

	A	F	G	H	I	J	K	L	O	V	W	Z	AA	AB
1	PROJECT TYPE	FISCAL YEAR FINAL AMT PAID	DISTRICT	PROJECT NAME	DEVELOPER	PROJECT ADDRESS	DIR	STREET	TOTAL PROJECT COST	MRA TOTAL	OTHER INVESTMENT	FULL TIME EQUIVALENT (FTE) JOBS CREATED	HOUSING UNITS	NOTES
2	PP	1981	1	Caras Park	MRA				10,844,110	200,000	10,644,110	N/A		Initial work on Caras Park with federal and other funds.
3	PP	1982	1	Greyhound Depot	MPC	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	John McAfee	250		STATION DR	1,100,000	7,973	1,092,027			TIF helped install sidewalk on South Third West
5	PP	1983	1	Central Square	Central Square Partners	201	W	FRONT & MAIN	3,713,617	31,000	3,682,617	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	Comfort Inn	1021	E	Broadway	3,261,000	36,740	3,224,260			Sidewalk and portion of demo.
7	PP	1983	1	Missouliau	Lee Enterprises	500	S	HIGGINS	2,700,000	123,800	2,576,200			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 Ave. MRA negotiated a permanent public trail conservation easement along the River.
8	PP	1983	1	Office Supply	Office Supply	115	W	Broadway	4,000	542	3,458			Bank loan interest "write-down" for awning on façade (Commercial Rehabilitation Loan Program (CRLP)
9	PP	1983	1	Palace Hotel	Palace Development Ltd Partnership	147	W	BROADWAY	1,500,000	8,546	1,491,454			TIF funds for façade interest "write down"(CRLP) and sidewalk work associated with repurposing vacant Palace Hotel lobby and other street level to restaurant and tavern use.
10	PP	1984	1	Acapulco Restaurant	MacDonald, Green & McDonald	145	W	FRONT ST	25,407	3,803	21,604			Façade interest "write down" for historic Star Garage building.
11	PP-NP-MX	1984	1	Belmont Hotel	CCSD Properties	430	N	HIGGINS AVE	800,000	6,450	793,550	N/A	60	TIF for sidewalk and void filling work associated with renovation of upper floors to low-income housing.
12	PP	1984	1	Chausee' Jewelry	Chausee	228	N	Higgins	155,000	4,635	150,365			Major façade renovation of historic building to house jewelry business (CRLP).
13	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.
14	PP	1984	1	Depot Restaurant	Depot Corporation	201	W	RAILROAD ST	77,332	4,951	72,381			Initial renovation of former hotel building to hose restaurant. CRLP Façade Program funds.
15	PP	1984	1	Eye Care Northwest	Eye Care Northwest	101	E	MAIN ST	613,224	16,497	596,727			Exterior and interior renovation from retail to medical use with offices on second floor (CRLP).
16	PP	1984	1	Golden Pheasant	Jack Wong	316-318	N	HIGGINS AVE	21,771	2,826	18,945			Façade interest "write down" for long time downtown restaurant (CRLP).
17	PP	1984	1	Higgins Building	Freeman - Penrose & Associates	200	N	HIGGINS	1,018,000	20,956	997,044			Façade (CRLP) and sidewalk assistance in renovation of one of the most significant historic buildings in downtown.
18	PP-NP-MX	1984	1	Park Hotel	CCSD Properties	118	W	ALDER ST	1,000,000	20,683	979,317	N/A	32	Sidewalk and void filling assistance in initial renovation of former hotel to low-income housing. Included CRLP funds
19	PW	1984	1	Parking SID 470	MPC				2,184,600	108,990	2,075,610	N/A		Parking Commission used Special Improvement District funds to acquire and develop several surface parking lots. TIF contribution for demo and sidewalks.
20	PP-MX	1984	1	Smith Drug	Dodd Developmen Partnership	301	N	HIGGINS AVE	73,302	15,280	58,022		4	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.
21	PP	1984	1	Western Montana Clinic	Western Montana Clinic	515	W	Front St	375,953	10,193	365,760			Sidewalk assistance in expansion of medical clinic on W Front Street.
22	PP	1984	1	Wyckman's	William Wyckman	330	N	HIGGINS AVE	62,569	3,511	59,058			CRLP interest write-down Façade Program assistance along with sidewalk repair for office materials retail store.
23	PP	1985	1	Garden City News/Sharon Apts.	Wayne Burnham	329	N	HIGGINS AVE	11,277	6,758	4,519			Sidewalk repair and façade upgrade and awning for long-time book and newspaper store.
24	PP	1985	1	Lily Restaurant/Crystal Theatre	Lily Building	515	S	HIGGINS AVE	5,000	482	4,518			CRLP Façade Program assistance in awning and doorway upgrade
25	PP	1985	1	Mullan Building	JKW Investments	345	W	Front St	26,345	2,815	23,530			CRLP Façade Program assistance in renovation of vacant retail building to office use
26	PP	1985	1	Musicians Union (AKA Independent Telephone Bldg.)	Daniel Burns & Catherine Pend	207	E	MAIN ST	48,728	2,834	45,894			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	Mary Jane Bader &Aline Mosby	134	W	Front St	23,112	2,828	20,284			CRLP Façade Program assistance in entry relocation and awning.
29	PP	1985	1	Trappings	Kuehn & McGill Jensen	225	E	MAIN ST	21,272	1,759	19,513			CRLP Façade Program assistance in upgrade of street front and entry
30	PA	1986	1	"Crossing" Public Art - RFP	MRA and City Public Art Committee				15,000	5,000	10,000			Initial preparation for "Crossing" public art at north end of Higgins Ave. selected by Public Art Committee. Taag Peterson - artist
31	PT	1986	1	Bess Reed Park	MRA				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	Dexter Delaney	100		RYMAN ST	47,925	4,336	43,589			CRLP Façade assistance in renovation of building to house office uses.
33	PT	1986	1	Caras Park East	MRA				5,809	5,809	-	N/A		Extension of Caras Park and riverfront trail east of the Higgins Ave. Bridge. When connected with Bess Reed Park, doubled the riverfront trail and park on the north side of the River.
34	PP-MX	1986	1	Creative Concepts	Dale Karlberg	180-204	S	THIRD ST W	12,568	1,720	10,848		4	CRLP Façade assistance in renovation of building that houses residential and retail uses.
35	PW	1986	1	Downtown Alleys	MRA & City PW				10,373	10,373	-	N/A		Reconstruction of four alley aprons in downtown.
36	PW	1986	1	Downtown Sidewalks	MRA & City PW				1,588	1,588	-	N/A		Initial project to repair, upgrade and replace downtown sidewalks
37	PP	1986	1	Humble Building	Thomas & Barbara Ferguson	730	S	HIGGINS	36,406	2,379	34,027			CRLP Façade assistance in renovation of building that houses residential and retail uses.
38	PF-School	1986	1	Missoula County High Schools	MCPS	900	S	HIGGINS AVE	9,226	9,226	-	N/A		May have been assistance to Helgate High School or help to MCPS to find redevelopment for closed Central School (later MCT). (No file found).
39	PP	1986	1	Montagne Building (AKA Penwell Building)	Kenneth Allen	101	S	THIRD ST W	35,650	16,620	19,030			Assistance in façade work (CRLP), sidewalk replacement, and sidewalk void abandonment in residential building with retail on street level.
40	PP	1986	1	Northern Pacific	Reinhard Schulte	100		RAILROAD ST	786,621	38,816	747,805	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.
41	PA	1986	1	Public Art Mural (Kites)	MRA				4,545	4,545	-	N/A		Mural on Montana Power Substation south of 1st Interstate Bank. Steve LaRance & Kirk Johnson (artists)
42	PW	1986	1	Riverfront Lift Station	MRA and City PW				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 Ave. Bridge.
