

MISSOULA REDEVELOPMENT AGENCY
CONDENSED BOARD MEETING MINUTES

October 19, 2016

FINAL

A **Regular** meeting of the Board of Commissioners of the Missoula Redevelopment Agency was held on Wednesday, October 19, 2016 at the Hal Fraser Conference Room, 140 W. Pine, at 12:00 p.m. Those in attendance were as follows:

Board: Melanie Brock, Karl Englund, Daniel Kemmis, Ruth Reineking, Nancy Moe

Staff: Ellen Buchanan, Chris Behan, Annette Marchesseault, Tod Gass, Jilayne Dunn, Lesley Pugh

Public: John Engen, Mayor; Clint Burson, Missoula Chamber of Commerce; Eric Siegfried, onXmaps; Martin Kidston, Missoula Current; Elizabeth Erickson, City Open Space Program; Joe Easton, Jackson Contractor Group; Mike Halligan, Washington Corp./MRL; Brian Walker, onXmaps; Jeremy Keene, WGM Group; Jen Revis-Siegfried, onXmaps; David Erickson, Missoulian; Mike Peissig, Alpha Graphics; Vince Gavin, Gavin-Hanks Architects; Bob Moore, citizen; Sharee Fraser, Missoula Cemetery Board; Kim Seeberger, Missoula Cemetery Board; Ronald Regan, Missoula Cemetery Staff; Ginny Merriam, City of Missoula; Matt Mellott Berkshire-Hathaway; John Lehmann, Sovereign Hope Church Board

CALL TO ORDER

12:00 p.m.

APPROVAL OF MINUTES – September 29, 2016 Regular Board Meeting Minutes were approved as amended.

PUBLIC COMMENTS & ANNOUNCEMENTS

ACTION ITEMS

MRL Property Purchase – Johnson Street, North to South Avenues (URD III) – Request for Approval (Buchanan)

Buchanan said there's a noticeable gap that's been in the trail system for quite some time. The City has worked with Montana Rail Link to secure easements to close the gap between North and South Avenues along the Bitterroot Branch Line. For the last couple of years the Mayor has been working with MRL to see if there's any way the City could acquire the entire tract of property. She said there's not only a need for the trail connection to be made, but

also for park land/green space. Buchanan said that deficiency has been noted to the extent that there's still money set aside in the 1995 Open Space Bond Issue that was targeted to provide aide to purchase property to provide park land/open space in the Franklin to the Fort and Southgate Triangle Neighborhoods.

Buchanan said the Mayor and MRL were able to arrive at an agreement that will allow the City to move forward with consideration of purchase of the property and allow MRL to be in a position to donate land that can be used to meet the needs for parks and trails in the area. Buchanan said it is an extremely generous position on MRL's part to recognize the deficiencies and play a part in correcting the situation. The purchase price based on the acreage is about \$3.80/sq. ft. which is considerably below market value to purchase vacant or developed land in the urban core of Missoula. Buchanan said it's a win-win situation for the community, City and for MRL, which has been a really good partner to correct the deficiency.

Buchanan said the purchase price would be \$2,000,000. The City would have between 90-120 days to go through the due diligence process. They City has already applied for and been approved for a grant from the EPA Funding that the City has received to do a Phase I and Phase II environmental assessment. She said Mike Halligan, Washington Corp./MRL, handed her paperwork before the meeting that grants access to the site so they can begin the investigation because sometimes the Phase II can take a while.

Buchanan said the next step that needs to happen in the process is for the City Council to take action to authorize the Mayor to sign the purchase agreement. Buchanan reiterated that the purchase price is \$2,000,000; there's a condition that \$200,000 will be deposited within three days of the signing of the purchase agreement. There's \$389,000 remaining in the 1995 Open Space Bond Fund which can be used for acquisition. Buchanan said staff proposes that MRA use TIF funds thru a debt instrument to pay for the balance of the purchase price and also proposes that funds be set aside to immediately build the trail connection which could cost around \$500,000 depending on how South Ave. and Johnson St. are crossed. She said the development of the park is a longer process and will be a high profile process for the neighborhood. She said there will be a very public process to address their needs. Therefore, Buchanan said the construction of the park won't move ahead immediately like the trail, which is pretty straightforward.

Buchanan said at this point staff suggests the MRA Board make a recommendation to the City Council that they authorize the Mayor to sign the purchase agreement and staff commence with the due diligence with the understanding that if the end result is the purchase of the property that the City Council be asked to issue URD III TIF revenue bonds for the purchase of the property and construction of the missing trail segment.

