

MISSOULA REDEVELOPMENT AGENCY

CONDENSED BOARD MEETING MINUTES

May 24, 2016

FINAL MINUTES

A **Regular** meeting of the Board of Commissioners of the Missoula Redevelopment Agency was held on **May 24, 2016** at the MRA Conference Room, 140 West Pine, Missoula, MT 59802 at **12:00 PM**. Those in attendance were as follows:

Board: Nancy Moe, Ruth Reineking, Melanie Brock, Daniel Kemmis.

Staff: Chris Behan, Jil Dunn, Tod Gass, Ellen Buchanan, Annette Marchesseault, Dee Andersen

Public: Dustan Williams, Erck Hotels, Toby McClue, Morrison – Maierle, Inc., Jim McLeod, Farran Realty Partners, Aaron Brock and Jessica Allred, Missoula Food Bank, David Erickson, Missoulian, Bob Moore, Citizen, Rod Austin MPC Director.

CALL TO ORDER

12:00 p.m.

APPROVAL OF MINUTES

None

PUBLIC COMMENTS & ANNOUNCEMENTS

Moe requested the Staff bring the meeting minutes up to date.

Jim McLeod, Farran Realty Partners Inc., gave a student housing update. He said they are in discussions with the Missoula Parking Commission about ways they can work together on parking. He said he will be back in front of the MRA Board very soon and hopefully under construction by July. Rod Austin, Missoula Parking Commission Director, said he was very supportive of the student housing project and he and his team will assist in any way they can. Kemmis asked about the demolition work that was proposed at the student housing site. McLeod said there are three structures to the east of First Security Bank that the Lambros Family owns. He said he and his partner, as well as the Lambros family have been working with Home Resources and Habitat for Humanity and recently the Fire Department has also shown interest in using the demo for a training opportunity. Kemmis asked if anyone was living there. McLeod said no.

ACTION ITEMS

North Reserve Signal Warrant Study (NRSS URD) – Request for Approval (*Buchanan*)

Buchanan said MRA Staff has been in discussions with Costco about moving to a new location. They would like to add more products and provide additional parking for their customers. She said there is a spot near Grant Creek that is in the new North Reserve/Scott Street Urban Renewal District. In order for the project to work at this location, several parcels of land will need to be acquired and a traffic signal installed between I-90 and Howard Raser Drive. Buchanan said the intersection at Howard Raser Drive is often congested with semi-trucks and convention traffic from the Hilton Garden Inn. She said some existing businesses are concerned that area will become gridlocked unless an additional signalized intersection is added.

Buchanan said Staff is requesting approval to contract a traffic signal warrant study. She said staff received a quote from Morrison-Maierle for \$7,550 which will include the study and a report for the Montana Department of Transportation (MDT). She said without Costco in that location, a traffic signal would not be warranted. The benefit of having Morrison-Maierle conduct the study is that they are the firm that did the traffic study for the two new restaurants that just went into that area. She said Staff also has the original Costco traffic study. Moe asked how long the traffic study is good for. McClue, Morrison-Maierle, said with regard to traffic, it will only increase as you look forward, it won't decrease.

Buchanan said there still is a lot to work out. There is no way a traffic signal can go in that area without a major infusion of increment into the NRSS district. There will be surplus increment funds once Consumer Direct hits the tax rolls. She said there are also two new restaurants and Popeye's Chicken that will be adding increment as well.

Dustan Williams, ERCK Hotels, said it has become a safety issue as there is no light in that area for pedestrians to safely walk across the street from Ruby's and other area hotels. Now they are running across the street and it's a matter of time before someone gets hurt.

BROCK: I MOVE THE STAFF RECOMMENDATION.

[Staff recommends that the MRA Board direct staff to enter into a contract with Morrison-Maierle to conduct a traffic signal warrant study on North Reserve Street north of Ruby's Inn at a cost not to exceed \$7,550 and authorize the Chair to sign the contract.

Reineking seconded the motion. No public comment. No further discussion.

Motion passed unanimously. (4 ayes, 0 nays)

Missoula Food Bank (URD II) – TIF Request (*Marchesseault*)

Marchesseault reviewed a map of the new Missoula Food Bank (MFB) location at 207 North Catlin Street. She said they purchased this property a few years ago. Previous to their purchase, it was a blighted area and used for a vehicle storage lot. The MFB received a grant from the EPA, and has since cleaned up the site to residential standards.

Marchesseault said the new facility will be a two-story, 21,000 square foot building which will accommodate all the MFB programs, food storage, and operations under one roof. There will also be a new 41-space parking lot. She said SpectrUM Discovery Area will occupy space on the first floor at the new location, and will operate independently from MFB, making Science Saturdays and other food-related programs available even if the Food Bank is closed. Marchesseault said to accommodate the new site, an existing drive-way and approx. 150 feet of sidewalk will need to be demolished and/or relocated. Other improvements include new sidewalks, site lighting and irrigated landscaping. The total project costs are approx. \$6.1 million.