43	PW	1986	1	Ryman Street Property	MRA				32,587	32,587	-	N/A		Purchase of property for access to Caras Park - Became an extension of Ryman Street
44	PP	1986	1	Uptown Cafe	Claude & Charlotte Chadwick	307	N	HIGGINS AVE	1,577	78	1,499			CRLP Façade assistance for awning.
45	PP	1986	1	Florence Weston Building	Florence Weston Young	103	W	SPRUCE ST	15,577	3,507	12,070			Initial façade work on downtown retail building (CRLP).
46	PP	1986	1	Williams Law Firm	Shelton Williams	235	E	PINE ST	191,211	3,944	187,267			Façade work on major renovation of building to house an expanding law firm (CRLP)
47	PP	1986	1	Zimorino Brothers	Zimorino Restaurant	424	N	HIGGINS AVE	4,407	282	4,125	11		Initial façade work on downtown building being renovated to restaurant use (CRLP)

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48	PW	1987	1	Brick Pavers	MRA				65,977	65,977	-	N/A		Downtown beatification by making sidewalk aprons at key intersections more attractive and distinctive.
49	PT	1987	1	Caras Park	MRA and City Parks				1,040,274	1,040,274	-	N/A		Next phase of Caras Park development.
50	PF-School	1987	1	Central School	MRA and MCPS	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).
51	PP	1987	1	Garlington, Lohn & Robinson	Garlington, Lohn & Robinson	199	E	PINE ST	599,000	17,984	581,016			CRLP Façade work portion on renovation of building for law office work. Included TIF assistance for sidewalk replacement.
52	PP	1987	1	Hoffmann Building	James Hoffmann	265	W	FRONT ST	95,000	5,773	89,227			Renovation of historic building from pornography theater to architect offices.
53	PT	1987	1	Market Plaza	MRA				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 a Farmer's Market and other events to be held.
54	PA	1987	1	Market Plaza Sculpture (Crossing)	MRA and Public Art Committee.				7,630	7,630	-	N/A		"Crossing" a/k/a "Xs". Taag Peterson (artist) Public art at north end of Higgins Ave
55	PP	1987	1	Touch America	Jack Pippo & Savik, Marlen	815	E	FRONT ST	337,008	40,914	296,094			Construction of a new office building. TIF assistance included relocation of tenants of a 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.
56	PP	1987	1	Worden's Market	Tim & Exie France	450	N	HIGGINS AVE	33,204	2,265	30,939			Renovation of vacant Westerners clothing store to retail grocery, deli, beer and wine sales. Worden's was previously located directly across Higgins Ave. for nearly 100 years and expanded its business into the larger historic structure.
57	PW	1988	1	BN Depot		100	E	RAILROAD ST	8,947	8,947	-			May be work around former NP Passenger Depot (No file found)
58	PP	1988	1	Circle Square Building	Morganroth	500	N	HIGGINS	70,000	10,720	59,280			CRLP façade assistance in initial renovation of former Missoulian newspaper publishing location into office uses.
59	PF	1988	1	Courthouse Roof	Missoula County	200	W	Broadway	36,000	36,000	-	N/A		Assistance to project at historic Missoula County Courthouse
60	PF	1988	1	Courthouse Sidewalks	Missoula County	200	W	Broadway	4,448	4,448	-	N/A		300' of West Broadway sidewalks at Missoula County Courthouse
61	PP	1988	1	Florence Weston	Florence Weston Young	315	N	HIGGINS AVE	11,997	1,800	10,197			Replacement of sidewalk sections adjacent to downtown building in conjunction with retail project.
62	PW	1988	1	Glacier Building Alley	MRA & City PW				14,816	14,816	-	N/A		Repair and concrete paving of alley. Glacier Insurance Building later reassumed its former name as "The Florence".
63	PP	1988	1	Greenleaf Cafe	Ibrahim Ghaddar	101	S	HIGGINS AVE	81,042	1,477	79,565			Renovation of former pharmacy and retail store and pharmacy to restaurant use. (Later became El Cazador).
64	PW	1988	1	Higgins Stairtower	MRA				23,618	23,618	-	N/A		Construction of a covered pedestrian stair tower between Caras 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).
65	PP	1988	1	Kerr's Draperies	Dale Karlberg	206-208	S	THIRD ST W	5,272	679	4,593			Façade work on retail building (CRLP)
66	PT	1988	1	Riverbank Beautification	MRA and City P&R				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..
67	PW	1988	1	Riverfront Survey	MRA				23,618	28,537	(4,919)	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.
68	PP	1988	1	Shack Restaurant	William Warden, Robin Hamilton	230	W	MAIN ST	300,000	21,914	278,086			Renovation of vacant retail storefront to restaurant use for expanding Shack Restaurant which relocated from its historical location on Front Street.
69	PP	1988	1	Spiker Communications	Spiker Communications	229	E	MAIN ST	300,000	32,271	267,729	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).
70	PW	1988	1	Stoverud Clock	Public Art Committee				2,000	2,000	-	N/A		Repair of historic clock in Higgins Ave. sidewalk at the Florence Building.
71	PP	1988	1	Weston Building	Florence Weston Young	319	N	HIGGINS AVE	-	350				CRLP Interest "write down" for façade work on third portion of downtown building
72	PP	1989	1	Big Sky Chili	Anderson, Michael & Clare	123	E	MAIN ST	43,817	236	43,581			Façade work for restaurant on Main Street (CRLP)
73	PP	1989	1	Depot Restaurant Expansion	Depot Corporation	201	W	RAILROAD ST	450,000	62,141	387,859	10		Expansion of restaurant into the vacant second floor of former hotel building and addition to the west side for secondary restaurant that can be open air in warmer weather. Included expansion and paving of the parking area west of the building. TIF for CRLP façade, interior work contingent on job creation (CRLP-ED) and demolition of vacant warehouse structures for the parking lot.
74	PP	1989	1	Garden City Floral	Garden City Floral	129	W	FRONT ST	33,220	5,748	27,472			Façade work on retail building (CRLP) (Later became Montgomery Distillery)
75	PP	1989	1	Goldsmith's Bed & Breakfast	Goldsmith, Richard & Jean	803-809	E	FRONT ST	215,000	36,878	178,122	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 Bed & Breakfast was moved from the NE corner of Arthur and Beckwith Ave. It was Missoula's first official bed & breakfast operation and required development of new zoning language.
76	PW	1989	1	North Higgins Parking Lot	MPC	500	N	HIGGINS AVE	109,279	109,279	-	N/A		Development of a new parking lot for MPC adjacent to former Missouliau building (Circle Square Bldg.).
77	PP-MX	1989	1	Pattee Street Apartments (a/k/a Tremper Apartments)	Skornagowsky	140	E	Broadway	306,000	22,668	283,332		24	Federal CDBG Program supported project for low-income housing. TIF was for façade work (CRLP) and sidewalk replacement.
78	PW	1989	1	South Side River Survey	MRA				4,998	4,998	-	N/A		Property boundary survey along the south side of the river from Orange to Van Buren Streets.
79	PP	1989	1	Toole & Easter	T & E Building Partnership	145	W	FRONT ST	581,150	19,398	561,752			Façade change of former Star Garage building (CRLP).
80	PT	1990	1	Caras Park Tent	Missoula Downtown Assoc				29,481	29,481	-	N/A		Circus tent to replace aging tent. Used for summer performing arts including plays, comedy and music productions.
81	PW	1990	1	Central Park Parking Structure	MRA and Parking Commission	128	W	MAIN ST	3,250,000	120,934	3,129,066			Construction of Central Park Parking Structure on the corner of Main and Ryman Streets. Buildings on the site had burned several years earlier and the site was 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).