Mayor Engen thanked Buchanan for her thorough report. He added that the old adage is that they're not making any more land and it's even more true with park land in this particular area. He said they've been having conversations since he served on City Council about providing more opportunities for this particular neighborhood with regard to a park and green space. He said this is a fabulous opportunity to have a park and close the trail gap. Mayor Engen said the buildings that remain on the property are under lease and will provide some cash flow to help service debt. He said at some point there will be

conversations with the persons leasing the facilities about how to move forward. There is the possibility for additional park land there and a real possibility for a public/private partnership around some mixed-use housing. Mayor Engen said the conversations with Mike Halligan and Larry Simkins have been fantastic. He said conversations have been slow yet productive and reasonable. He said this is a generous piece of business on the part of the companies and the railroad. Mayor Engen said he hoped the MRA Board would agree the City is getting a good deal and creating opportunity for a neighborhood that needs it.

Mike Halligan said the piece of property is valuable to MRL because of the Southgate Mall development, but then when MRL, in negotiations with the Mayor and his staff, looked at the last missing piece of trail and the fact that there is not a park in the entire, many square block area, the long-term benefits to the citizens of Missoula overwhelmed every other thing. He said that's when negotiations got serious about donating the park land as well as making sure the bridge that goes across Reserve St. was connecting to a complete Bitterroot trail. This piece needed to be added to make the entire trail access occur.

Mayor Engen introduced Elizabeth Erickson, Open Space Program Manager, who was present to answer questions as she's been intimately involved in the process.

Moe said she appreciates the project coming before the Board. She asked Buchanan if there were 180 or 120 days for due diligence. Buchanan replied it's a 90 day due diligence with a 30 day extension possible. Moe asked what the terms are on the property leases. Buchanan replied there are multiple leases that all have different terms and conditions. She said one runs until 2020 and a few until 2018. Some of the properties have been partially vacated and operations have been moved elsewhere. For instance, Buchanan said Camp Make-A-Dream's lease runs until 2018 with an option to renew for another ten years. Overall, Buchanan said there's a mixture of lease patterns and terms. All of them have a clause that allows a six month notice of termination. She said she thinks the City would want to work with the tenants.

Moe asked if all of the requests are done under the Department of Housing and Community Development (DHCD) or if they are MRA requests. She said overall she was trying to get a sense of how DHCD is working with MRA and what requests go to what department. Buchanan replied everything at this point are MRA requests. She said right now the reference in her memo to DHCD is the long-range possibilities for how they might look at the property that is built on. She said DHCD is administering the Brownfields funding and MRA would request the funding similar to the process when the County was administering the program. MRA would be working with the Open Space Advisory Committee and Elizabeth Erickson on how to bring the rest of the 1995 funds to the table to help with the purchase price. Moe thanked Buchanan for her memo and thorough presentation.

Reineking asked if the lease revenue goes to bond payment as opposed to the City. Buchanan said it can accumulate and go to investment in the property because it's not a reliable revenue source to pay debt. It would build up an amount to develop the property. Mayor Engen added the City would not take the lease revenue into the general fund, it will all go back into a project.

Reineking asked if there are other requests for the remaining amount of the 1995 bond issue. Erickson replied no. She said the 1995 Open Space Bond is distinct from the more recent City and County Open Space Bond in 2006 in that it can be used to purchase park land. She said the money has been there and available for a neighborhood park, ideally in this neighborhood, to increase the acreage available for park land in this particular neighborhood. She said it also accomplishes multiple goals of the Long Range Transportation Plan and the Open Space Plan in providing the connection in the trail.

Reineking asked about the approval by the Open Space Advisory Committee and if it's City or City and County. Erickson said it's a City citizens' Advisory Committee that advises the City Council. The proposal will be presented to the Open Space Advisory Committee in November and they will look at the criteria in the 1995 Open Space Bond, the Open Space Plan, and the items discussed today. Reineking asked if Erickson has looked at it and if she feels confident that it's appropriate. Erickson replied yes, it's an incredibly exciting opportunity and accomplishes a lot of goals.

Reineking asked Buchanan about the trail crossing portion that goes across South Ave. and the portion that goes from South Ave. to Livingston. She wondered if it was part of the purchase or a separate easement. Buchanan said the City has that easement and has had it for several years. She said it's such a small project and the issue of how to cross South Ave. has kept them from being able to build it. The Parks Dept. put it out to bid once and the prices were so high there was no way to justify the expenditure. She said if it's combined with a larger trail project the City will get economy of scale and can address what to do at Johnson and South Ave. in a way that works for cars, bicycles and pedestrians. Reineking asked, with the preliminary estimate, if the City is assuming the light at Johnson will suffice. Buchanan said they have increased what would be estimated linear foot cost of building the trail with the assumption there will be work done at that intersection.

