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1	PROJECT TYPE	FISCAL YEAR	FINAL AMT PAID	DISTRICT	PROJECT NAME	PROJECT ADDRESS	DIR	STREET	TOTAL PROJECT COST	MRA TOTAL	FULL TIME EQUIVALENT (FTE) JOBS CREATED	NOTES
2	PP	1981	1	Caras Park					10,844,110	200,000	N/A	Initial work on Caras Park with federal and other funds.
3	PP	1982	1	Greyhound Depot		110	W	Broadway	1,700	1,700	N/A	Purchased by Parking Commission for surface parking lot - TIF assistance was for demolition
4	PP	1982	1	Milwaukee Depot		250		STATION DR	1,100,000	7,973		TIF helped install sidewalk on South Third West
5	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.
6	PP	1983	1	Comfort Inn		1021	E	Broadway	3,261,000	36,740		Sidewalk and portion of demo.
7	PP	1983	1	Missoulian		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.
8	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))
9	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 use.
10	PP	1984	1	Acapulco Restaurant		145	W	FRONT ST	25,407	3,803		Façade interest "write down" for historic Star Garage building.
11	PP-NP-H	1984	1	Belmont Hotel		430	N	HIGGINS AVE	800,000	6,450	N/A	TIF for sidewalk and void filling work associated with renovation of upper floors to low-income housing.
12	PP	1984	1	Chausee' Jewelry		228	N	Higgins	155,000	4,635		Major façade renovation of historic building to house jewelry business (CRLP).
13	PP	1984	1	Depot Restaurant		201	W	RAILROAD ST	77,332	4,951		Initial renovation of former hotel building to house restaurant. CRLP Façade Program funds.
14	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).
15	PP	1984	1	Golden Pheasant		316-318	N	HIGGINS AVE	21,771	2,826		Façade interest "write down" for long time downtown restaurant (CRLP).
16	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.
17	PP-NP-H	1984	1	Park Hotel		118	W	ALDER ST	1,000,000	20,683	N/A	Sidewalk and void filling assistance in initial renovation of former hotel to low-income housing. Included CRLP funds
18	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.
19	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.
20	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.
21	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.
22	PW	1984	1	Parking SID 470					2,184,600	108,990	N/A	Parking Commission used Special Improvement District funds to acquire and develop several surface parking lots. TIF contribution for demo and sidewalks
23	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 store.
24	PP	1985	1	Lily Restaurant/Crystal Theatre		515	S	HIGGINS AVE	5,000	482		CRLP Façade Program assistance in awning and doorway upgrade
25	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
26	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.
27	PT	1985	1	Riverfront						7,628	N/A	? May be River cleanup or completion of study/design for riverfront parks. (No file found).
28	PP	1985	1	Top Hat		134	W	Front St	23,112	2,828		CRLP Façade Program assistance in entry relocation and awning.
29	PP	1985	1	Trappings		225	E	MAIN ST	21,272	1,759		CRLP Façade Program assistance in upgrade of street front and entry
30	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
31	PT	1986	1	Bess Reed Park					246,119	246,119	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.
32	PP	1986	1	Capital Building		100		RYMAN ST	47,925	4,336		CRLP Façade assistance in renovation of building to house office uses.
33	PT	1986	1	Caras Park East					5,809	5,809	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.
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	PF-School	1986	1	Missoula County High Schools		900	S	HIGGINS AVE	9,226	9,226	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).
37	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.
38	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.
39	PA	1986	1	Public Art Mural (Kites)					4,545	4,545	N/A	Mural on Montana Power Substation south of 1st Interstate Bank. Steve LaRance & Kirk Johnson (artists)
40	PP	1986	1	Uptown Cafe		307	N	HIGGINS AVE	1,577	78		CRLP Façade assistance for awning.
41	PP	1986	1	Weston Building		103	W	SPRUCE ST	15,577	3,507		Initial façade work on downtown retail building (CRLP).
42	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)
43	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).
44	PW	1986	1	Downtown Alleys					10,373	10,373	N/A	Reconstruction of four alley aprons in downtown.
45	PW	1986	1	Downtown Sidewalks					1,588	1,588	N/A	Initial project to repair, upgrade and, replace downtown sidewalks
46	PW	1986	1	Riverfront Lift Station					3,137	3,137	N/A	In conjunction with new sewer main along riverfront. The lift building constructed to serve as base for a stairway to Higgins Bridge.

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47	PW	1986	1	Ryman Street Property					32,587	32,587	N/A	Purchase of property for access to Caras Park - Became an extension of Ryman Street
48	PT	1987	1	Caras Park					1,040,274	1,040,274	N/A	Next phase of Caras Park development.
49	PF-School	1987	1	Central School	200	N	ADAMS		19,599	19,599	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	PT	1987	1	Market Plaza					244,507	244,507	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.
53	PA	1987	1	Market Plaza Sculpture (Crossing)					7,630	7,630	N/A	"Crossing" a/k/a "Xs". Taag Peterson (artist) Public art at north end of Higgins Ave
54	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.
55	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.
56	PW	1987	1	Brick Pavers					65,977	65,977	N/A	Downtown beatification by making sidewalk aprons at key intersections more attractive and distinctive.
57	PP	1988	1	Circle Square Building	500	N	HIGGINS		70,000	10,720		CRLP façade assistance in initial renovation of former Missoulian newspaper publishing location into office uses.
58	PF	1988	1	Courthouse Roof	200	W	Broadway		36,000	36,000	N/A	Assistance to project at historic Missoula County Courthouse
59	PF	1988	1	Courthouse Sidewalks	200	W	Broadway		4,448	4,448	N/A	300' of West Broadway sidewalks at Missoula County Courthouse
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	PT	1988	1	Riverbank Beautification					18,925	18,925	N/A	North shore cleanup, remove dangerous concrete blocks, remove large trees from flood levee pursuant to order by US Army Corps of Engineers..
64	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.
65	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).
66	PP	1988	1	Weston Building	319	N	HIGGINS AVE		-	350		CRLP Interest "write down" for façade work on third portion of downtown building
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	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	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	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	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 warner 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-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.
77	PP	1989	1	Toole & Easter	145	W	FRONT ST		581,150	19,398		Façade change of former Star Garage building (CRLP).
78	PW	1989	1	North Higgins Parking Lot	500	N	HIGGINS AVE		109,279	109,279	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	Property boundary survey along the south side of the river from Orange to Van Buren Streets.
80	PT	1990	1	Caras Park Tent					29,481	29,481	N/A	Circus tent to replace aging tent. Used for summer performing arts including plays, comedy, and music productions.
81	PF	1990	1	County Courthouse	200	E	Broadway		37,946	37,946	N/A	Exterior repairs to historic Missoula County Courthouse
82	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.
83	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.
84	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).