82	PF	1990	1	County Courthouse	Missoula County	200	E	Broadway	37,946	37,946	-	N/A		Exterior repairs to historic Missoula County Courthouse
83	PP	1990	1	Dajon Enterprises	Dajon Enterprises	120		HICKORY ST	52,248	16,374	35,874			Former unheated and vacant glass warehouse redeveloped for commercial use. CRLP facade interest write-down and Life Safety Code Compliance Program (CCP) used to help occupy about 1/2 of the building while the remainder was blocked off.
84	PP	1990	1	Giant Associates	Giant Associates	624		WOODY ST	265,000	37,423	227,577			Demolition of storage building to allow construction of parking lot in conjunction with new office use in long vacant adjacent buildings.
85	PW	1990	1	Independent Oil Station (United Way)	Earl Morganroth	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 Missouliau Publishing) and adjacent parking lot. Initial tenant was United Way offices.
86	PP	1990	1	JRJ Partnership/Gordon-Prill	JRJ Partnership	269	W	FRONT ST	358,000	21,393	336,607			Major façade changes and expansion of building to allow for office uses (CRLP).
87	PP	1990	1	Kadena's Take-Away	Nancy Takumoto	231	W	FRONT ST	430,000	11,474	418,526			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.

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88	PP	1990	1	Lily Restaurant/Crystal Theatre	Lily Building	515	S	HIGGINS	-	14,422				Code Compliance (CCP) matching grant to bring building into Fire Code
89	PW	1990	1	Milwaukee Station	Milwaukee Station Associates	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.
90	PP-NP-C	1990	1	Missoula Children's Theater	MCT	200	N	ADAMS	1,050,000	300,000	750,000	20		1st of multi-phase 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
91	PP-MX	1990	1	Montagne Apartments	Kenneth & Susan Allen	107	S	THIRD ST W	24,895	10,000	14,895		45	Fire Code compliance assistance (CCP) for sprinkler system.
92	PP	1990	1	New Era Bicycles	Dennis Sparrow	741		HIGGINS AVE	197,933	14,905	183,028	10		Replacement of vacant fuel station with bicycle retail and repair business. TIF included demolition, sidewalk/curb/gutter/ and landscaped boulevard. Trees planted in boulevard were relocated from Central Park Parking Structure construction site.
93	PA	1990	1	Returns	MRA and City Public Art Committee				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
94	PW	1990	2	Shady Grove Sidewalks and Trail	Eagle Watch	565		BURTON ST	1,500,000		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.
95	PT	1990	1	South Shore Lights	MRA				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.
96	PW	1990	1	Street Trees	MRA			Various	310,121	310,121	-			Downtown street tree program
97	PP	1990	1	Sun Mountain Sports	Eric Reimers	401		RAILROAD ST	515,000	29,380	485,620	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 was used for Fire Code compliance exiting and fire sprinklers, and sidewalk work.
98	PP	1990	1	The Trail Head	Charles & Elizabeth Stevens	420	N	HIGGINS AVE	467,000	53,062	413,938	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.
99	PP	1990	1	Worden, Thane & Haines/Glacier General	Worden, Thane & Haines	111	N	HIGGINS AVE	1,200,000	26,873	1,173,127			Acquisition and initial redevelopment of former Florence building 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. TIF included CRLP-ED interest write-down for job creation and sidewalk repair.
100	PA	1990	1	Youth Home Mural	Missoula Youth Homes				567	567	-	N/A		MRA participation was for materials in Missoula Youth Homes mural painted by youth clients
101	PP	1991	1	Capers Catering	Marcia Pilgeram	111	N	HIGGINS AVE	50,000	12,250	37,750	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 to bring room to current Fire Code. (CCP).
102	PF	1991	1	Courthouse Gazebo	Missoula County	200	W	Broadway	20,000	5,000	15,000	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	Missoula County	200	W	Broadway	200,000	70,000	130,000	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	PW	1991	1	Fox Theatre	MRA	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.
105	PP-MX	1991	1	Howard's Apartments	Howard Horton	141-147	W	MAIN ST	30,936	15,468	15,468		83	Use of CCP to help owner comply with Fire Code for basement sprinkler system and work on fire escape.
106	PP	1991	1	JKW Investments	JKW Investments	227	W	FRONT ST	175,000	31,514	143,486	5		Substantial remodeling of historic structure to house Missoula Aging Services who expanded their programs and number of employees in relocating to this building
107	PP-H	1991	1	Leary/White	Bob Leary and Cynthia White	208	W	SPRUCE ST	5,000	620	4,380		3	Interest "write-down" for façade repair and painting on apartment house (CRLP).
108	PP	1991	1	Lily Restaurant/Crystal Theatre	Lily Building	515	S	HIGGINS	3,849	350	3,499			Interest "write down" for façade work - awning (CRLP).
109	PP	1991	1	Mammyth Bakery/Cafe	Kimberly Kuethe	131	W	MAIN ST	309,000	32,606	276,394	10		Major expansion of bakery services to allow production of wholesale baked goods. Used façade, job creation and maintenance sections of the CRLP.
110	PF	1991	1	Museum of the Arts	Missoula Art Museum	335		PATTEE	6,500	1,135	5,365	N/A		Initial work in publicly-owned former library to allow MAM use.
111	PT	1991	1	North Shore Lighting	MRA				16,500	8,250	8,250	N/A		Retrofit of lighting components in Caras/Bess Reed Parks lighting system.
112	PW	1991	1	Northshore Walkway	MRA				122,858	122,858	-	N/A		Construction of riverfront trail from Van Buren Bridge and the west three private properties along the River with two accesses to East Front Street.
113	PP	1991	1	Ogg's Shoes	Dorothy and Bob Ogg	223	N	HIGGINS	-	2,500				Probably façade upgrade of retail store (CRLP). (File not found)
114	PP	1991	1	Wells, Evonne Smith	Evonne Smith Wells	218-222	E	PINE ST	22,725	1,034	21,691			CRLP for facade repair assistance renovation of office building into house law firm.
115	PP	1991	1	Williams, Ranney P.C.	Shelton Williams	235	E	PINE ST	150,000	7,952	142,048	5		Project was renovation of vacant office building for an expanding law firm hiring new staff. (CRLP-ED)
116	PP	1991	1	Wright Leasing	Wright Leasing	510	W	SPRUCE ST	18,135	4,641	13,494			Code compliance (CCP) and façade (CRLP) assistance in converting vacant warehouse into equipment rental, fitness and cabinet manufacturing uses.
117	PP	1991	1	Zimorino's	Zimorino Restaurant	424	N	HIGGINS	11,497	5,749	5,748			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.
118	PW	1992	1	Bicycle Racks	MRA & PW				13,550	13,550	-	N/A		This project file includes installation of bike racks in several locations 1984-90.
119	PP-NP-C	1992	1	BikeCentennial	BikeCentennial	138-150	E	PINE ST	145,400	11,069	134,331			Redevelopment of former church building to house the office and production facilities of Bike Centennial (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-H	1992	1	Buckley Apartments	James Buckley	715-721	W	SPRUCE ST	37,800	1,400	36,400		4	TIF was used for sidewalk work associated with substantial renovation of historic apartment building.
121	PT	1992	1	Caras Park Kiosk	MRA				3,839	3,837	2	N/A		TIF participated in fabrication and installation of an announcement board requested by MDA.
122	PA	1992	1	Cattin' Around	MPC	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)

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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	East Gate Rental	500	E	ALDER ST	10,570	953	9,617			Façade program (CRLP) participation for a yard, home improvement and party equipmen oft a rental business in former vacant warehouse.
125	PP	1992	1	Florence Building	Worden, Thane & Haines	111	N	HIGGINS AVE	123,000	20,000	103,000			Participation in major fire code compliance upgrade work at historic Florence Building. CCP augmented federal HUD 312 Program funds.