Reineking asked if there are any plans for lighting on the trail. Buchanan said they haven't gotten to that level of detail yet. She said the City would like to light the whole Bitterroot Branch Trail but it's a large project financially. Reineking said it would be nice to light the remainder of the Milwaukee Trail too. Buchanan agreed and said it gets difficult to be on a continuous trail and be dark/light/dark/light. She said it needs to be done comprehensively and there are some safety issues.

Reineking asked Halligan what MRL is thinking about naming the park. He replied they really haven't thought about it yet and want to get through this process and make sure it's acceptable. He said it may be something related to the railroad, he's not sure. They will follow the City's criteria on the naming. Kemmis said the request is for MRL to have exclusive rights to the naming, but if he understands it correctly, in spite of that, the City Council will have to approve it. Halligan said the agreement states the naming right is subject to the existing policies of Parks and Recreation. Therefore, the naming right is "exclusive" following the City's consistent and long-time policy.

Kemmis said he was trying to picture how a fully developed park will relate to the neighborhood. He said he didn't get a chance to inspect the railroad tracks themselves, but assumed the neighborhood to the south and east of the tracks would want access to the park. He asked if this was likely to create a difficulty. Halligan said he doesn't think there is

currently access over the tracks, they have to go to the north or south end. He said there's no anticipation of an access point in between. Mayor Engen said further south there's a pedestrian grade crossing so it's a possibility; as a function of design and in conversations with the neighborhood they need to figure that out. It could be subject to negotiation. MRL typically does not like to have grade crossings if they can help it. Buchanan said the plus is that if they can get onto the trail system they are at the park because the trail will run along the east side of the park.

Kemmis asked Halligan if the tracks are currently carrying rail traffic. Halligan replied some of the storage cars are on that rail and on down the Bitterroot. They are not currently carrying ongoing traffic for customers. He said MRL is a long-term player and anticipates leaving the tracks in a condition to potentially be able to service any customer down the Bitterroot in the future.

Englund asked if the \$200,000 deposit comes from MRA. Buchanan replied yes. He asked Buchanan if they are comfortable with 90-120 days for Phase I & II. Buchanan said yes. She said two Brownfields firms that do assessment grants have been selected and conversations with them have already begun. They have access to historical information. Englund asked if the historical information leads them to be overly concerned about anything. Buchanan replied they think there has been some soils cleanup done on some of the property and they're not sure exactly the extent of that, but there is a letter of no further action on soils on at least part of the property. The letter is quite old and something could have happened since that time. She said the Phase I will shine a light on a lot of that. It is a tight time frame and they are anxious to get started.

Englund asked if the \$500,000 estimate for trail construction is a high estimate. Buchanan replied yes, staff thinks so. She and Marchesseault have looked at what most recent historic costs have been for trail construction. They put in a good contingency and boosted it up for dealing with the intersection. Englund asked if the \$389,000 is available for purchase once it's approved. Erickson said that was correct. The Open Space Advisory Committee will hear about this at their November 10th meeting and they will make a recommendation to City Council for approval within a couple of weeks. Buchanan clarified that if the MRA Board approves the Staff recommendation to recommend to the City Council that they authorize the Mayor to enter into the purchase agreement, she will do a referral on Friday and it will be in front of Council immediately. There will be other junctures that also go to Council.

REINEKING: I'LL GLADLY MOVE THE STAFF RECOMMENDATION WITH GRATITUDE TO MRL AND THE WASHINGTON COMPANIES.

STAFF RECOMMENDATION: Staff recommends that the MRA Board forward a recommendation to the City Council to authorize the Mayor to execute the Agreement for Sale and Purchase of Property with Montana Rail Link and authorize staff to conduct their due diligence, including a Phase I and Phase II Environmental Assessment, with the understanding that if the property is to be purchased, the City Council will be asked to issue URD III TIF Revenue Bonds for purchase of the property and to construct the missing trail segment along the Bitterroot Branch Line.

Moe seconded the motion. No discussion.

Public Comments

Bob Moore, citizen, asked what the value/benefit is to the shopping center and how was \$2,000,000 determined. Englund said public comment is allowed at MRA Board meetings but they are not required to answer questions.

