

Project Type Key:

- PP** Public/Private partnership leveraging private investment
- PP-NP** Public/Private partnership leveraging other investment with a Non-Profit
- PF** Public Facility (bldgs., i.e. City Hall, County Courthouse, Hellgate HS)
- PT** Parks & Trails
- PA** Public Art (Place artist name in Notes)
- LA** Land Acquisition (This could turn to something else later on though)
- PW** Public Works project, i.e. road, sidewalk, water line, sewer line, parking, (not related to a PP partnership)
- PL** Plan, study, proactive survey, etc.

- Add-ons:** **Cultural** - MCT, Art Museum (e.g. PF-C or PP-NP-C)
Social- Western Montana Mental Health Center, Poverello (e.g. PP-NP-S)
Housing – Could be PP-H for private projects or PP-NP-H, like Homeward, Msla Housing Authority (MHA), NMCDC or PP-NP+P for both
School – Public Schools, e.g. PF-School is Hellgate Windows

District and Abbreviations:

- URD 1** - Urban Renewal District I (downtown area - sunsetted in 2005)
- URD 2** - Urban Renewal District II (west of downtown)
- URD 3** - Urban Renewal District III (Brooks and Stephens corridors)
- Front Street URD** (east of downtown to Madisons St.) -
- Riverfront Triangle URD** - (between W Broadway and River near Orange St. Bridge)
- Hellgate URD** - (west of Madison Street to Missoula College)
- North Reserve-Scott Street URD a/k/a NRSS** - (between I90 and MRL R-O-W east of between N Reserve and Scott Streets)

Missoula Redevelopment Agency												
Master Projects List - v9-20-2019												
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PROJECT TYPE	FISCAL YEAR FINAL AMT PAID	DISTRICT	PROJECT NAME	PROJECT ADDRESS	DIR	STREET	TOTAL PROJECT COST	MRA TOTAL	PROPERTY TAX - CURRENT	PROPERTY TAX - POST PROJECT EST.	FULL TIME EQUIVALENT (FTE) JOBS CREATED	NOTES
PP	1981	1	Caras Park				10,844,110	200,000		N/A	N/A	Initial work on Caras Park with federal and other funds.
PP	1982	1	Greyhound Depot	110	W	Broadway	1,700	1,700		N/A	N/A	Purchased by Parking Commission for surface parking lot - TIF assistance was for demolition
PP	1982	1	Milwaukee Depot	250		STATION DR	1,100,000	7,973				TIF helped install sidewalk on South Third West
PP	1983	1	Central Square	201	W	FRONT & MAIN	3,713,617	31,000			80	TIF for sidewalk, street trees, demolition for new office building. Project financing included federal UDAG funds requiring significant job creation and a lease-purchase of the land from the City.
PP	1983	1	Comfort Inn	1021	E	Broadway	3,261,000	36,740				Sidewalk and portion of demo.
PP	1983	1	Missoulia	500	S	HIGGINS	2,700,000	123,800				TIF used for utility relocation and demo of former building foundation and used car lot in relocation of century-old newspaper publishing company from 500 North Higgins Av. MRA negotiated a permanent public trail conservation easement along the River.
PP	1983	1	Office Supply	115	W	Broadway	4,000	542				Bank loan interest "write-down" for awning on façade (Commercial Rehabilitation Loan Program (CRLP))
PP-NP-H	1983	1	Palace Hotel	147	W	BROADWAY	1,500,000	8,546				TIF funds for façade interest "write down"(CRLP) and sidewalk work associated with re-purposing vacant Palace Hotel lobby and other street level to restaurant and tavern
PP	1984	1	Acapulco Restaurant	145	W	FRONT ST	25,407	3,803				Façade interest "write down" for historic Star Garage building.
PP	1984	1	Chausee' Jewelry	228	N	Higgins	155,000	4,635				Major façade renovation of historic building to house jewelry business (CRLP).
PP	1984	1	Depot Restaurant	201	W	RAILROAD ST	77,332	4,951				Initial renovation of former hotel building to hose restaurant. CRLP Façade Program
PP	1984	1	Eye Care Northwest	101	E	MAIN ST	613,224	16,497				Exterior and interior renovation from retail to medical use with offices on second floor (CRLP).
PP	1984	1	Golden Pheasant	316-318	N	HIGGINS AVE	21,771	2,826				Façade interest "write down" for long time downtown restaurant (CRLP).
PP	1984	1	Higgins Building	200	N	HIGGINS	1,018,000	20,956				Façade (CRLP) and sidewalk assistance in renovation of one of the most significant historic buildings in downtown.
PP	1984	1	Western Montana Clinic	515	W	Front St	375,953	10,193				Sidewalk assistance in expansion of medical clinic on W Front Street.
PP	1984	1	Wyckman's	330	N	HIGGINS AVE	62,569	3,511				CRLP interest write-down Façade Program assistance along with sidewalk repair for office materials retail store.
PP--H	1984	1	Smith Drug	301	N	HIGGINS AVE	73,302	15,280				Sidewalk and void filling along with CRLP Façade Program assistance in initial renovation of former hotel to second-floor low-income housing and street level retail.
PP-NP-H	1984	1	Belmont Hotel	430	N	HIGGINS AVE	800,000	6,450		N/A	N/A	TIF for sidewalk and void filling work associated with renovation of upper floors to low-income housing.
PP-NP-H	1984	1	Park Hotel	118	W	ALDER ST	1,000,000	20,683		N/A	N/A	Sidewalk and void filling assistance in initial renovation of former hotel to low-income housing. Included CRLP funds
PW	1984	1	Creek Crossing				30,618	30,618				McDonald's E Broadway development included easement and TIF funds for public trail along Rattlesnake Creek.
PW	1984	1	Parking SID 470				2,184,600	108,990		N/A	N/A	Parking Commission used Special Improvement District funds to acquire and develop several surface parking lots. TIF contribution for demo and sidewalks
PP	1985	1	Garden City News/Sharon Apts.	329	N	HIGGINS AVE	11,277	6,758				Sidewalk repair and façade upgrade and awning for long-time book and newspaper
PP	1985	1	Lily Restaurant/Crystal Theatre	515	S	HIGGINS AVE	5,000	482				CRLP Façade Program assistance in awning and doorway upgrade
PP	1985	1	Mullan Building	345	W	Front St	26,345	2,815				CRLP Façade Program assistance in renovation of vacant retail building to office use
PP	1985	1	Musicians Union (AKA Independent Telephone Bldg.)	207	E	MAIN ST	48,728	2,834				Façade assistance in renovation of significant historic downtown structure.
PP	1985	1	Top Hat	134	W	Front St	23,112	2,828				CRLP Façade Program assistance in entry relocation and awning.
PP	1985	1	Trappings	225	E	MAIN ST	21,272	1,759				CRLP Façade Program assistance in upgrade of street front and entry
PT	1985	1	Riverfront					7,628		N/A	N/A	? May be River cleanup or completion of study/design for riverfront parks. (No file
PA	1986	1	"Crossing" Public Art - RFP				15,000	5,000				Initial preparation for "Crossing" public art at north end of Higgins Av selected by Public Art Committee. Taag Peterson - artist
PA	1986	1	Public Art Mural (Kites)				4,545	4,545	N/A	N/A	N/A	Mural on Montana Power Substation south of 1st Interstate Bank. Steve LaRance & Kirk Johnson (artists)
PF-School	1986	1	Missoula County High Schools	900	S	HIGGINS AVE	9,226	9,226	N/A	N/A	N/A	? May have been assistance to Hellgate High School or help to MCPS to find redevelopment for closed Central School (later MCT). (No file found).

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33	PP	1986	1	Capital Building	100		RYMAN ST	47,925	4,336				CRLP Façade assistance in renovation of building to house office uses.
34	PP	1986	1	Creative Concepts	180-204	S	THIRD ST W	12,568	1,720				CRLP Façade assistance in renovation of building that houses residential and retail uses.
35	PP	1986	1	Humble Building	730	S	HIGGINS	36,406	2,379				CRLP Façade assistance in renovation of building that houses residential and retail uses.
36	PP	1986	1	Montagne Building (AKA Penwell Building)	101	S	THIRD ST W	35,650	16,620				Assistance in façade work (CRLP), sidewalk replacement, and sidewalk void abandonment in residential building with retail on street level.
37	PP	1986	1	Northern Pacific	100		RAILROAD ST	786,621	38,816			20	Complete renovation of historic former rail passenger station to house restaurant and brewery. Brewery (Bayern) was the first new beer brewing operation in Montana in several decades and first project to use the expanded financing interest "write down " program section (CRLP-ED) based on creation of at least five jobs to be maintained for a minimum of five years.
38	PP	1986	1	Uptown Cafe	307	N	HIGGINS AVE	1,577	78				CRLP Façade assistance for awning.
39	PP	1986	1	Weston Building	103	W	SPRUCE ST	15,577	3,507				Initial façade work on downtown retail building (CRLP).
40	PP	1986	1	Williams Law Firm	235	E	PINE ST	191,211	3,944				Façade work on major renovation of building to house an expanding law firm (CRLP)
41	PP	1986	1	Zimorino Brothers	424	N	HIGGINS AVE	4,407	282			11	Initial façade work on downtown building being renovated to restaurant use (CRLP).
42	PT	1986	1	Bess Reed Park				246,119	246,119		N/A	N/A	Riverfront Park constructed in conjunction with development of Sheraton Hotel (later Holiday Inn Parkside). Also, extended the riverfront trail to Clay Street. Bess Reed was one of Missoula's first teachers and lived in the development area as a retiree.
43	PT	1986	1	Caras Park East				5,809	5,809	N/A	N/A	N/A	Extension of Caras Park and riverfront trail east of the Higgins Av Bridge. When connected with Bess Reed Park, doubled the riverfront trail and park on the north side of the River.
44	PW	1986	1	Downtown Alleys				10,373	10,373	N/A	N/A	N/A	Reconstruction of four alley aprons in downtown.
45	PW	1986	1	Downtown Sidewalks				1,588	1,588	N/A	N/A	N/A	Initial project to repair, upgrade and, replace downtown sidewalks
46	PW	1986	1	Riverfront Lift Station				3,137	3,137	N/A	N/A	N/A	In conjunction with new sewer main along riverfront. The lift building constructed to serve as base for a stairway to Higgins Bridge.
47	PW	1986	1	Ryman Street Property				32,587	32,587	N/A	N/A	N/A	Purchase of property for access to Caras Park - Became an extension of Ryman Street
48	PA	1987	1	Market Plaza Sculpture (Crossing)				7,630	7,630	N/A	N/A	N/A	"Crossing" a/k/a "Xs". Taag Peterson (artist) Public art at north end of Higgins Ave
49	PF-School	1987	1	Central School	200	N	ADAMS	19,599	19,559	N/A	N/A	N/A	Assist MCPS in securing the closed school building and in marketing it for use as the State Police Academy. (Academy eventually was located in Bozeman).
50	PP	1987	1	Garlington, Lohn & Robinson	199	E	PINE ST	599,000	17,984				CRLP Façade work portion on renovation of building for law office work. Included TIF assistance in sidewalk replacement.
51	PP	1987	1	Hoffmann Building	265	W	FRONT ST	95,000	5,773				Renovation of historic building from pornography theater to architect offices.
52	PP	1987	1	Touch America	815	E	FRONT ST	337,008	40,914				Construction of a new office building. TIF assistance included relocation of tenants of very dilapidated structure, building demolition and utility main upgrade. Assistance was contingent on a public easement for a riverfront trail and 1/2 of a trail connection easement to Front Street.
53	PP	1987	1	Worden's Market	450	N	HIGGINS AVE	33,204	2,265				Renovation of vacant Westerners clothing store to retail grocery, deli, beer and wine sales. Worden's was previously located directly across the Higgins Ave. for nearly 100 years, expanded its business in the larger historic structure.
54	PT	1987	1	Caras Park				1,040,274	1,040,274	N/A	N/A	N/A	Next phase of Caras Park development.
55	PT	1987	1	Market Plaza				244,507	244,507	N/A	N/A	N/A	Construction of Market Plaza from intersection of Higgins, Alder and Railroad Streets reusing historic brick pavers from streets, moving Locomotive 1356 from Higgins to current location, adding the plaza with power and water, and creating an area for Farmers Market and other events to be held.
56	PW	1987	1	Brick Pavers				65,977	65,977	N/A	N/A	N/A	Downtown beautification by making sidewalk aprons at key intersections more attractive and distinctive.
57	PF	1988	1	Courthouse Roof	200	W	Broadway	36,000	36,000	N/A	N/A	N/A	Assistance to project at historic Missoula County Courthouse
58	PF	1988	1	Courthouse Sidewalks	200	W	Broadway	4,448	4,448	N/A	N/A	N/A	300' of West Broadway sidewalks at Missoula County Courthouse
59	PP	1988	1	Circle Square Building	500	N	HIGGINS	70,000	2 of 10,720				CRLP façade assistance in initial renovation of former Missoulian newspaper publishing location into office uses.

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60	PP	1988	1	Florence Weston	315	N	HIGGINS AVE	11,997	1,800			Replacement of sidewalk sections adjacent to downtown building in conjunction with retail project.	
61	PP	1988	1	Greenleaf Cafe	101	S	HIGGINS AVE	81,042	1,477			Renovation of former pharmacy and retail store and pharmacy to restaurant use. (Later became El Cazador).	
62	PP	1988	1	Kerr's Draperies	206-208	S	THIRD ST W	5,272	679			Façade work on retail building (CRLP)	
63	PP	1988	1	Shack Restaurant	230	W	MAIN ST	300,000	21,914			Renovation of vacant retail storefront to restaurant use for expanding Shack Restaurant which relocated from its historical location on Front Street.	
64	PP	1988	1	Spiker Communications	229	E	MAIN ST	300,000	32,271		10	Renovation of former retail/manufacturing location to office use. TIF included sidewalk replacement, façade work, and interest "write down" of certain interior work contingent on creation and maintaining jobs for 10 years (CRLP-ED).	
65	PP	1988	1	Weston Building	319	N	HIGGINS AVE	0	350			CRLP Interest "write down" for façade work on third portion of downtown building	
66	PT	1988	1	Riverbank Beautification				18,925	18,925	N/A	N/A	North shore cleanup, remove dangerous concrete blocks, remove large trees from flood levee pursuant to order by US Army Corps of Engineers..	
67	PW	1988	1	BN Depot	100	E	RAILROAD ST	8,947	8,947			? Work around former NP Passenger Depot? (NO file found).	
68	PW	1988	1	Glacier Building Alley				14,816	14,816	N/A	N/A	Repair and concrete paving of alley. Glacier Insurance Building later reassumed its former name as "The Florence".	
69	PW	1988	1	Higgins Stairtower				23,618	23,618	N/A	N/A	Construction of a covered pedestrian stair tower between park and Higgins Bridge levels using lift station as base. For many years, the only connection other than at the bridge approaches. (Removed in 2021 Bridge project).	
70	PW	1988	1	Riverfront Survey				23,618	28,537	N/A	N/A	Comprehensive land and boundary survey of properties along the north shore of the River between Van Buren Bridge and the intersection of West Front St. and West Broadway. Survey turned up many boundary/structure conflicts that could slow or prevent property transactions, encroachments on City parks, and areas to be acquired to solidify public ownership and access to the riverfront.	
71	PW	1988	1	Stoverud Clock				2,000	2,000	N/A	N/A	Repair of historic clock in Higgins Av sidewalk at the Florence Building.	
72	PP	1989	1	Big Sky Chili	123	E	MAIN ST	43,817	236			Façade work for restaurant on Main Street (CRLP)	
73	PP	1989	1	Depot Restaurant Expansion	201	W	RAILROAD ST	450,000	62,141		10	Expansion of restaurant into the vacant second floor of former hotel building and addition to the west side for secondary restaurant that can be open air in warmer weather. Included expansion and paving of the parking area west of the building. TIF for CRLP façade, interior work contingent on job creation (CRLP-ED) and demolition of vacant warehouse structures for the parking lot.	
74	PP	1989	1	Garden City Floral	129	W	FRONT ST	33,220	5,748			Façade work on retail building (CRLP) (Later became Montgomery Distillery)	
75	PP	1989	1	Goldsmith's Bed & Breakfast	803-809	E	FRONT ST	215,000	36,878		5	TIF for demolition of very dilapidated structures along with relocation of tenants, façade work (CRLP) and interior work contingent on job creation and maintenance (CRLP-ED). Building for B - B was moved from the NE corner of Arthur and Beckwith Av. Was Missoula's first official bed and breakfast operation and required development of new zoning language.	
76	PP	1989	1	Toole & Easter	145	W	FRONT ST	581,150	19,398			Façade change of former Star Garage building (CRLP).	
77	PP-H	1989	1	Pattee Street Apartments (a/k/a Tremper Apartments)	140	E	Broadway	306,000	22,668			Federal CDBG Program supported project for low-income housing. TIF was for façade work (CRLP) and sidewalk replacement.	
78	PW	1989	1	North Higgins Parking Lot	500	N	HIGGINS AVE	109,279	109,279	N/A	N/A	Development of a new parking lot for MPC adjacent to former Missoulian building (Circle Square Bldg.).	
79	PW	1989	1	South Side River Survey				4,998	4,998	N/A	N/A	Property boundary survey along the south side of the river from Orange to Van Buren Streets.	
80	PA	1990	1	Returns				9,325	9,325	N/A	N/A	Sculpture of trout in Caras Park East designed to be used as play structure for children or adults. The artist was Jeffrey Funk. Chosen by Public Art Committee	
81	PA	1990	1	Youth Home Mural				567	567	N/A	N/A	MRA participation was for materials in Missoula Youth Homes mural painted by youth clients	
82	PF	1990	1	County Courthouse	200	E	Broadway	37,946	37,946	N/A	N/A	Exterior repairs to historic Missoula County Courthouse	

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83	PP	1990	1	Dajon Enterprises	120	HICKORY ST	52,248	16,374				Former unheated and vacant glass warehouse redeveloped for commercial use. CRLP facade interest write-down and Life Safety Code Compliance Program (CCP) used to help occupy about 1/2 of the building while the remainder was blocked off.	
84	PP	1990	1	Giant Associates	624	WOODY ST	265,000	37,423				Demolition of storage building to allow construction of parking lot in conjunction with new office use in long vacant adjacent buildings.	
85	PP	1990	1	JRJ Partnership/Gordon-Prill	269	W FRONT ST	358,000	21,393				Major façade changes and expansion of building to allow for office uses (CRLP).	
86	PP	1990	1	Kadena's Take-Away	231	W FRONT ST	430,000	11,474				CCP matching grant for exiting requirements and sidewalk work renovating and combining a dilapidated and aging former bar and adjacent electrical supply store to	
87	PP	1990	1	Lily Restaurant/Crystal Theatre	515	S HIGGINS	0	14,422				Code Compliance (CCP) matching grant to bring building into Fire Code	
88	PP	1990	1	New Era Bicycles	741	HIGGINS AVE	197,933	14,905			10	Replacement of vacant fuel station with bicycle retail and repair business. TIF included demolition, sidewalk/curb/gutter/landscaped boulevard. Trees planted in boulevard were relocated from Central Park parking structure construction site.	
89	PP	1990	1	Sun Mountain Sports	401	RAILROAD ST	515,000	29,380			45	Major expansion of golf bag design and manufacturing company to a vacant warehouse owned by MRL. New site allowed major expansion of business and workforce. TIF used for Fire Code compliance exiting and fire sprinklers, and sidewalk work.	
90	PP	1990	1	The Trail Head	420	N HIGGINS AVE	467,000	53,062			10	Relocation and expansion of long time outdoor sporting goods retailer from the corner of S Higgins and 3rd Street to the corner of North Higgins and Pine Street. The building, which had been a vehicle parts store, had been vacant for several years prior to the Trail Head acquisition.	
91	PP	1990	1	Worden, Thane & Haines/Glacier General	111	N HIGGINS AVE	1,200,000	26,873				Acquisition and initial redevelopment of former Florence which had been vacant for several years. The project marked a milestone in downtown recovery with a major law firm relocating and expanding to Higgins Avenue. TID included CRLP-ED interest write-down for job creation and sidewalk repair.	
92	PP-H	1990	1	Montagne Apartments	107	S THIRD ST W	24,895	10,000				Fire Code compliance assistance (CCP) for sprinkler system.	
93	PP-NP-C	1990	1	Missoula Children's Theater	200	N ADAMS	1,050,000	300,000	N/A	N/A	20	1st of multiphase project. In this one, MRA purchases former Central School from MCPS and delivers the deed to MCT upon evidence their completing at least \$300,000 of building improvements. The actual Phase 1 MCT improvement cost was \$750k	
94	PT	1990	1	Caras Park Tent			29,481	29,481	N/A	N/A	N/A	Circus tent to replace aging tent. Used for summer performing arts including plays, comedy, and music productions.	
95	PT	1990	1	South Shore Lights			112,380	112,380	N/A	N/A	N/A	Installation of 88 pedestrian-scale lights along the trail on the south shore of the River between Milwaukee Station and east of Van Buren St.	
96	PW	1990	1	Independent Oil Station (United Way)	534	N HIGGINS AVE	66,649	66,649	N/A	N/A	N/A	Renovation of vacant 1920s historical vehicle repair and fuel station included in project to redevelop Circle Square Building (former Missoulian Publishing) and adjacent parking lot. Initial tenant was United Way offices	
97	PW	1990	1	Milwaukee Station	250	STATION DR	60,262	60,262	N/A	N/A	N/A	Purchase of property connecting the south shore riverfront trail to City-owned property to the west (eventually Clark Fork Natural Park). The cost of the approximately 2 1/2 acres was the amount of delinquent taxes on the overall Milwaukee Station property. In addition to connecting the trail system on publicly owned property, it gave access between the trail and S 3rd Street W by way of Station Drive. 28% of the delinquent taxes paid were ultimately for City and MRA.	
98	PW	1990	1	Central Park Parking Structure	128	W MAIN ST	3,250,000	120,934				Construction of Central Park on the corner of Main and Ryman Streets. Buildings on the site had burned several years earlier and the site purchased by the Parking Commission and used as a surface lot. TIF funds were for construction of the 300-vehicle parking structure, the first public structured parking in Missoula (and first TIF bond).	
99	PW	1990	2	Shady Grove Sidewalks and Trail	565	BURTON ST	1,500,000					Construction of accessible riverfront trail between Burton and California Streets along with street trees on W. Broadway. Project was, in part, adjacent to Eagle Watch Estates fully accessible affordable housing project.	
100	PW	1990	1	Street Trees		Various	310,121	310,121				Downtown street tree program	
101	PF	1991	1	Courthouse Gazebo	200	W Broadway	20,000	5,000	N/A	N/A	N/A	MRA portion of construction grant for new gazebo. The first gazebo on the site was used for many years as a music and political speech venue.	