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85	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 restaurant use.
86	PP	1990	1	Lily Restaurant/Crystal Theatre	515	S	HIGGINS		-	14,422		Code Compliance (CCP) matching grant to bring building into Fire Code
87	PP-NP-C	1990	1	Missoula Children's Theater	200	N	ADAMS		1,050,000	300,000	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
88	PP-H	1990	1	Montagne Apartments	107	S	THIRD ST W		24,895	10,000		Fire Code compliance assistance (CCP) for sprinkler system.
89	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.
90	PA	1990	1	Returnings					9,325	9,325	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
91	PT	1990	1	South Shore Lights					112,380	112,380	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.
92	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.
93	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.
94	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.
95	PA	1990	1	Youth Home Mural					567	567	N/A	MRA participation was for materials in Missoula Youth Homes mural painted by youth clients
96	PW	1990	1	Independent Oil Station (United Way)	534	N	HIGGINS AVE		66,649	66,649	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	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	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).
102	PF	1991	1	Courthouse Gazebo	200	W	Broadway		20,000	5,000	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.
103	PF	1991	1	Courthouse Windows	200	W	Broadway		200,000	70,000	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.
104	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.
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-H	1991	1	Leary/White	208	W	SPRUCE ST		5,000	620		Interest write-down for façade repair and painting on apartment house (CRLP).
107	PP	1991	1	Lily Restaurant/Crystal Theatre	515	S	HIGGINS		3,849	350		Interest "write down" for façade work - awning (CRLP).
108	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.
109	PT	1991	1	North Shore Lighting					16,500	8,250	N/A	Retrofit of lighting components in Caras/Bess Reed lighting system.
110	PP	1991	1	Ogg's Shoes	223	N	HIGGINS		-	2,500		? Probably façade upgrade of retail store (CRLP). (File not found).
111	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.
112	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)
113	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.
114	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.
115	PW	1991	1	Fox Theatre	411	W	FRONT ST		188,712	188,712	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.

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116	PF	1991	1	Museum of the Arts	335		PATTEE		6,500	1,135	N/A	Initial work in publicly-owned former library to allow MAM use.
117	PW	1991	1	Northshore Walkway					122,858	122,858	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	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.
119	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.
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	PT	1992	1	Caras Park Kiosk					3,839	3,837	N/A	TIF participated in fabrication and installation of an announcement board requested by MDA.
122	PA	1992	1	Cattin' Around	128	W	MAIN ST		18,000	18,000	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)
123	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
124	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.
125	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.
126	PT	1992	1	Fox Site Walkway					153,697	153,697	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
127	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 building.
128	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
129	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.
130	PP	1992	1	Randy Peterson					8,834	4,417		? (No file found).
131	PP	1992	1	Uptown Diner	120	N	HIGGINS AVE		100,000	32,299	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.
132	PW	1992	1	Bicycle Racks					13,550	13,550	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	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 house on Spruce St.
134	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.
135	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.
136	PT	1993	1	Caras Park Overlook					24,904	24,904	N/A	Construction of a deck/overlook in Caras Park which overlooks the later constructed Brennan's Wave.
137	PT	1993	1	Caras Park Utilities					50,500	50,500	N/A	Upgrade of electrical utilities to allow wider variety of use of the Caras Park plaza.
138	PF	1993	1	Courthouse Lamp Posts	200	W	Broadway		3,980	3,980	N/A	Installation of four decorative sidewalk light posts for Courthouse lawn
139	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.
140	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.
141	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
142	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 Official
143	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
144	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.
145	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.
146	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.
147	PP	1993	1	Tangles Salon	275	W	MAIN ST		7,000	692		CRLP interest write-down for façade upgrade. Of beauty salon.
148	PF	1993	1	Transit Meet	100	E	MAIN ST		6,049	6,049	N/A	Sidewalk upgrade and shelter for original Mountain Line bus meet

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149	PP	1993	1	Union Hall Building	208	E	MAIN ST		21,216	4,347		Repair and historically appropriate upgrade of façade of historic union building (CRLP). Painted advertising from the early 1900s was preserved
150	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
151	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.
152	PP	1993	1	Worden's Market	451	N	HIGGINS AVE		25,000	6,720		Façade and sidewalk work on historic North Higgins building (CRLP)
153	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.
154	PW	1993	1	Downtown Streets					363,545	363,545	N/A	Program of repair and replacement of street surfaces downtown.
155	PW	1993	1	Street Furniture					1,767	24,412	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 production
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 as required by Fire Code.
158	PP	1994	1	Circle Square Building	500	N	HIGGINS		200,000	33,300	10	Continued renovation of former Missoulian 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-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.
163	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.
164	PP	1994	1	Northwest Distributing	125	E	MAIN ST		7,482	3,741		CCP participation in egress upgrade in electronic equipment and supply store
165	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 downtown café.
166	PP	1994	1	OZ Partnership	502	W	SPRUCE ST		104,000	8,232		Façade upgrade on historic residential building converted to office use (CRLP)
167	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.
168	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.
169	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.
170	PT	1994	1	South Shore Park / Clark Fork Natural Park					371,423	671,423	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.
171	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
172	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.
173	PP	1994	1	Wyckman's Office Supply	320	N	HIGGINS AVE		18,458	9,229		CCP assistance for emergency exiting from mezzanine and first floor
174	PP-NP-C	1995	1	Carousel for Missoula	110		CAROUSEL DR		790,000	790,000	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.
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
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	PF-School	1995	1	Hellgate High School Windows	900	S	HIGGINS AVE		400,000	150,000	N/A	Aid to MCPS in window replacement at Hellgate High School to allow replacement to be historically appropriate design
179	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 structurefully into compliance with life-safety codes (CCP)
180	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).
181	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.
182	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.
183	PT	1995	1	South Side Neighborhood					251	251	N/A	Neighborhood landscaping project.
184	PW	1995	1	SID 505 - Southshore Sewer					296,745	296,745	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	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.