Mike Peissig, Alpha Graphics, said he worked with Mayor Engen back in City Council days. He said Alpha Graphics owns the property on South Ave. that is the only part where the trail is not complete. At this time, the trail ends on the south side of his property and a large majority of cyclists go through their parking lot. He said they are very concerned about that and are excited about this finally becoming a reality. He thanked MRL and Washington Companies for following through on it. He said it's something they've continued to talk about on a regular basis and it's an excellent opportunity they really appreciate.

Englund said the MRA has been talking about this for a long, long time and he knows there are times there have been frustrations. In the process of doing that MRA has understood that one of the reasons it took so long is because MRL is in it for the long haul and their figuring that out is a tough thing. He wanted to apologize for not being patient enough and thanked MRL.

John Lehmann, Sovereign Hope Church Minister, said the church property is on the northwest corner of the property. He said they are in the situation where they lease the land but own the building. For many years they have been trying to work with MRL to extend the lease with them or buy the land. He said they love the idea of the park and love the idea of completing the trail. The church would be very interested in buying their front corner of three acres if they could, which would significantly underwrite a good part of the project. Lehmann said they are not only a church, they have a gym and it's used by many community groups, clubs, teams and youth sports. He said they've been in a bad situation of not owning the land or having a long-term lease and therefore they can't put significant capital improvements into the land or property. He said the church would very much like to discuss this going forward and see if there is a way to work together on it.

Motion passed unanimously. (5 ayes, 0 nays)

onXmaps New Building – 1900 Stephens Ave. (URD III) – TIF Request (Behan)

Behan reviewed his memo for the Board. He said onXmaps (formerly Montana Mapping and GPS), owned by Eric Seigfried, has purchased the property at 1900 Stephens Ave. for his expanding business. Seigfried previously redeveloped the adjacent property at 1925 Brooks St. in 2013, but his business's continued growth calls for an additional location. Behan said onXmaps represents the kind of business that a variety of economic development efforts in Missoula for several decades have been trying to initiate and grow within the community in terms of low environmental impact and high wage type jobs.

Behan showed a map of the new property which is right in the backyard of the current onXmaps location. The buildings will be in walking distance and they will be able to share parking lots and driveways. The new property at 1900 Stephens Ave. was previously used

as part of a car dealership, Mel's Used Cars, and housed cars for sale by the owner or on consignment.

Behan said one of the main issues with trying to develop the property is that there is a large hole in terms of water service in the area that is adequate for potable use for more than one or two people per day or for anything that approaches adequate fire suppression service (hydrants or sprinkler systems in multi-story, larger buildings). Behan reviewed a Mountain Water Company (MWC) map that shows some of the water lines in the area and different routes that can be taken to get water to the new property.

Behan said in early talks with onXmaps designers and engineers staff emphasized that no matter which remedy is selected to get additional water, there are a couple of things staff wants to do: 1. Look at the bottom line. 2. Maximize the number of other properties that are currently underserved that could be served from an extended main. Behan reviewed on the map the potential benefits to surrounding areas.

Behan said the Board has discussed ratios more in-depth at the last couple of meetings. This particular project is a little bit below the general rule of thumb ratio of 1:10 for public to private investment. He said there are twelve criteria that are set forth in analyzing TIF applications. No one criteria has more weight than the other, although there are four or five that float to the top. Behan said they can look at, for instance, a non-profit that has zero tax generation but has other kinds of unique opportunities (the story versus the numerical part of the overall project comes out with a major community benefit). The public to private ratio for this project is 1:8.1. Behan said when you look at the job creation, how it fits into the ULI Plan, investment spin-off in the area and tax generation, it is a significant benefit to URD III.

Behan said the staff recommendation is to approve up to \$291,341 in assistance for utilities and sidewalks as listed in the memo.

Eric Siegfried thanked Behan for his great summary and thanked the Board for considering his project. He said onXmaps is excited to keep growing in Missoula. Reineking asked Siegfried if they anticipate filling the larger building or leasing part of it. Siegfried replied they do eventually anticipate filling it and it will house about 80 employees. He said there may be a short-term lease they consider in the meantime as they grow into the space.

Reineking asked what the \$22,000 for landscaping includes because the renderings didn't show much. Behan replied it's all in the right-of-way and is for street trees. He said his memo should have included that onXmaps will need to come back with a landscaping plan for staff to approve. Moe said some of the plans show lawn along Stephens Ave. and some show parking. Behan said they need to get it sorted out and the landscaping will be similar to what they have now along Brooks St., which is a zeroscape with shrubs and grasses. He said the developer does need to come up with a landscaping plan.