126	PT	1992	1	Fox Site Walkway	MRA				153,697	153,697	-	N/A		Construction of a lighted extension of the north shore riverfront trail east from the Orange St. Bridge to the western edge of City-owned former Fox Theatre property
127	PP	1992	1	Great Northern Building	Koelbel, John & Lenora	133-135	N	HIGGINS AVE	45,000	7,207	37,793			Façade (CRLP) program and code compliance program (CCP) assistance in retail building.
128	PT	1992	1	Locomotive 1356	MRA				20,712	20,712	-			Initial asbestos mitigation on locomotive located in Market Square at the north terminus of Higgins Ave. 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-MX	1992	1	Montagne Building (AKA Penwell Building)	Kenneth Allen	101	S	THIRD ST W	24,500	10,000	14,500		35	Life-Safety Code Compliance Program (CCP) matching grant for fire suppression sprinkler system for residential and commercial building.
130	PP	1992	1	Mortan, Inc.	Daniel Morgan	329	E	PINE ST	35,306	8,710	26,596			Code Compliance Program (CCP) assistance in retrofitting former funeral home structure for eye product distribution business.
131	PP	1992	1	Randy Peterson	Randy Peterson				8,834	4,417	4,417			(No file found)
132	PW	1992	1	Smith Hotel Demolition	City and MRA	225	W	RAILROAD ST	67,946	67,946	-	N/A		After condemnation of the building by the City Building Official and upon request of the Mayor, 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. Major renovation of a building for moving and expansion of a diner from the 300 block of N Higgins Ave. CRLP-ED for job creation and CCP for fire code work.
133	PP	1992	1	Uptown Diner	Shawn Nichols	120	N	HIGGINS AVE	100,000	32,299	67,701	10		
134	PP	1993	1	Avalon Cafe	Joel Rasmussen	141	S	THIRD ST W	17,000	1,135	15,865			Code compliance participation in redevelopment of a retail location into a restaurant.
135	PP	1993	1	Bluebird Building	James McDonald	224	N	HIGGINS AVE	175,000	6,310	168,690			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	MRA				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	MPR & MRA				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	Missoula County	200	W	Broadway	3,980	3,980	-	N/A		Installation of four decorative sidewalk light posts for the Courthouse lawn.
139	PP	1993	1	Cowell Trust	Cowell Trust	227	N	HIGGINS AVE	1,965	983	982			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 and 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	PW	1993	1	Downtown Streets	MRA & City PW				363,545	363,545	-	N/A		Program to repair and replace street surfaces downtown.
141	PP	1993	1	Forkenbrock Building	Baltic Avenue Partnership	234	E	PINE ST	100,000	16,500	83,500			Fire Code compliance (CCP) in redevelopment of a vacant former funeral home to office uses.
142	PP	1993	1	Gilligan's Rentals	David & Carma Gilligan	206	W	MAIN ST	17,823	8,911	8,912			Code compliance matching grant (CCP) for fire-rated separation between businesses and sprinkler fire suppression equipment.
143	PP	1993	1	Hansen's Ice Cream	Michael & Jane McMahon	519	S	HIGGINS AVE	45,000	19,000	26,000			TIF reimbursement to demolish a very dilapidated and safety issue lean-to shed in alley. MRA acted on strong advise of City/County Health Department and City Building Official.
144	PP	1993	1	Montana Pizza (Godfather's)	Montana Pizza, Inc.	247	W	FRONT	10,000	2,936	7,064			Fire Code Compliance (CCP) conducted during interior renovation of corporate office.
145	PP	1993	1	Perfect Ten	Scott Cooney	403	N	HIGGINS	240,000	43,685	196,315	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 is on national historic list as it was designed by A.J Gibson. Originally a three-story building, the third story burned in 1930s.
146	PP	1993	1	Ron's Roost	Ron's Roost Bookstore	541	S	HIGGINS	11,262	5,631	5,631			CCP assistance for meeting fire code exiting requirements for book and music store.
147	PW	1993	1	Street Furniture	MRA				1,767	24,412	(22,645)	N/A		Benches and Missoula Downtown Association requested street improvements.
148	PP	1993	1	Sutton West Gallery	Geoffrey Sutton	121	W	BROADWAY	50,000	12,915	37,085			CCP assistance for installation of a sprinkler system and new dedicated water line to meet Fire Code.
149	PP	1993	1	Tangles Salon	Kim Deanda	275	W	MAIN ST	7,000	692	6,308			CRLP interest write-down for façade upgrade of beauty salon.
150	PF	1993	1	Transit Meet (Mountain Line)	MUTD	100	E	MAIN ST	6,049	6,049	-	N/A		Sidewalk upgrade and shelter for original Mountain Line bus station.
151	PP	1993	1	Union Hall Building	Union Hall Company, Inc.	208	E	MAIN ST	21,216	4,347	16,869			Repairs and historically appropriate upgrades of façade of historic Union Building (CRLP). Painted advertising from the early 1900s was preserved.
152	PP	1993	1	Western Federal Savings	Western Federal Savings Bank	100	E	BROADWAY	133,415	20,000	113,415			CCP participation to provide fire escape on exterior of this six-story building.
153	PP	1993	1	Weston Building	Florence Weston Young	315	N	HIGGINS AVE	85,283	8,733	76,550			CRLP Façade and CCP assistance to allow new retail business to occupy a portion of the building.
154	PP	1993	1	Worden's Market	Worden's Market, Inc.	451	N	HIGGINS AVE	25,000	6,720	18,280			Façade and sidewalk work on historic North Higgins Ave. building (CRLP).
155	PP	1993	1	Zimorino's	Zimorino Restaurant	424	N	HIGGINS	260,000	31,394	228,606			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.
156	PP	1994	1	Bagels on Broadway	Sue Hulme, Janet Thompson	223	W	BROADWAY	30,000	1,767	28,233			Code compliance (CCP) in project to renovate vacant space to retail and wholesale bagel production.
157	PP	1994	1	Bank of Montana, Missoula	Bank of Montana	201	N	HIGGINS AVE	205,000	15,000	190,000			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	Earl Morganroth	500	N	HIGGINS	200,000	33,300	166,700	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	Monte Dolack	139	W	FRONT ST	30,000	3,398	26,602			CCP assistance to provide fire-rated access to business on Front Street and Caras Park level.
160	PP	1994	1	Jay's Bar Building	Jay LaFlesch	119	W	MAIN ST	8,800	3,752	5,048			Provide adequate emergency egress with CCP assistance
161	PP	1994	1	KLS Partnership	Dale Karlberg,	180-210	S	THIRD ST W	150,000	770	149,230			Sidewalk repair associated with renovation of upper level apartments
162	PP-NP-C	1994	1	Missoula Children's Theater Phase 2	MCT	200	N	ADAMS	1,529,912	146,955	1,382,957			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.	Richard Williams	101	E	BROADWAY	100,000	12,880	87,120			CCP support for fire-suppression sprinkler system. Other code work was conducted simultaneously by owner.

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164	PP	1994	1	Northwest Distributing		125	E	MAIN ST	7,482	3,741	3,741			CCP participation in egress upgrade in electronic equipment and supply store.
165	PP	1994	1	Old Town Cafe	Ram Murphy,	127	W	ALDER ST	260,000	3,599	256,401			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	OZ Building Partnership	502	W	SPRUCE ST	104,000	8,232	95,768			Façade upgrade on historic residential building converted to office use (CRLP).