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186	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.
187	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 buildings was inspired by historic structures in nearby neighborhoods.
188	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
189	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 affordability
190	PP	1996	1	Elks Lodge	112	N	PATTEE ST		60,000	25,000		Code compliance through CCP for upper story apartments and basement egress.
191	PA	1996	1	Fire Station #1	625	W	PINE ST		6,000	6,000		Public Art associated with construction of MFD Station 1. Stained glass and ceramic panel artist was Rudy Autio
192	PP	1996	1	Gardengate	121	S	HIGGINS AVE		28,000	1,290		Façade CRLP for business entry upgrade
193	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 through both façade and economic development sections of the financing interest write-down CRLP, fire code compliance through 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 1940s.
194	PP	1996	1	Headquarters Building	115-119	W	FRONT ST		930,000	93,669		Historically appropriate renovation to return these two 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).
195	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.
196	PT	1996	1	Kiwanis Park Lighting					47,446	47,446		Providing lighting along the riverfront trail through Kiwanis Park.
197	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
198	PP	1996	1	Masonic Temple Building	126	E	BROADWAY		100,000	24,955		Code Compliance Program participation in a basement fire-suppression sprinkler system.
199	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).
200	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)
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	1996	1	Press Box	835	E	BROADWAY		240,000	6,714		Upgrade existing systems in restaurant building to current life-safety code (CCP)..
203	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.
204	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).
205	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..
206	PT	1996	2	West Broadway CTEP project					120,520	32,657		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		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	33,000		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 a 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		-	18,652		Stabilize sidewalk and a study process to acquire public ownership of the building.
210	PT	1997	1	Caras Park Pavilion					550,000	275,000		Participation with MDA to replace performing Arts and event tent.
211	PT	1997	1	Clark Fork Natural Park Gateway			CHESTNUT ST		-	10,300		Create a formal entry to Clark Fork Natural Park from Chestnut St.
212	PF	1997	1	Emerald Line Trolley					298,728	26,000		Intended as a downtown circulator bus. The cost of the historic trolley appearing vehicle was shared between MRA, MPC , and a federal CMAQ grant.
213	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.

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214	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.
215	PT	1997	1	Hilda Street Ditch Crossing			HILDA ST		42,108	10,910		Stairs and crossing over irrigation ditch at Hilda Street as additional access to John Toole Park
216	PP	1997	1	Kadena's Restaurant	231	W	FRONT ST		-	4,022		Façade CRLP for business entry upgrade and exterior repairs.
217	PT	1997	1	Market Plaza					176,000	176,000		Expansion of Farmer's Market public parking area using brick salvaged from original nearby streets.
218	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.
219	PT	1997	1	Millstone and Markers					38,429	14,406		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.
220	PT	1997	1	Milwaukee RR ROW Acquisition					98,038	30,868		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).
221	PP	1997	1	Redbird Restaurant	120	W	FRONT ST		-	5,032		Façade CRLP and CCP assistance for new business in Florence Building utilizing both and interior and alley entrance.
222	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.
223	PT	1997	2	Shady Grove Trail					82,915	14,983		Construction of a pedestrian/bike trail from the north California St Bridge approach to Russell Street. Federal transportation enhancement funds (CTEP) were matched with TIF.
224	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).
225	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 necessary for any occupant.
226	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.
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-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.
229	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.
230	PP	1998	1	Desmonds	129	N	HIGGINS AVE		60,000	8,967		CCP assistance related to exiting from a new retail outlet in older building
231	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)
232	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.
233	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.
234	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.
235	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.
236	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
237	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.
238	PP-NP-C	1998	1	Missoula Children's Theater	200	N	ADAMS		4,100,000	72,556	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.
239	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.
240	PP-NP-S	1998	1	YWCA Secret Seconds	1136	W	BROADWAY		290,955	17,115		Sidewalks associated with retail store expansion.
241	PW	1998	1	100 E Broadway Alley Paving					32,108	16,054		Program to convert downtown alley surfaces to concrete.
242	PW	1998	1	Downtown Street Renovation					-	18,161		Program repaving or repairing downtown streets.
243	PW	1998	1	Streetscape Amenities					-	3,610		Benches, trash receptacles, etc. in concert with Missoula Downtown Association requested improvements.
244	PF	1999	1	Art Museum	335		PATTEE		30,000	13,190		Fire code compliance at City-owned Art Museum building.
245	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.
246	PT	1999	1	Caras Park Improvements					4,374	4,374		Physical improvements to Caras Park trail and events area.
247	PT	1999	1	Caras Park Stairs					32,989	32,989		Safe, attractive steel staircase to Caras Park on west side of Higgins Bridge
248	PP-NP-H	1999	2	Fireweed Court Apartments	1437	S	FIRST ST W		1,200,000	25,955		Demolition, site clearing and pedestrian connections in r-o-w in low-income housing project for families with children.
249	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.

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250	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
251	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.
252	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 from the six-story building
253	PF	1999	1	Partnership Health Center	301	W	ALDER ST		1,750,000	56,764	20	Expansion of income-qualified health care associated with Missoula 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.
254	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.
255	PP-NP-C	1999	1	Senior Citizen Center	705	S	HIGGINS AVE		16,680	8,340		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.
256	PP-NP-S	1999	2	St Pat's - Big Broadway	800	w	BROADWAY		900,000	89,500		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)
257	PP	1999	1	Trappings	129	W	ALDER ST		120,000	7,144		Renovation of vacant structure to office and showroom of interior design business. TIF Program for demolition of lean-to building and façade CRLP
258	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.
259	PW	1999	1	Downtown Street Renovation					-	18,161		Program of repair and replacement of street surfaces downtown.
260	PW	1999	1	South 3rd St West Alley					2,925	2,925		Program of replacement of surfaces of downtown alleys.
261	PW	1999	1	Streetscape Amenities					-	18,156		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	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.
265	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.
266	PP	2000	1	140 W Pine St	140	W	PINE ST		70,000	12,272		Façade interest write-down (CRLP) and code compliance assistance (CCP) in building upgrade and basement fire sprinkler. (former Moose, later City owned)
267	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.
268	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.
269	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.
270	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.
271	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.
272	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.
273	PP	2000	1	Broadway / Higgins CCP Project - 4 properties	219 thru 227	N	HIGGINS AVE + 115 W BROADWAY		210,000	41,571		Four property adjacent property owners created a group project to bring one dedicated water line and install basement fire-suppression sprinkler systems
274	PT	2000	1	Broadway/Rattlesnake Trail						1,000		TIF to study feasibility of trail along Rattlesnake Crk between River and Broadway?
275	PT	2000	1	California St. Bridge					1,401,768	228,991		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
276	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.
277	PF	2000	1	City Hall Generator	435		RYMAN ST		-	69,999		City Council appropriated TIF funds to finance a generator to back up essential services communications in the event of a power outage.
278	PF	2000	1	City Hall Remodel	435		RYMAN ST		-	250,000		TIF funds used in major renovation of City Hall including expansion by filling a breezeway and office use of a former basement shooting range.
279	PP-H	2000	2	Cozy Court	1430	W	BROADWAY		7,000	2,857		Code compliance assistance in exiting and separation of apartments.