Moe asked if there is participation from MWC for the water main extension. Behan said it does qualify for Mountain Water's reimbursement program so a good portion would be subject to an agreement for a 40-year reimbursement. Moe asked if it's a percentage. Behan replied it's a no-interest, 40-year amortization of what the initial investment is. Behan said virtually all water mains MRA has been involved with in the past ten years have been

subject to the reimbursement. Buchanan added that it's based on actual construction costs and there will be an agreement with Mountain Water.

Brock said she is so excited to see onXmaps staying and growing in Midtown. She said there's a lot of asphalt in the neighborhood so a new building breaking that up is very exciting.

KEMMIS: I'LL MOVE APPROVAL OF THE STAFF RECOMMENDATION, SUBJECT TO THE APPROVAL OF THE LANDSCAPING PLAN.

STAFF RECOMMENDATION: Staff recommends the MRA Board approve up to \$291,341 in TIF assistance for eligible items enumerated in the TIF Application and this Memorandum for the onXmaps Project located at 1900 Stephens Avenue and authorize the Board Chairman to sign related documents subject to the standard conditions for MRA assisted projects including assistance being made on a reimbursement basis based on copies of paid contractor and vendor invoices showing the actual work completed and materials used.

Reineking seconded the motion.

Discussion

Kemmis said he appreciates both phases of the redevelopment. He said those that have worked on redevelopment in the area for many years may not have been sure at one point if they were going to see a whole lot of progress, but in his mind this project is exactly the kind of redevelopment the Board hoped for. He said he appreciates it coming to the Board and thanked Siegfried for continuing to improve the neighborhood.

Siegfried thanked Kemmis and said his staff comments a lot about how they love the central location, public transportation and restaurants available in the area. He said it's fun to see what's happening in the area.

Moe said she's in favor of the motion and also in recognition of onXmaps developing their campus there. She's also in favor because of the opportunities it will make apparent to other land owners in the area. She said she thinks it will encourage other developments, hopefully as high quality as onXmaps' project.

Englund said in light of Moe and Kemmis' comments, and in light of the additional service area for the water main and the additional safety for the entire neighborhood that the water main brings, those are ample reasons why they are departing somewhat from the usual 1:10 ratio.

Public Comment

Peissig said MRA takes risks at times with other businesses, maybe young businesses like onXmaps, and wanted to say that his 51 year-old business has benefitted from onXmaps and having them be in the area with the synergies of other business to business relationships that also happen. He doesn't want that to go unnoticed. He said Alpha Graphics has truly benefitted from onXmaps; they are an excellent client, and he appreciates the Board voting in favor because of what onXmaps has done and their

commitment to Missoula. He said he and his family see their commitment and it's important to acknowledge.

Moore said he thinks onXmaps is fully capable of paying \$291,341 and is opposed to MRA funding the project.

Vince Gavin, Gavin-Hanks Architects, said the site development plan for the project is a good example of working with the City staff and the City's new site development standards to have parking in the rear and the building more towards the street. He said as the building and property get developed it will be a good example for other developers to look at and show how the architecture can be moved closer to the street side, have pedestrian access off of Stephens Ave. and still accommodate parking in the rear. Gavin said the plans are a collaborative effort of a private sector working with the community along with MRA's vision for the neighborhood.

Behan pointed out a typo on his memo, page 3: the "XXX" should be "nine to eleven".

Motion passed unanimously. (5 ayes, 0 nays.)

Englund wanted to say that Peissig's comment about the synergy between the businesses reminded him of the synergy with MRL and the S. Reserve Pedestrian Bridge and how it helped move that project along.

NON-ACTION ITEMS

North Reserve/Scott St. Master Plan – Presentation by WGM Group

Behan said staff had hoped to bring an item the Board could recommend to City Council at this meeting. For a variety of reasons, including items coming in late that were important, staff decided to give the Board a presentation so they have an idea of what they're looking at in terms of the plan. Behan said a good portion of this was presented back in March. There have been a lot of interviews, meetings and other things that have happened in the interim so staff wanted to bring the Board up to speed to where the plan is now. Behan said it will probably come back to the Board next month. He said the Board will need to decide if they want to use it as a guiding document for MRA investments and also make a recommendation to the City Council to consider the map portion of it as an update to the growth policy map. That will also go through the Planning Board.