167	PP	1994	1	Parkside Townhomes	Badeum Partnership	204		CHESTNUT	700,000	77,675	622,325			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	Richard Williams	127	E	MAIN ST	130,816	15,408	115,408			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	John & Tammy Schubert	525-531	S	HIGGINS AVE	96,385	9,086	87,299	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	MRA				371,423	671,423	(300,000)	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	Tim & Jeff Skiftun and Scott, Mars	103-115	W	MAIN ST	12,000	4,982	7,018			Code assistance (CCP) for sprinkler supply upgrade in conjunction with neighboring property at 129 N Higgins Ave.
172	PP	1994	1	Thrifty Travel Building	Ferguson, Jim	129	N	HIGGINS AVE	8,300	3,970	4,330			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	William Wyckman	320	N	HIGGINS AVE	18,458	9,229	9,229			CCP assistance for emergency exiting from mezzanine and first floor.
174	PP-NP-C	1995	1	Carousel for Missoula	A 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	Depot Corporation	201	W	RAILROAD ST	200,000	11,341	188,659			Conversion of third floor of the building to office uses and upgrade of the entire building to comply with life-safety codes.
176	PP	1995	1	Giant Associates	Giant Associates	624		WOODY ST	26,617	9,814	16,803			TIF for demolition of a dilapidated shed building to make way for a private parking lot.
177	PP-MX	1995	1	Golden Pheasant Building	William & Marlene Wiles	318	N	HIGGINS AVE	106,344	4,159	102,185		2	Façade upgrade as building moves from very long-time Asian restaurant to cocktail lounge use with residential upstairs.
178	PF-School	1995	1	Hellgate High School Windows	MCPS	900	S	HIGGINS AVE	400,000	150,000	250,000	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	Scott Cooney	403	N	HIGGINS AVE	100,000	9,500	90,500			Second project at this historic building to restore exterior and bring the structure fully into compliance with life-safety codes (CCP).
180	PP	1995	1	Pine Street Tavern	Timberline Tavern, Inc.	130	W	PINE ST	200,000	4,932	195,068			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	Red Rooster Inc.	301	N	HIGGINS AVE	100,000	6,910	93,090			CCP and Façade CRLP assistance for historic building that formerly housed Smith Drug. Red Rooster eventually moved north on Higgins Ave.
182	PP	1995	1	Riverfront Place	Long, Scott & Phillips, Robert	283	W	FRONT ST	2,300,000	205,831	2,094,169			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	PW	1995	1	SID 505 - Southshore Sewer	City and MRA				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.
184	PT	1995	1	South Side Neighborhood					251	251	-	N/A		Neighborhood landscaping project.
185	PP	1996	1	Birnbaum's Broadway Frame	Nancy Birnbaum	331	E	BROADWAY	25,000	2,258	22,742			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.
186	PP	1996	1	Boone & Crockett Club	Boone & Crockett Club	250		STATION DR	200,000	44,322	155,678			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	2	C.O.A.D. Housing I	Greg Nemoff	640		RIVER ST	418,000	11,542	406,458		6	TIF for sewer, water, curb and sidewalk in newly constructed apartments built with financing including federal Low-Income Housing Tax Credits (LIHTC) for long-term affordability. Design of all 3 buildngs was inspired by historic structures in nearby neighborhoods.
188	PP-NP-H	1996	2	C.O.A.D. Housing II	Greg Nemoff	514		RIVER ST	418,000	16,450	401,550		6	TIF for sewer, water, curb and sidewalk, and demolition in newly 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	Greg Nemoff	1250	S	FIRST ST W	418,000	19,531	398,469		6	TIF for sewer, water, curb and sidewalk in newly constructed apartments built with financing including federal Low-Income Housing Tax Credits (LIHTC) for long-term affordability. Design of all 3 buildngs was inspired by historic structures in nearby neig
190	PW	1996	1	Dajon Parking Lot	MRA AND MPR	120		HICKORY ST	75,000	33,000	42,000			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.
191	PP	1996	1	Elks Lodge	Elks Hellgate Lodge 383	112	N	PATTEE ST	60,000	25,000	35,000			Code compliance through CCP for upper story apartments and basement egress.
192	PA	1996	1	Fire Station #1	City of Missoula	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.
193	PP	1996	1	Gardengate	James Pool & Renate Bush,	121	S	HIGGINS AVE	28,000	1,290	26,710			Façade CRLP for business entry upgrade
194	PP	1996	1	Gleim Building II	P & B, LLC	255-257	W	FRONT ST	500,000	101,166	398,834			Major renovation of historic building originally constructed as a brothel in the late 1800s into law office use. Assistance though both façade and economic development sections of the financing interest write-down CRLP, fire code compliance though CCP, and TIF for sidewalks, access to sewer to the south rather than the poor line in Front Street, and remediation of dozens of vehicle batteries buried south of the building in the 1940s.
195	PP	1996	1	Headquarters Building	Headquarters, LLC	115-119	W	FRONT ST	930,000	93,669	836,331			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).
196	PP	1996	1	Kadena's Restaurant	Nancy Takumoto	231	W	FRONT ST	40,000	4,022	35,978			Overall project to upgrade and improve interior and exterior. CRLP Façade assistance in exterior work.
197	PT	1996	1	Kiwanis Park Lighting	MPR & MRA				47,446	47,446	-			Providing lighting along the riverfront trail through Kiwanis Park.

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198	PP	1996	1	MacKenzie River Pizza	Mackenzie River Pizza Co.	137	W	FRONT ST	400,000	33,115	366,885			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 do to meet minimum life-safety code compliance.
199	PP	1996	1	Masonic Temple Building	Masonic Temple Association	126	E	BROADWAY	100,000	24,955	75,045			Code Compliance Program participation in a basement fire-suppression sprinkler system.
200	PP	1996	2	Micromedia	Richard Perlata	101	S	CALIFORNIA ST	186,000	10,259	175,741			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).
201	PP	1996	1	Moose Lodge	Loyal Order of the Moose	140	W	PINE ST	10,490	5,245	5,245			CCP participation in providing a dedicated water line for basement sprinkler system (later owned by City).
202	PP-NP-H	1996	1	Palace Apartments	Palace Development Ltd Partnership	147	W	BROADWAY	4,280,000	565,000	3,715,000		60	Major interior renovation of former, nearly vacant, historic hotel building. The hotel was constructed in two sections, one in 1905 and one in the 1950s. 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 used to upgrade utilities, sidewalks and for demolition activities.
203	PP	1996	1	Press Box	Gordie Fix	835	E	BROADWAY	240,000	6,714	233,286			Upgrade exiting systems in restaurant building to current life-safety code (CCP).
204	PP	1996	1	Russell Smith Federal Courthouse	GW Development	201	E	BROADWAY	6,250,000	348,500	5,901,500			Conversion of a former bank building into a federal court facility with offices, secure courtrooms, conference rooms, offices for US Marshal'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 occupant.
205	PW	1996	2	South Shore Sewer Line	MRA with Public Works Dept	ROW		WYOMING	175,000	175,000	-			Continuation of South Shore Sewer Project to provide Hickory St. neighborhood with sewer. TIF paid all the cost.
206	PP	1996	1	Spiker Communications	Spiker Communications	223-229	E	MAIN ST	400,000	22,150	377,850			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).
207	PP	1996	1	Spiker Communications	Spiker Communications	229	E	MAIN ST	8,625	4,313	4,312			Continuation of previous project with code work (CCP) on adjacent building while merging the buildings and expanding the business..
208	PT	1996	2	West Broadway CTEP project	MRA and City PW				120,520	32,657	87,863			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 funding included grant match, survey and engineering studies.
209	PW	1996	1	Wilma Building	Tracy Blakeslee	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	Missoula Downtown Assoc				550,000	275,000	275,000			Participation with MDA to replace performing arts and event tent.
211	PT	1997	1	Clark Fork Natural Park Gateway	MRA			CHESTNUT ST	-	10,300				Create a formal entry to Clark Fork Natural Park from Chestnut St.
