000			
360	Repair & Maintenance					
370	Travel					
380	Training					
390	Other Purchased Services					
	TOTAL PURCHASED SERVICES		75,000			
400	Building Materials					
500	Fixed Charges					
700	Grants and Contributions			56,621		
820	Transfers To Other Funds					
840	Contingency	100,000	50,000	50,000		
	TOTAL MISCELLANEOUS	100,000	50,000	106,621		
600	DEBT SERVICE					
900	CAPITAL OUTLAY					
920	Lands & Buildings					
930	Improvements					
940	Machinery & Equipment					
	TOTAL CAPITAL OUTLAY					
	---TOTAL DEPARTMENT---	100,000	125,000	106,621		

---

# **MRA-#385**

## **URBAN RENEWAL DISTRICT III (A7393)**

*On October 2, 2000, the City Council adopted Resolution #6370 declaring a blighted area exists within the City of Missoula. By adopting Ordinance #3163 on December 11, 2000 the City Council created Urban Renewal District III (URD III) and adopted the Urban Renewal District III Plan, which includes a provision for using tax increment district financing from that day forward. Forty years ago the properties in URD III constituted the community's new frontier. Time and growth have changed the District and it now requires serious attention if it is to remain a healthy contributing part of Missoula. By working with public and private partners to address threats on the horizon, MRA will take advantage of the opportunities coming our way to deal with the District's emerging problems.*

---

### **ACTIVITIES & OBJECTIVES**

#### **ADMINISTRATION** - Activity budget equals a transfer of **\$ 50,000**

Inasmuch as URD III is administered by the same Board and managed by the same Staff as URD I, a provision is made to transfer the proportionate share of office and administrative expenses from URD III to URD I, from which it is expended.

##### **Administrative Financial Contributions:**

Provide for professional planning and management services by the MRA staff during FY 05 through a transfer from URD III to URD I's Administration activity. (\$50,000 in 820 account)

#### **ACQUISITION OF PROPERTY** - Activity budget equals **\$ 20,000**

When authorized by the City Council, MRA may use tax increment to acquire property in urban renewal areas according to Section 7-15-4258 M.C.A. for urban renewal purposes.

##### **Strategic Goals:**

MRA will be responsive to problems and opportunities that can only be addressed by purchase of real and / or improved properties.

##### **Contingency:**

Provide funds for the possible acquisition of property for projects not yet identified. (\$20,000 in 840 account)

#### **PUBLIC WORKS / FACILITIES** - Activity budget equals **\$ 190,437**

---

---

The MRA engages in public works activities to aid and encourage private investment in the third urban renewal district (URD III). Areas of focus include transportation, streets, sidewalks, and trails. Authority for MRA's investment in public facilities is expressly stated in Urban Renewal Law in Section 7-15-4288 (4) M.C.A.

### **Strategic Goals:**

Urban Renewal District III was created in part because of its potential for new residential development as well as commercial opportunities. MRA continues to explore and identify infrastructure and transportation needs and opportunities in support of redevelopment of blighted areas.

Continue forming redevelopment partnerships with public and private entities to leverage housing and commercial investment dollars.

### **Streetscape Improvements:**

The Urban Land Institute (ULI) panel outlined a number of revitalization ideas during their visit in October 2003. The panel suggested undertaking these items in phases. In the next five years, the panel suggested MRA undertake streetscape improvements along Brooks Street from Mount to South. Streetscape improvements would include sidewalk installation and upgrades, street closures where small triangles have been formed, landscaping, etc. where appropriate. MRA anticipates complimenting the Brooks/South/Russell project with this project. (\$50,000 in the 930 account)

### **Contingency:**

Provide additional funds for projects not yet identified. (\$140,437 in 840 account)

## **REHABILITATION ASSISTANCE - Activity budget equals **\$ 25,000****

MRA intends to request the City Council authorize it to implement and administer the Commercial Rehabilitation Loan Program (CRLP). Through this program, MRA develops partnerships with private businesses that eliminate blight, generate tax increment, create jobs and encourage private investment in commercial properties. The authority to create these programs and fund them is stated in Section 7-15-4288, Section 7-15-4254 (c), and Section 7-15-4233 of Urban Renewal Law, M.C.A.