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102	PF	1991	1	Courthouse Windows	200	W	Broadway	200,000	70,000	N/A	N/A	N/A	TIF funds used to asset in the cost difference in replacement of windows between aluminum to historically appropriate wood framed on the historic school structure.
103	PF	1991	1	Museum of the Arts	335		PATTEE	6,500	1,135	N/A	N/A	N/A	Initial work in publicly-owned former library to allow MAM use.
104	PP	1991	1	Capers Catering	111	N	HIGGINS AVE	50,000	12,250			5	Catering business in Florence Building re-opened the long closed "Governor's Ballroom" for gatherings. TIF for CRLP-ED interest write-down job creation and bring room to current Fire Code. (CCP).
105	PP	1991	1	JKW Investments	227	W	FRONT ST	175,000	31,514			5	Substantial remodeling of historic structure to house Missoula Aging Services who expanded their programs and number of employees in relocating to this building
106	PP	1991	1	Lily Restaurant/Crystal Theatre	515	S	HIGGINS	3,849	350				Interest "write down" for façade work - awning (CRLP).
107	PP	1991	1	Mammyth Bakery/Cafe	131	W	MAIN ST	309,000	32,606			10	Major expansion of bakery services to allow production of wholesale baked goods. Used both façade and job creation and maintenance sections of the CRLP were used.
108	PP	1991	1	Ogg's Shoes	223	N	HIGGINS	0	2,500				? Probably façade upgrade of retail store (CRLP). (File not found).
109	PP	1991	1	Wells, Evonne Smith	218-222	E	PINE ST	22,725	1,034				CRLP for faced repair assistance renovation of office building to house law firm.
110	PP	1991	1	Williams, Ranney P.C.	235	E	PINE ST	150,000	7,952			5	Project was renovation of vacant office building for an expanding law firm hiring new staff. (CRLP-ED)
111	PP	1991	1	Wright Leasing	510	W	SPRUCE ST	18,135	4,641				Code compliance (CCP) and façade (CRLP) assistance in converting vacant warehouse to equipment rental, fitness, and cabinet manufacturing uses.
112	PP	1991	1	Zimorino's	424	N	HIGGINS	11,497	5,749				Initial work on to bring vacant areas of a building into compliance Fire and Building Codes to expand use of building beyond street level and basement. Ground floor was Zimorino Restaurant.
113	PP-H	1991	1	Howard's Apartments	141-147	W	MAIN ST	30,936	15,468				Use of CCP to help owner comply with Fire Code for basement sprinkler system and work on fire escape.
114	PP-H	1991	1	Leary/White	208	W	SPRUCE ST	5,000	620				Interest write-down for façade repair and painting on apartment house (CRLP).
115	PT	1991	1	North Shore Lighting				16,500	8,250	N/A	N/A	N/A	Retrofit of lighting components in Caras/Bess Reed lighting system.
116	PW	1991	1	Fox Theatre	411	W	FRONT ST	188,712	188,712	N/A	N/A	N/A	The former Fox Theater and adjacent land was given to the City in 1987 by the Mann Corp. After attempts to find an adaptive reuse of the building and weather damage to the roof, the 1,000 seat movie theater that opened in 1950 was demolished after asbestos remediation.
117	PW	1991	1	Northshore Walkway				122,858	122,858	N/A	N/A	N/A	Construction of riverfront trail from Van Buren Bridge along the west three private properties along the River along with two accesses to East Front Street.
118	PA	1992	1	Cattin' Around	128	W	MAIN ST	18,000	18,000	N/A	N/A	N/A	A "1 Percent-for-Art" piece for construction of public buildings associated with Central Park Parking structure. Chosen by Public Art Committee. Mike Hollern (artist)
119	PP	1992	1	Montagne Building (AKA Penwell Building)	101	S	THIRD ST W	24,500	10,000				Life-Safety Code Compliance Program (CCP) matching grant for fire suppression sprinkler system.
120	PP	1992	1	Buckley Apartments	715-721	W	SPRUCE ST	37,800	1,400				TIF was used for sidewalk work associated with substantial renovation of historic apartment building
121	PP	1992	2	Champion Site Environmental Survey (a/k/a Millsite and Old Sawmill District)				6,410	6,410				Environmental soils study of the NW corner of the former Champion Lumber Site as precursor to accepting the land as a gift for construction of a baseball stadium
122	PP	1992	1	Double J L Corporation	500	E	ALDER ST	10,570	953				Façade program (CRLP) participation for a yard, home improvement and party equipment a rental business in former vacant warehouse.
123	PP	1992	1	Florence Building	111	N	HIGGINS AVE	123,000	20,000				Participation in a major fire code compliance upgrade work at historic Florence Building. CCP augmented federal HUD 312 Program funds.
124	PP	1992	1	Great Northern Building	133-135	N	HIGGINS AVE	45,000	7,207				Façade (CRLP) program and code compliance program (CCP) assistance in retail
125	PP	1992	1	Mortan, Inc.	329	E	PINE ST	35,306	8,710				Code Compliance Program (CCP) assistance in retrofitting former funeral home structure for eye product distribution business.
126	PP	1992	1	Randy Peterson				8,834	4,417				? (No file found).
127	PP	1992	1	Uptown Diner	120	N	HIGGINS AVE	100,000	50,409			10	Major renovation of a building for moving and expedition of a diner from the 300 block of N Higgins. CRLP-ED for job creation and CCP for fire code work.

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128	PP-NP-C	1992	1	BikeCentennial	138-150	E	PINE ST	145,400	11,069			Redevelopment of former church building to house the office and production facilities of BikeCentennial (later renamed Adventure Cycling) MRA was able to secure HUD 312 loan funds to assist the rehabilitation project. MRA funds included façade interest write-down (CRLP), code compliance matching grant (CCP), and the cost of independent construction inspections required for use of HUD funds.	
129	PT	1992	1	Caras Park Kiosk				3,839	3,837	N/A	N/A	TIF participated in fabrication and installation of an announcement board requested by MDA.	
130	PT	1992	1	Fox Site Walkway				153,697	153,697	N/A	N/A	Construction of a lighted extension of the north shore riverfront trail east from the Orange St Bridge to western edge of City-owned former Fox Theatre property	
131	PT	1992	1	Locomotive 1356				20,712	20,712			Initial asbestos mitigation on locomotive located in Market Square at the north terminus of Higgins Av. The locomotive was given to the City by Northern Pacific RR in 1955 for display. Asbestos lining from the boiler and brake area became exposed and required sealing. Other repairs were made along with remediation	
132	PW	1992	1	Bicycle Racks				13,550	13,550	N/A	N/A	This project file includes installation of bike racks in several locations 1984-90.	
133	PW	1992	1	Smith Hotel Demolition	225	W	RAILROAD ST	67,946	67,946	N/A	N/A	After condemnation of the building by the City Building Official and upon request of Mayo, TIF funds were used to relocate the owner and single tenant from the very dilapidated former hotel building and demolish it. The exterior had been shedding sections of façade bricks into adjacent properties, there was no roof for several years. Using the sales value of the property and TIF, the owner was relocated to a nearby	
134	PF	1993	1	Courthouse Lamp Posts	200	W	Broadway	3,980	3,980	N/A	N/A	Installation of four decorative sidewalk light posts for Courthouse lawn	
135	PF	1993	1	Transit Meet	100	E	MAIN ST	6,049	6,049	N/A	N/A	Sidewalk upgrade and shelter for original Mountain Line bus meet	
136	PP	1993	1	Avalon Cafe	141	S	THIRD ST W	17,000	1,135			Code compliance participation in redevelopment of a retail location into a restaurant.	
137	PP	1993	1	Bluebird Building	224	N	HIGGINS AVE	175,000	6,310			MRA was able to secure federal HUD 312 loan funds for renovation of this historic building including preservation of parts of the former second level theater used in the early 1900s (Bluebird Theater). Code Compliance Program matching funds were also included.	
138	PP	1993	1	Cowell Trust	227	N	HIGGINS AVE	1,965	983			Combined project made up of four properties near the SW corner of W Broadway and N Higgins. Each property required basement fire suppression sprinklers. The water source was, with extensive negotiations with Mountain Water Co. co-located in one access pipe then, by way of a manifold, to the individual properties. This avoided four water line trenches in Broadway and Higgins, shortening the life of the street surfaces and disrupting traffic.	
139	PP	1993	1	Forkenbrock Building	234	E	PINE ST	100,000	16,500			Fire Code compliance (CCP) in redevelopment of a vacant former funeral home to office uses.	
140	PP	1993	1	Gilligan's Rentals	206	W	MAIN ST	17,823	8,911			Code compliance matching grant (CCP) for fire-rated separation between businesses and sprinkler fire suppression equipment	
141	PP	1993	1	Hansen's Ice Cream	519	S	HIGGINS AVE	45,000	19,000			TIF reimbursement to demolish a very dilapidated and safety issue lean-to shed in alley. MRA acted on strongly advise of City/County Health Department and City Building	
142	PP	1993	1	Montana Pizza (Godfather's)	247	W	FRONT	10,000	2,936			Fire Code Compliance (CCP) conducted during interior renovation of corporate office	
143	PP	1993	1	Perfect Ten	403	N	HIGGINS	240,000	43,685		5	Façade CRLP and job creation CRLP-ED, and CCP assistance to upgrade and renovate vacant former clothing store to personal grooming studio and office uses. The building on national historic list as it was designed by A.J Gibson. Originally a three story building, the third story burned in 1930s.	
144	PP	1993	1	Ron's Roost	541	S	HIGGINS	11,262	5,631			CCP assistance for meeting fire code exiting requirements for book and music store.	
145	PP	1993	1	Sutton West Gallery	121	W	BROADWAY	50,000	12,915			CCP assistance for installation of a sprinkler system and new dedicated water line to meet Fire Code.	
146	PP	1993	1	Tangles Salon	275	W	MAIN ST	7,000	692			CRLP interest write-down for façade upgrade. Of beauty salon.	
147	PP	1993	1	Union Hall Building	208	E	MAIN ST	21,216	6 of 40,347			Repair and historically appropriate upgrade of façade of historic union building (CRLP). Painted advertising from the early 1900s was preserved	
148	PP	1993	1	Western Federal Savings	100	E	BROADWAY	133,415	20,000			CCP participation to provide fire escape on exterior of this six-story building	

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149	PP	1993	1	Weston Building	315	N	HIGGINS AVE	85,283	8,733			CRLP Façade and CCP assistance to allow new retail business to occupy a portion of the building.	
150	PP	1993	1	Worden's Market	451	N	HIGGINS AVE	25,000	6,720			Façade and sidewalk work on historic North Higgins building (CRLP)	
151	PP	1993	1	Zimorino's	424	N	HIGGINS	260,000	31,394			Second project to utilize the second and third floors of this building. Major structural work was involved along with façade upgrade (CRLP) and code compliance (CCP) for a fire escape.	
152	PT	1993	1	Caras Park Overlook				24,904	24,904	N/A	N/A	Construction of a deck/overlook in Caras Park which overlooks the later constructed Brennan's Wave.	
153	PT	1993	1	Caras Park Utilities				50,500	50,500	N/A	N/A	Upgrade of electrical utilities to allow wider variety of use of the Caras Park plaza.	
154	PW	1993	1	Downtown Streets				363,545	363,545	N/A	N/A	Program of repair and replacement of street surfaces downtown.	
155	PW	1993	1	Street Furniture				1,767	24,412	N/A	N/A	Benches with Missoula Downtown Association requested street improvements.	
156	PP	1994	1	Bagels on Broadway	223	W	BROADWAY	30,000	1,767			Code compliance (CCP) in project to renovate vacant space to retail and wholesale bagel	
157	PP	1994	1	Bank of Montana, Missoula	201	N	HIGGINS AVE	205,000	15,000			CCP assistance to install a fire suppression sprinkler system in large downtown building a	
158	PP	1994	1	Circle Square Building	500	N	HIGGINS	200,000	33,300		10	Continued renovation of former Missoulia to allow home health business who increased its size and employment. TIF used for code compliance (CCP) and interior fixed-asset construction assistance for job creation (CRLP-ED)	
159	PP	1994	1	Dolack Gallery	139	W	FRONT ST	30,000	3,398			CCP assistance to provide fire-rated access to business on Front Street and Caras Park level.	
160	PP	1994	1	Jay's Bar Building	119	W	MAIN ST	8,800	3,752			Provide adequate emergency egress with CCP assistance	
161	PP	1994	1	KLS Partnership	180-210	S	THIRD ST W	150,000	770			Sidewalk repair associated with renovation of upper level apartments	
162	PP	1994	1	Montana Bldg.	101	E	BROADWAY	100,000	12,880			CCP support for fire-suppression sprinkler system. Other code work was conducted simultaneously by owner.	
163	PP	1994	1	Northwest Distributing	125	E	MAIN ST	7,482	3,741			CCP participation in egress upgrade in electronic equipment and supply store	
164	PP	1994	1	Old Town Cafe	127	W	ALDER ST	260,000	3,599			Façade upgrade (CRLP and Fire Code compliance conducted along with interior renovation including relocation of kitchen and expansion of seating area of long-time	
165	PP	1994	1	OZ Partnership	502	W	SPRUCE ST	104,000	8,232			Façade upgrade on historic residential building converted to office use (CRLP)	
166	PP	1994	1	Parkside Townhomes	204		CHESTNUT	700,000	77,675			Construction of condominiums in vacant lot next to Clark Fork Natural Park. TIF for utility extensions and sidewalks.	
167	PP	1994	1	Radio Central Building	127	E	MAIN ST	130,816	15,408			Provide fire-suppression sprinkler system with new dedicated water supply line through CCP for three-story building plus basement. Owner conducted additional interior upgrades and repairs in conjunction with the code project.	
168	PP	1994	1	Schubert Buildings	525-531	S	HIGGINS AVE	96,385	9,086		5	Assistance under façade and economic development (ED/job creation) sections of the CRLP in addition to CCP to upgrade exterior and interior of three adjacent business locations to meet code and be attractive to customers.	
169	PP	1994	1	SSS Investments Building	103-115	W	MAIN ST	12,000	4,982			Code assistance (CCP) for sprinkler supply upgrade in conjunction with neighboring property at 129 N Higgins Av	
170	PP	1994	1	Thrifty Travel Building	129	N	HIGGINS AVE	8,300	3,970			Code assistance (CCP) for sprinkler supply upgrade in conjunction with neighboring property at 103-115 Main St.	
171	PP	1994	1	Wyckman's Office Supply	320	N	HIGGINS AVE	18,458	9,229			CCP assistnace for emergency exiting from mezzanine and first floor	
172	PP-NP-C	1994	1	Missoula Children's Theater Phase 2	200	N	ADAMS	1,529,912	146,955			2nd phase further renovated the former Central School. Addition of a lobby and meeting rooms. TIF assistance used for sidewalks, demolition of outbuilding, removal of old fuel oil tank, sanitary sewer main capacity upgrade, etc.	
173	PT	1994	1	South Shore Park / Clark Fork Natural Park				371,423	671,423	N/A	N/A	Construction of Clark Fork Natural Park along the south side of the River east of the Orange St. Bridge. The new Park replaced denuded riparian area with a natural environment with trails, pedestrian bridges across irrigation ditches, and stone/wood benches.	
174	PF-School	1995	1	Hellgate High School Windows	900	S	HIGGINS AVE	400,000	150,000	N/A	N/A	Aid to MCPS in window replacement at Hellgate High School to allow replacement to be historically appropriate design	
175	PP	1995	1	Depot Restaurant Building	201	W	RAILROAD ST	200,000	11,341			Conversion of third floor of the building to offices uses and upgrading entire building to comply with life-safety codes	

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176	PP	1995	1	Giant Associates	624		WOODY ST	26,617	9,814				TIF for demolition of a dilapidated shed building to make way for a private parking lot.	
177	PP	1995	1	Golden Pheasant Building	318	N	HIGGINS AVE	106,344	4,159				Façade upgrade as building moves from very long time Asian restaurant to cocktail lounge use	
178	PP	1995	1	Perfect Ten Building	403	N	HIGGINS AVE	100,000	9,500				Second project at this historic building to restore exterior and bring the structure fully into compliance with life-safety codes (CCP)	
179	PP	1995	1	Pine Street Tavern	130	W	PINE ST	200,000	4,932				CCP participation in major renovation of building needed to continue tavern and restaurant use (later Sean Kelly's, later Thomas Meagher).	
180	PP	1995	1	Red Rooster Trading Company	301	N	HIGGINS AVE	100,000	6,910				CCP and Façade CRLP assistance for historic building that formerly housed Smith Drug. Red Rooster eventually moved north on Higgins Av.	
181	PP	1995	1	Riverfront Place	283	W	FRONT ST	2,300,000	205,831				Downtown's first new major office building on Front Street in many years. Replaced a dilapidated vacant wood framed building and a concrete block structure. The four-story 31,000 sq.ft. building's primary tenants are DA Davidson, Long and Company, and Phillips Law. TIF was for demolition, Front St sidewalks, water and sewer extension to the property, and construction of a concrete public walkway from Front Street to the Caras Park/Riverfront Trail level on a new permanent easement from the developer. Developer agreed to maintain the public walkway.	
182	PP-NP-C	1995	1	Carousel for Missoula	110		CAROUSEL DR	790,000	790,000	N/A	N/A	N/A	Construction of a publically owned building to house under a lease to the first hand-made carousel made in USA in over fifty years. The carousel and horses were made though volunteer efforts and donors.	
183	PT	1995	1	South Side Neighborhood				251	251	N/A	N/A	N/A	Neighborhood landscaping project.	
184	PW	1995	1	SID 505 - Southshore Sewer				296,745	296,745	N/A	N/A	N/A	Participate with SID and CDBG funds to provide wastewater sewer to neighborhoods between Russell and Orange Streets and between Third Street and the Clark Fork River. This included providing sewer to McCormick Park swimming pool replacing the State's largest wastewater drain field.	
185	PA	1996	1	Fire Station #1	625	W	PINE ST	6,000	6,000	N/A	N/A		Public Art associated with construction of MFD Station 1. Stained glass and ceramic panel artist was Rudy Autio	
186	PP	1996	1	Birnbaum's Broadway Frame	331	E	BROADWAY	25,000	2,258				CCP participation in larger project to add fire-rated windows and an exiting system from the basement in this historic building built between 1891 and 1902.	
187	PP	1996	1	Boone & Crockett Club	250		STATION DR	200,000	44,322				Both façade and job creation (economic development) sections of the interest write-down CRLP for interior and exterior repairs and upgrade to allow the international headquarters of Boone and Crockett Club. The former Milwaukee RR passenger depot had been converted to restaurant use in the 1980s then was vacant for some time before purchased by Boone and Crockett.	
188	PP	1996	1	Elks Lodge	112	N	PATTEE ST	60,000	25,000				Code compliance through CCP for upper story apartments and basement egress.	
189	PP	1996	1	Gardengate	121	S	HIGGINS AVE	28,000	1,290				Façade CRLP for business entry upgrade	
190	PP	1996	1	Gleim Building II	255-257	W	FRONT ST	500,000	101,166				Major renovation of historic building originally constructed as a brothel in the late 1800s for law office use. Assistance though both façade and economic development sections of the financing interest write-down CRLP, fire code compliance though CCP, and TIF for sidewalks, access to sewer to the south rather than poor line in Front Street, and remediation of dozens of vehicle batteries buried south of the building in the	
191	PP	1996	1	Headquarters Building	115-119	W	FRONT ST	930,000	93,669				Historically appropriate renovation to return these twp buildings to their original later 1800s appearance to now be used as upper level offices and street level retail businesses. One building was constructed as a men's club and the other as a butcher and meat wholesaler. Assistance was for demolition of a shed, relocation of utilities, sidewalks, upgrading to meet fire code with sprinkler system and rated separation (CCP), and facade restoration. (CRLP).	
192	PP	1996	1	Kadena's Restaurant	231	W	FRONT ST	40,000	4,022				Overall project to upgrade and improve interior and exterior. CRLP Façade assistance in exterior work.	

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193	PP	1996	1	MacKenzie River Pizza	137	W	FRONT ST	400,000	33,115			Former location of DA Davidson offices, project renovated interior to accommodate restaurant use and exterior to reflect historical origins. TIF assistance through both the Façade and Economic Development sections of the CRLP interest write-down program and CCP for items that any occupant would be required to meet minimum life safety code compliance	
194	PP	1996	1	Masonic Temple Building	126	E	BROADWAY	100,000	24,955			Code Compliance Program participation in a basement fire-suppression sprinkler	
195	PP	1996	2	Micromedia	101	S	CALIFORNIA ST	186,000	10,259			Conversion of an aging vacant metal warehouse to a document microfilming business. Assistance for sewer and curb work, façade improvement (CRLP) and life safety code compliance (CRLP).	
196	PP	1996	1	Moose Lodge	140	W	PINE ST	10,490	5,245			CCP participation in providing a dedicated water line for basement sprinkler system (later owned by City)	
197	PP	1996	1	Press Box	835	E	BROADWAY	240,000	6,714			Upgrade exiting systems in restaurant building to current life-safety code (CCP)..	
198	PP	1996	1	Russell Smith Federal Courthouse	201	E	BROADWAY	6,250,000	348,500			Conversion of a former bank building to a federal court facility with offices, secure courtrooms, conference rooms, offices for US Marshall's Office, and multiple law libraries. Property is privately owned and leased to the federal government but chose to continue to pay State and local taxes. TIF for demo of auxiliary structures, sidewalk replacement, parking improvements, and fire code upgrades CCP) that would be necessary for any occupation.	
199	PP	1996	1	Spiker Communications	223-229	E	MAIN ST	400,000	22,150			Originally built as a Packard car dealership then converted to office and repair shop use, this project converted the interior to Class A office space for national advertising design firm. TIF assistance for job creation and façade work of the CRLP and basement sprinkler system (CCP).	
200	PP	1996	1	Spiker Communications	229	E	MAIN ST	8,625	4,313			Continuation of previous project with code work (CCP) on adjacent building while merging the buildings and expanding the business..	
201	PP-H	1996	1	Palace Apartments	147	W	BROADWAY	4,280,000	565,000			Major interior renovation of former, nearly vacant, historic hotel building. The hotel was constructed in two sections, one in 1905 and the second in the 1950s but although physically connected, the floors did not match. This project melded the two sections and combined small rooms into apartments. Low Income Housing Tax Credits and Historical Preservation Tax Credits were both used to help finance the project. TIF funds were to upgrade utilities, sidewalk work, and demolition activities.	
202	PP-NP-H	1996	1	C.O.A.D. Housing I	640		RIVER ST	418,000	11,542			TIF for sewer, water, curb and sidewalk in new constructed apartments built with financing including federal Low-Income Housing Tax Credits (LIHTC) for long term affordability. Design of all 3 buildngs was inspired by historic structures in nearby	
203	PP-NP-H	1996	1	C.O.A.D. Housing II	514		RIVER ST	418,000	16,450			TIF for sewer, water, curb and sidewalk, and demolition in new constructed apartments built with financing including federal Low-Income Housing Tax Credits (LIHTC) for long term affordability	
204	PP-NP-H	1996	2	C.O.A.D. Housing III	1250	S	FIRST ST W	418,000	19,531			TIF for sewer, water, curb and sidewalk in new constructed apartments built with financing including federal Low-Income Housing Tax Credits (LIHTC) for long term	
205	PT	1996	1	Kiwanis Park Lighting				47,446	47,446	N/A	N/A	Providing lighting along the riverfront trail through Kiwanis Park.	
206	PT	1996	2	West Broadway CTEP project				120,520	32,657	N/A	N/A	Relocation of three businesses and acquisition of property between West Broadway and the River for future pedestrian trail. Building was very dilapidated and beginning to slide down the riverbank. CTEP paid roughly 85% of total costs. MRA cost included grant match, survey, and engineering studies.	
207	PW	1996	2	South Shore Sewer Line	ROW		WYOMING	175,000	175,000	N/A	N/A	Continuation of South Shore Sewer Project to provide Hickory St neighborhood with sewer. TIF paid all the cost.	
208	PW	1996	1	Dajon Parking Lot	120		HICKORY ST	75,000	90,300	N/A	N/A	TIF Program used to construct parking lot for both the building and Parks and Rec employees next door. It also included a trail easement and construction costs of an connection of the Milwaukee Trail between Cottonwood and Hickory Streets. Interior renovations for a business were conducted simultaneously	
209	PW	1996	1	Wilma Building	121	S	HIGGINS AVE	0	18,652			Stabilize sidewalk and a study process to acquire public ownership of the building.	