212	PF	1997	1	Emerald Line Trolley	MUTD				298,728	26,000	272,728			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	Richard & Jean Goldsmith	803-809	E	FRONT ST	650,000	25,350	624,650			Construction of a new building for business with ice cream manufacturing and retail. TIF funds were used for demolition of two structures in poor condition and assistance to tenants in finding replacement housing.
214	PP	1997	1	Higgins Avenue Plaza	Allan Kelley	415	N	HIGGINS AVE	16,256	7,989	8,267			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	MRA			HILDA ST	42,108	10,910	31,198			Stairs and crossing over irrigation ditch at Hilda Street as additional access to John Toole Park.
216	PP	1997	1	Kadena's Restaurant	Valerie Spencer	231	W	FRONT ST	-	4,022				Façade CRLP for business entry upgrade and exterior repairs.
217	PT	1997	1	Market Plaza	MRA				176,000	176,000	-			Expansion of Farmer's Market public parking area using brick salvaged from original nearly streets.
218	PP	1997	1	McCaffery Building	Buffalo Gals, LLC	501	W	ALDER ST	400,000	18,421	381,579			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	MRA				38,429	14,406	24,023			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 "Returnings" 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 a 13% TIF match.
220	PT	1997	1	Milwaukee RR ROW Acquisition	MRA				98,038	30,868	67,170			Acquisition of nearly a mile of former Milwaukee RR ROW 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	C & M, Inc.	120	W	FRONT ST	-	5,032				Façade CRLP and CCP assistance for new business in Florence Building utilizing both interior and alley entrance.
222	PP-NP-H	1997	1	River Street Family Estate	Emma Court Development, Inc.	1200 blk		RIVER ST	550,000	16,510	533,490		10	Affordable housing development. TIF funds for sidewalk and site clearing.
223	PT	1997	2	Shady Grove Trail	MRA				82,915	14,983	67,932			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.	Tremper's Distributing	820	E	BROADWAY	1,200,000	78,500	1,121,500			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	Michael Boehme/Steve Nelson	216	W	MAIN ST	600,000	73,167	526,833			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), 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	Henry & Tommy Lu Worden,	328	E	PINE ST	14,640	7,320	7,320		5	Code compliance work necessary to remodel apartment and retail building that was the original home of Missoula's co-founder.
227	PW	1998	1	100 E Broadway Alley Paving	MRA & City PW				32,108	16,054	16,054			Program to convert downtown alley surfaces to concrete.
228	PP	1998	1	Bernice's Bakery	Esther Chessin	200	S	THIRD ST W	62,500	2,075	60,425			Egress improvements for fire safety (CCP) and sidewalk repairs during renovation of popular bakery.
229	PP-NP-H	1998	2	Bridge Apartments (WMMHC)	Garden City Comm. Dev. Org	1205	W	BROADWAY	1,200,000	20,000	1,180,000			Construction of housing for clients of the Western Montana Mental Health Center. TIF funds used for site clearing. (Housing number included in 2021 property acquisition)
230	PP	1998	1	Cedar Street Enterprises	Land & Water, Inc.	1120		CEDAR	241,000	16,882	224,118			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.
231	PP	1998	1	Desmonds	Bill Chavez	129	N	HIGGINS AVE	60,000	8,967	51,033			CCP assistance related to exiting from a new retail outlet in older building.

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1	PROJECT TYPE	FISCAL YEAR FINAL AMT PAID	DISTRICT	PROJECT NAME	DEVELOPER	PROJECT ADDRESS	DIR	STREET	TOTAL PROJECT COST	MRA TOTAL	OTHER INVESTMENT	FULL TIME EQUIVALENT (FTE) JOBS CREATED	HOUSING UNITS	NOTES
232	PW	1998	1	Downtown Street Renovation	City PW & MRA				-	18,161				Program repaving and repairing downtown streets.
233	PP	1998	1	Far East Foods	Richard Bruce	211	W	BROADWAY	80,000	9,533	70,467	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)
234	PP-NP-H	1998	1	Human Resource Council (HRC)-2	Georgia & Rex Bowels,	714		TOOLE AVE	18,500	1,260	17,240		1	One of three projects in association with HRC to provide safety repairs to owner occupied homes in URD I.
235	PP-NP-H	1998	2	Human Resource Council (HRC)-32	Harriet Melton	924		TOOLE AVE	7,300	900	6,400		1	One of three projects in association with HRC to provide safety repairs to owner occupied homes in URD I.
236	PP-NP-H	1998	1	Human Resource Council (HRC_ -1	Janice Kahm	215	E	ALDER ST	8,810	4,670	4,140		1	One of three projects in association with HRC to provide safety repairs to owner occupied homes in URD I.
237	PP	1998	1	Iron Horse Pub & Grill	Tami Knoeller,	501	N	HIGGINS AVE	650,000	74,482	575,518			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.
238	PP	1998	1	Lucy Bldg.	William Wyckman	330	N	HIGGINS AVE	1,500,000	72,758	1,427,242			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
239	PP	1998	1	MacArthur, Means & Wells	3TG, LLP	603		WOODY ST	195,000	7,494	187,506			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.
240	PP-NP-C	1998	1	Missoula Children's Theater	MCT	200	N	ADAMS	4,100,000	72,556	4,027,444	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.
241	PP	1998	1	Simons Bldg.	Midnite Development, LLC	312-314	N	HIGGINS AVE	500,000	82,065	417,935	5		Renovation of historic building used by offices on the upper flow 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.
242	PW	1998	1	Streetscape Amenities	MRA				-	3,610				Benches, trash receptacles, etc. in concert with Missoula Downtown Association requested improvements.
243	PP-NP-S	1998	1	YWCA Secret Seconds	YWCA of Missoula	1136	W	BROADWAY	290,955	17,115	273,840			Sidewalks associated with retail store expansion.
244	PF	1999	1	Art Museum	MAM	335		PATTEE	30,000	13,190	16,810			Fire code compliance at City-owned Art Museum building.
245	PP	1999	2	Aspen Sound	Stewart Hilleboe	1300	W	BROADWAY	40,000	6,500	33,500			Sidewalks and street trees associated with new construction of a retail building on a vacant lot.
246	PT	1999	1	Caras Park Improvements	MRA				4,374	4,374	-			Physical improvements to Caras Park trail and events area.
247	PT	1999	1	Caras Park Stairs	MRA				32,989	32,989	-			Safe, attractive steel staircase to Caras Park on west side of Higgins Ave. Bridge.
248	PW	1999	1	Downtown Street Renovation	MRA & City PW				-	18,161				Program of repair and replacement of street surfaces downtown.
249	PP-NP-H	1999	2	Fireweed Court Apartments	homeWORD	1437	S	FIRST ST W	1,200,000	25,955	1,174,045		12	Demolition, site clearing and pedestrian connections in ROW in low-income housing project for families with children.
250	PW	1999	1	Fox Site (Holiday Store Demolition)	MRA	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.
251	PW	1999	1	Fox Site (Holiday Store Purchase)	MRA	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.
252	PP	1999	1	Hathaway House	Thomas Bulman	416	E	PINE ST	21,645	10,000	11,645			CCP for fire suppression sprinkler system in former residence being converted to business use.
253	PP	1999	1	Import Market thru Bagels on Broadway	Gene Senne	201-223	W	BROADWAY	65,445	32,724	32,721			Code compliance (CCP) for three buildings along West Broadway for a dedicated water line and fire suppression sprinkler systems.
254	PP	1999	1	Johnston Bldg.	Joan Johnston	180	S	THIRD ST W	450,000	15,894	434,106			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 and later Meadowsweet Herbs.