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280	PP-NP-S	2000	1	First Baptist Church/School	308	W	PINE ST		31,000	11,262		Life-Safety Code Compliance Program (CCP) assistance in providing a basement fire-suppression sprinkler system for building with long term lease to a school.
281	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.
282	PP-NP-S	2000	1	Knights of Columbus	312	E	PINE ST		130,000	16,062		Fire Code compliance (CCP) in project to convert fraternal organization building to private office use.
283	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.
284	PT	2000	2	Milwaukee Trail			Milwaukee RR ROW		255,250	47,050		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.
285	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.
286	PF	2000	1	Mountain Line Transfer Center	200	W	PINE ST		-	118,946		Demolition of former Fire Station #1 and other site improvements for permanently locating the Mountain Line center.
287	PT	2000	1	Northside RR Crossing					1,922,504	1,148,278		CMAQ and TIF funds to construct a pedestrian bridge across the MRL main tracks to connect the Northside Neighborhood to downtown
288	PP	2000	1	Paradigm Architects	125 1/2	W	MAIN ST		-	3,636		Facade CRLP assistance to create business front in alley between Front and Main Streets
289	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.
290	PP	2000	1	Swift Building	315	S	FOURTH ST E		250,000	33,380		Facade CRLP interest write-down and Code Compliance Program assistance for emergency egress from basement and two floors of offices.
291	PP	2000	1	W Railroad St Parking Lot					19,900	6,000		Assistance to MPC in building a parking lot on MRL property west of the NP Depot Building.
292	PP-NP-S	2000	1	Western MT Mental Health Center - Phase 2 Water Main	1305		WYOMING		3,000,000	47,000		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.
293	PW	2000	1	Missoula Art Museum	335		Pattee		20,716	10,358		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		Reconstruct 200 block between Ryman & Woody and 400 block between Pine & Spruce.
295	PW	2000	1	Downtown Corner Pavers					18,917	18,917		Rehabilitation & replacement of Downtown corner pavers
296	PW	2000	1	Downtown Street Renovation					-	43,187		Program of downtown street rehabilitation and replacement
297	PW	2000	1	Streetscape Amenities					-	3,471		Program of street trees with other fixed amenities.
298	PT	2001	2	California St. Bridge - Vandalism					2,630	2,630		Help Parks Dept. in repair of major vandalism to Bridge. Design and construct alternatives to vandalized portions such as handrail attachment and lighting.
299	PP	2001	1	DeMarois Building	228-230	W	MAIN ST		950,000	77,903	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
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-NP-H	2001	1	Lennox Flats	307		WOODY ST		1,080,000	47,475	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.
302	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
303	PT	2001	2	Milwaukee Trail Markers (West of Orange St)					1,380	1,380		Informational markers (brass plaques on stone pedestals for Milwaukee Trail extended the markers already installed along riverfront trail east of Orange Street.
304	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.
305	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.
306	PA	2001	1	Studebaker Public Art	216	E	MAIN ST		15,000	15,000		Mural. Stanley C. Hughes (artist)
307	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
308	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 unseen in fifty years.
309	PT	2001	1	Northside Crossing - Elevators					18,208	18,208		Repair elevators for Northside Crossing pedestrian bridge across MRL tracks
310	PT	2001	1	Public Basketball Courts					20,000	20,000		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		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