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210	PF	1997	1	Emerald Line Trolley			298,728	26,000	N/A	N/A		Intended as a downtown circulator bus. The cost of the historic trolley appearing vehicle was shared between MRA, MPC , and a federal CMAQ grant.
211	PP	1997	1	Goldsmith's Ice Cream	803-809	E FRONT ST	650,000	25,350				Construction of a new building with an ice cream manufacturing and retail business. TIF funds were used for demolition of two structures in poor condition and assistance to tenants in finding replacement housing.
212	PP	1997	1	Higgins Avenue Plaza	415	N HIGGINS AVE	16,256	7,989				Life-Safety Code Compliance Program assistance in extending a new water line to the building dedicated to the existing fire sprinkler system.
213	PP	1997	1	Kadena's Restaurant	231	W FRONT ST	0	4,022				Façade CRLP for business entry upgrade and exterior repairs.
214	PP	1997	1	McCaffery Building	501	W ALDER ST	400,000	18,421				Renovation of historic boarding house to accommodate families of St. Patrick Hospital patients. TIF funds included Façade CRLP interest write-down, CCP for providing rated separation walls and fire code compliant egress.
215	PP	1997	1	Redbird Restaurant	120	W FRONT ST	0	5,032				Façade CRLP and CCP assistance for new business in Florence Building utilizing both and interior and alley entrance.
216	PP	1997	1	Short Stop/Tremper's Distributing.	820	E BROADWAY	1,200,000	78,500				Construction of a new fuel station and convenience store at the NW corner of East Broadway and Van Buren Street. The two floor structure has offices on the second floor. TIF funds were used for demolition and environmental soils work (later 5 Guys Restaurant).
217	PP	1997	1	Studebaker Building	216	W MAIN ST	600,000	73,167				Originally a Studebaker dealership (internal car ramp to second floor) the building had been used for a variety of manufacturing, retail and offices uses for many years. This project converted it all to office use with ground floor retail in a historically appropriate manner. TIF funds helped remove the ramp, write down interest on facade work (CRLP) as well as interior renovations related to job creation (CRLP-ED) and maintenance for at least 10 years and fire code work (CCP) that would have been
218	PP-H	1997	1	Worden House	328	E PINE ST	14,640	7,320				Code compliance work necessary to remodel apartment and retail building that was the original home of Missoula's co-founder.
219	PP-NP-H	1997	1	River Street Family Estate	1200 blk	RIVER ST	550,000	16,510				Affordable housing development. TIF funds for sidewalk and site clearing.
220	PT	1997	1	Caras Park Pavilion			550,000	275,000				Participation with MDA to replace performing Arts and event tent.
221	PT	1997	1	Clark Fork Natural Park Gateway		CHESTNUT ST	0	10,300	N/A	N/A		Create a formal entry to Clark Fork Natural Park from Chestnut St.
222	PT	1997	1	Hilda Street Ditch Crossing		HILDA ST	42,108	10,910	N/A	N/A		Stairs and crossing over irrigation ditch at Hilda Street as additional access to John Toole Park
223	PT	1997	1	Market Plaza			176,000	176,000	N/A	N/A		Expansion of Farmer's Market public parking area using brick salvaged from original nearby streets.
224	PT	1997	1	Millstone and Markers			38,429	14,406	N/A	N/A		Placement of the millstone from the original structure in Missoula, a gristmill south of the current downtown First Interstate Bank Building. The millstone was placed near the Returning public art piece (fish). The project also included providing historical informational plaques on stone bases along the south shore trail from Van Buren to near Orange Street and along the Milwaukee Trail. Federal funds (CTEP) financed the bulk of the cost with TIF 13% match.
225	PT	1997	1	Milwaukee RR ROW Acquisition			98,038	30,868	N/A	N/A		Acquisition of nearly a mile of former Milwaukee RR R-O-W for use as a pedestrian trail. Federal CTEP funds paid for the purchase by the City with TIF providing the match. (File in PW CTEP/CMAQ storage under bus terminal).
226	PT	1997	2	Shady Grove Trail			82,915	14,983	N/A	N/A		Construction of a pedestrian/bike trail from the north California St Bridge approach to Russell Street. Federal transportation enhancement funds (CTEP) were matched with
227	PP	1998	1	Bernice's Bakery	200	S THIRD ST W	62,500	2,075				Egress improvements for fire safety (CCP) and sidewalk repairs during renovation of popular bakery.
228	PP	1998	1	Cedar Street Enterprises	1120	CEDAR	241,000	16,882				Renovation and expansion of an existing retail building to house an environmental engineering firm. MRA participation though assistance with façade upgrade (CRLP), clearing the building expansion and parking lot section, and sidewalks.
229	PP	1998	1	Desmonds	129	N HIGGINS AVE	60,000	10 of 8,967				CCP assistance related to exiting from a new retail outlet in older building

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230	PP	1998	1	Far East Foods	211	W	BROADWAY	80,000	9,533			5	New restaurant and retail outlet in vacant former street level office location. Participation was for current life-safety code compliance (CCP) and for interior fixed-asset renovation based on job creation (CRLP-ED). (later SawWaDee)
231	PP	1998	1	Iron Horse Pub & Grill	501	N	HIGGINS AVE	650,000	74,482				Expansion of vacant former café to large restaurant building. TIF Program used for clearing the site, sidewalks, and street trees. CRLP interest write-down program used to renovate retained portions of the existing façade.
232	PP	1998	1	Lucy Bldg.	330	N	HIGGINS AVE	1,500,000	72,758				Renovation of former retail store to office use. Included expansion to finish the basement and create a second floor from a mezzanine. TIF used for sidewalks, abandoning a sidewalk void, CCP assistance in installing a fire-suppression sprinkler and code egress in the basement, and CRLP assistance for façade work
233	PP	1998	1	MacArthur, Means & Wells	603		WOODY ST	195,000	7,494				Interest write-down for façade work (CRLP) and TIF Program funds for sidewalk work to create a more fully accessible entry assisted renovation of long-vacant warehouse to architectural office use.
234	PP	1998	1	Simons Bldg.	312-314	N	HIGGINS AVE	500,000	82,065			5	Renovation of historic building used by offices on the upper floor and retail on the street level. Assistance was under all of MRA's programs at the time, TIF for demolition of a lean-to addition; CCP for fire suppression sprinkler system, fire escape and dedicated water service, and appropriate facade restoration.
235	PP-NP-C	1998	1	Missoula Children's Theater	200	N	ADAMS	4,100,000	72,556	N/A	N/A	50	Third Missoula Children's Theatre expansion phase at former Central School. Included construction of a 300-seat performing arts theater. TIF for sidewalks, site clearing, etc.
236	PP-NP-H	1998	2	Bridge Apartments (WMMHC)	1205	W	BROADWAY	1,200,000	20,000				Construction of housing for clients of the Western Montana Mental Health Center. TIP funds used for site clearing.
237	PP-NP-H	1998	2	Human Resource Council (HRC)-32	924		TOOLE AVE	7,300	900				One of three projects in association with HRC to provide safety repairs to owner occupied homes in URD I.
238	PP-NP-H	1998	1	Human Resource Council (HRC_ -1	215	E	ALDER ST	8,810	4,670				One of three projects in association with HRC to provide safety repairs to owner occupied homes in URD I.
239	PP-NP-H	1998	1	Human Resource Council (HRC)-2	714		TOOLE AVE	18,500	1,260				One of three projects in association with HRC to provide safety repairs to owner occupied homes in URD I.
240	PP-NP-S	1998	1	YWCA Secret Seconds	1136	W	BROADWAY	290,955	17,115	N/A	N/A		Sidewalks associated with retail store expansion.
241	PW	1998	1	100 E Broadway Alley Paving				32,108	16,054	N/A	N/A		Program to convert downtown alley surfaces to concrete.
242	PW	1998	1	Downtown Street Renovation				0	18,161	N/A	N/A		Program repaving or repairing downtown streets.
243	PW	1998	1	Streetscape Amenities				0	3,610	N/A	N/A		Benches, trash receptacles, etc. in concert with Missoula Downtown Association requested improvements.
244	PF	1999	1	Art Museum	335		PATTEE	30,000	13,190	N/A	N/A		Fire code compliance at City-owned Art Museum building.
245	PF	1999	1	Partnership Health Center	301	W	ALDER ST	1,750,000	56,764	N/A	N/A	20	Expansion of income-qualified health care associated with Msla City-County Health Department. TIF used for clearing the site (including moving a structure to Hickory St to be used by Food Bank), utilities and right-of-way work.
246	PP	1999	2	Aspen Sound	1300	W	BROADWAY	40,000	6,500				Sidewalks and street trees associated with new construction of a retail building on a vacant lot.
247	PP	1999	1	Hathaway House	416	E	PINE ST	21,645	10,000				CCP for fire suppression sprinkler system in former residence being converted to business use.
248	PP	1999	1	Import Market thru Bagels on Broadway	201-223	W	BROADWAY	65,445	32,724				Code compliance (CCP) for three buildings along West Broadway for a dedicated water line and fire suppression sprinkler systems
249	PP	1999	1	Johnston Bldg.	180	S	THIRD ST W	450,000	15,894				Construction of a building at site of long vacant fuel station. TIF assistance for demolition and site clearing, sidewalks, upgrade water main. Original use was Brookie's Cookies later Meadowsweet Herbs.
250	PP	1999	1	Montana Bldg.	101	E	BROADWAY	325,000	150,000				Council approved amount higher than Life-Safety Code Compliance Program (CCP) general limit to help provide adequate emergency egress form the six-story building
251	PP	1999	1	Trappings	129	W	ALDER ST	120,000	11 of 4044				Renovation of vacant structure to office and showroom of interior design business. TIF Program for demolition of lean-to building and façade CRLP

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252	PP-H	1999	1	Rys-Sikora Project	240-244	S	THIRD ST W	400,000	27,288			Renovation of two-story brick historic apartment building. Assistance included code compliance (CCP) for emergency egress, CRLP façade interest write-down, and TIF Program for utility upgrades, sidewalks, and alley paving.		
253	PP-NP-C	1999	1	Senior Citizen Center	705	S	HIGGINS AVE	16,680	8,340	N/A	N/A	Fire suppression sprinkler system and dedicated water line through CCP for historic building (built in 1934 as a grocery store) occupied by the Senior Citizens Center.		
254	PP-NP-H	1999	2	Fireweed Court Apartments	1437	S	FIRST ST W	1,200,000	25,955	N/A	N/A	Demolition, site clearing and pedestrian connections in r-o-w in low-income housing project for families with children.		
255	PP-NP-S	1999	2	St Pat's - Big Broadway	800	w	BROADWAY	900,000	89,500	N/A	N/A	Demolition and paving to be used as a displaced employee parking area while former St. Patrick Hospital is demolished and a new medical office building is constructed several blocks away (later Safeway, later Fresh Market)		
256	PP-NP-S	1999	2	Western MT Mental Health Center - Phase 1	1305		WYOMING	700,000	23,514			TIF for water main extension from Dakota to Wyoming Street across easement by developer Phase I of WMMHC Campus. Waterline has capacity for used by neighborhood to the north.		
257	PT	1999	1	Caras Park Improvements				4,374	4,374	N/A	N/A	Physical improvements to Caras Park trail and events area.		
258	PT	1999	1	Caras Park Stairs				32,989	32,989	N/A	N/A	Safe, attractive steel staircase to Caras Park on west side of Higgins Bridge		
259	PW	1999	1	Downtown Street Renovation				0	18,161	N/A	N/A	Program of repair and replacement of street surfaces downtown.		
260	PW	1999	1	South 3rd St West Alley				2,925	2,925	N/A	N/A	Program of replacement of surfaces of downtown alleys.		
261	PW	1999	1	Streetscape Amenities				0	18,156	N/A	N/A	Street trees and other amenities		
262	PW	1999	1	Fox Site (Holiday Store Purchase)	111	N	ORANGE ST		425,000			Purchase of Holiday Convenience and fuel store from Rocky Mountain Oil, Inc. to be included in overall Fox Site for major redevelopment.		
263	PW	1999	1	Fox Site (Holiday Store Demolition)	111	N	ORANGE ST		10,649			Demolition (after removal of glass for reuse and aluminum for recycle) of former convenience store to be included in Fox Site. Seller removed all fuel tanks, delivery equipment, and contaminated soils.		
264	PF	2000	1	City Hall Generator	435		RYMAN ST	0	69,999	N/A	N/A	City Council appropriated TIF funds to finance a generator to back up essential services communications in the event of a power outage.		
265	PF	2000	1	City Hall Remodel	435		RYMAN ST	0	250,000	N/A	N/A	TIF funds used in major renovation of City Hall including expansion by filling a breezeway and office use of a former basement shooting range.		
266	PF	2000	1	Mountain Line Transfer Center	200	W	PINE ST	0	118,946	N/A	N/A	Demolition of former Fire Station #1 and other site improvements for permanently locating the Mountain Line center.		
267	PP	2000	2	1112 W Broadway (Grunow)	1112	W	BROADWAY	19,530	7,530			TIF for demolition of vacant and structurally unsound building. Negotiated needed additional W Broadway right-of-way with project approval.		
268	PP	2000	1	121 Hickory St (Ward)	121		HICKORY ST	850,000	56,743			TIF for site clearing, trail re-routing and light, and utility extension in project to construct a new office building along the newly finished Milwaukee Trail.		
269	PP	2000	1	140 W Pine St	140	W	PINE ST	70,000	12,272	N/A	N/A	Façade interest write-down (CRLP) and code compliance assistance (CCP) in building upgrade and basement fire sprinkler. (former Moose, later City owned)		
270	PP	2000	1	180-210 S 3rd St W (Kalberg)	180-210	S	THIRD ST W	22,404	11,202			Code compliance (CCP) for apartment building with retail on the ground floor.		
271	PP	2000	1	228 N Higgins (Nelson Brothers)	228	N	HIGGINS AVE	360,000	31,935			Interior fixed-asset improvements subsidized through job creation and maintenance section of the CRLP (CRLP-ED) and code compliance (CCP) for proper exiting from upper floor and rated separation from adjacent buildings. Building is historic resource for downtown built in the late 1800s.		
272	PP	2000	1	323 W Pine St (Willis)	323	W	PINE ST	255,000	19,644			Life-Safety Code Compliance Program (CCP) assistance for code exiting from upper level and exterior rated separation from adjacent building as well as façade (CRLP) to renovate former residential building to office use. Project won annual City Historic Preservation Commission award for best historic renovation.		
273	PP	2000	1	Bitterroot Flower Shop	811	S	HIGGINS AVE	105,000	8,286			Assistance in façade replacement in historic building originally built as a warehouse then grocery then flower shop for many decades.		
274	PP	2000	1	Broadway / Higgins CCP Project - 4 properties	219 thru 227	N	HIGGINS AVE + 115 W BROADWAY	210,000	41,571	N/A	N/A	Four property adjacent property owners created a group project to bring one dedicated water line and install basement fire-suppression sprinkler systems		
275	PP	2000	1	Catalyst	111	N	HIGGINS AVE	60,000	4,099		5	Interest write-down for interior improvements under the Economic Development section of CRLP based on creation and maintenance of jobs.		

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276	PP	2000	1	Import Market	201-211	W	BROADWAY	18,900	9,450			Phase 2 of code compliance work in corner building extending fire-suppression sprinklers to upper floors.	
277	PP	2000	1	Missoula Textile Services	111	E	SPRUCE ST	253,000	25,000			Life-Safety Code Compliance Program (CCP) assistance in exiting and sprinkler system expansion in renovation project of very long time dry cleaning business.	
278	PP	2000	1	Paradigm Architects	125 1/2	W	MAIN ST	0	3,636			Façade CRLP assistance to create business front in alley between Front and Main	
279	PP	2000	1	Swift Building	315	S	FOURTH ST E	250,000	33,380			Façade CRLP interest write-down and Code Compliance Program assistance for emergency egress from basement and two floors of offices.	
280	PP	2000	1	W Railroad St Parking Lot				19,900	6,000	N/A	N/A	Assistance to MPC in building a parking lot on MRL property west of the NP Depot Building.	
281	PP-H	2000	1	224 East Pine St (Warren)	224	E	PINE ST	300,000	13,241			CRLP for current façade and egress and separation code compliance (CCP) in project that added a third floor to historic brick apartment house. Won best historic addition from City's Historic Preservation Commission.	
282	PP-H	2000	1	319 W Pine St (Maphis/Lentz)	319	W	PINE ST	225,000	19,520			Historically appropriate renovation of building built as residential but converted to office use. Assistance for life-safety code compliance (CCP) in rated separation of exterior walls from adjacent property and façade CRLP.	
283	PP-H	2000	2	Cozy Court	1430	W	BROADWAY	7,000	2,857			Code compliance assistance in exiting and separation of apartments.	
284	PP-H	2000	2	Loken Builders	1327 1/2		DAKOTA ST	15,000	4,010			Code compliance assistance (CCP) for separate of uses and exiting for disabled persons in mixed used (residential , office, shop) building.	
285	PP-NP-S	2000	1	First Baptist Church/School	308	W	PINE ST	31,000	11,262	N/A	N/A	Life-Safety Code Compliance Program (CCP) assistance in providing a basement fire-suppression sprinkler system for building with long term lease to a school.	
286	PP-NP-S	2000	1	Knights of Columbus	312	E	PINE ST	130,000	16,062	N/A	N/A	Fire Code compliance (CCP) in project to convert fraternal organization building to private office use.	
287	PP-NP-S	2000	1	Salvation Army	339	W	BROADWAY	22,000	10,000			Code Compliance Program participation in extending a dedicated fire suppression system water line across Broadway to Salvation Army store.	
288	PP-NP-S	2000	1	Western MT Mental Health Center - Phase 2 Water Main	1305		WYOMING	3,000,000	47,000	N/A	N/A	TIF Program assistance for Wyoming Street sidewalks, curbs, and gutters, as well as partial cost of parking lot in exchange for allowing Civic Stadium parking in evenings and weekends. Also received an easement adjacent to Milwaukee Trail for an irrigation well used for trail landscaping.	
289	PT	2000	1	Broadway/Rattlesnake Trail				?	1,000	N/A	N/A	TIF to study feasibility of trail along Rattlesnake Ck between River and Broadway?	
290	PT	2000	1	California St. Bridge				1,401,768	228,991	N/A	N/A	MRA obtained Congestion Mitigation and Air Quality (CMAQ) federal grant for construction of pedestrian bridge across the Clark Fork River at California St. TIF provided required match and some amenities not eligible for CMAQ funding	
291	PT	2000	2	Milwaukee Trail				255,250	47,050	N/A	N/A	Construction of paved and landscaped pedestrian trail between Hickory and California Streets adjacent to former lumber mill site (now Old Sawmill District). Federal CTEP funding matched by TIF.	
292	PT	2000	1	Northside RR Crossing				1,922,504	1,148,278	N/A	N/A	CMAQ and TIF funds to construct a pedestrian bridge across the MRL main tracks to connect the Northside Neighborhood to downtown	
293	PW	2000	1	Missoula Art Museum	335		Pattee	20,716	10,358	N/A	N/A	Repair and upgrade of roof, soffits, and cornice of historic building owned by the City and occupied by the Missoula Art Museum (MAM)	
294	PW	2000	1	Downtown Alleys				91,386	45,693	N/A	N/A	Reconstruct 200 block between Ryman & Woody and 400 block between Pine &	
295	PW	2000	1	Downtown Corner Pavers				18,917	18,917	N/A	N/A	Rehabilitation & replacement of Downtown corner pavers	
296	PW	2000	1	Downtown Street Renovation				0	43,187	N/A	N/A	Program of downtown street rehabilitation and replacement	
297	PW	2000	1	Streetscape Amenities				0	3,471	N/A	N/A	Program of street trees with other fixed amenities.	
298	PA	2001	1	Studebaker Public Art	216	E	MAIN ST	15,000	15,000	N/A	N/A	Mural. Stanley C. Hughes (artist)	
299	PP	2001	1	DeMarois Building	228-230	W	MAIN ST	950,000	77,903	3,745	12,000	10	Exterior renovation and interior reconstruction for office and service use and expansion into the long-vacant second floor. TIF funds for sidewalk and alley work. Façade CRLP subsidized the exterior work. CRLP ED assisted with interior fixed-asset work based on creation and maintenance of jobs. CCP helped with sprinkler system throughout and fire-rated walls and ceilings. City Council approved CCP participation greater than the general cap

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300	PP	2001	1	Goldsmith's B&B - CCP	803-809	E	FRONT ST	45,000	7,950				CCP assistance in complying with Fire Code for emergency egress from upper story.
301	PP	2001	1	McArthur, Means & Wells	125	W	ALDER ST	150,000	7,480				Interest write-down CRLP for façade work and emergency exiting through CCP in renovation of former warehouse to office use by architectural firm
302	PP	2001	1	Montana Antique Mall	331	W	RAILROAD ST	65,000	19,400				Fire Code compliance (CCP) assistance in historic boarding house and hotel now a retail use throughout. Sprinkler system and emergency exiting were addressed.
303	PP	2001	2	Sentinel Mechanical	1308		RIVER ROAD	210,000	22,241			3	Renovation of warehouse to office and shop uses. Assistance in construction of sidewalk/curb/gutter, extension of water and sewer mains of the property, removal of a shed and paving the alley adjacent to the project.
304	PP	2001	2	Sweetheart Bread	1340	W	BROADWAY	310,000	36,312			7	New construction for a baked goods warehouse and retail store. TIF was used for demolition of vacant garage, sidewalks/curb/gutters, and street trees with grates
305	PP	2001	1	Wilma Building	131	S	HIGGINS	2,400,000	350,000				Built in 1921 as a performing arts theater and residential tower, the building was facing closure due to fire code violations. The concrete structure (including interior walls) made it prohibitively expensive to add fire sprinkler lines and better exiting. Special authorization was received from City Council to help save the downtown landmark. New retail and restaurants were added during renovation of lower (Caras Park) level which also exposed then renovated a grand ballroom that had been covered and
306	PP-NP-H	2001	1	Lennox Flats	307		WOODY ST	1,080,000	47,475	N/A	N/A	5	Historically appropriate renovation of former hotel to low-income housing. Assistance included sidewalk and other r-o-w improvements, removal of several sheds attached to the building, and fire code compliance (CCP) for a fire suppression system with new dedicated water line, and emergency exiting.
307	PT	2001	2	California St. Bridge - Vandalism				2,630	2,630	N/A	N/A		Help Parks Dept. in repair of major vandalism to Bridge. Design and construct alternatives to vandalized portions such as handrail attachment and lighting.
308	PT	2001	2	Milwaukee Trail Markers (West of Orange St)				1,380	1,380	N/A	N/A		Informational markers (brass plaques on stone pedestals for Milwaukee Trail extended the markers already installed along riverfront trail east of Orange Street.
309	PT	2001	1	Northside Crossing - Elevators				18,208	18,208	N/A	N/A		Repair elevators for Northside Crossing pedestrian bridge across MRL tracks
310	PT	2001	1	Public Basketball Courts				20,000	20,000	N/A	N/A		Match private grant from Jeff Ament to renovate, replace and install public outdoor basketball courts throughout the City although this portion of the project was focused URD I.
311	PW	2001	1	Fox Site (Mustard Seed Purchase)	419	W	FRONT ST	582,982	582,982	N/A	N/A		Purchase of downtown Mustard Seed restaurant as it moved its operations to Southgate Mall. The acquisition helped consolidate City's Fox property intended for major riverfront redevelopment
312	PA	2002	1	MUTD-Trans Center Pub Art	200	W	PINE ST	30,000	15,000				Public art associated with construction of the MUTD (Mountain Line) transit center called Proper Shoppers. The artist was Tom Rippon.
313	PF	2002	1	City-County Health Dept.	301	W	ALDER ST	400,000	56,618	N/A	N/A		Upgrades to publically-owned building
314	PP	2002	1	124 W Pine (Kosena)	124	W	FRONT ST	180,000	7,231				Façade CRLP interest write-down and CCP code compliance assistance in renovation of downtown office building.
315	PP	2002	1	Dolack Gallery	139	W	FRONT ST	22,710	2,057				Façade CRLP interest write-down for downtown building as its is renovated for art gallery use.
316	PP	2002	1	Meadowsweet Herbs	180	S	THIRD ST W	35,000	1,803			5	Façade CRLP and CCP assistance in renovation of a former cookie manufacturing business to retail and internet sales uses.
317	PP	2002	1	Millennium Bldg.	125		BANK ST	5,150,000	327,529				TIF for demolition, utility extension, and a public parking deck in conjunction with construction of first major new office building in downtown in several years. The building was built as six-stories of office uses plus two stories of residential condominiums and included a partnership with 1st Interstate Bank in adding a two-level private and public parking facility
318	PP	2002	2	Nutritional Labs Inc.	1001	S	THIRD ST W	3,000,000	149,400			100	Renovation of a 50,000 sq.ft. vacant former furniture to manufacturing of nutritional supplements and other pharmaceutical drugs. TIF used for demolition of a storage building, sidewalk/curb/gutter, street trees, and utility transmission line extension to the site.