Jeremy Keene, WGM Group, highlighted some parts of the plan and relayed some of the comments/feedback they've received. He said in general the plan has been well received, they've had a lot of positive comments and people appreciate that there's planning efforts going on for that area. The concerns they've heard, in general, involve two major themes: 1. People don't understand why they're planning other people's property. 2. How does the plan impact existing use? Keene said WGM Group listened to folks, identified the issues/needs and then provided their professional opinion as to what should happen there and crafted a plan. Keene said it's important to note that if they just have a plan that perpetuates what's happening there today then it's not really a plan. He said WGM's job is to be respectful of the private property rights and existing uses that are happening, but also to try to provide a vision. Keene said it can leave people uncomfortable and it is not always a comfortable conversation saying they think this is what someone should do with their

property. Keene said the plan itself is a guideline, it doesn't do anything by itself, it's intended to provide information to the MRA Board as they make decisions about how to spend money in the District. It provides information to the City as they look at amending the Growth Policy map. Keene said it's important that the plan shows concepts of what that might look like, as well as land uses and design guidelines. It doesn't force anyone to do anything different with their property. However if they do come to MRA or the City with a request, the plan has important information to help guide those things. Keene said another thing they did with the plan was offer priorities.

Keene said there were 25 people that came to the last workshop and provided verbal comments and 18 people/organizations gave written comment. He said there was a memo in the Board packet summarizing the comments. Keene said there's also over 400 pages of all of the public comments they've received from public meetings, written comments and public workshops. There is a good record of involvement and they've talked to a lot of different people.

Keene said the executive summary reflects the changes they are proposing to make to the plan and where they're headed with things. He reviewed a map and said in general they recognize three distinct areas: the industrial core, Reserve St. area and the Scott St. area; and each having their own unique character. Keene said they wanted to make sure the plan connects things well with motorized and non-motorized transportation. The vision reflects that. He said people recognize the need for trails in particular.

Keene said they also received a lot of feedback about roundabouts. He said people were supportive of them and wanted WGM Group to consider roundabouts anywhere they're also considering a traffic signal. In particular, a change was made in the plan from a signal to a roundabout at Grant Creek and Howard Raser Avenue. which is going to be one of the primary access points for the new Consumer Direct building.

Keene said there was general support for the idea of extending the road network along the north side of the plan area. He said there is some strong consternation from the primary land owner there which is Roseburg. Keene said Roseburg was very candid with WGM Group and said they purchased the property as a buffer for their heavy industrial operations and anything that brings the public closer to them does not serve their goals. Keene said recognizing that as a concern of theirs, the plan basically said as things naturally change over time there will need to be new transportation connections. He said if and when Roseburg decides to do something different with their property, some of the proposed new road connections and possibly a new interchange with I-90 would be things that would need to happen to help support the development. He said WGM Group doesn't necessarily advocate in the plan for those things happening without other developments so it really does become a land owner and development driven decision as to when they occur. Keene said one important point to that is that right now the only public right-of-way corridor is along Cemetery Rd. and Rodgers. It's already a narrow corridor and will have more pressure on it as things develop on either side of Roseburg. The plan recommends they look at safety improvements at an early phase along that corridor to help address that. Keene said the trail is important for that as well because they know it's a popular biking route and a trail would give folks an option that doesn't involve the narrow street.

Keene said WGM Group also heard a lot of concerns about Scott St. and as development happens in the area, recognizing that Scott St. is going to see more traffic, particularly the area south of the plan area by Lowell School and the park. Keene said it's outside of the District and the plan area, but they want to recognize it. He said long-term they think there's an opportunity to have another railroad crossing but it's in the twenty year horizon in the plan because it's not financially affordable in the near term. Keene said it's more a conversation about regional transportation than it is about the District. They left a place holder in the plan for two possible locations to go over the tracks.

Keene said another important thing they did in the plan was to look at where the City Cemetery property currently is and recommended working on some land trades to help consolidate that property and be able to do residential development in a more consolidated neighborhood so it's not so spread out and scattered. Keene said it gives the Cemetery a more contiguous property and allows residential to happen closer to the existing neighborhood.

Keene said WGM Group has met with the Missoula Cemetery on several occasions and they were very good about providing their concerns up front. He said in their recommendations, the plan has some conceptual ideas in there. One is that in the interim, before the Cemetery needs to expand, they could use it as greenspace that could be used for open space or park space. He said the Cemetery has a very long outlook and it's important that the plan recognize the lands have a specific, long term use, but that maybe other interim uses could be considered in the short term. He said that's kind of what's happening now, a lot of the Cemetery property that's not developed is being used for storage of gravel materials and is also used by the Parks Dept. and Police Dept.