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312	PP	2002	1	124 W Pine (Kosena)	124	W	FRONT ST		180,000	7,231		Facade CRLP interest write-down and CCP code compliance assistance in renovation of downtown office building.
313	PF	2002	1	City-County Health Dept.	301	W	ALDER ST		400,000	56,618		Upgrades to publically-owned building
314	PP	2002	1	Dolack Gallery	139	W	FRONT ST		22,710	2,057		Facade CRLP interest write-down for downtown building as its is renovated for art gallery use.
315	PP	2002	1	Meadowsweet Herbs	180	S	THIRD ST W		35,000	1,803	5	Facade CRLP and CCP assistance in renovation of a former cookie manufacturing business to retail and internet sales uses.
												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
316	PP	2002	1	Millennium Bldg.	125		BANK ST		5,150,000	327,529		Interstate Bank in adding a two-level private and public parking facility
317	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.
318	PP	2002	2	Nutritional Labs Inc.	1001	S	THIRD ST W		3,000,000	53,000	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.
												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.
319	PP-NP-S	2002	1	St Patrick Hospital	500	W	BROADWAY		51,000,000	1,891,295	75	
320	PT	2002	1	Evelyn Borg Johnson Park	100	S	THIRD ST W		176,000	150,665		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		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		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		Enclose the Northside Overpass pedestrian bridge due to vandalism of areas below bridge
												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.
324	PW	2002	1	Bank St Pedestrian Mall					622,292	622,292		
325	PW	2002	1	Downtown Alleys					130,000	60,781		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		Program of repair and replacement of street surfaces downtown.
												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.
327	PW	2002	1	Fox Site (Mustard Seed Demolition)	419	W	FRONT ST		21,348	21,348		
328	PW	2002	1	Streetscape Amenities					53,261	53,261		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		Pre-project purchase of materials for street trees downtown.
												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.
330	PP	2003	2	Bayern Brewery	1507		MONTANA ST		980,000	33,862		
331	PP	2003	1	Doubletree Hotel	100		MADISON		3,500,000	50,000		Life-safety code (CCP) work in emergency exiting and separation of uses.
												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.
332	PP-NP-C	2003	2	Good Food Store	1600	S	THIRD ST W		1,820,000	19,933		
333	PF-School	2003	1	Hellgate High Auditorium	900	S	HIGGINS AVE		350,000	69,960		TIF assistance in expansion, renovation, and emergency egress upgrade of auditorium Hellgate High School.
												Renovation of building to allow retail and office businesses. Assistance for façade changes (CRLP) and to address substantial fire code issues (CCP).
334	PP-H	2003	1	Janacek Project	133-135	W	MAIN ST		400,000	32,097		
335	PF	2003	1	Missoula Library Garden	301	E	MAIN ST		18,000	5,000		Assistance in upgrading the grounds of the publically-owned library with memorial flower and shrub garden.
												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.
336	PP-H	2003	1	Spruce Rooms	335	W	SPRUCE ST		674,000	52,315		
												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).
337	PP	2003	1	Wordens Bakery & Deli	107	W	SPRUCE ST		254,000	23,701		
338	PT	2003	1	Caras Park Trail Paving					30,342	30,342		Repaving and widening of Caras Park riverfront trail upon request by Parks Dept.
339	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
340	PW	2003	1	Downtown Alleys					19,910	19,910		Program of replacing asphalt surface alleys with concrete of longevity, better drainage and additional' pedestrian use.
341	PW	2003	1	Downtown Streets					80,822	80,822		Program to repair and replace street surfaces in the downtown
342	PW	2003	1	McAdams Property Appraisal					5,000	5,000		Appraisal of riverfront property for acquisition negotiations, which were not successful
												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.
343	PW	2003	1	Orange Street Bridge & Trail Tunnel					7,573,816	881,256		
344	PW	2003	1	Streetscape Amenities					6,524	6,524		Program of provide street trees, trash receptacles, and other amenities
345	PL	2003	1	Riverfront Triangle Master Plan	411	W	FRONT ST		78,690	78,690		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.

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346	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
347	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.
348	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.
349	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.
350	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 egress.
351	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.
352	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
353	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.
354	PF	2004	1	Missoula Library	301	E	MAIN ST		223,371	63,420		TIF reimbursement in providing better handicap access to publically-owned library.
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	36,149		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.
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 ally 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 Façade 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		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		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		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		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		Add brass medallion art work to the new bridge. Artists were Rolf Tandberg and Jim Dunlap.
365	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.
366	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.
367	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.
368	PP-NP-C	2005	1	Carousel for Missoula					95,999	95,999		Upgrades and expansion of the City-owned building housing the Carousel For Missoula.
369	PP	2005	1	Clark Fork Riverside	301	W	FRONT ST		1,125	1,125		Additional exterior decorative lighting for low-income seniors housing building.
370	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.
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-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.
373	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.
374	PP	2005	1	Laurie Lane Studio	141	S	THIRD ST W		51,660	4,818		Interest write-down subsidy under CRLP for exterior remodeling.
375	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 work.

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376	PF	2005	1	Missoula Art Museum	335		PATTEE ST		4,700,000	577,506		Major expansion of the art museum including building a large two-story addition. TIF contribution for participating improvements and expansion of a publically-owned building.
377	PP	2005	1	Montana Bldg.	101	E	BROADWAY		4,800	1,000		Removal of unused, unsightly and highly vandalized sign from roof.
378	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.
379	PP-NP-S	2005	1	Poverello Center	535		RYMAN ST		35,580	17,790		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.
380	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 in 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.
381	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.
382	PP	2005	1	Woody St Parking Lot	218	W	PINE ST		46,247	13,461		Reconditioning public parking lots in conjunction with MPC
383	PT	2005	1	Badenoch Recognition Plaque					1,000	389		Plaque recognizing MRA 2nd Director
384	PT	2005	1	Boone & Crocket Trail	250		STATION DR		8,749	8,749		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		Restroom rehabilitation plus a storage addition in Caras Park
386	PT	2005	1	Cottonwood Trail & Bridge					30,448	15,000		Pedestrian bridge connecting 1st St to Milwaukee Trail
387	PT	2005	1	Hickory St to Orange St Trail Paving			COTTONWOOD		5,070	1,336		Pave Milwaukee Trail between Orange and Hickory Streets
388	PT	2005	1	Kiwanis Park Improvements					298,304	162,404		Partnership w/MPC & PW to build parking, improve trails and make streets more efficient
389	PT	2005	1	LeVasseur St Sidewalk			LEVASSEUR		7,888	7,888		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		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		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		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		Renovation of Silver Lagoon near McCormick Park for fully accessible youth fishing
394	PW	2005	3	Brooks St Streetscape Design					7,180	6,510		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		Program of repair and replacement of street surfaces downtown.
396	PW	2005	1	Downtown Street Replacement					7,000	4,443		Program of repair and replacement of street surfaces downtown (engineering).
397	PW	2005	1	Hickory St - Cregg Lane Realign.					6,500	6,500		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		Wall mural depicting the history of Missoula on easement from building owner. "Heart of Missoula" - the artist was Hadley Ferguson.
399	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.
400	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.
401	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.
402	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.
403	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
404	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.
405	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.
406	PP	2006	2	Peak Development	400	W	BROADWAY		-	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-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.