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319	PP-NP-S	2002	1	St Patrick Hospital	500	W BROADWAY	51,000,000	1,891,295			75	Removal of former St. Patrick Hospital building, partially used as offices, and construction of a six-floor medical office and treatment building, with two levels of underground parking and an large meeting room wing. The building is attached to the Providence St. Patrick Hospital. TIF funds reimbursed the cost of implosion demolition and removal of the former hospital building, extension of upsized water, sewer, power, and gas main lines to the site, repaving adjacent streets and construction of new sidewalks and landscaped boulevards in the right-of-way.	
320	PT	2002	1	Evelyn Borg Johnson Park	100	S THIRD ST W	176,000	150,665	N/A	N/A		Construction of a small landscaped park with trail connecting S 3rd W to lower Station Dr. and a metal stair case for pedestrians extending between s 3rd W to the River level near Higgins Bridge.	
321	PT	2002	1	Kiwanis Park Tennis Courts			47,220	40,000	N/A	N/A		Upgrade and expansion of tennis courts in Kiwanis Park upon request by Parks Dept.	
322	PT	2002	1	Kiwanis Park Trail			14,435	14,435	N/A	N/A		Pavement and lights on existing riverfront trail and adding a new connection trail in Kiwanis Park.	
323	PT	2002	1	NS RR Crossing Enclosure			33,960	33,960	N/A	N/A		Enclose the Northside Overpass pedestrian bridge due to vandalism of areas below	
324	PW	2002	1	Bank St Pedestrian Mall			622,292	622,292	N/A	N/A		Construction of a public area with seating, a variety of art works, a fountain, and landscaping celebrating the recent and presettlement history and founding of Missoula.	
325	PW	2002	1	Downtown Alleys			130,000	60,781	N/A	N/A		Alley reconstruction program from asphalt to concrete to substantially increase longevity and for easier use by pedestrians. This project was alleys between the 100 block of West Pine and West Spruce & 100 block between West Pine & West Broadway	
326	PW	2002	1	Downtown Streets - Phase 8			49,988	49,988	N/A	N/A		Program of repair and replacement of street surfaces downtown.	
327	PW	2002	1	Fox Site (Mustard Seed Demolition)	419	W FRONT ST	21,348	21,348	N/A	N/A		Demolition and removal of former Mustard Seed Restaurant building on property acquired by City as addition to land intended for major riverfront development. Demolition was interrupted and delayed by 9/11/2001 tragedies.	
328	PW	2002	1	Streetscape Amenities			53,261	53,261	N/A	N/A		Program of installing street trees, trash receptacles, and other fixed amenities in conjunction with Downtown Association	
329	PW	2002	1	Tree Grates			5,600	5,600	N/A	N/A		Pre-project purchase of materials for street trees downtown.	
330	PF	2003	1	Missoula Library Garden	301	E MAIN ST	18,000	5,000	N/A	N/A		Assistance in upgrading the grounds of the publically-owned library with memorial flower and shrub garden.	
331	PF-School	2003	1	Hellgate High Auditorium	900	S HIGGINS AVE	350,000	69,960	N/A	N/A		TIF assistance in expansion, renovation, and emergency egress upgrade of auditorium Hellgate High School.	
332	PL	2003	1	Riverfront Triangle Master Plan	411	W FRONT ST	78,690	78,690	N/A	N/A		Consultant hired to conduct broad public process and produce a master plan for the downtown area west of Orange Street, east of the Bitterroot Branch MRL tracks, and between the River and West Broadway.	
333	PP	2003	2	Bayern Brewery	1507	MONTANA ST	980,000	33,862				Expansion and complete renovation of former warehouse to brewery and bottling operations. TIP Program funds for sidewalk, water and sewer main lines. CCP for code compliance work that would have been necessary for any use of the original building.	
334	PP	2003	1	Doubletree Hotel	100	MADISON	3,500,000	50,000				Life-safety code (CCP) work in emergency exiting and separation of uses.	
335	PP	2003	1	Wordens Bakery & Deli	107	W SPRUCE ST	254,000	23,701				Project to convert two long-vacant and dilapidated apartments to housing bakery and catering portion of the Worden's business and to renovate the basement to an events location for small parties and gatherings, wine tastings, etc. Fire code work involved rectifying existing violations but allowed use of those spaces too (CCP).	
336	PP-H	2003	1	Janacek Project	133-135	W MAIN ST	400,000	32,097				Renovation of building to allow retail and office businesses. Assistance for façade changes (CRLP) and to address substantial fire code issues (CCP).	
337	PP-H	2003	1	Spruce Rooms	335	W SPRUCE ST	674,000	15,649				Assistance in project to renovate a brick three-story apartment building constructed in 1906, included emergency egress from upper floors under the CCP, façade work under CRLP, and demolition of a storage lean-to structure, sidewalk repairs and telecommunication and power main line upgrades to the property. Included in the facade CRLP was expansion in eligible activities to specifically include accessibility ramps and other similar exterior accommodations.	

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338	PP-NP-C	2003	2	Good Food Store	1600	S	THIRD ST W	1,820,000	19,933			Assistance for improving façade (CRLP), code compliance (CCP) necessary for any use of the building, and sidewalk work in project of complete renovation to house the Good Food Store.	
339	PT	2003	1	Caras Park Trail Paving				30,342	30,342	N/A	N/A	Repaving and widening of Caras Park riverfront trail upon request by Parks Dept.	
340	PW	2003	1	Clark Fork Manor Lighting	301	W	FRONT ST	280	280			Assistance in providing a living center for seniors on fixed incomes with decorative exterior lighting	
341	PW	2003	1	Downtown Alleys				19,910	19,910	N/A	N/A	Program of replacing asphalt surface alleys with concrete of longevity, better drainage and additional' pedestrian use.	
342	PW	2003	1	Downtown Streets				80,822	80,822	N/A	N/A	Program to repair and replace street surfaces in the downtown	
343	PW	2003	1	McAdams Property Appraisal				5,000	5,000	N/A	N/A	Appraisal of riverfront property for acquisition negotiations, which were not successful	
344	PW	2003	1	Orange Street Bridge & Trail Tunnel				7,573,816	881,256	N/A	N/A	TIF partnership with CMAQ and MDT funds assisted fill and structural base issues (for trails), paid for lighted tunnel for Milwaukee Trail, and added amenities and finishes for a more attractive design, and public art (Bitterroot medallions) to the new multi-million dollar bridge which was expanded from two to four lanes, much safer facilities for pedestrians and bicycles, and has better access for riverfront trails beneath.	
345	PW	2003	1	Streetscape Amenities				6,524	6,524	N/A	N/A	Program of provide street trees, trash receptacles, and other amenities	
346	PF	2004	1	Missoula Library	301	E	MAIN ST	223,371	63,420	N/A	N/A	TIF reimbursement in providing better handicap access to publically-owned library.	
347	PP	2004	1	603 Woody Street	603		WOODY ST	250,000	10,796			TIF was used to install a sidewalk accessibility ramp and code compliance in project expanding office use of building	
348	PP	2004	1	Bob's Sew & Vac	120	W	BROADWAY	518,000	51,936			Renovation to allow expanded use of second floor and basement of this building. Added alley entrance to new business in basement. Assistance included CCP matching grant for sprinkler system in basement and dedicated water line, façade (CRLP) work for the alley side of the building, and alley paving.	
349	PP	2004	1	Boone & Crockett Club	250		STATION DR	1,110,000	84,300			Boone and Crockett club moved its national headquarters to the nearly vacant building built in the early 1900s as the passenger depot for the Milwaukee Railroad. Assistance included matching CCP grant for fire-code compliance needed by any business occupying the building and TIF program assistance in upgrading Station Drive, stabilizing the bank under the road, and relocation of a pedestrian trail.	
350	PP	2004	1	Ditchstone Project	305	S	FOURTH ST E	2,856,000	279,409			New business office building constructed on site of former headstone business. TIF used for demolition, site clearing and extension of water and other utility main transmission line.	
351	PP	2004	1	iConnect Fiber Hotel	100	E	BROADWAY	314,000	18,000			TIF participation in extending large trunk internet lines to agreed upon central location. Also, code compliance through CCP work in location building of proper emergency	
352	PP	2004	1	Ed Janecek	133-135	W	MAIN ST	225,000	15,285			Second phase of building renovation to change the interior for new tenants that will create at least five FTE and maintain them for the life of the commercial loan subsidize through the CRLP Economic Development section.	
353	PP	2004	1	LA Design	337	E	BROADWAY	570,950	14,626			Interior expansion of business within the building to include upper floor and basement. Assistance through the Life-Safety Code Compliance Program (CCP) for egress work and interest subsidy though Façade CRLP	
354	PP	2004	1	Missoula Federal Credit Union	126	W	SPRUCE ST	533,887	33,980			TIF assistance in complete remodeling of building for expanded MFCU (later Clearwater Credit Union) use was sidewalk replacement and ally repaving.	
355	PP	2004	2	Morgan Project	1655	S	THIRD ST W	12,000	4,895			Fire Code compliance (CCP) for building with a guided tour business, insurance company and four residential units.	
356	PP	2004	1	Paoli Building	259	W	FRONT	1,021,000	16,649			Building had an additional floor added and was expanded to the south (River side) and remained architecturally in keeping with adjacent historic structures. Assistance was through the façade interest write-down CRLP for façade work on existing building, CCP matching grant for the portion of required fire suppression sprinkler systems and exiting in the original building, and TIF Program for extension of all basic utilities to the site, demolition of rear add-on shed, and contaminated soils remediation.	

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357	PP	2004	1	Pearl Cafe & Bakery	231	E FRONT	750,000	40,844				Renovation of former warehouse building to high-end restaurant use. Assistance included TIF Program for water and sewer main upgrade and alley paving, Code Compliance Program for fire sprinkler system and emergency egress from basement, and historically appropriate facade restoration on both the north and south sides.	
358	PP	2004	1	Rockin' Rudy's	509	S HIGGINS AVE	118,057	10,000				Fire Code compliance (CCP) assistance for expansion of a long-time downtown retail store to occupy a vacant building originally built for a regional scale bakery operation.	
359	PP	2004	1	Sean Kelly's Facade CRLP	130	W PINE ST	27,000	1,194				Façade changes (CRLP) for new tavern operation in building built as a car parts store in 1928.	
360	PT	2004	1	Bess Reed Park Boat Ramp			3,500	3,500	N/A	N/A		Upgrade of informal raft and kayak take-out of the Clark Fork River near the south terminus of Pattee Street.	
361	PT	2004	1	Evelyn Borg Johnson Park Amenities		S THIRD ST W	9,451	4,491	N/A	N/A		Changes to trail and seating area at the park near the corner of S 3rd West and Higgins Av	
362	PW	2004	1	Higgins Ave/Pine St CCP Projects	323 - 337	N HIGGINS AVE	24,746	24,746	N/A	N/A		Four properties partnered to extend one dedicated water line for basement sprinkler systems in each building. The water line work was timed so it would be placed under the sidewalk as it was being replaced.	
363	PW	2004	1	McAdams Property Negotiations			5,000	1,736	N/A	N/A		Negotiation by consultant/agent, Bruce Bugbee, for riverfront property for acquisition negotiations, which were not successful.	
364	PW	2004	1	Orange Street Bridge Amenities			9,774	9,774	N/A	N/A		Add brass medallion art work to the new bridge. Artists were Rolf Tandberg and Jim Dunlap.	
365	PF	2005	1	Missoula Art Museum	335	PATTEE ST	4,700,000	577,506	N/A	N/A		Major expansion of the art museum including building a large two-story addition. TIF contribution for participating improvements and expansion of a publically-owned	
366	PL	2005	1	Downtown Historic Survey			56,800	25,000				UM students research and update existing data on downtown structures. Led to federal and State Historic District designation for the downtown area.	
367	PP	2005	1	Atlantic Hotel	519-521	N HIGGINS AVE	65,500	25,000				Emergency exiting systems and expansion of the existing fire sprinkler system helped preserve historic hotel building currently used as apartments and shops for artists.	
368	PP	2005	2	Big Sky Lube	1301	W BROADWAY	450,000	3,636				Sidewalk installation under TIF Program in project constructing a new vehicle repair facility.	
369	PP	2005	1	BON Macy's Awning	110	N HIGGINS AVE	65,000	28,500				Repair and restoration of historic copper and glass awning which had hung over the main Higgins Ave entry of the Mercantile Building (later Bon Marche', later Bon) for 100 years. The awning was saved when the building was demolished in 2017 and reused in new Mercantile Hotel.	
370	PP	2005	1	Clark Fork Riverside	301	W FRONT ST	1,125	1,125	N/A	N/A		Additional exterior decorative lighting for low-income seniors housing building.	
371	PP	2005	1	Florence Bldg.	111	N HIGGINS AVE	3,000,000	182,839				Emergency exiting systems and sprinkler system expansion assistance under CCP and sidewalk replacement on Front and Higgins sides of building including preservation of building projection under sidewalk on Higgins.	
372	PP	2005	3	Herring Project	3401	S RESERVE ST	440,000	15,000				TIF Program funds assisted in demolition and removal of an aging small office building to make way for a new larger office structure for two or businesses.	
373	PP	2005	1	Laurie Lane Studio	141	S THIRD ST W	51,660	4,818				Interest write-down subsidy under CRLP for exterior remodeling.	
374	PP	2005	1	Missoula Bicycle Works	708	S HIGGINS AVE	400,000	5,203				Built in the 1930s the building has remained a retail store its entire existence. The new owner renovated the building to accommodate his bicycle sales and repair business. The façade was restored to near its original appearance after brick and other added treatments were removed. Assistance included life-safety work (CCP) in providing better emergency exiting and interest write-down (CRLP) for the street front facade	
375	PP	2005	1	Montana Bldg.	101	E BROADWAY	4,800	1,000				Removal of unused, unsightly and highly vandalized sign from roof.	
376	PP	2005	1	The Trail Head	221-229	E FRONT ST	979,000	107,600				Project to locate the Trailhead from N Higgins to East Front. The building was a warehouse until converted to a live theater venue n the 1980s, then was vacant for several years when MCT moved to the former Central School. TIF funds utilized for demolition activities and water and storm water upgrades.	
377	PP	2005	1	Warehouse Mall	725	W ALDER ST	72,000	25,000				CCP assistance for expanding sprinkler system, construction of a dedicated water line for that system, and exiting improvement.	

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378	PP	2005	1	Woody St Parking Lot	218	W PINE ST	46,247	13,461	N/A	N/A		Reconditioning public parking lots in conjunction with MPC	
379	PP-NP-C	2005	1	Carousel for Missoula			95,999	95,999	N/A	N/A		Upgrades and expansion of the City-owned building housing the Carousel For Missoula.	
380	PP-NP-C	2005	2	Good Food Store	1600	S THIRD ST W	650,000	23,226				TIF assistance in expansion of parking lot used by the public and construction of sidewalk on S 3rd W which included owner giving City a permanent right-of-way easement for the sidewalk.	
381	PP-NP-C	2005	1	Natural History Center	120	HICKORY ST	500,000	16,979				Additional fire code work in closed section of building to allow the Natural History Museum to have displays and conduct classes. CCP for expanding fire sprinkler system and creating new emergency egress routes and exits.	
382	PP-NP-S	2005	1	Poverello Center	535	RYMAN ST	35,580	17,790	N/A	N/A		CCP assistance for expanding sprinkler system, construction of a dedicated water line for that system, and exiting improvement is building that houses and feeds homeless persons.	
383	PT	2005	1	Badenoch Recognition Plaque			1,000	389	N/A	N/A		Plaque recognizing MRA 2nd Director	
384	PT	2005	1	Boone & Crocket Trail	250	STATION DR	8,749	8,749	N/A	N/A		Trail connecting lower terminus of Station Drive to south shore Riverfront Trail near Clark Fork Natural Park	
385	PT	2005	1	Caras Park Restrooms			139,995	104,468	N/A	N/A		Restroom rehabilitation plus a storage addition in Caras Park	
386	PT	2005	1	Cottonwood Trail & Bridge			30,448	15,000	N/A	N/A		Pedestrian bridge connecting 1st St to Milwaukee Trail	
387	PT	2005	1	Hickory St to Orange St Trail Paving		COTTONWOOD	5,070	1,336	N/A	N/A		Pave Milwaukee Trail between Orange and Hickory Streets	
388	PT	2005	1	Kiwanis Park Improvements			298,304	162,404	N/A	N/A		Partnership w/MPC & PW to build parking, improve trails and make streets more	
389	PT	2005	1	LeVasseur St Sidewalk		LEVASSEUR	7,888	7,888	N/A	N/A		Install new sidewalk as part of the main pedestrian route between Bess Reed and Kiwanis Park.	
390	PT	2005	1	Locomotive 1356		N HIGGINS AVE	23,900	22,292	N/A	N/A		Asbestos abatement & rehabilitation of locomotive given to the City upon its retirement in 1955. Originally patched to contain asbestos some years ago, this project removed all asbestos, painted the entire engine and coal car, replaced wood steps, landings, and bumpers, etc.	
391	PT	2005	1	Currents Aquatics Center (McCormick Park)	600	CREGG LN	11,000,000	1,800,000	N/A	N/A		TIF contribution for construction of publically-owned Currents water recreation center and Parks & Rec Dept. Offices.	
392	PT	2005	1	Ron MacDonald Mem. Trail Marker			18,598	18,598	N/A	N/A		Fabrication and installation of recognition plaque of the namesake of the north shore trail system. MacDonald was a tireless advocate for downtown and development of the riverfront trails and parks system and longtime member of MRA Board.	
393	PT	2005	1	Silver Lagoon		CREGG LN	82,000	45,000	N/A	N/A		Renovation of Silver Lagoon near McCormick Park for fully accessible youth fishing	
394	PW	2005	3	Brooks St Streetscape Design			7,180	6,510	N/A	N/A		Program to begin future design and traffic flow for Brooks Street	
395	PW	2005	1	Downtown St Reno. - Phase X (Railroad St)			96,000	52,000	N/A	N/A		Program of repair and replacement of street surfaces downtown.	
396	PW	2005	1	Downtown Street Replacement			7,000	4,443	N/A	N/A		Program of repair and replacement of street surfaces downtown (engineering).	
397	PW	2005	1	Hickory St - Cregg Lane Realign.			6,500	6,500	N/A	N/A		Upgrade the intersection of Hickory and Cregg for greater sight lines and pedestrian safety.	
398	PA-0007	2006	1	Allegra Printing Mural	113	W BROADWAY	31,033	17,625	N/A	N/A		Wall mural depicting the history of Missoula on easement from building owner. "Heart of Missoula" - the artist was Hadley Ferguson.	
399	PF	2006	1	County Courthouse Renovation	200	W BROADWAY	923,520	461,761				Accessibility compliance, fire code compliance as well as sidewalk & exterior improvements during major renovation of historic publically-owned Courthouse.	
400	PL	2006	2	Millsite Revitalization Project Planning (a/k/a Old Sawmill District)			150,000	150,000				TIF contribution for environmental cleanup and development master planning effort for former lumber mill site.	
401	PL	2006	1	Downtown Streets & Traffic Project			88,790	22,304	N/A	N/A		Plan and initial design of downtown streets with emphasis on N Higgins Av.	