### **Ongoing and Mandated Objectives:**

#### **Commercial Rehabilitation Loan Program (CRLP):**

Participate in projects through the City Council-adopted CRLP program. This program will continue to encourage voluntary repair and rehabilitation of commercial property by providing interest subsidies on commercial loans secured by private property owners.

### **Strategic Goals:**

Reuse the existing building stock in municipal service areas to directly encourage infill development, which contributes to sound urban growth management.

### **CRLP Program:**

---

Provide funds for Commercial Rehabilitation Loan Program (CRLP) projects not yet identified. (\$25,000 in 700 account)

## **RELOCATION PAYMENTS** - Activity budget equals **\$ 0**

According to Urban Renewal Law Section 7-15-4217 and Section 7-15-4288 (3) M.C.A., the MRA must provide a workable and feasible plan for making relocation assistance available for any person or business who may be displaced by redevelopment activities undertaken by the Agency.

### **Strategic Goals:**

MRA will be responsive to problems and opportunities that can only be addressed by relocation of individual households or businesses.

### **Contingency:**

Provide funds for projects not yet identified which involve relocation payments in accordance with MRA's Relocation Policy. (\$0 in 840 account)

## **PLANNING AND MANAGEMENT** - Activity budget equals **\$ 30,000**

In accordance with Section 7-15-4233 M.C.A., MRA is authorized to engage in planning efforts to encourage rehabilitation of buildings and improvements within the district. An integral part of rehabilitation of a district is the implementation of programs and projects that are in concert with the community's vision for the area. Section 7-15-4288 M.C.A. authorizes the agency to use tax increment to fund these efforts. MRA projects and plans are reviewed to ensure they comply with the Urban Renewal Plan, the Comprehensive Plan, and other applicable plans.

### **Ongoing and Mandated Objectives:**

Identify areas of high redevelopment potential and undertake conceptual planning for those areas on an illustrative basis. Conceptual planning is critical to identifying area and community

Plan, coordinate and implement public projects designed to either upgrade and maintain existing facilities and utilities or build new ones in support of private business improvement or expansion to the built environment in the urban renewal areas.

Design and manage public programs for the purpose of stimulating new private investment.

### **Strategic Goals:**

Anticipate growth and continue to support projects and programs in partnerships with others that encourage reduction of traffic and efficient use of transportation facilities.

Provide specific advice, planning, and financial assistance for the purpose of leveraging new private investment. (Although all other objectives support this main purpose of MRA, this objective is defined by those projects where MRA's financial assistance is negotiated or MRA grants assistance beyond casual referrals. See following activity descriptions.)

---

---

Missoula Midtown Association:

This amount is set aside for the future development of a Missoula Midtown Association of businesses and property owners in URD 3. MRA anticipates this organization would mirror the Missoula Downtown Association in district one. (\$10,000 in 350 account)

Contingency:

Provide funds for projects not yet identified that require planning and management services. (\$20,000 in 840 account)

**CLEARING AND DEMOLITION** - Activity budget equals **\$ 50,000**

Section 7-15-4288 (2) M.C.A. allows tax increment to be used for site clearance and demolition activities in the urban renewal area.

Strategic Goals:

Blighted conditions often inhibit sound redevelopment, necessitating site preparation in the form of demolition as a part of the redevelopment strategy.