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408	PP-NP-H	2006	2	Western MT Mental Health Center	1285		DAKOTA ST		874,000	14,000		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	PT	2006	1	Madison Street Underbridge			MADISON ST		1,257,182	1,053,719		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.
410	PT	2006	1	McCormick Park Lighting					80,018	80,018		Pursuant to a request by Parks Dept., install pedestrian lighting along south shore riverfront trail.
411	PT	2006	1	Brennan's Wave / Weir Debris					323,000	205,000		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.
412	PW	2006	1	Brooks/South/Russell					5,000,000	63,904		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.
413	PW	2006	2	Civic Stadium	700		CREGG LN		10,000,000	2,222,019		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.
414	PL	2006	1	Downtown Streets & Traffic Project					88,790	22,304		Plan and initial design of downtown streets with emphasis on N Higgins Av.
415	PW	2006	3	HomeWord Competition					1,000	1,000		Help fund design competition for Brooks St corridor.
				Fox Site Soil Remediation/Landfill Removal	411	W	FRONT ST		1,951,462	1,951,462		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.
416	PW	2006	1	Southgate Area Planning					17,386	8,693		Master plan for the area near and in Southgate Mall
418	PW	2006	1	Space Needs Assessment					25,000	25,000		Assist City in analyzing future space needs
419	PW	2006	1	URD I Sunset Publication					11,570	11,570		Publication distributed through Missoulian newspaper and other means recapping URD I history and accomplishments.
				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.
420	PP	2006	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.
421	PP	2007	2	Bike Doctor	1101		TOOLE AVE		-	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 neighborhood
423	PP	2007	3	Pruyn Veterinary Hospital	2501		RUSSELL ST		520,000	20,789		Sidewalk/curb/gutter and street trees were funded through the TIF Program in conjunction with renovation project of a veterinary clinic.
424	PT	2007	2	MOBASH Skatepark Project					697,413	378,436		TIF and private donations were used to build a skateboard park adjacent to McCormick Park. Design assistance and major donations from Jeff Ament.
425	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.
426	PP-NP-S	2008	3	City Life Community Center	1515		FAIRVIEW AVE		3,900,000	37,000		Sidewalks to offset costs for opening the building to public Parks Dept. programs
427	PL	2008	1	Greater Downtown Master Plan					500,000	100,000		Participate in master planning effort for the greater downtown area.
428	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.
429	PW	2008	3	Jefferson School Traffic Calming	1700		SOUTH AVE		65,500	21,382		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		Maintain street trees as agreed with Parks Department.
431	PW	2008	2	West Broadway Corridor ROW Surveying		W	BROADWAY		38,494	38,494		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		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		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
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 (through 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.

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436	PT	2009	2	California St. Bridge - Repairs					2,396	2,396		Assist Parks Dept. in repairing key portions of bridge
437	PW	2009	2	California St Design - River to Dakota St			CALIFORNIA ST			45,110		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					-	-		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					-	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-NP-H	2010	2	Equinox / Solstice Projects	1515		LIBERTY LN		8,500,000	709,100		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.
447	PP-NP-H	2010	2	Garden District Housing Project	226	S	CATLIN ST		6,649,000	100,000		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.)
448	PP	2010	3	Missoula Housing Summit					5,000	5,000		Sponsorship of affordable housing summit.
449	PT	2010	2	Silver Park Design (ADG)			SILVER PARK		24,929	24,929		Master plan and initial design of Silver Park.
450	PW	2010	2	Best Place Project					25,000	5,000		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		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		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	66,970		Program to repair and upgrade streets in URD III.
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-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 Façade 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).
456	PP-H	2011	2	Spruce Street Plaza	838	W	SPRUCE ST		4,810,300	161,240		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.
457	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 gas).
458	PP	2011	3	Tremper's Shopping Center - Rear Façade	2301		BROOKS ST		27,058	27,058		Assistance in rear façade renovation of Tremper's shopping center to improve aesthetics from Russell St.
459	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 Higgins Ave.
460	PP-H	2011	3	Wilson Heights Apartments	2430		39th ST		2,956,000	107,678		Project was to construct 84 apartment units in two buildings. TIF was used for sidewalk/curb/gutter and demolition of existing house.
461	PW	2011	3	Kent Ave Crosswalks		W	KENT		11,693	11,693		Construct crosswalks north of Tremper's on Kent Ave
462	PW	2011	2	Streets Project - Burton/Cedar			BURTON & CEDAR ST		7,814	7,814		Program of repair and replacement of streets in URD II
463	PW	2011	3	Streets Project - Dearborn/Fairview/Washburn					19,718	19,718		Program of street repair and upgrade of streets in URD III - milling & repaving.

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464	PW	2011	2	URD 2 - Traffic Signal Boxes Public Art					4,000	4,000		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		2011 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.
466	PW	2011	3	URD 3 - Traffic Signal Boxes Public Art					5,000	5,000		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		2011 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.
468	PW	2011	3	URD 3 Residential Sidewalks - Phase 1					611,996	611,996		2011 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.
469	PW	2011	3	URD 3 Residential Sidewalks - Phase 2					356,299	356,299		2011 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.
470	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.
471	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.
472	PP-H	2012	2	Ashlyn Place Apartments	155	N	CALIFORNIA ST		6,082,000	149,885		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.
473	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.
474	PP	2012	3	Elbow Room	1800		STEPHENS AVE		5,197,465	353,888	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 site.
475	PF	2012	3	Missoula County - Records Center	2147		ERNEST AVE		718,680	194,046		Reimbursement for life-safety fire suppression sprinklers, ADA improvement
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 Garfield St.
477	PL	2012	RFT	Riverfront Triangle Parking Study					57,000	14,250		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.
478	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.
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		2012 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.
481	PW	2012	3	URD 3 Commercial Sidewalks - Phase 2					549,655	549,655		2012 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.
482	PW	2012	3	URD 3 Needs Assessment					49,977	49,977		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		2012 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.
484	PP	2012	Front St	First Interstate Bank	127	E	FRONT ST		38,000,000	1,623,380	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	PP-H	2013	2	310 Inez Street (Huff) Project	310 & 316		INEZ ST		1,134,400	74,000		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.
486	PL	2013	Front St	Downtown Building & Business Inventory					-	2,875		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	PP	2013	3	First Security Bank - Catlin Plaza	2501		CATLIN ST		1,556,518	53,522		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.