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402	PP	2006	1	Barrett Productions	218	E	FRONT ST	2,500,000	109,818			Both the Façade and Economic Development (job creation) sections of the Commercial Rehabilitation Loan Program (CRLP), Code Compliance Program, and TIF Program were used to remodel, renovate, and expand with a penthouse floor this 1950s building originally for medical office use. A portion of the TIF Program funds were used in environmental cleanup and filling in of sidewalk voids.
403	PP	2006	1	LaFlesch Bldg.	119	W	MAIN ST	400,000	21,348			Renovation of upper story of the building from storage to event space for parties, gatherings, and meetings. Also historic restoration of building's exterior. Assistance for Fire Code compliance to install a fire-suppression sprinkler system and emergency egress from 2nd floor.
404	PP	2006	2	McKenzie Project (Toole Ave. Apartments)	1144	W	BROADWAY	1,900,000	97,000			TIF assistance in demolition in abandoned foundations, and sheds, extending sewer to the property, storm water, and sidewalk/curb/gutter in project to build 44 apartment units. Also cleared property intended for commercial development on West Broadway
405	PP	2006	2	Metalworks of Montana	109	S	CALIFORNIA ST	23,760	23,760			A developer agreed to purchase the very blighted property conditioned on cleanup and demolition of existing sheet metal-working shop building. TIF used to assure the sale closed by helping the purchaser obtain financing that was also contingent on cleanup.
406	PP	2006	2	Peak Development	400	W	BROADWAY	0	100,000			TIF for building demolition and removal of fuel tanks from former vehicle repair and fuel site to make way for a mixed residential/retail building. TIF assistance also included sidewalk/curb/gutter replacement and upgrading sanitary sewer and potable water mains to the site.
407	PP-NP-H	2006	1	Clark Fork Commons	1375		CEDAR ST	3,232,175	144,631			Income-qualified condominiums with underlying property held by a land trust (NMDC) to help the units remain affordable. Additionally, increased equity is controlled by the trust to assure affordability into the future. TIF assistance for demolition of prior vacant buildings, water main extension, curb/gutter/sidewalks and a bridge over an irrigation canal to access the riverfront trail.
408	PP-NP-H	2006	2	Western MT Mental Health Center	1285		DAKOTA ST	874,000	14,000	N/A	N/A	Project to construct six residential units to be used for "graduates" of certain treatment programs. TIF used for construction of sidewalks, curbs, gutters, an installation of street streets along Dakota St.
409	PP-NP-S	2006	2	Second St Community Gardens		S	2ND W	9,119	3,734			TIF used to extend water to a community garden developed by the surrounding neighborhood. MRA worked with Garden City Harvest to oversee plot allocation and operations.
410	PT	2006	1	Madison Street Underbridge			MADISON ST	1,257,182	1,053,719	N/A	N/A	TIF and some federal Community Transportation Enhancement Program (CTEP) funds constructed cable pedestrian bridge at river level beneath and using the structure of the Madison Street vehicle bridge. The name "Madison St. Underbridge" was organic and not formally assigned.
411	PT	2006	1	McCormick Park Lighting				80,018	80,018	N/A	N/A	Pursuant to a request by Parks Dept., install pedestrian lighting along south shore riverfront trail.
412	PT	2006	1	Brennan's Wave / Weir Debris				323,000	205,000	N/A	N/A	Augmenting private funds, removal of concrete and metal debris from dangerously dilapidated irrigation diversion and replacing it with a rock structure that efficiently diverted water to the canal and created a series of waves used by kayakers and river surfers.
413	PW	2006	1	Brooks/South/Russell				5,000,000	63,904	N/A	N/A	Re-routing and construction of the 6-leg intersection that had caused much traffic disruption and constant air quality issues for decades - generally referred to as "Malfunction Junction". TIF augmented federal funds for decorative brick diversion structures and landscaping.
414	PW	2006	2	Civic Stadium	700		CREGG LN	10,000,000	2,222,019	N/A	N/A	Assistance to private fundraising in two phases of construction of civic stadium on riverfront near Old Sawmill District. Leased to professional baseball seasonally, also used for concerts, evening movies, etc.
415	PW	2006	3	HomeWord Competition				1,000	1,000	N/A	N/A	Help fund design competition for Brooks St corridor.

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416	PW	2006	1	Fox Site Soil Remediation/Landfill Removal	411	W FRONT ST	1,951,462	1,951,462	N/A	N/A		Remove former landfill from City-owned land intended for major riverfront redevelopment. The area was the City's unofficial landfill from about 1885 - 1935 when the original Orange Street Bridge was constructed (originally called "Parkway Bridge"). Material did not contain contaminants or environmental hazards but was nearly 30 feet deep in places - near the aquifer. A large retaining wall structure was required to assure stability of Orange Street Bridge. All (except gas) major utilities crossing the site were rerouted. The riverfront trail was reconstructed.	
417	PW	2006	3	Southgate Area Planning			17,386	8,693	N/A	N/A		Master plan for the area near and in Southgate Mall	
418	PW	2006	1	Space Needs Assessment			25,000	25,000	N/A	N/A		Assist City in analyzing future space needs	
419	PW	2006	1	URD I Sunset Publication			11,570	11,570	N/A	N/A		Publication distributed through Missoulian newspaper and other means recapping URD I history and accomplishments.	
420	PP	2006	2	Lease Purchase for Millsite Development		Old Sawmill District	3,600,000	3,600,000				URD II Tax Increment Bonds issued for purchase of lease of Millsite (a/k/a Old Sawmill District) from Idaho Timber which enabled MRP to purchase the underlying fee ownership from Morris and Helen Silver Foundation and then begin site cleanup and development of 26 acres with City owning 14 acres for park.	
421	PP	2007	2	1101 S Third St West (Easton)	1101	S THIRD ST W	900,000	84,279				Project to expand building to a three-story multi-use building with apartments, a condominium, and retail services on the street level. Assistance included TIF Program funds for demolition, sidewalk/curb/gutter/boulevard tree and paving the alley. CCP matching grant funds helped with a new fire suppression sprinkler system and emergency egress of existing structure. Facade CRLP facade subsidy used for widow, siding, doors, and masonry replacement.	
422	PP	2007	2	Bike Doctor	1101	TOOLE AVE	0	10,639				TIF funds for sidewalks and Code Compliance funds for proper egress were used in project to renovate a long vacant storage building into a bicycle sales and repair shop. The owner also built a course for BMX and mountain bikes that is open to the	
423	PP	2007	3	Pruyn Veterinary Hospital	2501	RUSSELL ST	520,000	20,789				Sidewalk/curb/gutter and street trees were funded though the TIF Program in conjunction with renovation project of a veterinary clinic.	
424	PT	2007	2	MOBASH Skatepark Project			697,413	378,436	N/A	N/A		TIF and private donations were used to build a skateboard park adjacent to McCormick Park. Design assistance and major donations from Jeff Ament.	
425	PL	2008	1	Greater Downtown Master Plan			500,000	100,000	N/A	N/A		Participate in master planning effort for the greater downtown area.	
426	PP	2008	2	1272 S. 1st St. W.	222-224	INEZ ST	775,000	59,250				Relocation of a mobile home (kept existing tenant), utility extensions to the property, and sidewalk/curb/gutter in project constructing two residential buildings with four condominium units each.	
427	PP-H	2008	3	The Dearborn	316	EXPRESSWAY	4,700,000	50,270				TIF Program assistance in demolition and sidewalk/curb/gutter related to construction of a condominium complex.	
428	PP-NP-S	2008	3	City Life Community Center	1515	FAIRVIEW AVE	3,900,000	37,000	N/A	N/A		Sidewalks to offset costs for opening the building to public Parks Dept. programs	
429	PW	2008	3	Jefferson School Traffic Calming	1700	SOUTH AVE	65,500	21,382	N/A	N/A		Upon request by MCPS, construction of traffic calming at several intersections near Jefferson School.	
430	PW	2008	3	South Avenue Tree Maintenance		SOUTH AV	20,000	20,000	N/A	N/A		Maintain street trees as agreed with Parks Department.	
431	PW	2008	2	West Broadway Corridor ROW Surveying		W BROADWAY	38,494	38,494	N/A	N/A		Land surveying along West Broadway between Orange and Russell Streets to determine right-of-way deficiencies for optimal pedestrian and bicycle use.	
432	PW	2008	2	West Broadway Corridor Plan		W BROADWAY	120,000	64,254	N/A	N/A		Public master planning effort to guide development off the West Broadway neighborhood. Superseded by Downtown Master Plan.	
433	PP	2009	3	2200 Dixon	2200	DIXON AVE	723,000	35,534				Demolition of a vacant dilapidated house to allow construction of a three-condominium units in one building. Assistance for the cost of demolition, sanitary sewer, water, power and gas extension to the property, replace sidewalk, landscape r-o-w boulevard, and pave adjacent alley.	
434	PP	2009	2	Missoula Federal Credit Union	1903	RUSSELL ST	2,855,000	59,900			20 of 40	TIF Program assistance included the cost of extending water and sanitary sewer and construction of sidewalk/curb/gutter on Russell Street adjacent to the project site. Additional funds were allocated to Prudential Real Estate to continue the utilities past the site but have not been utilized	

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435	PP	2009	2	Safeway/St Pats/City Shops	800	W BROADWAY	2,267,000	1,578,923				Owner purchased private and City-owned land (though RFP process) (site of former City shops vacant for several years) and constructed a new Safeway grocery store - the first in the downtown area (later purchased by Fresh Market grocery). TIF was expended on relocation of 22 residents from an apartment building and two sf homes on the site, all in advanced states of disrepair, and reimbursed costs associated with environmental clean up of lead contaminated soils originating from hand recycling of vehicle batteries for many years at a business located on a portion of the site between the 1930s and 1980s, demolition, sidewalk/curb/gutter/street trees/landscaped boulevard, and relocation/upgrade/extension of basic utilities to the site.	
436	PT	2009	2	California St. Bridge - Repairs			2,396	2,396	N/A	N/A		Assist Parks Dept. in repairing key portions of bridge	
437	PW	2009	2	California St Design - River to Dakota St		CALIFORNIA ST		45,110	N/A	N/A		Design for future project for installation of curb, gutter, sidewalks, storm drainage, and asphalt surfacing on California St and portions of Wyoming St. which will provide a safer north-south connection between the California St Bridge and the Milwaukee Trail.	
438	PW	2009	2	Dakota Greens		DAKOTA ST	45,170	21,353				TIF and private donations and in-kind labor to create linear park between Dakota St and the Milwaukee Trail from California St to Russell St.	
439	PW	2009	NA	Hip Strip Study Of Blight			0	0	N/A	N/A		Study requested by neighborhood and City Council. The study did not find sufficient blight to recommend creation of an urban renewal district	
440	PW	2009	3	South Ave. Streetscape Improvements			0	99,815				Street improvements along South Ave near Brooks/South/Russell intersection included stamped concrete traffic diversions, boulevard trees, etc.	
441	PP	2010	3	1701 Brooks St. (Holiday Station)	1701	BROOKS	171,476	41,350				First project under new Façade Improvement Program (FIP). FIP grant of 25% of the total project cost or \$50,000 whichever is less. Project renovated vacant fuel station/convenience store to office use.	
442	PP	2010	3	1720 Brooks - Wally World	1720	BROOKS ST	118,037	35,345				Second FIP project renovated an architecturally challenged office building to fit with urban image of the Brooks St. Corridor. In addition to façade work, the owner installed a new fire escape, roof, private parking lot, and interior renovations.	
443	PP	2010	3	2204 Dixon	2204	DIXON AVE	99,756	19,000				TIF assistance to pave an adjacent alley and extend sanitary sewer to the site in conjunction with project to renovate a former sf home to commercial offices for medical use.	
444	PP	2010	2	Abbey Carpet	401-409	S CATLIN ST	600,000	25,558				Sidewalk and on-street parking supported by TIF in renovation and expansion project of retail business.	
445	PP	2010	2	Aspen Sound	1300	W BROADWAY	40,000	5,640				Redevelopment of former automobile sales and repair shop into a sound equipment dealer/installer.	
446	PP	2010	3	Missoula Housing Summit			5,000	5,000	N/A	N/A		Sponsorship of affordable housing summit.	
447	PP-NP-H	2010	2	Equinox / Solstice Projects	1515	LIBERTY LN	8,500,000	709,100	N/A	N/A		Construction of two multi-use, residential/office/retail buildings on site of former bowling alley. The 69 (35 Equinox, 34 Solstice) housing units to accommodate a variety of family sizes are lower income-qualified. TIF funds were used in deconstruction of the bowling alley (much of the material reused in the new buildings); asbestos abatement; construction of a public roads sidewalks/curbs/gutters, extension of utilities to the site, and to stabilize and landscape the public riverfront.	
448	PP-NP-H	2010	2	Garden District Housing Project	226	S CATLIN ST	6,649,000	100,000	N/A	N/A		Public Housing project by MHA. TIF used in construction of sidewalk/curb/gutter/boulevard landscaping on Catlin St as well as bridging an irrigation canal to allow vehicle access from Catlin. (The bridge became part of Milwaukee Way, a new road connecting Catlin and Russell Streets.)	
449	PT	2010	2	Silver Park Design (ADG)		SILVER PARK	24,929	24,929	N/A	N/A		Master plan and initial design of Silver Park.	
450	PW	2010	2	Best Place Project			25,000	5,000	N/A	N/A		Planning effort partnership including the City and St. Pat's Hospital.	
451	PW	2010	2	Streets Project - Burton/Cedar		BURTON & CEDAR ST	33,286	33,286	N/A	N/A		Program of repair and upgrade of streets in URD II - milling & repaving.	
452	PW	2010	3	Streets Project - Dearborn		DEARBORN AVE	37,547	37,547	N/A	N/A		Program of street repair and upgrade of streets in URD III - milling & repaving.	
453	PW	2010	3	Streets Project - Fairview/Washburn		FARIVIEW & WASHBURN ST	66,970	21,649,970	N/A	N/A		Program to repair and upgrade streets in URD III.	

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454	PP	2011	3	Missoula Federal Credit Union	3600	BROOKS ST	8,941,723	136,529				Project to expand and remodel the existing facility and construct a new meeting and training building. TIF funds used for reconstruction of sidewalks and driveways along with irrigation and landscaping in the Dore Ln and Brooks St right-of-ways.	
455	PP	2011	3	Tremper's Shopping Center	2301	BROOKS ST	6,614,412	125,638				Project to completely renovate the interior, exterior, and parking lot for the 1960s shopping center. TIF funds were used for relocation of a loading dock, reconfiguration of drain system, storm water, sewer service, concrete & asphalt removal, street trees, tree planter areas, irrigation, Russell Street median, and utility relocation (water, and	
456	PP	2011	3	Tremper's Shopping Center - Rear Facade	2301	BROOKS ST	27,058	27,058				Assistance in rear façade renovation of Tremper's shopping center to improve aesthetics from Russell St.	
457	PP	2011	Front St	Wilma Building	131	S HIGGINS AVE	1,000,000	250,000				Project to restore exterior lobby and a portion of the theater in historic Wilma. Pursuant to a façade historic preservation conservation easement to the City, TIF funds were used to repair and restore window casements, roof cornice, clean brick on entire seven-story, repair failing balcony on south side of building, and install new sidewalk on	
458	PP-H	2011	2	Spruce Street Plaza	838	W SPRUCE ST	4,810,300	161,240		55,000		Repurposing a former creamery building, dairy goods warehouse and shipping area to mixed residential and commercial uses. TIF was used for demolition and utility upgrade and extension to the site, sidewalk/curb/gutter with a portion requiring safety handrails and structural walls, parking improvements and construction of an extension of a pedestrian trail approximately 1/2 block along the MRL Bitterroot Branch RR.	
459	PP-H	2011	3	Wilson Heights Apartments	2430	39th ST	2,956,000	107,678		17,000		Project was to construct 84 apartment units in two buildings. TIF was used for sidewalk/curb/gutter and demolition of existing house.	
460	PP-NP-S	2011	3	Red Willow Learning Center (Women's Club)	825	W KENT AVE	858,186	256,000				Project to fully renovate the interior and exterior of the vacant former warehouse portion of a building with a health club in another portion to health care uses. Assistance included replacing sidewalk on the entire Kent Ave block face in a manner to permit back-in angle on street parking, and Facade Improvement Program (FIP) participation to convert the warehouse to an attractive part of the neighborhood that included the full grant limit plus the first FIP loan (10 year at 0% interest).	
461	PW	2011	3	Kent Ave Crosswalks		W KENT	11,693	11,693	N/A	N/A		Construct crosswalks north of Tremper's on Kent Ave	
462	PW	2011	2	Streets Project - Burton/Cedar		BURTON & CEDAR ST	7,814	7,814	N/A	N/A		Program of repair and replacement of streets in URD II	
463	PW	2011	3	Streets Project - Dearborn/Fairview/Washburn			19,718	19,718	N/A	N/A		Program of street repair and replacement of sidewalks and streets in URD III	
464	PW	2011	2	URD 2 - Traffic Signal Boxes Public Art			4,000	4,000	N/A	N/A		Upon request of Public Art Committee reimburse the cost of art painted on traffic signal boxes in URD II.	
465	PW	2011	2	URD 2 Catlin/Wyoming Sidewalk Project - Phase 1		CATLIN & WYOMING ST	707,836	707,836	N/A	N/A		Program of repair, construction and replacement of sidewalks in URD II	
466	PW	2011	3	URD 3 - Traffic Signal Boxes Public Art			5,000	5,000	N/A	N/A		Pursuant to request by Public Art Committee, reimburse the cost of installing art on traffic signal boxes in URD III	
467	PW	2011	3	URD 3 Commercial Sidewalks - Phase 1			571,126	571,126	N/A	N/A		Program of sidewalk/curb/gutter repair, construction, and replacement in URD III	
468	PW	2011	3	URD 3 Residential Sidewalks - Phase 1			611,996	611,996	N/A	N/A		Program of sidewalk/curb/gutter repair, construction, and replacement in URD III	
469	PW	2011	3	URD 3 Residential Sidewalks - Phase 2			356,299	356,299	N/A	N/A		Program of sidewalk/curb/gutter repair, construction, and replacement in URD III	
470	PF	2012	3	Missoula County - Records Center	2147	ERNEST AVE	718,680	194,046	N/A	N/A		Reimbursement for life-safety fire suppression sprinklers, ADA improvement	
471	PL	2012	RFT	Riverfront Triangle Parking Study			57,000	14,250	N/A	N/A		The MRA, MPC and St. Patrick Hospital joined forces to fund a study that uses expert analysis for parking, planning and modeling for potential future needs of the Riverfront Triangle URD.	

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472	PP	2012	2	806 West Spruce Street Renovation	806	W	SPRUCE ST	1,434,026	215,572			This project was renovation of a former warehouse and recycling center into a brewery with taproom and several retail businesses. MRA negotiated a trail easement along the MRL Bitterroot Branch RR that will eventually connect West Broadway and Toole Ave. TIF assistance included facade interest write-down through CRLP, Code Compliance Program (CCP) matching grant to provide better emergency egress, TIF funds for a block long sidewalk on Toole Ave and two blocks on Spruce (economy of scale - PW Dept. requested adding a block) and trail improvements.
473	PP	2012	3	Allegiance Customer Service Call Center	1100		SOUTH AVE WEST	228,605	56,843			Project to renovate interior of former retail building for call center office use. Façade Improvement Program (CRLP) included windows, screening of large rooftop HVAC system, and exterior lighting. TIF Program included removal of sidewalk ramp, right-of-way landscaping and curbs.
474	PP	2012	3	Bitterroot Trail Townhomes			EATON AND AGNES STREETS	1,168,408	84,450			TIF assistance included demolition of two garages, landscaping Agnes and Eaton right-of-ways, extending water and sanitary sewer to the site, and installation of a fire hydrant in this project to construct two townhouse buildings of three (Eaton) and four (Agnes) units on the street intersection.
475	PP	2012	3	Elbow Room	1800		STEPHENS AVE	5,197,465	353,888	55,000	25	Construction of two buildings, one a 9,326 sq.ft. restaurant/tavern building and the second an office building initially to be occupied by State offices. TIF was used for demolition of long vacant tavern building and tire dealership structure, sidewalk/curb/gutter around the entire block, upgrading utilities to the site, and relocating primary power and communication lines underground to allow full use of the
476	PP	2012	3	Missoula Nissan	2715		BROOKS ST	1,531,834	125,678			New automobile dealership and repair shop building replacing a previous small structure of the same use and an adjacent vacant retail building. TIF used for demolition of structures with asbestos abatement, and sidewalk/curb/gutter on
477	PP	2012	3	Southgate Animal Hospital	2405		BROOKS ST	275,412	50,000			Renovation the interior and exterior of a former fast food outlet for veterinary use. Façade Improvement Program assistance included changing 1980s metal siding with rock wainscot and concrete board siding.
478	PP-H	2012	2	Ashlyn Place Apartments	155	N	CALIFORNIA ST	6,082,000	149,885	42,000		New construction of a 68-unit, four-story apartment complex built around a central parking area. The land had previously been cleared with MRA assistance. TIF Program reimbursed relocation of a high-tension power line to allow the taller building and sidewalk/curb/gutter on California St.
479	PW	2012	3	Sidewalk costs at 2605 Eaton St. (Ramos)	2605		EATON ST	7,468	7,468			SID costs for curb and sidewalk (Maria Ramos)
480	PW	2012	2	URD 2 Western Sidewalks Project - Phase 1				288,989	288,989	N/A	N/A	Program of construction, replacing and repairing sidewalks in URD II.
481	PW	2012	3	URD 3 Commercial Sidewalks - Phase 2				549,655	549,655	N/A	N/A	Program of construction, replacing and repairing sidewalks in URD III.
482	PW	2012	3	URD 3 Needs Assessment				49,977	49,977	N/A	N/A	Plan to assess all URD III infrastructure needs to create plan to prioritize construction during the lifetime of URD III.
483	PW	2012	3	URD 3 Residential Sidewalks - Phase 3				921,840	921,840	N/A	N/A	Program of construction, replacing and repairing sidewalks in URD III.
484		2012	Front St	First Interstate Bank	127	E	FRONT ST	38,000,000	1,623,380	360,000	80	Construction of a six-story office building (plus basement) with First Interstate Bank occupying a majority of the basement, 1st, 2nd, and 6th floors with the other floors private business condominiums. The building replaced a deteriorating 1960s one-story (plus basement) bank building. The project was the impetus for development of the Park Place parking structure, without which a much smaller, bank focused building would have been built. TIF for demolition and r-o-w improvements. Much of the Bank Street Plaza was dismantled and reconstructed during the project.
485	PF	2013	2	Wyoming St. Irrigation Ditch Culvert			WYOMING ST.	26,821	23,648	N/A	N/A	The irrigation ditch was a critical path item impacting the replacement of the MRL Trestle, the construction of Wyoming St. and the completion of Silver Park.