Contingency:

Provide funds for projects not yet identified, which require clearing and demolition or environmental contamination remediation (e.g. underground storage tanks, asbestos, etc.). (\$50,000 in 840 account)

**TOTAL FUND EXPENDITURES \$ 315,437**

**TOTAL FUND TRANSFERS \$ 50,000**

**BUDGETED SOURCES AND USES OF FUNDS**  
**URBAN RENEWAL DISTRICT III**

Prepared: 9/10/2004

USES OF FUNDS	
EXPENDITURES	<u>315,437</u>
INTERFUND TRANSFERS OUT	<u>50,000</u>
PROJECTED END-OF-YEAR CASH ON HAND	<u>0</u>
TOTAL FUNDS REQUIRED	<b>365,437</b>
 SOURCES OF FUNDS	
CASH ON HAND	<u>64,327</u>
NON-PROPERTY TAX REVENUE	<u>301,110</u>
INTER-FUND TRANSFERS IN	<u>0</u>
TOTAL NON-TAX SOURCES OF FUNDS	<b>365,437</b>
 DIFFERENCE BETWEEN USES AND NON-TAX SOURCES OF FUNDS - PROPERTY TAX REQUIREMENTS	<b>0</b>

NON-TAX REVENUES & TRANSFERS

ACCOUNT #	ACCOUNT NAME	FY 04 BUDGET	FY 04 ACTUAL 6/30/2004	VARIANCE	%	FY 05 BUDGET
7393-311011	Tax Increment	143,780	148,677	4,897	103%	300,810
7393-331050	CTEP Grants	0	0	0	N/A	0
7393-331060	NRTA - Grants	0	0	0	N/A	0
7393-331155	CMAQ Grants	0	0	0	N/A	0
7393-360000	Miscellaneous	0	0	0	N/A	0
7393-365000	Donations	0	0	0	N/A	0
7393-371010	Interest	300	362	62	121%	300
<b>TOTAL URD III</b>		<b>144,080</b>	<b>149,038</b>	<b>4,958</b>	<b>103%</b>	<b>301,110</b>

DEPARTMENT BUDGET BY OBJECTS AND ACTIVITIES						
DEPARTMENT TITLE: MISSOULA REDEVELOPMENT AGENCY DEPARTMENT NUMBER: 385			FUND TITLE: MRA URD 3 FUND NUMBER: 7393	DATE PREPARED:		11/1/2004
OBJECTS OF EXPENDITURES		DEPARTMENT TOTAL	ACTIVITY - ADMINISTRATION NO.: 470210	ACTIVITY - ACQUISITION OF PROPERTY NO.: 470220	ACTIVITY - PUBLIC WORKS FACILITIES NO.: 470230	ACTIVITY - CONSTRUCTION / REHAB LOANS NO.: 470240
NUMBER	DESCRIPTION					
100	PERSONAL SERVICES					
110	Salaries and Wages	-				
120	Overtime/Termination	-				
130	Other	-				
140	Employer Contributions	-				
	TOTAL PERSONAL SERVICES	-				
200	SUPPLIES					
210	Office Supplies	-				
220	Operating Supplies	-				
230	Repair/Maintenance (not gas)	-				
231	Gasoline	-				
240	Other Supplies	-				
250	Supplies For Resale	-				
	TOTAL SUPPLIES	-				
300	PURCHASED SERVICES					
310	Communications	-				
320	Printing & Duplicating	-				
330	Publicity,Subscriptions,Dues	-				
341	Electricity & Natural Gas	-				
343	Water Charges	-				
344	Telephone Service	-				
345	Garbage	-				
350	Professional Services	10,000				
360	Repair & Maintenance	-				
370	Travel	-				
380	Training	-				
390	Other Purchased Services	-				
	TOTAL PURCHASED SERVICES	10,000				
400	Building Materials	-				
500	Fixed Charges	-				
700	Grants and Contributions	25,000				25,000
820	Transfers To Other Funds	50,000	50,000			
840	Contingency	230,437			20,000	140,437
	TOTAL MISCELLANEOUS	305,437	50,000	20,000	140,437	25,000
600	DEBT SERVICE	-				
900	CAPITAL OUTLAY					
920	Lands & Buildings	-				
930	Improvements	50,000				50,000
940	Machinery & Equipment	-				
	TOTAL CAPITAL OUTLAY	50,000			50,000	-
	---TOTAL DEPARTMENT---	365,437	50,000	20,000	190,437	25,000