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1	PROJECT TYPE	FISCAL YEAR	FINAL AMT PAID	DISTRICT	PROJECT NAME	PROJECT ADDRESS	DIR	STREET	TOTAL PROJECT COST	MRA TOTAL	FULL TIME EQUIVALENT (FTE) JOBS CREATED	NOTES
488	PL	2013	2	LiDAR Mapping (California St & W Broadway Island)			CALIFORNIA ST		12,950	12,950		Specialized aerial mapping to reveal all surface issues that could hinder development.
489	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,
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	PT	2013	2	Walnut St Neighborhood Landscape Project			WALNUT ST		-	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.
492	PL	2013	2, 3	Wayfinding Design					100,000	25,000		Planning and design of City-wide wayfinding signage
493	PP-NP-S	2013	2	Western MT Mental Health - Recovery Center	1200		WYOMING ST.		102,639	102,639		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	PF	2013	2	Wyoming St. Irrigation Ditch Culvert			WYOMING ST.		26,821	26,821		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.
495	PP-NP-S	2013	2	YWCA Secret Seconds	1130	W	BROADWAY		633,528	25,893		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.
496	PW	2013	2	URD 2 Catlin/Wyoming Sidewalk Project - Phase 2			CATLIN & WYOMING		23,559	23,559		URD II Catlin/Wyoming Sidewalk Project Phase 2 - Landscaping related to the URD II Catlin/Wyoming Sidewalk Project.
497	PW	2013	2	URD 2 Western Sidewalk Project - Phase 2					207,962	207,962		2013 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.
498	PP-H	2013	3	Shelby Apartments	2405		38th STREET		1,127,526	41,983		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	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	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 construct the structure.
501	PT	2014	3	Bitterroot Trail - Livingston to South			SOUTH AV			13,210		Partnered with Parks department to try to get this segment completed. Was ultimately completed as part of Bitterroot Trail - Johnson St Extension in 2018.
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	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		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		Street tree planning program for URD II
507	PW	2014	3	2012 MRA Street Tree Project - URD 3					15,974	15,974		Street tree planting program for URD III
508	PW	2014	2	MRL Trestle at Wyoming/Clegg			WYOMING ST		815,154	815,154		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 Clegg 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		2014 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.

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1	PROJECT TYPE	FISCAL YEAR	FINAL AMT PAID	DISTRICT	PROJECT NAME	PROJECT ADDRESS	DIR	STREET	TOTAL PROJECT COST	MRA TOTAL	FULL TIME EQUIVALENT (FTE) JOBS CREATED	NOTES
510	PP-NP	2014	2	Poverello Center	1110	W	BROADWAY		3,600,000	119,600	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		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		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	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.
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		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		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		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 repaired hard surface.
520	PP	2015	3	Starbucks	1108	W	CENTRAL AVE		1,258,163	60,000		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		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		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		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		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	URD 2 Cedar St Triangle Public Improvements			CEDAR ST		449,659	449,659		2015 URD II MRA Sidewalk Program Cedar St reconstruction to create 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		2015 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.
527	PW	2015	3	URD 3 Residential Sidewalks - Phase 4 (South Ave Properties)					38,711	38,711		2015 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.
528	PL	2015	3	URD 3 -2015 Modification of Boundary					-	-		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

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1	PROJECT TYPE	FISCAL YEAR	YEAR PAID	DISTRICT	PROJECT NAME	PROJECT ADDRESS	DIR	STREET	TOTAL PROJECT COST	MRA TOTAL	FULL TIME EQUIVALENT (FTE) JOBS CREATED	NOTES
529	PP-H	2015	2	Corso Apartments	1580	Milwaukee Way			22,000,000	1,353,225	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, 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	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/cub/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	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	1	Several older trailers and mobile homes was removed and 40 apartment units on three floors were constructed along South 4t W between Catlin and Garfield Streets. To partial replace the removed very low income housing, the owner agreed to six Section 8 Voucher units to be managed by Missoula Housing Authority for six years. TIF was used for sidewalk/curb/gutter/r-o-w landscaping, paving on 4th St, Garfield, and alley, and upgrade and 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 landscaping.
539	PP-NP-H	2016	2	Sweetgrass Commons - California Street	1137	MONTANA ST			5,924,000	250,000		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, Inc. at a discounted price 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.
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		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			135,272	135,272		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		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		2016 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.
546	PW	2016	3	URD 3 Burlington Garfield Sidewalk Project		GARFIELD ST			656,839	656,839		2016 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.
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. 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.
548	PP	2016	3	South Crossing		BROOKS ST & DORE LN			25,000,000	2,397,367	75	

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549	PP	2016		South Crossing Phase II	3620-3680		RESERVE ST	12,000,000	424,303	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		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 f 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	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 Road.
554	PL	2017	3	Johnson St Triangle Survey				5,026	5,026		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.
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		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		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		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	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		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	Associated with property purchase
563	PL	2017	3	MRL Property - Environmental Assessment			JOHNSON ST AND NORTH AV	30,000	30,000	N/A	Associated with property purchase
564	PW	2017	2	Orchard Homes Ditch Culvert			GARFIELD/WYOMING ST.	15,000	15,000	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	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	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	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	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.
571	PP	2018	NRSS	Consumer Direct	3750	100	CONSUMER DIRECT	23,000,000	630,000	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	Environmental assessment work on the City-owned Fox Site associated with additional soils testing and additional information gathering and reports required for MTDEQ

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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	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	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 undergrounning 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	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 accommodates 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	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 FIP.
578	PL	2018	Front St	Transportation Study for MUTD/UM					103,000	10,000	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	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	-	27,000	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.
581	PW	2018	3	URD 3 Holiday Village Sidewalk Project				BROOKS ST	144,740	144,740	N/A	2018 MRA URD 3 Sidewalk Program 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	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	2018 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.
584	PT	2018	3	Agnes Avenue Shared Use Path				AGNES ST	21,773	21,773		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 St.
585	PW	2018	Front St	Caras Park Loading Zone				CARAS DR	34,500	34,500	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	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		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		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	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.

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590	PP	2018	RFT	Stockman Bank Downtown	321	W	BROADWAY	38,600,611	1,512,105	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 demolition/deconstruction.	
591	PW	2018	3	Mary Avenue West - Planning, Design & Engineering - Ph II & III		W	MARY AVE	199,565	199,565	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	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	-	1,164,384	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 S	69,660	69,660	N/A	Program of street and boulevard tree planting in URD III. 67 street trees planted on Mary Avenue and Clark Street.	
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	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		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	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. NMCDC 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	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	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.	
604	PT	2019	3	MRL Park	2300		JOHNSON ST	1,710,351	1,710,351		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 amenity to the park.	
605	PA	2019	3	MRL Park Public Art - (Includes additional amount)	2300		JOHNSON ST	32,414	32,414		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 Babcock.	
606	PP	2019	3	Naylor Building	830	W	CENTRAL AVE	262,427	50,000		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 material.	