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486	PL	2013	Front St			Downtown Building & Business Inventory	0	2,875	N/A	N/A		Jointly funded by the MRA, BID and MDA to create an inventory of downtown buildings and business. MRA's participation is in the form of funding the cost of an intern to gather information and begin the creation of a necessary database.		
487	PL	2013	2			LiDAR Mapping (California St & W Broadway Island)	12,950	12,950	N/A	N/A		Specialized aerial mapping to reveal all surface issues that could hinder development.		
488	PL	2013	2, 3			Wayfinding Design	100,000	25,000				Planning and design of City-wide wayfinding signage		
489	PP	2013	3			First Security Bank - Catlin Plaza	2501	CATLIN ST	1,556,518	53,522	32,615	34,280	FIP including restoration or residing of building facades, awnings/canopies, exterior lighting, street grade entrances. TIF assistance for installation of curbs and sidewalks within the Catlin St. ROW.	
490	PP	2013	3			Territorial Landworks, Inc.	1817	SOUTH AVENUE	1,160,000	50,000		5	Renovation of retail outlet vacant for several years to house civil engineering firm. FIP assistance in recreating the exterior to reflect professional office use.	
491	PP-H	2013	2			310 Inez Street (Huff) Project	310 & 316	INEZ ST	1,134,400	74,000	1,246	10,000	Construction four condominiums within two, 2-story buildings. TIF assistance included site clearing, sidewalk/curb/gutter, and extension of sanitary sewer, potable water, and power.	
492	PP-H	2013	3			Shelby Apartments	2405	38th STREET	1,127,526	41,983			Construction of a three-story 15-unit apartment building in place of single family home. TIF Program reimbursed the cost of deconstruction/demolition of buildings and a pool, move a utility pole, construct sidewalk/curb/gutter, and install right-of-way boulevard trees,	
493	PP-NP-S	2013	2			Western MT Mental Health - Recovery Center	1200	WYOMING ST.	102,639	102,639	N/A	N/A	Construction of a 9,000 sq.ft..., 16-bed inpatient addiction treatment center. TIF assisted with a water main extension to the site, sidewalk/curb/gutter on Wyoming and California Streets, and boulevard landscaping.	
494	PP-NP-S	2013	2			YWCA Secret Seconds	1130	W BROADWAY	633,528	25,893	N/A	N/A	Project expanded YWCA's retail store and also provided new space for education and job training of victims of domestic violence. TIF assisted project in provided sidewalk/curb/gutter and right-of-way landscaping.	
495	PT	2013	2			Walnut St Neighborhood Landscape Project		WALNUT ST	0	2,700			The neighborhood installed a landscape boulevard on Walnut between First and Second Streets. This funding will get them water service so they no longer have to drag hoses to irrigate the landscaping which is in the public ROW.	
496	PW	2013	2			URD 2 Catlin/Wyoming Sidewalk Project - Phase 2		CATLIN & WYOMING	23,559	23,559	N/A	N/A	Program of construction, replacing and repairing sidewalks in URD II.	
497	PW	2013	2			URD 2 Western Sidewalk Project - Phase 2			207,962	207,962	N/A	N/A	Program of construction, replacing and repairing sidewalks in URD II.	
498	PP-H	2013	3			Shelby Apartments	2405	38th STREET	1,127,526	41,983	9,000		Project removed a single-family structure with swimming pool and replaced it with a three-story building with 15- apartment units. TIF assistance included deconstruction/demolition of buildings, foundations, pool and site clearing; sidewalk/curb/gutter, right-of-way boulevard irrigation and trees, and moving a utility pole.	
499	PF	2013	Front St			Pattee Street Crosswalk	201	E FRONT ST	22,131	22,131	N/A	N/A	N/A	During construction of Park Place, parking structure on East Front St, this work was added per a request from the MRA Board to provide safer pedestrian travel.
500	PW	2013	Front St			Park Place Parking Structure	201	E FRONT ST	9,000,000	3,000,000		N/A	2	This project was a joint venture with MPC to construct a 350-space parking structure. The structure, fulfillment of one of the primary recommendations of the Downtown Master Plan includes a private condominium retail space at the corner of Pattee and Front Streets. Great effort was made to make the building aesthetically pleasing as well as sustainable. Perforated wall panels were used to mask the concrete floors and vehicles in colors matching seasonal background of the sky and hills. Rooftop solar panels are nearly sufficient for all the structure's power needs. A TIF Bond supported about 40% of the Parking Bond used to constructe the structure.
501	PT	2014	3			Bitterroot Trail - Livingston to South		SOUTH AV		13,210	N/A	N/A		Partnered with Parks department to try to get this segment completed. Was ultimately completed as part of Bitterroot Trail - Johnson St Extension in 2018.

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502	PP	2014	2	Brownfields Revolving Loan - Millsite Remediation (a/k/a Old Sawmill District)			Old Sawmill District	1,775,000	1,775,000				Brownfields RLF was used to secure funds for Millsite environmental remediation. MRA Board approved TIF grant to repay RLF with tax increment revenues generated by increased value of Millsite property subsequent to remediation and final platting by developer.
503	PP	2014	2	Lifestyle Fitness (The Source)	255	S	RUSSELL ST	4,200,000	257,780				Project was construction of two-floor, 28,000 sq.ft.... (excluding rooftop yoga and dance area) fitness center. TIF Program was used for demolition and site clearing of former lumber warehouse and concrete foundations, sidewalk/curb/gutter on Russell St. and in Public Easement on west side of property, landscape buffers in public property, utility relocations from east side of Russell St (gas, power, communication).
504	PP	2014	3	Montana Mapping & GPS	1925		BROOKS ST	990,000	75,368	6,289	11,460	45	Starting with small one-story former drive-through café building, added a floor, expanded to the rear (west) and added a parking lot. TIF Program funds used for alley paving, sidewalks and fiber main line extension.
505	PW	2014	2	Scott Street & Toole Avenue Intersection			SCOTT ST & TOOLE AVE	228,544	125,810	N/A	N/A		TIF used in conjunction with City funds for intersection improvements including a mini-roundabout and street lighting at a congested five-leg intersection with a history of pedestrian safety issues and vehicle crashes.
506	PW	2014	2	2012 MRA Street Tree Project - URD 2				5,884	5,884	N/A	N/A		Street tree planning program for URD II
507	PW	2014	3	2012 MRA Street Tree Project - URD 3				15,974	15,974	N/A	N/A		Street tree planting program for URD III
508	PW	2014	2	MRL Trestle at Wyoming/Cregg			WYOMING ST	815,154	815,154	N/A	N/A		Over a hundred years ago there was a south flood channel of the Clark Fork River that passed through what is now the Old Sawmill District and Silver Park. In late 1800s, the Northern Pacific RR built a 350-foot long railroad bridge or trestle over the channel for a line to access the Bitterroot Valley and bring logs to the lumber mill. The channel was later filled in to enable expansion of the mill. For safety in connecting Cregg Ln and extended Wyoming St as well as Silver Park and Civic Stadium a portion of the trestle had to be replaced. The new trestle section was completed using a design and materials that reflect both the historic railroad use and the site's industrial past.
509	PW	2014	2	URD 2 Western Sidewalk Project - Phase 3				302,143	302,143	N/A	N/A		Program of sidewalk/curb/gutter repair, construction, and replacement in URD II.
510	PP-NP	2014	2	Poverello Center	1110	W	BROADWAY	3,600,000	119,600	N/A	N/A	N/A	TIF used for demolition/deconstruction of the buildings on the property. The Poverello provides an essential service in the community. They provide a safety net for many of the homeless population and working poor that depend on the meals and services the center provides to families and individuals.
511	PF	2014	Front St	spectrUM Discovery Area	218	E	FRONT ST		101,787	N/A	N/A		spectrUM is a unique children's science museum. Funding from NIH allows college and high school students employed by spectrUM to interact with neuroscience researchers and the public will be able to engage in activities as well. The opportunity for MRA to assist the UM in their efforts to locate in the downtown should have far reaching impacts as UM makes decisions about other facilities and programs on a campus with limited space available.
512	PP	2015	3	Dollar Tree - Ponderosa Center	2704		BROOKS ST	235,743	50,000				With assistance under Facade Improvement Program, owner improved aesthetics for two adjacent building. New siding increased the insulation level of the Dollar Tree building by 50%.
513	PP	2015	2	Doug Hawes-Davis 1205 Idaho	1205		IDAHO ST	153,736	53,736				TIF Program assisted land owner's project by reimbursing the cost of required right-of-way improvements including sidewalks.
514	PL	2015	Front St	Front/Main Street Two-Way Conversion Feasibility Study			FRONT & MAIN ST	129,121	21,805	N/A	N/A		MRA, MDA, BID federal CMAQ and State MDT funding assisted with costs for a report evaluations existing conditions, projected future conditions, analysis of the alternatives considered and recommendations for two-way traffic.
515	PP	2015	3	Great Burn Brewing Company	2230		MCDONALD ST	430,000	25 of 40 53,449			5	Transformed an overhead door shop to a brewery and taproom. TIF for sidewalks and public bike racks. FIP for renovation of new façade, adding a seating area deck, and pergola.

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516	PP	2015	2	Imagine Nation Brewery	1111	W BROADWAY	366,000	100,000				TIF assisted renovation of former used car dealership (prior use was geotechnical engineering shop) to brewery and tap room with meeting rooms for community events by reimbursing the cost of sidewalks, street trees, pedestrian lighting. Second phase TIF created shared businesses/public parking on City property at east end of property This project is an example of transformation of vacant and deteriorated buildings on W Broadway that serves as a gateway to downtown.
517	PL	2015	RFT	Riverfront Triangle - Conference Center - Feasibility & Market Study	401	Front Street	40,000	15,000	N/A	N/A		A private/public partnership funded the cost of an in-depth conference center market and feasibility study of the Fox Site. Partners included a developer, MRA, Tourism Business Improvement District (TBID), BID, Missoula Downtown Association (MDA).
518	PF	2015	2	S. 3rd Street Bus Shelters		S THIRD WEST	30,466	15,233	N/A	N/A		MRA partnered with Mountain Line to install two bus shelters.
519	PT	2015	2	Silver Park Phases I - IV		WYOMING ST.	3,599,521	3,599,521	N/A	N/A		Silver Park was built in four phases which included construction of: a riverfront trail across the former Champion Lumber Mill Site, a large parking lot to serve the park/river users/civic stadium events, a river access and ramp for non-motorized watercraft, a pedestrian/bike bridge across an irrigation canal to connect the Park to the California St Bridge, and landscaped approximately 14.5 acres of open lawns, groves of trees & shrubs, timber frame pavilion and picnic shelter, restroom facilities, internal trails, and re-formed an dangerous irrigation ditch outflow along the Park's western boundary to a shallow play area. National Timber Framers Guild constructed 3 timber and log open-air shelter structures along the trail. The Park is a model for redevelopment of former lumber product production sites. All soils were created onsite by screening (using Missoula College Heavy Equipment Program) clean overburden and mixing it with material excavated to remove buried methane producing wood waste south of the Civic Stadium. Nearly all materials for structures were reused from buildings formerly on the site and the logs supporting the timber frame structures are 100+-year old "sinker logs" salvaged from the former Bonner Dam on the Blackfoot River. The Park overlies large deposits of wood waste which shifts, so the surfaces of internal trails are a mix compacted decomposed granite and ground psyllium seed hulls which creates an easily
520	PP	2015	3	Starbucks	1108	W CENTRAL AVE	1,258,163	60,000	3,600	16,647		Demolition of a former fuel station and cigarette outlet and replacement with new café building. TIF Program funds for demolition and sidewalk/curb/gutter.
521	PL	2015	Hellgate	URD Hellgate - Creation pf Plan			20,000	20,000	N/A	N/A		Consultant study and forming of the Hellgate Urban Renewal District Plan.
522	PT	2015	2	Milwaukee Trail Lighting - 3 Phases incl. CTEP Phase		ORANGE ST - GARFIELD ST	426,742	426,742	N/A	N/A		This project included installation LED pedestrian trail lighting from California Street to Garfield Street (western boundary of URD II) in 3 phases provides. The final phase received federal funding through the Community Transportation Enhancement Program (CTEP).
523	PW	2015	2	Wyoming St Construction - California St. to Cregg Ln		WYOMING ST	1,608,547	1,608,547	N/A	N/A		Wyoming Street east of Russell Street terminated at California Street, the west edge of the Old Sawmill District. Cregg Lane extended westward from Orange Street and terminated at the MRL's Bitterroot Branchline Railway. In this project, Wyoming Street was extended across the former lumber mill site to connect with Cregg Lane providing a needed east-west link between Russell and Orange Streets. It also included construction of all primary utility mains essential to development of the adjacent vacant property. The street design won national awards as a new "Complete Street" which includes enhanced bicycle and pedestrian facilities, traffic calming techniques, on-street parking, historically appropriate street lights, and street trees.
524	PW	2015	3	Burlington Ave Fire Hydrant Relocation		BURLINGTON AVE	8,283	8,283	N/A	N/A		Relocation of a fire hydrant at the corner of Burlington Ave. and Regent St. that interfered with the alignment of new sidewalk being installed by MRA.
525	PW	2015	2	Cedar St Triangle Public Improvements		CEDAR ST	449,659	449,659	N/A	N/A		An area of Cedar St that was reconfigured to a "parking street" with new sidewalk/curb/gutter, pedestrian scale street lights, and landscaping.
526	PW	2015	3	URD 3 Grant St Sidewalk Project		GRANT ST	452,177	452,177	N/A	N/A		Program of new, replacement and repair of sidewalks in URD III
527	PW	2015	3	URD 3 Residential Sidewalks - Phase 4 (South Ave Properties)			38,711	26 of 40 38,711	N/A	N/A		Program of new, replacement and repair of sidewalks in URD III

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528	PL	2015	3	URD 3 -2015 Modification of Boundary			0	0	N/A	N/A		Modify URD III boundary to include Mary Street r-o-w between the existing boundary and Reserve St. and the Southgate Mall properties east of the MRL Bitterroot Branch	
529	PP-H	2015	2	Corso Apartments	1580	Milwaukee Way	22,000,000	1,353,225	13,442	212,276	12	Construction of a 224-unit apartment complex in seven buildings called Corso Apartment Homes plus resident amenities such as laundry, workout facility, theater, community rooms, etc. The developer provided the City with a nearly one-acre easement along the project's border with the Milwaukee Trail for a community garden to be managed by Garden City Harvest for use by residents and the surrounding neighborhood. TIF assistance was in providing utility main lines to the site, demolition and site clearing, installation of public sidewalks required by the City, and construction of the new public street (Milwaukee Way) including pedestrian facilities connecting Russell and Catlin Streets.	
530	PP	2016	2	501 Russell (Hicks Bldg.)	501	S RUSSELL ST	356,190	48,837				TIF reimbursed the cost of improving public r-o-w in alley paving, gutter, gutter, sidewalk, landscaping in a project that renovated a former car wash into office uses	
531	PP	2016	3	Allegiance Building	2300	BROOKS ST	1,700,000	67,700	36,556	38,655	100	Project converted former Goodwill Store (previously Bob Ward Sporting Goods) to office and call center use by an insurance company. TIF assistance was for new and repaired public sidewalks/curb/gutter/street trees and FIP grant for upgrading existing EIFS panels to extend their useful life, new windows and entry.	
532	PP	2016	3	Arby's	2900	BROOKS ST	770,000	50,000				FIP grant assisted in replacing aging EFIS facade with stone, metal, brick and stucco, added a window and removed mansard roof. Project enhanced aesthetics, energy efficiency, accessibility, parking efficiency, and increased landscaping between the building and Brooks St.	
533	PP	2016	3	Dairy Queen	2515	BROOKS ST	185,693	30,345				FIP assistance to change the building's appearance from Brooks St and re-route drive-through traffic (later Frugals).	
534	PP	2016	2	Dakota Street - Loken Bldg.	1303-1327	DAKOTA ST	2,154,000	149,734	5,232	20,000	N/A	A two-phase project to construct a 12-unit apartment building and six owner-occupied townhouses. TIF assistance was for deconstruction of existing buildings, site clearing; water main line extension, alley paving required by City, and sidewalk/curb/gutter/street trees/ROW landscaping on Dakota St.	
535	PP	2016	3	Glidewell Investments & Insurance Group (GiG)	1750	SOUTH AVE W	396,956	166,103			4	A complete exterior renovation changing the wood lap-siding to weathering steel panels, adding many windows, and altering the primary entry system. TIF assistance was for demolition of outbuildings and sidewalk/curb/gutter in the public ROW. FIP assisted the facade work.	
536	PP	2016	3	Krispy Kreme	119	W CENTRAL AVE	1,709,500	38,000			15	Project involved removal of dilapidated vacant former glass repair shop and building fast-food bakery. TIF assistance was for deconstruction with asbestos abatement, sidewalk/curb/gutter, and landscaping in the right-of-way.	
537	PP-H	2016	2	Midtown Apartments	555	S CATLIN ST	4,786,500	147,514	5,067	63,362	1	Several older trailers and mobile homes were removed and 40 apartment units on 3 floors were constructed along South 4th W between Catlin and Garfield Streets. To partially replace the removed very low income housing, the owner agreed to six Section 8 Voucher units to be managed by Missoula Housing Authority for 6 years. TIF was used for curb/ sidewalk//gutter/r-o-w landscaping, paving on 4th St, Garfield, and alley, and upgrade & relocation of utility main lines.	
538	PP	2016	3	Ole's Country Store	1600	S RUSSELL ST	489,747	73,210				Extensive renovation of exterior of building and site of vehicle fuel and convenience store location. Façade Improvement Program (FIP) matching grant included reimbursement for removal of heavy metal awning, replacing siding, exterior lighting, and repointing existing brick. TIF assistance included sidewalk/curb/gutter/r-o-w	
539	PP-NP-H	2016	2	Sweet Grass Commons - California Street	1137	MONTANA ST	5,924,000	275,400				Pursuant to State Statute, TIF was used for the City to purchase a parcel of land (Lots 6 through 12 of Eddy Addition) and then immediately sell the property to homeWORD at a discounted price, Inc. for use as permanent deed-restricted low-income/affordable housing. This was the first time this section of the Law had been used in Montana to promote attainable housing.	

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540	PP	2016	3	TC Glass	1100		KENSINGTON AVE	93,926	23324				Project was renovation of older warehouse for use as a commercial window and glass business. FIP was used to change the façade and significantly improve energy efficiency.
541	PL	2016	NRSS	URD NRSS - Creation & 2015 Modification				20,000	20,000	N/A	N/A		Consultant performed study and planning for forming North Reserve/Scott Street Urban Renewal District
542	PT	2016	2	West Broadway Island - Open Space Restoration & Public Access - Design & Engineering			BURTON ST	130,272	135,272	N/A	N/A		Included initial research and data, permitting, design development, final design, parking lot engineering, geotechnical survey for potential cantilever walkway along north bank in front of condos, bidding services for project to improve public access to offshore conservation land and start extensive weed mitigation process.
543	PT	2016	2	Westside Neighborhood Assoc. Landscaping & Sign	1408		COOPER ST	6,846	6,846				TIF used to assist neighborhood to landscape and sign a pocket park. TIF used instead of neighborhood improvement funds from City General Fund to allow additional projects outside URDs
544	PW	2016	Front St	Caras Park Storm Water Improvements				200,000	25,000	N/A	N/A		A hydrodynamic separator system was installed to remove pollutants from downtown storm water prior to its discharge into the Clark Fork River.
545	PW	2016	2	URD 2 Western Sidewalk Project - Phase 4				287,831	287,831	N/A	N/A		Program to construct, replace, and repair sidewalks in URD II.
546	PW	2016	3	URD 3 Burlington Garfield Sidewalk Project			GARFIELD ST	656,839	656,839	N/A	N/A		Program to construct, replace, and repair sidewalks in URD III
547	PT-NP	2016	Front St	A Carousel for Missoula	101		CAROUSEL DR	308,788	50,000			N/A	ACFM project expanded the Carousel building by constructing a 640 sq. ft. addition which will house a museum, larger workshop, and an office.
548	PP	2016	3	South Crossing			BROOKS ST & DORE LN	25,000,000	2,397,367	96,500	212,731	75	This project was a redevelopment of the former vacant Kmart and Safeway buildings and property. In May 2013, the Agency committed \$565,543 for demolition of the dilapidated Kmart site. As a result of negotiations between the Agency and the developers, the proposed development was modified to meet the Agency's urban design goals for URD III leading to an additional \$1,831,824 TIF being committed for total reconstruction of Dore Lane with sidewalks on both sides, construction of new sidewalks with pedestrian scale street lighting and street trees on Brooks St, and a total reconstruction of the Brooks/Dore Lane intersection with curb extensions, pedestrian islands, a traffic signal and street lighting. Developer built new Cabela's sporting goods, Kohl's department store, a shoe store, and three pads for buildings along Brooks St later filled by Mens Warehouse, Noodle Company, Jimmy Johns, and City Brew.
549	PP	2016		South Crossing Phase II	3620-3680		RESERVE ST	12,000,000	424,303	25,700	122,524	50	South Crossing II consisted of construction of four new buildings housing a number of commercial uses, including retail, and food and beverage services in a former large parking lot. It was designed in a way that meets the Agency's goals of improving the pedestrian environment and enhancing aesthetic appeal. TIF funds were used for demolition of a vacant 6-plex movie theater, curb, gutter, sidewalks, lighting and r-o-w landscaping.
550	PL	2017	3	Bitterroot Trail - Crossing Study at South Ave. & Johnson St.				10,000	10,000	N/A	N/A		Study to find the safest way for pedestrians to cross the Johnson/South intersection on the Bitterroot Trail.
551	PP	2017	NRSS	Bretz RV and Marine	4800		OLD GRANT CREEK RD.	4,000,000	122,917			25	First approved project in the new NRSS URD. The project was a new water main along r-o-w and easement from owner that allowed expansion of business and provides water for future development in the area. TIF financing was combined with two other projects (Consumer Direct and Scott St Village Phase 1) in a TIF bond.
552	PP	2017	3	Felton Dental Clinic	1760		BROOKS ST	1,234,375	97,984	4,233	15,101	2	Project deconstructed/demolished a former pizza outlet (prior use was fuel station) and constructed a two-story building for medical and other office uses. TIF Program assistance was for the cost of clearing the site and for new sidewalk/curb/gutter in permanent easement where previously r-o-w too narrow for a sidewalk on Brooks St.
553	PP-NP-S	2017	2	Garden City Harvest - River Road Complex	1657		RIVER RD	2,400,000	53,000			2	Project to construct three buildings for office use, training/meeting center, and barn/community gathering. TIF was used to reimburse deconstruction of a former house that had served as GCH offices for many years and sidewalk/curb/gutter on River
554	PL	2017	3	Johnson St Triangle Survey				5,026	28 of 40 5,026	N/A	N/A		COS & Planimetric Survey of MRL Property on Johnson Street as part of due diligence prior to City purchase of the property with TIF for a park and a multi-use development.