DEPARTMENT BUDGET BY OBJECTS AND ACTIVITIES**CONTINUED**						
DEPARTMENT TITLE: MISSOULA REDEVELOPMENT AGENCY			FUND TITLE: MRA URD 3	DATE PREPARED:	11/1/2004	
DEPARTMENT NUMBER: 385		FUND NUMBER: 7393				
OBJECTS OF EXPENDITURES	ACTIVITY - RELOCATION	ACTIVITY - PLANNING & MANAGEMENT	ACTIVITY - CLEARING & DEMOLITION	ACTIVITY - CTEP & CMAQ	ACTIVITY -	ACTIVITY -
NUMBER	DESCRIPTION	PAYMENTS NO.: 470250	NO.: 470260	NO.: 470270	NO.: 460436	NO.:
100	PERSONAL SERVICES					
110	Salaries and Wages					
120	Overtime/Termination					
130	Other					
140	Employer Contributions					
	TOTAL PERSONAL SERVICES					
200	SUPPLIES					
210	Office Supplies					
220	Operating Supplies					
230	Repair/Maintenance (not gas)					
231	Gasoline					
240	Other Supplies					
250	Supplies For Resale					
	TOTAL SUPPLIES					
300	PURCHASED SERVICES					
310	Communications					
320	Printing & Duplicating					
330	Publicity,Subscriptions,Dues					
341	Electricity & Natural Gas					
343	Water Charges					
344	Telephone Service					
345	Garbage					
350	Professional Services		10,000			
360	Repair & Maintenance					
370	Travel					
380	Training					
390	Other Purchased Services					
	TOTAL PURCHASED SERVICES		10,000			
400	Building Materials					
500	Fixed Charges					
700	Grants and Contributions					
820	Transfers To Other Funds					
840	Contingency		20,000	50,000		
	TOTAL MISCELLANEOUS		20,000	50,000		
600	DEBT SERVICE					
900	CAPITAL OUTLAY					
920	Lands & Buildings					
930	Improvements					
940	Machinery & Equipment					
	TOTAL CAPITAL OUTLAY					
	---TOTAL DEPARTMENT---		30,000	50,000		

## TAX INCREMENT BOND DEBT SERVICE FUNDS

The City Of Missoula issued its first tax increment bond in 1989 to finance \$3,000,000 of the cost of the downtown parking structure. The true interest cost (TIC) of this bond issue was 7.21%. This bond was refinanced in FY 1997 with an average coupon rate of 5.053%. A requirement of the bond issue covenants was that four separate funds be established to segregate the debt service process.

The first fund is called the Clearing Fund (7394) and it is where all the tax increment and related revenues are now deposited. This fund collects the revenues and disperses them to any of four other funds; the other three debt service funds first and any remainder funds are transferred monthly to the MRA Tax Increment Development Fund (7391).

The second fund is the Interest Fund (7395) and it is where the payment for the interest portion of each debt service payment to bondholders is made. The City is required to maintain a cash balance at all times equal to the interest payments to be made during the next six-month period. For FY 2005, the amount of interest due (\$14,576) and processing fees to the bond trustee (\$175) equal \$14,751. Normally, the interest earned on the Interest Fund balance is transferred to the Clearing Fund for distribution elsewhere.

The third fund is called the Sinking Fund (7396) and it is where the payment for the principal portion of the debt service payment to bondholders is made. The City is required to maintain a cash balance at all times equal to the next principal payment. This amount is \$275,000 during FY 2005. Normally, the interest earned on the Sinking Fund balance is transferred to the Clearing Fund for distribution elsewhere.