Keene said similarly, the St. Mary's Cemetery currently occupies land which is partially developed with the other areas planned for future Cemetery use. He said the plan shows the other areas could become residential use, which really comes back to what the St. Mary's Cemetery decides to do with their property. If they choose to develop it differently than Cemetery use WGM Group wanted to make sure there are guidelines in the plan that recognize how the land can be used.

Keene also talked about a neighborhood-commercial node and park space around the old White Pine & Sash site. He said they looked at the idea of moving the current White Pine Park to the north to tie it in with the new neighborhood-commercial node. The park is currently surrounded by busy streets. Keene said WGM Group heard concerns that the White Pine site is an opportunity for more residential development and the park would reduce the amount of residential they could put there. Another concern is that there is already a park investment there and moving it would be like throwing it away. Keene said the plan should look at it as a concept that can be considered in the future. Keene said they have talked with the owners of the White Pine property and with the Department of Environmental Quality about cleanup.

Brock asked what the process is with the state with regard to getting an interchange. Keene said to add an interchange to an interstate there has to be a study done that shows it won't adversely affect the function of the interstate. He said he expects the project would have to be added to the Long Range Transportation Plan (LRTP). Keene said they've interfaced

with Jessica Morris on the LRTP update that's happening now and his hope is that some of these projects can go into that plan as long-term place holders.

Sharee Fraser, Missoula Cemetery Board, said her problem with the North Reserve/Scott St. Plan is the clarity. She said when the Cemetery was first given the map of what was proposed, there were many things on there the board and staff were totally against. She said they explained their reasoning to Mr. Kaufmann (WGM Group). When he came back to them it appeared that he had listened to everything they said and he presented them with a plan the board and staff were very excited about. Fraser said they felt Kaufmann had addressed all of their concerns. A few days later, Fraser said Kaufmann presented a totally different plan to someone else. She said the Cemetery Board needs clarity because they don't know what is happening. She wanted to know if their concerns were being addressed and if Kaufmann was honoring what he told them at their board meeting. She said it's very frustrating. As stewards of the land and the Cemetery, they really hold it of high esteem. It's their job to protect the land and be good stewards toward it. Fraser said the Cemetery staff and board feel very strongly about it. She said what they thought was a workable solution was totally contradicted. The Cemetery board and staff have made a commitment to try and ensure the cemetery remain the cemetery and sacred ground and be cared for in a way to respect and honor the deceased. The cemetery board and staff feel that having streets and paths going through, changing entrances, etc. is not in the best interest of the Cemetery.

Ron Regan, Director of the Cemetery, referred to a land swap with MRL or the pit that they discussed with Kaufmann. He said they never talked about open space/green space or a park with horseshoe pits. He said once you lose the land you don't get it back. He said in Billings they let the city use the city cemetery for a driving range. Now the cemetery is running out of room, but the driving range is a revenue producer so they don't want to give it back. Regan said the plan shows taking more Cemetery land to put in a trail. While they believe in trails, Regan said there are issues of more pets and respect for the cemetery. Their buffer zone there was the road and they asked Kaufmann for one-story houses going across there, but then they brought Pullman St. across which takes more cemetery land. He said they were never approached about a new entrance. He said St. Mary's old annex has a lot of problems with vandalism and it worries the Cemetery board and staff that if they bring in residential and back it up to the Cemetery they will start having more vandalism.

Regan said he talked to the owner of Hunton Pre-cast Concrete on Rodgers St. and he told Regan that nobody has talked to him about the plan. Regan said the road in yellow on the plan is the street Hunton Pre-cast Concrete is on and it shows Palmer St. taking a piece of his land. He reiterated Fraser's statement that there is no clarification on what is happening in the area.

Regan said Missoula's forefathers thought a long time ago to purchase the land to make sure Missoula residents have a place to rest their loved ones and that's what the board is trying to protect.

Moe said one of the problems the MRA Board has is not having a map that shows an overlay of the existing land-use situation with the plan superimposed on it. That will help the Board to compare and see what's being talked about. Englund concurred and said more

work needs to be done before there's a consensus on it. He said he's not going to be inclined to adopt something the MRA is guided by until he's confident the Cemetery board and staff understand what's going on.

Moe said she understands the concept of the open space/park/cemetery designation as a group because you can put it all in green on the map and it looks like it's all the same thing, but a cemetery really is not open space available to the public and it shouldn't be used as a park. She said she thinks the Cemetery is a separate entity and deserves its own color.