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555	PP	2017	3	Lucky Diamond Plaza	3700	BROOKS ST	609,000	82,482			2	Building addition and major remodel of interior and exterior of casino to add liquor store and leasable retail space. TIF was used to replaced sidewalks, install landscaping in right-of-way, and site clearing. FIP was used to renovate the exterior that eliminated garish casino signage and defined entrances to separate uses.	
556	PL	2017	NRSS	North Reserve Signal Warrant Study		RESERVE ST	7,550	7,550	N/A	N/A		Morrison-Maierle conducted a traffic signal warrant study on North Reserve St. north of Ruby's Inn.	
557	PP-H	2017	2	Thompson Apartments	210	N CALIFORNIA ST	2,300,000	48,500	2,599	20,000		The project was moving a mobile home, deconstruction of a small house and construction of a 4-story , 24-unit apartment building TIF assistance included moving the mobile home to an alternate location, detonation of other structures, and sidewalk/curb/gutter on California St.	
558	PT	2017	2	West Broadway Island - Open Space Restoration		BURTON ST	11,024	11,024	N/A	N/A		Native trees and shrubs planted by Parks Dept. Open Space and Conservation Lands Division (2016), then removal of non-native trees and brush for public safety (2018).	
559	PP	2017	2	Western Cider Company	501	N CALIFORNIA ST	950,000	76,518	13,000	14,800	15	Built as a warehouse in the 1950s, building was used as a tire retread facility from 1972 until 2000. This project repurposed the building to house cider manufacturing, bottling, and a retail taproom. TIF assistance include sidewalk/curb/gutter/accessibility ramps/landscaping in the r-o-w. FIP grant was for new entry systems for vehicles and people, paint and exterior lighting.	
560	PT	2017	Front St	Ron's River Trail			2,642	2,642	N/A	N/A		Create a new Ron's River Trail Map & Develop signage with Parks Dept. A memorial to Ron MacDonald, an advocate of trails, public riverfront improvement, and redevelopment of Downtown,	
561	PP	2017	3	Lucky Strike/Five Valleys Bowling - Phase I-II (Les Schwab Tires 2 phases)	1515	DEARBORN AVE	3,600,000	541,172				TIF assistance for curb/gutter, sidewalk, and landscaping within the right-of-way on the east end of the site, associated with the construction of a new Les Schwab tire facility.	
562	PL	2017	3	MRL Property - Acquisition Due Diligence		JOHNSON ST AND NORTH AV	20,000	20,000	N/A	N/A	N/A	Associated with property purchase	
563	PL	2017	3	MRL Property - Environmental Assessment		JOHNSON ST AND NORTH AV	30,000	30,000	N/A	N/A	N/A	Associated with property purchase	
564	PW	2017	2	Orchard Homes Ditch Culvert		GARFIELD/WYOMING ST.	15,000	15,000	N/A	N/A	N/A	This culvert with open areas tp public sidewalk was upraded to address a safety hazard in the public ROW.	
565	PP	2017	3	The Vintage Home	2405	MCDONALD AVE	31,100	7,775			4	FIP improvements made a significant visual impact at the corner of old Hwy 93 and McDonald Ave. Improvements will extend the life of the building, particularly through installation and a new roof.	
566	PW	2017	3	Mary Avenue West - Planning, Design & Engineering - Ph I		W MARY AVE	117,561	117,561	N/A	N/A	N/A	Approved in several pieces due to CMAR model; issued \$1,600,000 TIF Revenue Bond to fund construction and reimburse for prior planning & design expenses. This Phase was initial design and public outreach	
567	PP-H	2017	FRONT ST	Helen Apartments	534	E FRONT St	800,000	22,216				Complete remodel of early 20th Century boarding house, now an apartment complex. MRA participation was for alley paving and sidewalk replacement.	
568	PP	2018	3	Berkshire Hathaway	1020	SOUTH AVE WEST	1,148,380	64,940	18,644	28,144	15	Construction of addition and complete interior and exterior remodel for office building. Façade Improvement Program grant for to renovate existing entry and re-face the façade removal with new glass/brick/steel materials. TIF Program participation was for sidewalk/curb/gutter work.	
569	PA	2018	RFT	Bitterroot Mural			15,121	15,121	N/A	N/A	N/A	Restore and store the several panel Bitterroot Mural that hung in the airport for many years in exchange for Dan Tabish to grant ownership of the painting to the City of Missoula.	
570	PL	2018	3	Building Design Standards Consultant			160,000	5,000	N/A	N/A	N/A	Consultants Winter & Co. conducted a public process to determine what type of design controls best suit Missoula. The adopted management tools include zoning code amendments and design guidelines for commercial corridors, downtown, and URDs.	

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571	PP	2018	NRSS	Consumer Direct	3750	100	CONSUMER DIRECT WAY	23,000,000	630,000	13,964	298,507	200	This project consolidated a regional home-health provider into a 4-story, 73,000 sq.ft. office headquarters building. The company expects to build two more buildings in the future. TIF assistance was for construction of new section of Raser Drive and Consumer Direct Way, extension of power, communication, and gas mains, upgrade water main to increase volume, r-o-w landscaping.
572	PL	2018	RFT	Fox Site - Environmental Characterization Study of Soils	411	W	FRONT ST	25,500	25,500		N/A	N/A	Environmental assessment work on the City-owned Fox Site associated with additional soils testing and additional information gathering and reports required for MTDEQ
573	PP	2018	3	Merle Norman	2000		SOUTH AVE WEST	846,248	62,575			2	The first major improvement along the north side of South Ave. in many years. This project expanded and completely changed the interior and exterior from small equipment repair business to a beauty salon and wig shop. Also added a paved parking area and improved pedestrian amenities at South Ave W - Johnson St intersection. TIF reimbursed sidewalk/curb/gutter replacement, r-o-w landscaping, and clearing of site of deteriorated asphalt parking pad. FIP was used to create a new facade using metal and stucco, create new primary entry, and added windows.
574	PL	2018	NRSS	North Reserve-Scott Street URD Master Plan				236,250	236,250		N/A	N/A	MRA contracted with WGM Group and its subconsultant, Winter and Company to develop a Master Plan for the NRSS URD. The master plan, adopted by the MRA Board, Planning Board, and City Council to guide Growth Policy, will guide redevelopment in the NRSS URD. It recommends an expanded Northside neighborhood with retail opportunities and parks, a transition area including the City Cemetery which borders industrial land, and west of the industrial area, it recommends enhancement of commercial activities. It lays out potential trail connections from Grant Ck to downtown and provides street cross-sections for all current and future streets in the URD.
575	PP	2018	3	onXmaps	1900		STEPHENS AVE	2,768,700	291,341	5,372	32,360	58	Development of an new three-story office building replacing a used vehicle business. onXmaps software developer expanded its adjacent location redeveloped in 2013 on Brooks St. TIF assistance was for deconstruction, site clearing, power main and communication fiber line undergrounding to allow a taller building, sanitary sewer and water main extensions, and sidewalk/curb/r-o-w landscaping
576	PP-H	2018	NRSS	Scott Street Village - Phase I	1225		RODGERS ST	4,571,000	518,230	22,014	103,180	N/A	Scott Street Village is a three-phase, project with the first two related to residential home-ownership. The development is on the former Clausen Manufacturing industrial site at the corner of Scott and Rogers Streets. The developer's product accommodats home ownership at less than the 2018 median house price. The residential product mix is four townhomes and 23 single family homes with a central street and open space. TIF was used for extending potable water, sanitary sewer, power and gas main transmission lines to the site; deconstruction/demolition of former industrial buildings; and construction of sidewalk/curb/gutter/street/alley in public right-of-way.
577	PP	2018	2	Tia's Big Sky	1016	W	BROADWAY	707,000	67,215	3,407	10,000	6	The project expanded and renovated a vacant longtime drive-through restaurant for a similar use with seating and take-out products. TIF assistance was for sidewalk/curb/accessibility ramps/gutter construction in W Broadway and Hawthorne St. r-o-w along with r-o-w landscaping and fencing. FIP assistance was used to improve three façade faces with the fourth used for building expansion and ineligible under the
578	PL	2018	Front St	Transportation Study for MUTD/UM				103,000	10,000	N/A	N/A	N/A	MRA partnered with UM, ASUM, MUTD and MPO and MPC to fund a transportation study to evaluate current transportation demand management and transit services offered through UM, ASUM, and MUTD.
579	PP-NP	2018	3	YWCA Secret Seconds	920		KENSINGTON AVE	344,121	87,921	N/A	N/A	N/A	Expansion and remodeling of store that helps finance YWCA domestic violence prevention, intervention, and victim protection programs. Façade Improvement Program assistance upgraded and modernized former storage buildings to be more inviting for retail use. TIF funds were used for sidewalk/curb/gutter replacement.
580	PW	2018	2	Overhead Power Lines Crossing Clark Fork River - Study			RUSSELL ST	0	30 of 7000	N/A	N/A	N/A	Investigate the plans for a new Russell St Bridge to see if they could be modified to accommodate relocation of unsightly nearby high-voltage power lines.

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581	PW	2018	3	Holiday Village Sidewalk Project			BROOKS ST	144,740	144,740	N/A	N/A	N/A	Sidewalk construction and engineering on permanent r-o-w easement in stretch of Brooks St with no sidewalks due to inadequate r-o-w.
582	PW	2018	3	South Reserve Bike/Ped Bridge a/k/a Bitterroot Trail Bridge		S	RESERVE ST	5,000,444	4,736,325	N/A	N/A	N/A	Construction of a steel arch bicycle/pedestrian bridge spanning South Reserve Street near the intersection of Reserve Street and Brooks Street. The bridge is 707 feet long including ramps with a 190-foot span over Reserve Street. The bridge deck is heated in to melt snow and in winter. The Bitterroot Trail Bridge provides a safe crossing of Reserve Street for pedestrians and cyclists using this 50-mile stretch of world class trail connecting downtown Missoula to Hamilton, Montana.
583	PW	2018	3	URD 3 Clark St Sidewalk Project			CLARK ST	422,073	422,073	N/A	N/A	N/A	Program of sidewalk construction, replacement, and repair in URD III
584	PT	2018	3	Agnes Avenue Shared Use Path			AGNES ST	21,773	21,773	N/A	N/A		At the request of City Development Services Dept. during construction of Mary St Project, construction of a nonmotorized connection to the shared-use path along Mary
585	PW	2018	Front St	Caras Park Loading Zone			CARAS DR	34,500	34,500	N/A	N/A	N/A	MRA staff was successful in having unused ROW on the west side of the Wilma Theater vacated and a loading zone installed for performances. The Wilma Theater provide \$5,000 of the funding, reducing the MRA contribution to a total of \$29,500. The loading zones opens Caras Dr. for much better emergency vehicle access.
586	PP	2018	3	Lucky's Market			SOUTHGATE MALL	5,000,000	50,000	102,508	129,671	60	The transformation, using FIP, of the building from a monolithic brick exterior into an appropriately scaled exterior with windows, storefront, lighting, outdoor seating and landscaping is a significant improvement.
587	PP-NP	2018	2	Missoula Food Bank/SpectrUM	1720	N	WYOMING ST	6,100,000	333,300	N/A	N/A		TIF assistance to finish a 1,233 sq. ft. building space and provide educational exhibits to create a public space housed in the Missoula Food Bank building.
588	PP	2018	3	Missoula Organization of Realtors (MOR)	724		BURLINGTON AVE	464,760	50,000	N/A	N/A		FIP assistance to add four new windows with colored awning constructed of Hardie-plank above the doors and wood-slat above the front windows, sconce lighting and new LED lighting. The renovation will enhance the building's appearance and the adjacent commercial area.
589	PL	2018	3	MRL Property - Acquisition			JOHNSON ST AND NORTH AV	3,921,186	1,616,186	N/A	N/A	N/A	After many years of negotiating with Montana Rail Link (MRL) for easements to complete the Bitterroot Trail, which runs adjacent to the Bitterroot Branch Railroad line through Missoula, MRL sold the entire 12-acre property extending from North and South Avenues to the City at substantially less than the appraised value. A TIF revenue bond was used for the acquisition.
590	PP	2018	RFT	Stockman Bank Downtown	321	W	BROADWAY	38,600,611	1,512,105	*	338,940	50	The building will function as a regional finance center for the Bank, providing infrastructure and support functions for all western Montana's Stockman Banks and related companies. The facility enables opening branch offices elsewhere in Missoula which could add another 40 employees within ten years. TIF Revenue Bond funds buried overhead utilities to allow a multilevel structure, new pedestrian-scale street lighting, and paving of an alley as well as improvements to the curb/gutter, sidewalk and landscaping in the ROW. Other TIF monies were used for
591	PW	2018	3	Mary Avenue West - Planning, Design & Engineering - Ph II & III		W	MARY AVE	199,565	199,565	N/A	N/A	N/A	Approved in several pieces due to CMAR model; issued \$1,600,000 TIF Revenue Bond to fund construction and reimburse for prior planning & design expenses.
592	PW	2018	3	Mary Avenue West - Ph IV & V - Construction including Contract Administration/Engineering		W	MARY AVE	1,239,285	94,902	N/A	N/A	N/A	Construction of improvements including contract administration and construction engineering for fully renovated street between MRL r-o-w and Reserve St. designed to minimize neighborhood impact of Mall and traffic passing between Reserve and Brooks Streets with pedestrian scale lighting, landscaped boulevard sidewalks, traffic calming, etc.
593	PW	2018	3	Mary Avenue West - Construction		W	MARY AVE	0	1,164,384	N/A	N/A	N/A	With the Mary Avenue East project through Southgate Mall, the Mary Avenue West street improvements project created an east-west connection between Reserve Street and Brooks Street that has been in City planning documents for more than 25 years. Curbs, sidewalks, a roundabout, narrow travel lanes, and on-street parking help calm traffic on Mary Avenue West, which includes a mix of residential and commercial uses.
594	PT	2019	3	2019 Street Tree Planting			MARY AV & CLARK ST	69,660	69,660	N/A	N/A	N/A	Program of street and boulevard tree planting in URD III. 67 street trees planted on Mary Avenue and Clark Street.

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595	PP	2019	3	Bridge Pizza South	3000	BROOKS	2,925,977	80,230			35	The project expanded and reconstructed the interior and exterior of longtime pizza restaurant for business of same use. The parking lot was also reconfigured. TIF Program assisted in reconstruction of alley for the entire block to improve access to several businesses and houses. Facade Improvement Program helped fund the facade transformation from metal and fiberglass to brick with additional windows and lighting.
596	PP	2019	Front St	Conflux Brewing Sidewalk	202	E MAIN ST	4,529,000	45,765		32,000	34	Project replaced a small vacant building (built as a fuel station office and later used as a retail bird feed store) with a two-story, 10,000 sq.ft.. brewery, taproom, and restaurant. MRA used the opportunity to promote the East Main-East Front Conversion study recommendations in providing pedestrian safety in the Pattee/Main St intersection. TIF funds used for right-of-way improvements only, sidewalk/curb/gutter/landscaped bulb out, and relocation of storm drain and new fire hydrant.
597	PP	2019	NRSS	Consumer Direct - Pedestrian Scale Lighting on Howard Raser Ave.	100	CONSUMER DIRECT WAY	89,477	89,477	N/A			MRA previously assisted Consumer Direct to extend and upgrade public infrastructure and right of way associated with new construction of it's headquarters. This project uses remaining TIF funds pledged to the project to install pedestrian scale lighting along Raser Dr. providing additional safety to 300 CD employees that use alternate methods to commute to and from work.
598	PP-NP-S	2019	2	Garden City Harvest - Water Line Extension	1657	RIVER RD	2,400,000	170,696	N/A	N/A	N/A	GCH grows and distributes produce for low income households, provides education for sustainable and highly efficient food production, maintains and oversees three urban farms and several community gardens, and uses its land and work to improve the lives of at-risk youth. While constructing new facilities, GCH was required to install a fire-suppression sprinkler system in the new buildings. The MRA and Missoula Water partnered to provide a new main line for over 1/2 mile south on Russell St then 900 feet on River Rd for eventual use by the entire neighborhood which has no access to community water.
599	PP-NP-H	2019	Front St	Lee Gordon Place	503	E FRONT ST	2,305,551	81,220				The project entailed deconstruction of an highly dilapidated apartment house and replacing it with 7 townhouses that are income-qualified for homeownership. NMDCDC maintains land ownership to decrease land cost and property tax load on units. TIF assistance was for deconstruction, sidewalk/curb/gutter repair and replacement, r-o-w landscaping.
600	PP-H	2019	3	McElmurry Homes	1515-1519	SOUTH AVE	1,863,949	20,000				Project was construction of two buildings with a total of 18 apartment units and three commercial units on former parking lot. TIF assistance included sidewalk/curb/gutter/r-o-w landscaping.
601	PP	2019	3	Montana Ace Fancy Plants Garden Center	1101	BURLINGTON AVE	424,000	50,000	27,000	27,810	7	A former automobile parts warehouse, this project renovated the interior and exterior to house a landscaping and plant sales business. The project was able to utilize a new water main in Burlington Ave. financed by MRA in conjunction with the nearby Solar Plexus project. FIP assistance helped with changing siding, adding windows and doors, and installation of a pergola and awning.
602	PP-NP-H	2019	2	Montana Street Homes	1717	MONTANA ST	960,065	93,673				The property formerly housed an auto salvage and scrap storage yard. After the site was cleaned up and contaminated soil removed, six small homes were moved onto permanent foundations. The homes were modular structures that had been used in the Bakken oil boom. The homes were sold to households making 80% of AMI while the land is held in a Land Trust to decrease land cost and property tax load on owners. TIF assistance included water and sanitary sewer extension, sidewalk/curb/gutter, and upgrade to an irrigation ditch along the property boundary.
603	PP	2019	3	Morrison-Maierle Office	1055	MOUNT AVE	3,698,995	221,366	7,934	43,576	25	The project was construction of a two-story, 14,200 sq.ft.. office building under long term lease to civil engineering firm. TIF assistance was for deconstruction of a metal "Quonset Hut" building and a concrete block structure, alley reconstruction, sidewalk/curb/gutter replacement and extension of a fiber communication main line.

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604	PT	2019	3	MRL Park	2300	JOHNSON ST	1,710,351	1,710,351	N/A	N/A		TIF funding to construct an approximately 4-acre neighborhood park in the Franklin to the Fort and Southgate Triangle neighborhoods, which sorely need more park space. Park programming was determined through an extensive public input process and include: dog park, playground, multi-use court, community garden, open space lawn, picnic pavilion, and restroom facility. Interpretive signage recognizes Montana Rail Link's role as a project partner in making the property affordably available to the city for the park. The final segment of the Bitterroot Trail running along the eastern perimeter of MRL Park, was constructed as a separate TIF project, and is a significant	
605	PA	2019	3	MRL Park Public Art - (Includes additional amount)	2300	JOHNSON ST	32,414	32,414	N/A	N/A		1.5% for Art contribution from construction of park; combined with additional \$12,500 paid for "Scratch" art project placed in MRL park near dog park. Artist was Matt	
606	PP	2019	3	Naylor Building	830	W CENTRAL AVE	262,427	50,000	11,991	14,498		This project is a major exterior renovation of 1970s office building. FIP assistance helped with new windows and egress doors, awnings, removal of heavy mansard roofline, repointing and expanding brick and replacing siding with more long lasting	
607	PF	2019	Front St	Public Parking at E. Front St. Student Housing (ROAM)	301	FRONT ST	26,000,000	3,200,000	9,442	280,000		Project was construction of a 488-room residential building with 2 - 4 rooms w/bathrooms in a pod around a shared living space. Building included construction of 2 floors of parking and street front retail and service space. TIF was used to purchase one floor of parking (142 spaces) for public parking to be owned and operated by MPC.	
608	PP	2019	3	Solar Plexus	1605	STEPHENS AVE	2,246,330	251,500				Project removed 2 of 3 interconnected buildings and replaced them with new construction of a new 2-story structure with business on the street level and residential above. TIF assistance was used for building deconstruction and site clearing, extending a new water main two blocks (will serve entire area), sidewalk/curb/driveway approach and landscaping in the r-o-w. FIP grant helped upgrade remaining building.	
609	PT	2019	2	West Broadway Island - Public Access - Design & Engineering		BURTON ST/CLARK FORK RIVER	111,511	111,511	N/A	N/A		Includes final design, bridge engineering & construction mgmt. for project to reclaim area from noxious weeds and to provide increased public access to conservation lands in downtown.	
610	PW	2019	Front St	MDT/ADA Upgrade Project		FRONT & HIGGINS	31,400	31,400	N/A	N/A		Project added a bulb-out to the northwest corner of Front St and Higgins Ave in conjunction with the MDT Missoula accessibility upgrades project	
611	PW	2019	3	Fire Hydrant		DORE LN/BROOKS ST	15,000	15,000	N/A	N/A		Associated with Stockman Bank new construction project on Brooks Street.	
612	PW	2019	2	California St Design - Dakota to 3rd St		CALIFORNIA ST	91,406	91,406	N/A	N/A		Preliminary Design of proposed right-of-way improvements along California from the River to S 3rd St W.	
613	PP	2019	3	Lucky Strike/Five Valleys Bowling - Phase III (3 Rivers Pediatric Dental and Dairy Queen)	1515	DEARBORN AVE	3,600,000	175,585				TIF assistance for demolition and asbestos abatement of the 30,000 sf defunct Five Valleys Bowling Center / Lucky Strike Casino and of a former car wash, located at 1515 Dearborn Avenue. Funding also was provided for relocation and burial of an overhead utility line.	
614	PL	2019	2, NRSS	Missoula Economic Partnership - Competitive Realities Report			50,000	25,000	N/A	N/A	N/A	Area-wide study and planning document for economic development and community marketing. (A - 50% from NRSS URD and 50% from URD II).	
615	PP-NP	2019	3	MRL Park Community Garden	2300	JOHNSON ST	15,600	15,600	N/A	N/A	N/A	Purchase materials for the Community Garden in MRL Park including garden shed lumber, decomposed granite for ADA walks, crushed rock for standard walks, landscape fabric, compactor rental, edging, shade structure for common area, topsoil and lumber for raised beds	
616	PF	2019	2	Police Facility on Catlin	101	N CATLIN ST	4,192,790	1,000,000	N/A	N/A	N/A	Fund a portion of constructing a police facility.. The location of a police facility on N. Catlin creates an advantage to the neighborhoods south of the river by providing police presence. It benefits the MPD by having adequate meeting, evidence preparation and storage, and records storage.	