The fourth fund is called the Reserve Fund (7397) and it is where a reserve amount is maintained as a cushion against unforeseen events such as tax increment revenue collection delinquencies. The Reserve Fund can be used to transfer funds to the Interest or Sinking Fund if balances in those funds are insufficient to make bond payments. The bond covenants require the Reserve Fund balance to be equal to the lesser of: (i) the maximum amount of principal and interest due on the Outstanding Bonds in any future calendar year (giving effect to any mandatory sinking fund redemption) or (ii) ten percent (10%) of the aggregate principal amount of all series of parity bonds then outstanding. Normally, the interest earned on the Reserve Fund balance is transferred to the Clearing Fund for distribution elsewhere. For FY 2005, the amount required for the Reserve Fund is \$0.

**BUDGETED SOURCES AND USES OF FUNDS**  
**MRA TAX INCREMENT DEBT CLEARING FUND**

Prepared: 9/10/2004

**USES OF FUNDS**

EXPENDITURES	0
INTERFUND TRANSFERS OUT	<u>3,132,764</u>
PROJECTED END-OF-YEAR CASH ON HAND	0
<b>TOTAL FUNDS REQUIRED</b>	<b>3,132,764</b>

**SOURCES OF FUNDS**

CASH ON HAND	0
NON-PROPERTY TAX REVENUE	<u>3,078,764</u>
INTER-FUND TRANSFERS IN	<u>54,000</u>
<b>TOTAL NON-TAX SOURCES OF FUNDS</b>	<b>3,132,764</b>

**DIFFERENCE BETWEEN USES AND NON-TAX SOURCES OF FUNDS - PROPERTY TAX REQUIREMENTS**

0

**NON-TAX REVENUES & TRANSFERS**

ACCOUNT #	ACCOUNT NAME	FY 04 BUDGET	FY 04 ACTUAL 6/30/2004	VARIANCE	%	FY 05 BUDGET
7394-311011	Tax Increment	2,029,514	1,735,689	(293,825)	86%	1,909,071
7394-335210	State P.P. Reimb. SB 417 & HB 20	86,482	86,482	0	100%	69,186
7394-335230	HB 124 Reimbursement	1,100,507	1,100,507	0	100%	1,100,507
7394-371010	Interest Earnings	0	1,736	1,736	N/A	0
7394-383014	Transfers from D/S funds	25,000	33,223	8,223	133%	54,000
<b>TOTAL Debt Service Clearing</b>		<b>3,241,504</b>	<b>2,957,637</b>	<b>(283,866)</b>	<b>91%</b>	<b>3,132,764</b>

DEPARTMENT BUDGET BY OBJECTS AND ACTIVITIES						
DEPARTMENT TITLE: NON-DEPARTMENT DEPARTMENT NUMBER: 390			FUND TITLE: 97 T.I. BOND CLEARING FUND NUMBER: A7394		DATE PREPARED: 11/1/2004	
OBJECTS OF EXPENDITURES NUMBER		DEPARTMENT TOTAL	ACTIVITY - 1997 T.I. BOND NO.: 521000	ACTIVITY - NO.:	ACTIVITY - NO.:	ACTIVITY - NO.:
NUMBER	DESCRIPTION					
100	PERSONAL SERVICES					
110	Salaries and Wages	-				
120	Overtime/Termination	-				
130	Other	-				
140	Employer Contributions	-				
	TOTAL PERSONAL SERVICES	-	-	-	-	-
200	SUPPLIES					
210	Office Supplies	-				
220	Operating Supplies	-				
230	Repair/Maintenance (not gas)	-				
231	Gasoline	-				
240	Other Supplies	-				
250	Supplies For Resale	-				
	TOTAL SUPPLIES	-	-	-	-	-
300	PURCHASED SERVICES					
310	Communications	-				
320	Printing & Duplicating	-				
330	Publicity,Subscriptions,Dues	-				
341	Electricity & Natural Gas	-				
343	Water Charges	-				
344	Telephone Service	-				
345	Garbage	-				
350	Professional Services	-				
360	Repair & Maintenance	-				
370	Travel	-				
380	Training	-				
390	Other Purchased Services	-				
	TOTAL PURCHASED SERVICES	-	-	-	-	-
820	Transfers To Other Funds	3,132,764	3,132,764			
	TOTAL MISCELLANEOUS	3,132,764	3,132,764	-	-	-
600	DEBT SERVICE					
610	PRINCIPLE PAYMENT	-				
620	INTEREST AND SERVICE FEES	-				
	TOTAL DEBT SERVICE	-	-	-	-	-
900	CAPITAL OUTLAY					
920	Lands & Buildings	-				
930	Improvements	-				
940	Machinery & Equipment	-				
	TOTAL CAPITAL OUTLAY	-	-	-	-	-
---TOTAL DEPARTMENT---		3,132,764	3,132,764	-	-	-