Moore said the most important thing the Board can do is find out why the Cemetery was presented with a plan at one point and were later presented with another.

Englund said MRA was not going to resolve anything at this meeting. Keene summarized by saying that's why they issue a draft plan. They want the feedback. WGM Group's job is to listen, to provide recommendations and then ask for feedback on the recommendations. It's not a finished plan.

Fraser said they invited Kaufmann back to their next board meeting and are hoping someone from WGM Group will come and go over it. Keene said they can make sure someone is there. Reineking said the Board got the Cemetery's invitation to their next board meeting and asked where it was. Fraser said their meetings are in the main office at the Cemetery.

Behan mentioned that there are a lot of competing interests and things going on in that area. He said there are remarkably few flash points in the plan that need a bit more work (Cemetery, Roseburg, White Pine). He said for the most part when staff considers the amount of real issues that could have come up in terms of the kinds of changes that are happening, especially along Scott. St. and Reserve St., he thinks WGM Group has done a really good job in trying to work out a reasonable system. He said he's not trying to give excuses, but was trying to say they have done a good job up to this point and need to move forward with the flash points and try to resolve them.

Englund told Fraser she's always welcome in the Fraser Conference Room. Fraser said it makes her heart warm up the minute she looks up and sees Hal's face looking down on them.

STAFF REPORTS

Director's Report

Brooks St. Transit Oriented Development Effort

Buchanan said the Brooks St. study by New Mobility West is moving along. They've had a series of really good work sessions Sept. 13-15. They've had a lot of good input and interaction. The results will be released sometime in November.

Riverfront Triangle/Hotel Fox

Buchanan said there's a lot of work going on right now. There's a goal to ask the MRA Board for a special meeting the first week of November. There are a number of City Council hearings and actions scheduled for November around rezonings, street vacations and design and land use guidelines.

Design Guidelines/Standards

There's a Request for Qualifications (RFQ) out for consulting services to do the design standards or guidelines for the City. That will be followed by a Request for Proposals from the teams selected as a result of the RFQ process. She said Development Services is the lead on this and MRA is assisting them.

Department of Housing and Community Development

Buchanan said the City Council approved the Memorandum of Understanding (MOU) between MRA and the City for her participation in the new department called The Department of Redevelopment, Housing and Economic Development. The acronym has become DRHED.

Downtown Infrastructure Projects

Buchanan said there are a lot of downtown infrastructure projects going on. She said she got a copy of a Power Point from Shane Stack at the Montana Dept. of Transportation and it's outstanding. It goes through all of the projects in the downtown and their timelines. Buchanan said she will send it to the Board.

MRA Board Meeting Days

Buchanan said she got a request from a Council member to change the day the MRA Board meets so it doesn't conflict with Committee meetings and Council members can be at MRA Board meetings if there's a topic on the agenda they are interested in. She said the summer meetings are changed for Out to Lunch and asked if there was a desire on the part of the Board to change the date from the third Wednesday to the third Tuesday or Thursday of the month. After discussion, the meetings were changed to the third Thursday of the month starting immediately.

Riverfront Triangle/Hotel Fox cont'd

Behan said there are a lot of issues swirling around the Fox Site in terms of getting to a point where staff can take a package of agreements to the City Council. At this point, the Master Agreement (Development Agreement) spells out what other agreements are going to be necessary for the Master Agreement to be fulfilled. The primary ones now are rezoning to Central Business District (CBD), Right-of-Way Vacation and the other issues with the old zoning in terms of design requirements that aren't included in CBD and can't be attached to zoning; it's either changed or not changed and has to be uniform. Those will be addressed in a Land Use Agreement. The Master Agreement needs to go ahead of those issues so the Council and public understand the context of the other agreements that are coming including Parking, Land Disposition, Zoning, Right-of-Way, Subsidy, etc. At this point, Behan said all the major points of the Master Development Agreement are in place and there's direction given to each of the other agreements, except what would be direction in the TIF Agreement. Behan said what staff needs is to see a better picture of how the overall project is going to be financed and, given the amount of TIF possible, how it can be used. Behan said they hope to resolve this within the next few days and then put together a package to send to the Board in memo format. He said at this point there will not be a special meeting scheduled unless staff is sure there's something for the Board to act on.

COMMITTEE REPORTS

OTHER ITEMS

ADJOURNMENT

Adjourned at 1:43 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Lesley Pugh".

Lesley Pugh