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617	PP	2019	Front St	The Mercantile Hotel	110	N	HIGGINS AVE	37,900,000	3,597,844	23,645	501,000	75	Project redeveloped a critical half block in downtown at the corner of Front Street and Higgins Avenue. The property had contained the oldest commercial buildings in Missoula and had previously been home to Macys-owned Bon Marche Department Store which closed leaving the building empty for six years during which time it continued to deteriorate even further than it had though long deferred maintenance. Several efforts to restore and expand the six adjacent buildings found it not feasible and, after considerable public discussion, it was deconstructed and replaced with a five-story extended-stay hotel with several retail and eating establishments. TIF was used to aid deconstruction, salvaging the most architecturally significant portion of the façade to be included in the new one, sidewalk-curb-gutter on Higgins Ave and Front St., and extending new utility main lines to the block.
618	PW	2019	3	Mary Avenue East		E	MARY AVE	71,226,903	6,992,119	N/A	N/A	N/A	TIF reimbursed costs related to acquisition of some right-of-way, demolition/site clearing, and complete street construction of a new section of Mary Avenue through Southgate Mall property. The project augmented the Mall's then current projects including a new multi-plex theater and mall expansion, and strategic plan of changing the experience and offerings of the rest of the Mall. For the City, it completes a project envisioned in 25 years of transportation planning by improving the area street grid and connecting Reserve and Brooks Streets for vehicles and other transportation modes by way of multi-use trail for walking and biking and enabling neighborhood children to
619	PT	2020	2	Bitterroot Trail - Pine Street Link			PINE ST	493,905	493,905	N/A	N/A	N/A	Construction of a trail along MRL's Bitterroot Branch Line north of Pine Street that provides final link between existing trails that lead south to West Broadway and north to Toole Ave. The project included installation of pedestrian scale lighting on the entire trail between Broadway and Toole Ave, along with a more accessible sidewalk on Pine Street intersecting the trail from west.
620	PP	2020	3	Cornerstone Dental	3111		GRANT ST	640,227	50,000	12,603	15,000	5	Repurposing office building to medical use along with updating the facade and entry systems. Facade Improvement Program (FIP) provide assistance in new masonry and siding, new windows and doors, etc.
621	PL	2020	2, Front Street, Hellgate	Downtown Master Plan Update				400,000	75,000	N/A	N/A	N/A	Essentially a new master plan which builds on the success of the previous one. Partners included TIF (from URD II, Front St URD, and Hellgate URD), MDA, BID, and several private sponsors.
622	PA	2020	2	Perseverance Public Art in Silver Park	Silver Park			50,524	50,254	N/A	N/A	N/A	"Perseverance" was installed at Silver Park in 2015 as a percent-for-art" project It was lighted in 2019 as a second phase included here. Artist was George Ybarra.
623	PP	2020	Front St	Radius Gallery	120	N	HIGGINS AVE	2,853,920	146,888	9,198	23,894	4	Removal of one-story former restaurant building constructed in the 1950s and replacing it with a two-story art gallery. The new building design utilizes materials and influences from historic downtown buildings.
624	PP-H	2020	NRSS	Scott Street Village - Phases II-III	1225		RODGERS ST	9,173,800	686,896	23,820	189,210		The 2nd phase of residential construction project was 6 single family homes and 18 townhouses. The 3rd phase is expected to be up to 60 apartments in one building. The project's home ownership price target is well below the current average price. TIF funds were used for further extend water, sanitary sewer, gas and power transmission main lines, deconstruction of remaining industrial buildings and completion of streets/sidewalk/curb/gutter. The area is deficient in basic infrastructure SSV aids other developments. A TIF bond was used to finance the TIF investment.
625	PP	2020	3	Trailhead River Sports	2505		GARFIELD ST	2,050,000	150,000	14,905	21,905	6	Longtime downtown outdoor sports store split off its river sporting division to new location in long-vacant former Sears warehouse in URD III. Received both a Facade Improvement Program grant and 10-year loan. The exterior improvements including installation of windows from near ground to roof line along the NE corner of the building in a highly visible statement that the building had converted from storage to

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626	PT	2020	2	West Broadway Island - Public Access - Construction		BURTON ST	607,362	607,362	N/A	N/A	N/A	Construction of a new bridge across the Hellgate Irrigation ditch and renovation of an existing bridge to provide safe public access to City Conservation Lands in the Clark Fork River. Project included a trail along the south ditch bank between the two bridges and continued noxious weed abatement and replacement with native species.
627	PW	2020	2	Wyoming St Reconstruction - California to Prince		WYOMING ST	720,212	577,276	N/A	N/A		Reconstruction of Wyoming St included new curb/gutter/sidewalk and Missoula Water extending a new water mains in Wyoming St & portion of California St.
628	PT-NP	2020	Front St	Dragon Hollow - Refurbishment and Expansion	101	CAROUSEL DR	290,000	50,000	N/A	N/A	N/A	The Carousel and Dragon Hollow are two of the most popular attractions in downtown Missoula. The Carousel has offered free rides for anyone with physical or mental disabilities since the day it opened. Making Dragon Hollow, which is already free to everyone, an all abilities play area takes Missoula one more step forward toward being a truly inclusive community.
629	PP	2020	3	Fine Line Building	2505	S RUSSELL	300,000	50,000				Reconstruction of façade of highly visible office building. 1970s heavy mansard cedar shake cornice roof removed, new siding, parapet, windows, entry doors and insulation included in overall project with FIP assistance.
630	PP	2020	3	South Crossing - Northeast Parcel	3620	BROOKS ST	920,055	85,997	18,950	30,000	10	Property previously acquired by developer of the South Crossing Phases I & II projects. A building built as a restaurant then used as a bar casino for several years was demolished and replaced by a retail/office building. TIF was used for
631	PP	2020	3	Stockman Bank Brooks Street	3601 & 3611	BROOKS ST		454,941				This project removed a vacant building that the Police and Fire Depts felt was a public nuisance. It fits in with the Midtown vision for urban infill and residential/mixed use. The TIF reimbursed the cost of public sidewalks, street trees and pedestrian scale lighting will make the area more pedestrian friendly.
632	PP	2020	2	The Row at Milwaukee Trail Residential Project	201	S CATLIN ST	2,200,000	122,239	3,770	28,500		For many years, this neighborhood was a model of an area envisioned in creating the Montana Urban Renewal Statutes in that there was little in the way of public infrastructure, roads were in bad condition and had many highly packed deteriorating mobile home parks interspersed with manufacturing businesses and auto wrecking yards. Recognizing 20 years of slow change, this project removed a poor quality house converted to duplex and three aging mobile homes to construct eight townhouses along the Milwaukee Trail. All tenants were appropriately relocated. TIF was for deconstruction and site clearing along with new natural gas and power main lines to
633	PP	2020	2	Westside Lanes & Fun Center	1615	WYOMING	245,546	50,000			5	Westside Lanes had recently completed \$521,000 of interior improvements then began exterior improvements to better distinguish between the entrances to the two businesses in the building (a bowling alley and a casino/lounge), making the various segments of the building visually cohesive, adding insulation, and generally improving the visual appearance of the building from the public way. FIP assistance aided the exterior conversion.
634	PF	2020	2	Sleepy Inn Purchase	1427	W BROADWAY	1,100,000	1100000				Purchased to assist housing persons CoVid-19 quarantining who have no other place to go or are homeless. Intended later to be part of a larger multi-use redevelopment of the area.
635	PP	2021	3	Dram Shop Central	2700	PAXSON ST	235,000	50,000				Exterior improvements and lighting installed to enhance the character and safety of the pedestrian environment; This section of Paxson Street is devoid of landscaping so the owner installed large landscaped planters around the patio facing Paxson. Awnings introduced color, modulation and human scale to the nondescript brick wall.
636	PP	2021	2	DJ&A Office Building	2000	MAPLE ST	5,800,000	301,432	5,673	82,000	18	New office building with engineering firm as primary tenant on vacant lot located in Missoula's only federal Opportunity Zone. TIF was used for new sewer main, sidewalk/curb/gutter and repaving Cedar Street.
637	PP-NP	2021	2	Missoula Food Bank/Partnership Health Center Satellite Clinic	1720	WYOMING ST	433,840	433,840	N/A	N/A		TIF assistance to finish a 1,661 sq. ft. building space and sublease it to Partnership Health Center (PHC) to provide medical services in a public space housed in the Missoula Food Bank building.

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638	PP	2021	3	Big Dipper - South	2700		PAXON	504,000	43,986			5	Long time downtown business expanded to a 2nd location in Midtown near Southgate Mall. Façade Improvement Program assistance was for new siding, attached patio extension, exterior lighting, a new awning, etc..
639	PP	2021	Front St	Wren Hotel	201	E	MAIN ST	8,750,000	587,212				Adaptive reuse of dilapidated, long vacant motel building. The project added a fourth floor on the building, reconfigured the original three floors and add 10,000 square feet of ground floor retail. Created hotel 73 rooms and new retail spaces on this important intersection. MRA funds for curb, gutter, sidewalk, utility relocation and alley reconstruction.
640	PP-NP-S	2021	2	YWCA Domestic Violence/Family Promise Homeless Family Shelter	1800	S	THIRD WEST	10,900,000	142,404	\$13,833	\$0	11	Project removed a former automobile repair building to construct a 35,000 sq.ft. structure of varying heights (2-3 stories) made up of: a domestic violence shelter operated by YWCA of up to 13 families with children and a YWCA service center of offices, meeting rooms, crisis center, counseling, etc. The bulding also directly impacts the unmet need in Missoula to shelter and feed the most vulnerable of the community's homeless population and is a major step to protect families with children and a central homeless shelter operated by Family Promise and YWCA of up to 31 families each night along with counseling and planning services for that population. TIF funds used for removal of the structure, clearing the site of former parking lots, and sidewalk/curb/gutter/r-o-w landscaping on both 2nd and 3rd Streets.
641	PP	2021	3	Tremper's Kent Plaza	1200-1210	W	KENT AVE	4,418,000	376,100			25	One of four adjacent buildings was removed (a former laundromat) to create off-street parking and much greater access to the other retail and office buildings. The interior of the two buildings adjacent to the parking area were divided into roughly 1,800 square foot spaces that can be aggregated for larger businesses. Each received new window space and their own outdoor access. A 2nd story was added to the westernmost (1210 W Kent) building for office use and the rest was remodeled to meet codes and standards for retail on the street. Through FIP, the 1980s strip mall exterior façade was removed from all buildings and replaced with a contemporary design. TIF was used for demolition/deconstruction, new sidewalk/curb/gutter and r-o-w landscaping, and paving the adjacent public alley.
642	PP	2021	Front St	Union Block Building Restoration	127	E	MAIN ST	4,579,858	704,858				Since its construction in 1900, the street level of the building has been occupied by retail uses while the second two levels were office uses and the basement used for storage. While upgrading the Main Street entrant used to access upper story offices, the owner found large decorative columns and an apparently intact brick façade under metal backed ceramic siding panels installed in the 1950s or 1960s that cover the entire Main St elevation. Research into the building's original appearance found a remarkable example of late 1800s Victorian architecture. Subsequent studies have found that a majority of the façade materials was preserved enough to allow a historic restoration. Since there is no Facade program in the Front St. URD, MRA followed a direct investment in the facade based on the model used in restoration of Wilma and Merc Pharmacy buildings and required a historic facade preservation easement. Additional funding granted to address unforeseen carved granite and wood areas, etc.
643	PF	2021	Front St	New Missoula Public Library		W	MAIN ST	0	500,000	N/A	N/A		TIF contribution to a new public library which will also house several educational non-profits and public meeting areas.
644	PL	2021	2	MAX Wave			Clark Fork River	0	35,000	N/A	N/A		TIF was used to complete an engineering peer review, conduct a biological assessment and obtain the required permits to enable the project to proceed.
645	PP-H	2021	Front St	LeVasseur Street Townhomes	304		LEVASSEUR	4,800,000	362,400	17,000			A two-phase project in which two apartment facilities (one a 2-story former sf house, the other a concrete block building) were deconstructed/demolished and replaced by six, 3-story townhouses and a 20 unit apartment structure. One of Missoula's original neighborhoods so redevelopment includes TIF covered items of extending 3-phase power, updated water and sanitary sewer, replacing 100-year old sidewalks, and paving

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646	PP	2021	Front St	AC Hotel by Marriott	175	PATTEE ST	20,660,000	1,886,105			33	The portions of the work that will be reimbursed through TIF funding will be paid based on State Prevailing Wage Rates which are considerably higher than local prevailing wages. The longer term economic impact will be through the creation of new, permanent jobs and by bringing money from outside of Missoula as a result of guests using the hotel and restaurant. The hotel will create almost 33 new FTEs and will have an initial payroll of approximately \$1.6M. These numbers do not include the restaurant that is anticipated to locate in the basement.	
647	PP-H	2021	2	1901 Maple Street - MSJ Properties - Residential Project	1901	MAPLE ST	2,009,663	69,885				Removal of dilapidated vacant house and construction of townhomes and apartment building and construction of 12 new housing units. TIF used for installation of sidewalk/curb/gutter and paving a public alley.	
648	PP	2021	3	Aspen Grove Therapy & Wellness Center	2126 & 2148	DIXON AV	1,995,794	154,200			5	The project included deconstruction of two of three buildings on the overall site and expansion of the remaining building to result in a two-story multifaceted health services business. Most of the deconstructed materials were used in the expansion construction. TIF assistance included deconstruction, sidewalk/curb/gutter/pedestrian bulb out on the corner of Dixon Ave and Shilling St., and landscaping in the two adjacent street right-of-ways.	
649	PP	2021	2	Blackfoot River Outfitters	235	N RUSSELL ST	1,638,438	80,582	12,000		5	The project demolished an existing concrete bunker probably built for storage but used as a use car lot office and many other small businesses over several decades. The new building houses a variety of retail and service businesses including the developers' Blackfoot River Outfitters. TIF assistance included demolition of the bunker and site clearing of a former parking lot, extension of a sanitary sewer line to the site, and landscaping in the Russell and Montana St right-of-ways.	
650	PL	2021	NRSS	City Cemetery Strategic Plan	2000	CEMETERY RD	25,500	12,750	N/A	N/A	N/A	TIF provided half of the cost of a long range strategic plan for City Cemetery. The plan provides forecasting space needs, recommendations for new facilities, grounds usage and upgrades.	
651	PL	2021	NRSS	City Maintenance Facility Master Plan			57,633	28,817	N/A	N/A	N/A	TIF provided half of a long range strategic plan for City's maintenance facilities. The plan analyzes combining the City's various vehicle maintenance facilities as well as co-locating with those operated by Msla County, MDT, and MUTD.	
652	PW	2021	URD II	URD II 2nd and 3rd Street Sidewalks		SOUTH 2ND AND 3RD STREETS WEST	441,480	441,480			12-15 Temp	2020 Phase of the MRA URD III Sidewalk Program which was established to carry out the URD III Urban Renewal Plan goal of reducing blight by building out the City Sidewalk Network in URD III prior to Sunset of the District.	
653	PW	2021	URD III	URD III Northern Sidewalk Project - Phase 1		VARIOUS STREETS	529,652	529,652	N/A	N/A	N/A	2020 Phase of the MRA URD III Sidewalk Program which was established to carry out the URD III Urban Renewal Plan goal of reducing blight by building out the City Sidewalk Network in URD III prior to Sunset of the District.	
654	PL	2021	URD III	MRL Property Building Demolition	1835	NORTH AVE W	24,800	24,800	N/A	N/A	N/A	Deconstruct former warehouse on property purchased by the City intended for mixed use/mixed income redevelopment.	
655	PF	2021	URD III	Catlin Police Facility Upgrades	101	N CATLIN ST	233,718	233,718	N/A	N/A	N/A	Second phase of renovation and expansion of City Police facility on the corner of Catlin and Wyoming Streets. Included showers, security upgrades, etc.	
656	PL	2021	URD III	MRL Property	1919	NORTH AVE W	46,500	46,500	N/A	N/A	N/A	Removal of excess soils and other work on property purchased by the City for mixed use/mixed income redevelopment.	
657	PP-NP+P - H	2021	NRSS	Scott Street Property Purchase		SCOTT ST	6,604,000	6,604,000	N/A	N/A	N/A	Pursuant to the NRSS Urban Renewal Plan, NRSS Master Plan, and City's Housing Policy, purchased approx. 19 acres of vacant former industrial land. The east half has been remediated to residential standards while the west half of the parcel is cleaned to commercial standards. The west 9+ acres will be used to consolidate Public Works offices and operations opening several redevelopment opportunities elsewhere and the east 9+ acres will be developed with private sector partners to housing, retail, commercial, and permanently affordable owner-occupied residential uses.	
658	PW	2021	URD III	South Reserve Pedestrian Bridge Upgrades		S RESERVE ST	30,150	30,150	N/A	N/A	N/A	Repair and upgrade ice damage, electrical system, and portions of the heated floor	

Missoula Redevelopment Agency													Disclaimer: This list is a working document.
Master Projects List - v9-20-2019													
PROJECT TYPE	FISCAL YEAR FINAL AMT PAID	DISTRICT	PROJECT NAME	PROJECT ADDRESS	DIR	STREET	TOTAL PROJECT COST	MRA TOTAL	PROPERTY TAX - CURRENT	PROPERTY TAX - POST PROJECT EST.	FULL TIME EQUIVALENT (FTE) JOBS CREATED	NOTES	
659	PL	2021	All URDs	MRA Communications Plan			56,000	56,000	N/A	N/A	N/A	MRA realized it needed to better explain the use of Tax Increment Financing to the public. A significant portion of the population does not understand the tool called TIF, how it's used and how the public benefits from those investments. Many projects have been made possible and made better through the investment of TIF dollars. Most citizens may know of the projects and how they benefit from them but have no way of knowing that TIF financing played a significant role in their existence. The Agency needed a Plan to communicate these things to a broad audience.	
660	PP-NP-H	2022	NRSS	Villagio	1100	OTIS ST						Construction of two, five-story apartment buildings with a total of 200 units. Rents will be set at 40% - 60% if the Area Median Income (AMI) Parking is underground to maximize outdoor space for residents. Includes a trail that is a section of one that will eventually connect Grant Creek and downtown will be part of Otis St. reconstruction. TIF was used for sidewalk/curb/gutter/public trail, water and sanitary sewer main line extensions, power line stabilization and a large retaining wall that maximizes use of the	
661	PP	2022	2	Sentinel Property Medical Offices	1900	W BROADWAY	7,000,000	1,170,610			17	Two buildings removed for the project were near the end of their useful life. They were replaced with a medical facility building effectively anchoring the corner and established a strong street edge, transforming the site from auto-centric suburban strip to urban infill envisioned in Missoula's City Growth Policy. TIF used for asbestos remediation, deconstruction/demolition, sidewalk/curb/gutter, and water main	
662	PP-H	2022	2	Burton Street Apartments	525	BURTON ST	943,793	123,994				Project removed two small vacant dilapidated houses to construct a 6-unit two-story building. TIF assistance included reimbursing the cost of deconstruction including asbestos abatement, and sidewalk/curb/gutter along Burton St. designed to be the pedestrian connection between the riverfront trail, Broadway, and the West Broadway Island bridge.	
663	PP-NP-H	2022	URD II	Trinity Apartments		MULLAN RD AT MAPLE ST	42,010,000	53,256		N/A		Trinity is a "scattered site" low-income residential project with 100 apartments constructed on the block within Burns/Colley/Stoddard/Cowper Streets and 130 apartments constructed on land donated by Missoula County off of Mullan Rd west of Broadway next to the County Detention Center. Residents of the Cooley Site and 100 of Mullan Site units are income-qualified at less than 70% AMI. 30 of the Mullan Rd units are for long-term unhomed. The Mullan Site includes a building with many services to address regional chronically homeless conditions. Only the W Broadway sidewalk at Maple Street at the Mullan Site was eligible for TIF assistance.	
664	PW	2022	Front St, Hellgate, Riverfront Triangle	Front St / Main St 2-Way Conversion & Kiwanis Access & Circulation Design		FRONT & MAIN STREETS BETWEEN MADISON AND ORANGE STREETS	428,215	428,215	N/A	N/A	N/A	Design and engineering for converting Front and Main Streets to two-way travel between Madison and Orange Streets in accordance with previous feasibility study (PP 277), 2019 Downtown Master Plan, and 2020 Riverside Parks and Trails Plan. Also to design solution to provide residents and emergency vehicles adequate access and circulation in the Kiwanis Neighborhood between Front Street and the Clark Fork River	
665	PL	2022	URD III	MRA Triangle Voluntary Cleanup Plan Environmental Assessment	1930	SOUTH AVE WEST	276,500	36,000	N/A	N/A	N/A	TIF funds to supplement Brownfields Assessment Grant funds to complete Montana DEQ Voluntary Cleanup Plan - Environmental Assessment (VCP-EA), as the first step in delisting the property from the Montana State Superfund list.	
666	PP	2022	URD III	RBH Invesments/Horizon Credit Uni	1502	DEARBORN AVE	2,016,069	63,607	19,885	N/A	N/A	Gut-renovation of the building, separating it into two separate spaces that will accommodate two individual businesses. Facade improvements to substantially update and upgrade the building and enhance its appearance. TIF assistance to make improvements in the right-of-way where the private parking lot interfaces with the street/curb/alley.	
667	PP	2022	URD III	Align Properties LLC	3100	S BROOKS ST	2,452,049	50,000	39,640	N/A	N/A	Phase I includes substantial exterior renovations that will improve energy efficiency with new windows and doors, make the building more pedestrian-friendly, and generally enhance the appearance of the building and of the adjacent commercial area.	
668	PW	2022	URD II	URD II Inez, 1st, 2nd Streets Sidewalk Project		INEZ, SOUTH 1ST & 2ND STREETS WEST	598,082	38 of 40 598,082	N/A	N/A	N/A	2021 Phase of the MRA URD II Sidewalk Program which was established to carry out the URD II Urban Renewal Plan goal of reducing blight by building out the City Sidewalk Network in URD II prior to Sunset of the District.	

Missoula Redevelopment Agency													
Master Projects List - v9-20-2019													
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	PROJECT TYPE	FISCAL YEAR FINAL AMT PAID	DISTRICT	PROJECT NAME	PROJECT ADDRESS	DIR	STREET	TOTAL PROJECT COST	MRA TOTAL	PROPERTY TAX - CURRENT	PROPERTY TAX - POST PROJECT EST.	FULL TIME EQUIVALENT (FTE) JOBS CREATED	NOTES
669	PW	2022	URD III	URD III Northern Sidewalk Project - Phase 2			VARIOUS STREETS	529,745	529,745	N/A	N/A	N/A	2021 Phase of the MRA URD III Sidewalk Program which was established to carry out the URD III Urban Renewal Plan goal of reducing blight by building out the City Sidewalk Network in URD III prior to Sunset of the District.
670	PF	2022	URD III	Missoula County Elections Complex	140	N	RUSSELL ST	5,750,000	726,334	N/A	N/A	N/A	Upgrade and expansion of former office building and warehouse to house the Missoula County Elections Complex. TIF funds used for a large meeting room, landscaping and façade upgrade to Design Excellence standards, and all-citizen accessibility.
671	PP-NP+P - H	2022	NRSS	Scott Street Property Redevelopment Plan			SCOTT ST	226,160	226,160	N/A	N/A	N/A	A "master" redevelopment plan for approx 9 1/2 of 19 acres purchased by the City to be used as housing and neighborhood commercial uses. Six acres will be relatively dense lease housing and retail/commercial uses while the other 3 acres will be given to a Community Land Trust (LCT) for permanently affordable home ownership. The 6 acres will be developed as a partnership with private non-profit and for profit entities. The plan sets forth a model for density while maintaining the sense of being part of the adjacent Northside Neighborhood. The plan also analyzes infrastructure needs related to development of other nearby vacant parcels owned by the City, MRL, and Republic Services.
672	PW-PT	2022	URD II	Burton Street Improvements	500		BURTON ST	-	-				\$9,200 for engineering approved, construction costs to be deducted from Burton St Apartments TIF assistance and additional for paving, etc
673	PP-H	2023	NRSS	Scott Street Village - Phase III Part 2	1315		RODGERS ST	9,888,496	74,469	7,566	75,200	N/A	The third phase of this project was expected to be 60 studio apartment units in one building. To comply with current trends and market needs it changed to 71 apartments ranging from studio to 2-bedroom/2-bath in three buildings.
674	PP			Professional Services for Millsite			Old Sawmill District	143,000	143,000				Reimbursement of professional legal and financial services to MRP regarding
675	PL		3	Brooks Corridor Transit-Oriented Development Infrastructure Study			BROOKS ST	225,000	80,000	N/A	N/A	N/A	Plan to transformed the Brooks Street Corridor into a transit oriented development (TOD) street.
676	PL		Front St.	Redevelopment of the Payne/Library Block			FRONT/MAIN		25,000				Funding for master planning property aquired from the Payne family related to Library constructing a new facility one block east. The family originally owned the new Library block and traded it to Missoula County for the old Library site. The family then gave its new property to the City for redevelopment.
677	PT		3	Missoula County Fairgrounds	1101		SOUTH AVE WEST	1,155,500	1,155,500	N/A	N/A	N/A	TIF provided Missoula County funds to construct public use trails through the Fairgrounds connecting Russell St and Stephens Ave, and Playfair Park in conjunction with an ongoing redevelopment of the entire Fairgrounds providing several public uses in new buildings in addition the annual Fair and other events.