**BUDGETED SOURCES AND USES OF FUNDS**  
**MRA TAX INCREMENT DEBT INTEREST FUND**

Prepared: 9/10/2004

**USES OF FUNDS**

EXPENDITURES	<u>14,751</u>
INTERFUND TRANSFERS OUT	<u>0</u>
PROJECTED END-OF-YEAR CASH ON HAND	<u>0</u>
<b>TOTAL FUNDS REQUIRED</b>	<b>14,751</b>

**SOURCES OF FUNDS**

CASH ON HAND	<u>7,288</u>
NON-PROPERTY TAX REVENUE	<u>0</u>
INTER-FUND TRANSFERS IN	<u>7,463</u>
<b>TOTAL NON-TAX SOURCES OF FUNDS</b>	<b>14,751</b>

**DIFFERENCE BETWEEN USES AND NON-TAX SOURCES OF FUNDS - PROPERTY TAX REQUIREMENTS**

**0**

**NON-TAX REVENUES & TRANSFERS**

ACCOUNT #	ACCOUNT NAME	FY 04 BUDGET	FY 04 ACTUAL 6/30/2004	VARIANCE	%	FY 05 BUDGET
7395-371010	Interest Earnings	0	337	337	N/A	0
7395-383014	Transfers from other funds	21,640	286,650	265,010	1325%	7,463
	<b>TOTAL TIB DEBT INTEREST FUND</b>	<b>21,640</b>	<b>286,987</b>	<b>265,347</b>	<b>1326%</b>	<b>7,463</b>

DEPARTMENT BUDGET BY OBJECTS AND ACTIVITIES						
DEPARTMENT TITLE: NON-DEPARTMENT DEPARTMENT NUMBER:		390	FUND TITLE: 97 T.I. BOND INTEREST FUND NUMBER:	A7395	DATE PREPARED:	11/1/2004
NUMBER	DESCRIPTION	DEPARTMENT TOTAL	ACTIVITY - 1997 T.I. BOND	ACTIVITY -	ACTIVITY -	ACTIVITY -
			NO.: 490200	NO.:	NO.:	NO.:
100	PERSONAL SERVICES					
110	Salaries and Wages	-				
120	Overtime/Termination	-				
130	Other	-				
140	Employer Contributions	-				
	TOTAL PERSONAL SERVICES	-				
200	SUPPLIES					
210	Office Supplies	-				
220	Operating Supplies	-				
230	Repair/Maintenance (not gas)	-				
231	Gasoline	-				
240	Other Supplies	-				
250	Supplies For Resale	-				
	TOTAL SUPPLIES	-				
300	PURCHASED SERVICES					
310	Communications	-				
320	Printing & Duplicating	-				
330	Publicity,Subscriptions,Dues	-				
341	Electricity & Natural Gas	-				
343	Water Charges	-				
344	Telephone Service	-				
345	Garbage	-				
350	Professional Services	-				
360	Repair & Maintenance	-				
370	Travel	-				
380	Training	-				
390	Other Purchased Services	-				
	TOTAL PURCHASED SERVICES	-				
820	Transfers To Other Funds	-				
	TOTAL MISCELLANEOUS	-				
600	DEBT SERVICE					
610	PRINCIPLE PAYMENT	-				
620	INTEREST AND SERVICE FEES	14,751		14,751		
	TOTAL DEBT SERVICE	14,751		14,751		
900	CAPITAL OUTLAY					
920	Lands & Buildings	-				
930	Improvements	-				
940	Machinery & Equipment	-				
	TOTAL CAPITAL OUTLAY	-				
	---TOTAL DEPARTMENT---	14,751		14,751		