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607	PF	2019	Front St	Public Parking at E. Front St. Student Housing (ROAM)	301	FRONT ST			26,000,000	3,200,000		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		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		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 S			15,000	15,000		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		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	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	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	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.
617	PP	2019	Front St	The Mercantile Hotel	110	N	HIGGINS AVE		37,900,000	3,597,844	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	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 able to walk to school.
619	PT	2020	2	Bitterroot Trail - Pine Street Link		PINE ST			493,905	493,905	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	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	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	50,524	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	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		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.

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625	PP	2020	3	Trailhead River Sports	2505		GARFIELD ST		2,050,000	150,000	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 retail use.
626	PT	2020	2	West Broadway Island - Public Access - Construction			BURTON ST		607,362	607,362	N/A	Construction of a new bridge across the Hellgate Irrigation ditch and renovation of an existing bridge to proved 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		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	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 TIF assistance.
630	PP	2020	3	South Crossing - Northeast Parcel	3620		BROOKS ST		920,055	85,997	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 an retail/office building. TIF was used for demolition/deconstruction.
631	PP	2020	3	Stockman Bank Brooks Street	3601 & 3611		BROOKS ST			454,941	50	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		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 the property.
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. TIF assistance aided the exterior conversion.
634	PF	2020	2	Sleepy Inn Purchase	1427	W	BROADWAY		1,100,000	1,100,000		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	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/cub/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		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.
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	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 TIF, 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.

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											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 entrancet 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 unforseen carved granite and wood areas, etc.
642	PP	2021	Front St	Union Block Building Restoration	127	E	MAIN ST	4,579,858	704,858		
643	PF	2021	Front St	New Missoula Public Library		W	MAIN ST	-	500,000		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	-	35,000		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	211,000		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 at 320 Clay Street. 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 alley.
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	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 seveal 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	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	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 Msia County, MDT, and MUTD.
652	PW	2021	URD II	URD II 2nd and 3rd Street Sidewalks			SOUTH 2ND AND 3RD STREETS WEST	440,388	440,388	12-15 Temp	2020 Phase of the MRA URD II Sidewalk Program which was established to carry out the Urban Renewal Plan goal of reducing blight by building out the City Sidewalk Network in URD II 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	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 Deconstruction	1835		NORTH AVE W	24,800	24,800	N/A	Deconstruct former warehouse on property purchased by the City intended for mixed use/mixed income redevelopment.
655	PF	2021	URD III	Catin Police Facility Upgrades	101	N	CATLIN ST	233,718	233,718	N/A	Second phase of renovation and exapnsion of City Police facility on the corner of Catin 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	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	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	Repair and upgrade ice damage, electrical system, and portions of the heated floor panels
659	PL	2021	All URDs	MRA Communications Plan				56,000	56,000	N/A	MRA realized it needed to better explain t 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.

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660	PP-NP-H	2022	NRSS	Villagio Apartments	1100	OTIS ST			53,800,000	1,339,178		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 property.
661	PP	2022	2	Sentinel Property Medical Offices	1900 W	BROADWAY			7,000,000	1,170,610	17	Growth Policy. TIF used for asbestos remediation, deconstruction/demolition, sidewalk/curb/gutter, and water main extension.
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 MA				42,010,000	53,256		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	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	MRL Triangle Voluntary Cleanup Plan Environmental Assessment	1930	SOUTH AVE WEST			276,500	36,000	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 Investments/Horizon Credit Union	1502	DEARBORN AVE			2,016,069	63,607	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	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	598,082	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.
669	PW	2022	URD III	URD III Northern Sidewalk Project - Phase 2	VARIOUS STREETS				529,745	529,745	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	Upgrad and expansion of former ofice building and warehouse to house the Missoula County Elections Complex. TIF funds used for a large meeting room, landscaming 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	A "master" redveleopment plan for approx 9 1/2 of 19 acres purchased by the City to be used as hosuing 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 adjaent Northside Neighborhood. The plan also analyzes infrastruture needs related to devleopment 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	PW	2022	Hellgate	MRL Quiet Zone Study	435	RYMAN ST			31,047	28,300		Combined multi-phase water and sidewalk project. Water main installation on Idaho, Montana, Inez and California Streets. Curb and sidewalk improvements on Idaho, Montana, Dakota and River Streets.
674	PP-H	2023	NRSS	Scott Street Village - Phase III Part 2	1315	RODGERS ST			9,888,496	74,469	N/A	The third phase of this proejct 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.
675	PP			Professional Services for Millsite		Old Sawmill District			143,000	143,000		Reimbursement of professional legal and financial services to MRP regarding
676	PL		3	Brooks Corridor Transit-Oriented Development Infrastructure Study		BROOKS ST			225,000	80,000	N/A	Plan to transformed the Brooks Street Corridor into a transit oriented development (TOD) street.
677	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.

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678	PT		3	Missoula County Fairgrounds	1101		SOUTH AVE WEST	1,155,500	1,155,500	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 to the annual Fair and other events.
679	PW		URD II	Montana Idaho Water & Sidewalk Project				-			
680	PT		Front St	Caras Park Improvements - Phase 1	123		Carousel Dr	1,250,000	50,000		Phase 1 implementation of the North Riverside Parks & Trails Plan includes rebuilding the amphitheater, adding ADA seating and grass, flattening and improving the green hill, widening the riverfront trail, upgrading lighting & electrical infrastructure.
681	PF-H		URD II	Bridge Apartments	1205	W	Broadway St.		2,230,000		\$2,195,000 for acquisition of the apartments to keep them affordable in perpetuity and keep the current residents housed, plus \$10,000 for project management. \$25,000 was approved for due diligence on 8/19/21.
682	PW		URD II	Flynn-Lowney Ditch				990,000	57,576		City ownership of the ditch will create redevelopment opportunities for housing, open space, better & more effective infrastructure, and possibly trail connections. Removal of the diversion structure and ditch will have environmental impacts to the Clark Fork River, fish habitat, and improve the ability to address and treat storm water.
683	PP-H		NRSS	Otis St. Apartments	1600		Otis St.	5,184,100	315,100		TIF \$36,600 demo/decon; \$170,000 ROW; \$83,500 utilities. Remove dilapidated buildings and extend public infrastructure including street, curb/gutter, sidewalk, water and sewer mains and street trees.
684	PL		URD III	Midtown Master Plan					370,000		
685	PP-C		Front St	Relic	124	N	Higgins Avenue	2,337,978	94,611	6	
686	PW		URD III	URD III Southern Sidewalk Project							