255	PP	1999	1	Montana Bldg.	Montana Building Condo Asso.	101	E	BROADWAY	325,000	150,000	175,000			Council approved amount higher than Life-Safety Code Compliance Program (CCP) general limit to help provide adequate emergency egress for the six-story building.
256	PF	1999	1	Partnership Health Center	Missoula County	301	W	ALDER ST	1,750,000	56,764	1,693,236	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 the Food Bank), utilities and ROW work.
257	PP-H	1999	1	Rys-Sikora Project	Adam & Anne Rys-Sikora	240-244	S	THIRD ST W	400,000	27,288	372,712		5	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.
258	PP-NP-C	1999	1	Senior Citizen Center	Missoula Senior Citizens Center	705	S	HIGGINS AVE	16,680	8,340	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.
259	PW	1999	1	South 3rd St West Alley	City PW				2,925	2,925	-			Program of replacement of surfaces of downtown alleys.
260	PP-NP-S	1999	2	St Pat's - Big Broadway	St. Patrick Health Sciences	800	w	BROADWAY	900,000	89,500	810,500			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).
261	PW	1999	1	Streetscape Amenities	MRA				-	18,156				Street trees and other amenities
262	PP	1999	1	Trappings	Buffalo Gals, LLC	129	W	ALDER ST	120,000	7,144	112,856			Renovation of vacant structure to office and showroom of interior design business. TIF Program for demolition of lean-to building and façade CRLP.
263	PP-NP-S	1999	2	Western MT Mental Health Center - Phase 1	WMMHC	1305		WYOMING	700,000	23,514	676,486			TIF for water main extension from Dakota to Wyoming Streets across easement by developer for Phase I of WMMHC Campus. Waterline has capacity for use by neighborhood to the north.
264	PP	2000	2	1112 W Broadway (Grunow)	Grunow	1112	W	BROADWAY	19,530	7,530	12,000			TIF for demolition of vacant and structurally unsound building. Negotiations needed additional W. Broadway ROW with project approval.
265	PP	2000	1	121 Hickory St (Ward)	Katie Ward	121		HICKORY ST	850,000	56,743	793,257			TIF for site clearing, trail re-routing, lighting 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	City of Missoula	140	W	PINE ST	70,000	12,272	57,728			Façade interest write-down (CRLP) and code compliance assistance (CCP) in building upgrade and basement fire sprinkler. (former Moose Lodge, later City-owned)
267	PP	2000	1	180-210 S 3rd St W (Kalberg)	Dale Kalberg	180-210	S	THIRD ST W	22,404	11,202	11,202			Code compliance (CCP) for apartment building with retail on the ground floor.
268	PP-H	2000	1	224 East Pine St (Warren)	Daniel & Faye Hansen-Warren	224	E	PINE ST	300,000	13,241	286,759		9	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.

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269	PP	2000	1	228 N Higgins (Nelson Brothers)	Steve Nelson	228	N	HIGGINS AVE	360,000	31,935	328,065			Interior fixed-asset improvements subsidized though 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)	Jeff & Lentz, Jeff & JoAne Maphis	319	W	PINE ST	225,000	19,520	205,480		3	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)	Shelly Wills	323	W	PINE ST	255,000	19,644	235,356			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	Thomas Wilkins	811	S	HIGGINS AVE	105,000	8,286	96,714			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	Oddfellows Club, Ogg Family, Cowell Estate, Office Supply Co	219 thru 227	N	HIGGINS AVE + 115 W BROADWAY	210,000	41,571	168,429			Four 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	MRA					1,000				TIF to study feasibility of trail along Rattlesnake Creek between River and Broadway.
275	PT	2000	1	California St. Bridge	MRA				1,401,768	228,991	1,172,777			MRA obtained Congestion Mitigation and Air Quality (CMAQ) federal grant for construction of pedestrian bridge across the Clark Fork River at California Street. TIF provided required match and some amenities not eligible for CMAQ funding.
276	PP	2000	1	Catalyst	The Catalyst	111	N	HIGGINS AVE	60,000	4,099	55,901	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	City of Missoula	435		RYMAN ST	-	69,999				City Council appropriated TIF funds to finance a generator to back up essential service communications in the event of a power outage.
278	PF	2000	1	City Hall Remodel	City of Missoula	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	Duane (Dave) Harmon & Amy Rubin	1430	W	BROADWAY	7,000	2,857	4,143		10	Code compliance assistance in exiting and separation of apartments.
280	PW	2000	1	Downtown Alleys	MRA & City PW				91,386	45,693	45,693			Reconstruct 200 block between Ryman & Woody Street and 400 block between Pine & Spruce Streets.
281	PW	2000	1	Downtown Corner Pavers	MRA & City PW				18,917	18,917	-			Rehabilitation & replacement of Downtown corner pavers.
282	PW	2000	1	Downtown Street Renovation	MRA & City PW				-	43,187				Program for downtown street rehabilitation and replacement.
283	PP-NP-S	2000	1	First Baptist Church/School	First Baptist Church	308	W	PINE ST	31,000	11,262	19,738			Life-Safety Code Compliance Program (CCP) assistance in providing a basement fire-suppression sprinkler system for building with long-term lease to a school.
284	PP	2000	1	Import Market	Gene Senne	201-211	W	BROADWAY	18,900	9,450	9,450			Phase 2 of code compliance work in corner building extending fire-suppression sprinklers to upper floors.
285	PP-NP-S	2000	1	Knights of Columbus	Knights of Colombus	312	E	PINE ST	130,000	16,062	113,938			Fire Code compliance (CCP) in project to convert fraternal organization building to private office use.
286	PP-H	2000	2	Loken Builders	Steve Loken	1327 1/2		DAKOTA ST	15,000	4,010	10,990		3	Code compliance assistance (CCP) for separate uses and exiting for disabled persons in mixed-use (residential, office, shop) building.
287	PT	2000	2	Milwaukee Trail	MRA			Milwaukee RR ROW	255,250	47,050	208,200			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.
288	PW	2000	1	Missoula Art Museum	MAM	335		Pattee	20,716	10,358	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).
289	PP	2000	1	Missoula Textile Services	Missoula Textile Services	111	E	SPRUCE ST	253,000	25,000	228,000			Life-Safety Code Compliance Program (CCP) assistance in exiting and sprinkler system expansion in renovation project of very long-time dry cleaning business.
290	PF	2000	1	Mountain Line Transfer Center	MUTD	200	W	PINE ST	-	118,946				Demolition of former Fire Station #1 and other site improvements for permanently locating the Mountain Line center.
291	PT	2000	1	Northside RR Crossing	MRA				1,922,504	1,148,278	774,226			CMAQ and TIF funds to construct a pedestrian bridge across the MRL main tracks to connect the Northside Neighborhood to downtown.
292	PP	2000	1	Paradigm Architects	Carl Posewitz	125 1/2	W	MAIN ST	-	3,636				Façade CRLP assistance to create business front in alley between Front and Main Streets.
293	PP-NP-S	2000	1	Salvation Army	Salvation Army Western Territory	339	W	BROADWAY	22,000	10,000	12,000			Code Compliance Program participation in extending a dedicated fire suppression system water line across Broadway Street to Salvation Army store.
294	PW	2000	1	Streetscape Amenities	MRA				-	3,471				Program for street trees with other fixed amenities.
295	PP	2000	1	Swift Building	Linda & Judy Smith	315	S	FOURTH ST E	250,000	33,380	216,620			Façade CRLP interest write-down and Code Compliance Program assistance for emergency egress from basement and two floors of offices.
296	PP	2000	1	W Railroad St Parking Lot	MPC				19,900	6,000	13,900			Assistance to MPC in building a parking lot on MRL property west of the NP Depot Building.