**BUDGETED SOURCES AND USES OF FUNDS**  
**MRA TAX INCREMENT DEBT SINKING FUND**

Prepared: 9/10/2004

**USES OF FUNDS**

EXPENDITURES	275,000
INTERFUND TRANSFERS OUT	0
PROJECTED END-OF-YEAR CASH ON HAND	0
<b>TOTAL FUNDS REQUIRED</b>	<b>275,000</b>

**SOURCES OF FUNDS**

CASH ON HAND	275,000
NON-PROPERTY TAX REVENUE	0
INTER-FUND TRANSFERS IN	0
<b>TOTAL NON-TAX SOURCES OF FUNDS</b>	<b>275,000</b>

**DIFFERENCE BETWEEN USES AND NON-TAX SOURCES OF FUNDS - PROPERTY TAX REQUIREMENTS**

0

**NON-TAX REVENUES & TRANSFERS**

ACCOUNT #	ACCOUNT NAME	FY 04 BUDGET	FY 04 ACTUAL 6/30/2004	VARIANCE	%	FY 05 BUDGET
7396-371010	Interest Earnings	-	6,260	6,260	N/A	0
7396-383014	Transfers from other funds	275,000	275,182	182	100%	0
	<b>TOTAL TIB DEBT SINKING FUND</b>	<b>275,000</b>	<b>281,442</b>	<b>6,442</b>	<b>102%</b>	<b>0</b>

DEPARTMENT BUDGET BY OBJECTS AND ACTIVITIES						
DEPARTMENT TITLE: NON-DEPARTMENT DEPARTMENT NUMBER:		390	FUND TITLE: 97 T.I. BOND SINKING FUND NUMBER:	A7396	DATE PREPARED:	11/1/2004
NUMBER	DESCRIPTION	DEPARTMENT TOTAL	ACTIVITY - 1997 T.I. BOND	ACTIVITY -	ACTIVITY -	ACTIVITY -
			NO.: 490200	NO.:	NO.:	NO.:
100	PERSONAL SERVICES					
110	Salaries and Wages	-				
120	Overtime/Termination	-				
130	Other	-				
140	Employer Contributions	-				
	TOTAL PERSONAL SERVICES	-				
200	SUPPLIES					
210	Office Supplies	-				
220	Operating Supplies	-				
230	Repair/Maintenance (not gas)	-				
231	Gasoline	-				
240	Other Supplies	-				
250	Supplies For Resale	-				
	TOTAL SUPPLIES	-				
300	PURCHASED SERVICES					
310	Communications	-				
320	Printing & Duplicating	-				
330	Publicity,Subscriptions,Dues	-				
341	Electricity & Natural Gas	-				
343	Water Charges	-				
344	Telephone Service	-				
345	Garbage	-				
350	Professional Services	-				
360	Repair & Maintenance	-				
370	Travel	-				
380	Training	-				
390	Other Purchased Services	-				
	TOTAL PURCHASED SERVICES	-				
820	Transfers To Other Funds	-				
	TOTAL MISCELLANEOUS	-				
600	DEBT SERVICE					
610	PRINCIPLE PAYMENT	275,000	275,000			
620	INTEREST AND SERVICE FEES	-				
	TOTAL DEBT SERVICE	275,000	275,000	-	-	-
900	CAPITAL OUTLAY					
920	Lands & Buildings	-				
930	Improvements	-				
940	Machinery & Equipment	-				
	TOTAL CAPITAL OUTLAY	-				
	---TOTAL DEPARTMENT---	275,000	275,000	-	-	-