Aaron Brock, Missoula Food Bank Director said he and his staff have been talking with Buchanan over the past 18 months about the new facility and it has been a great partnership. He said the number of people/families who use the food bank continues to grow. In 2015, MFB served one out of six people in Missoula County. In total, they served over 119,000 meals last year. He discussed the different programs MFB offers the community. Aaron Brock said they have outgrown their current space and occupy four additional spaces throughout Missoula which is inadequate for the services they provide. He said parking has always been an issue for them as well. They have seen elderly and disabled people trying to maneuver a grocery cart down 3 blocks to where they are parked. The new facility will have ample parking to accommodate their clients' needs. They are very excited about the new facility and how it will be able to expand services to the community. He said they are very grateful to the MRA.

Reineking stated that she is surprised this request is so small. She said she thought SpectrUM was moving into the library. Aaron Brock said MFB would not be SpectrUM's primary location. MFB does not offer child care. He said SpectrUM is a key piece of their vision. With SpectrUM on site they can provide a safe place for kids who want to come and hang out after school. If a kid needs a snack then the Food Bank can offer that.

Reineking asked about the commercial kitchen in the new facility. Brock said there will actually be two new kitchens. A commercial kitchen, which they also have in their current location, will be used to make sandwiches for school lunch programs, and to repackage food for distribution. The second kitchen will be a learning kitchen to offer nutrition and cooking classes. Reineking said that makes sense as most of their clients are not homeless. Aaron Brock said less than 5% are homeless.

Reineking asked if MFB would be working on a larger request. Behan said MRA has invested in the location before Food Bank even purchased the property. Buchanan said one item they are working on is whether to do pedestrian lighting. Food Bank clients come and go in the winter months and that part of town is not well lit. She would like to see what it would cost to put lighting on California Street. Moe said if there is street lighting, it should be done in consideration of the MFB.

Reineking said this neighborhood is transforming and cleaned up. Brock agreed and said they saw that when they were looking at property. Even the older homes had freshly painted fences.

Kemmis asked what kind of relationship MFB had with the neighbors. Aaron Brock said really good. Some were actually customers of the food bank and were happy, and others were glad someone was doing something on that site, and people understand that the MFB is serving a different client base than the Poverello. Many of them requested a street light.

Reineking asked about access to public transit. Aaron Brock said the Mountain Line Dash comes close. He said conversations underway with Cory Aldridge, Executive Director at Mountain Line about bringing service into that neighborhood. Mayor Engen wants public transit in that area. Discussion ensued.

Melanie Brock stated she will recuse herself from voting.

KEMMIS: I MOVE THE STAFF RECOMMENDATION.

[Staff recommends the MRA Board approve \$35,000 in TIF assistance for eligible right-of-way improvements that include demolition and reconstruction of driveway approaches, sidewalk, curb, and gutter construction, and landscaping for the Missoula Food Bank project located at 207 North Catlin Street, contingent upon the Developer submitting a Letter of Commitment from a commercial lender to MRA. Payments will be made on a reimbursement basis based on copies of contractor and vendor invoices showing the actual work completed and materials used.

Reineking seconded the motion. No public comment. No further discussion.

Motion passed (3 ayes, 1 recused, 0 nays)

FY17 Budget & Amended FY16 Budget - Request for Approval (*Dunn*)

Dunn provided financial reports and reviewed the FY17 Budget. She said there are 20 MRA funds and all but one is active. Discussion ensued.

Moe asked if there was any possibility for the Library to look at the mercantile site as a possible new location. Buchanan said they already have looked at it.

Reineking said the Board had spoken about contingencies for purchasing land for affordable housing and asked if that was still in the plans. Buchanan said yes. The Mayor is taking on housing and more information will be forthcoming. Discussion ensued

Kemmis suggested a refresher course on how to read the rainbow reports. Dunn agreed.

REINEKING: I MOVE APPROVAL OF THE FY17 BUDGET WITH THE FOLLOWING AMENDMENTS ON PAGE 21: BREAK OUT THE FIP PROGRAM AS A SEPARATE LINE AND BUDGET IT AT 20% OF AVAILBLE CONTINGENCY (\$342,000) AND KEEP THE CCP BUDGET AT \$75,000.

Brock seconded the motion. No public comment. No further discussion.

Motion passed (4 ayes, 0 nays)

NON-ACTION ITEMS

STAFF REPORTS

Director's Report

Buchanan gave a brief verbal report. She said the Board has asked to extend the Façade Improvement Program to new construction. She consulted with the City Attorney and because MRA is using debt funds he advised against it. She stated that MRA will keep the program the way it is and stay clearly within state statute.

Buchanan said the pedestrian way-finding signs are going up downtown. They are subtle and don't add clutter, which is why she didn't notice them at first. They are useful and very good looking.

Buchanan said Montana Department of Transportation (MDT) is in the process of awarding the contract for the Madison Street Bridge. The contractor agreed to make the trail connections so the City will get the pedestrian amenities and the trail connections similar to what was done on Higgins Avenue.

Buchanan said the consulting team started working with the residents of the Mary Avenue neighborhood on a one-on-one or small group basis. She said this is a really good team.

Reineking stated that the design standard has been shared with the Midtown Association and their meeting is tomorrow afternoon.

Behan said the Fox Site Working Group is discussing zoning and street vacations.

ADJOURNMENT

Adjourned at time at 1: 44 p.m.

Respectfully Submitted,