**BUDGETED SOURCES AND USES OF FUNDS**  
**MRA TAX INCREMENT DEBT RESERVE FUND**

Prepared: 9/10/2004

**USES OF FUNDS**

EXPENDITURES	0
INTERFUND TRANSFERS OUT	54,000
PROJECTED END-OF-YEAR CASH ON HAND	0
<b>TOTAL FUNDS REQUIRED</b>	<b>54,000</b>

**SOURCES OF FUNDS**

CASH ON HAND	54,000
NON-PROPERTY TAX REVENUE	0
INTER-FUND TRANSFERS IN	0
<b>TOTAL NON-TAX SOURCES OF FUNDS</b>	<b>54,000</b>

**DIFFERENCE BETWEEN USES AND NON-TAX SOURCES OF FUNDS - PROPERTY TAX REQUIREMENTS**

0

**NON-TAX REVENUES & TRANSFERS**

ACCOUNT #	ACCOUNT NAME	FY 04 BUDGET	FY 04 ACTUAL 6/30/2004	VARIANCE	%	FY 05 BUDGET
7397-371010	Interest Earnings	0	1,405	1,405	N/A	0
7397-383014	Transfers from other funds	0	29	29	N/A	0
	<b>TOTAL TIB DEBT RESERVE FUND</b>	<b>0</b>	<b>1,434</b>	<b>1,434</b>	<b>N/A</b>	<b>0</b>

DEPARTMENT BUDGET BY OBJECTS AND ACTIVITIES						
DEPARTMENT TITLE: NON-DEPARTMENT DEPARTMENT NUMBER:		390	FUND TITLE: 97 T.I. BOND RESERVE FUND NUMBER:	A7397	DATE PREPARED:	11/1/2004
NUMBER	DESCRIPTION	DEPARTMENT TOTAL	ACTIVITY - 1997 T.I. BOND	ACTIVITY -	ACTIVITY -	ACTIVITY -
			NO.: 521000	NO.:	NO.:	NO.:
100	PERSONAL SERVICES					
110	Salaries and Wages	-				
120	Overtime/Termination	-				
130	Other	-				
140	Employer Contributions	-				
	TOTAL PERSONAL SERVICES	-				
200	SUPPLIES					
210	Office Supplies	-				
220	Operating Supplies	-				
230	Repair/Maintenance (not gas)	-				
231	Gasoline	-				
240	Other Supplies	-				
250	Supplies For Resale	-				
	TOTAL SUPPLIES	-				
300	PURCHASED SERVICES					
310	Communications	-				
320	Printing & Duplicating	-				
330	Publicity,Subscriptions,Dues	-				
341	Electricity & Natural Gas	-				
343	Water Charges	-				
344	Telephone Service	-				
345	Garbage	-				
350	Professional Services	-				
360	Repair & Maintenance	-				
370	Travel	-				
380	Training	-				
390	Other Purchased Services	-				
	TOTAL PURCHASED SERVICES	-				
820	Transfers To Other Funds	54,000	54,000			
	TOTAL MISCELLANEOUS	54,000	54,000	-	-	-
600	DEBT SERVICE					
610	PRINCIPLE PAYMENT	-				
620	INTEREST AND SERVICE FEES	-				
	TOTAL DEBT SERVICE	-				
900	CAPITAL OUTLAY					
920	Lands & Buildings	-				
930	Improvements	-				
940	Machinery & Equipment	-				
	TOTAL CAPITAL OUTLAY	-				
---TOTAL DEPARTMENT---		54,000	54,000	-	-	-