297	PP-NP-S	2000	1	Western MT Mental Health Center - Phase 2 Water Main	W MT Mental Health Center	1305		WYOMING	3,000,000	47,000	2,953,000			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 on evenings and weekends. Also received an easement adjacent to Milwaukee Trail for an irrigation well used for trail landscaping.
298	PT	2001	2	California St. Bridge - Vandalism	MRA				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	Western Montana Development, LLC (S.Nelson, M.Boehm)	228-230	W	MAIN ST	950,000	77,903	872,097	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	PW	2001	1	Fox Site (Mustard Seed Purchase)	MRA	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 Site property intended for major riverfront redevelopment.
301	PP	2001	1	Goldsmith's B&B - CCP	Richard & Jean Goldsmith	803-809	E	FRONT ST	45,000	7,950	37,050			CCP assistance in complying with Fire Code for emergency egress from upper story.
302	PP-NP-H	2001	1	Lennox Flats	homeWORD	307		WOODY ST	1,080,000	47,475	1,032,525	5	10	Historically appropriate renovation of former hotel to low-income housing. Assistance included sidewalk and other ROW 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.
303	PP	2001	1	McArthur, Means & Wells	3TG, LLP	125	W	ALDER ST	150,000	7,480	142,520			Interest write-down CRLP for façade work and emergency exiting through CCP in renovation of former warehouse to office use by architectural firm.
304	PT	2001	2	Milwaukee Trail Markers (West of Orange St)	MRA				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.

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305	PP	2001	1	Montana Antique Mall	Charles Hurt	331	W	RAILROAD ST	65,000	19,400	45,600			Fire Code compliance (CCP) assistance in historic boarding house and hotel, now a retail use throughout. Sprinkler system and emergency exiting were addressed.
306	PT	2001	1	Northside Crossing - Elevators	MPR				18,208	18,208	-			Repair elevators for Northside Crossing Pedestrian Bridge across MRL tracks.
307	PT	2001	1	Public Basketball Courts	MPC				20,000	20,000	-			Match private grant from Jeff Ament (Pearl Jam musician) to renovate, replace and install public outdoor basketball courts throughout the City. This portion of the project was focused in URD I.
308	PP	2001	2	Sentinel Mechanical	Thrasher, Gerald & Denise	1308		RIVER ROAD	210,000	22,241	187,759	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.
309	PA	2001	1	Studebaker Public Art	Public Art Committee	216	E	MAIN ST	15,000	15,000	-			Mural - Stanley C. Hughes (artist)
310	PP	2001	2	Sweetheart Bread	JM Investments	1340	W	BROADWAY	310,000	36,312	273,688	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.
311	PP-MX	2001	1	Wilma Building	131 S Higgins LLC - Tracy Blakeslee	131	S	HIGGINS	2,400,000	350,000	2,050,000		20	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 a grand ballroom that had been covered and unseen in fifty years which was then renovated.
312	PP	2002	1	124 W Pine (Kosena)	Kosena, Kraig	124	W	FRONT ST	180,000	7,231	172,769			Façade CRLP interest write-down and CCP code compliance assistance in renovation of downtown office building.
313	PW	2002	1	Bank St Pedestrian Mall	MRA				622,292	622,292	-			Construction of a public area with seating, a variety of art works, a fountain and landscaping celebrating the recent and pre-settlement history and founding of Missoula.
314	PF	2002	1	City-County Health Dept.	Missoula County	301	W	ALDER ST	400,000	56,618	343,382			Upgrades to publicly owned building.
315	PP	2002	1	Dolack Gallery	Dolack, Monte	139	W	FRONT ST	22,710	2,057	20,653			Façade CRLP interest write-down for downtown building as it was renovated for art gallery use.
316	PW	2002	1	Downtown Alleys	MRA & City PW				130,000	60,781	69,219			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 Streets & 100 block between West Pine & West Broadway Streets.
317	PW	2002	1	Downtown Streets - Phase 8	MRA & City PW				49,988	49,988	-			Program of repair and replacement of street surfaces downtown.
318	PT	2002	1	Evelyn Borg Johnson Park	MRA	100	S	THIRD ST W	176,000	150,665	25,335			Construction of a small landscaped park with trail connecting S. 3rd St. W to lower Station Dr. and a metal staircase for pedestrians extending between S 3rd St. W to the River level near Higgins Ave. Bridge.
319	PW	2002	1	Fox Site (Mustard Seed Demolition)	MRA	419	W	FRONT ST	21,348	21,348	-			Demolition and removal of former Mustard Seed Restaurant building on property acquired by City as an addition to land intended for major riverfront development. Demolition was interrupted and delayed by 9/11/2001 tragedies.
320	PT	2002	1	Kiwanis Park Tennis Courts	MRA & Parks				47,220	40,000	7,220			Upgrade and expansion of tennis courts in Kiwanis Park upon request by the Parks Dept.
321	PT	2002	1	Kiwanis Park Trail	MRA & Parks				14,435	14,435	-			Pavement and lights on existing riverfront trail and adding a new connection trail in Kiwanis Park.
322	PP	2002	1	Meadowsweet Herbs	Peach Fuzz Enterprises, LLC	180	S	THIRD ST W	35,000	1,803	33,197	5		Façade CRLP and CCP assistance in renovation of a former cookie manufacturing business to retail and internet sales uses.
323	PP	2002	1	Millennium Bldg.	Millennium, LLC (Allen Fetcher)	125		BANK ST	5,150,000	327,529	4,822,471			TIF for demolition, utility extension, and a public parking deck in conjunction with construction of the first major new office building in downtown in several years. The building was built as six stories of office uses plus two stories of residential condominiums and included a partnership with 1st Interstate Bank in adding a two-level private and public parking facility.
324	PA	2002	1	MUTD-Trans Center Pub Art	MUTD	200	W	PINE ST	30,000	15,000	15,000			Public art associated with construction of the MUTD (Mountain Line) transit center called Proper Shoppers. The artist was Tom Rippon.
325	PT	2002	1	NS RR Crossing Enclosure	MPC				33,960	33,960	-			Enclose the Northside Overpass Pedestrian Bridge due to vandalism of areas below the bridge.
326	PP	2002	2	Nutritional Labs Inc.	Nutritional Laboratories	1001	S	THIRD ST W	3,000,000	53,000	2,947,000	100		Renovation of a 50,000 sq.ft. vacant former furniture store 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.
327	PP-NP-S	2002	1	St Patrick Hospital	St. Patrick Health Sciences	500	W	BROADWAY	51,000,000	1,891,295	49,108,705	75		Removal of former St. Patrick Hospital building, partially used as offices, and construction of a six-floor medical office and treatment building with two levels of underground parking and a large meeting room wing. The building is attached to 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 of adjacent streets and construction of new sidewalks and landscaped boulevards in the ROW.
328	PW	2002	1	Streetscape Amenities	MRA				53,261	53,261	-			Program of installing street trees, trash receptacles and other fixed amenities in conjunction with the Missoula Downtown Association.
329	PW	2002	1	Tree Grates	MRA				5,600	5,600	-			Pre-project purchase of materials for street trees downtown.
330	PP	2003	2	Bayern Brewery	Bayern Brewing, Inc.	1507		MONTANA ST	980,000	33,862	946,138			Expansion and complete renovation of former warehouse to brewery and bottling operations. TIF 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.
331	PT	2003	1	Caras Park Trail Paving	MRA				30,342	30,342	-			Repaving and widening of Caras Park riverfront trail upon request by the Parks Dept.
332	PW	2003	1	Clark Fork Manor Lighting	Clark Fork Riverside Manor	301	W	FRONT ST	280	280	-			Assistance in providing a living center for seniors on fixed incomes with decorative exterior lighting.
333	PP	2003	1	Doubletree Hotel	Village Motor Inn	100		MADISON	3,500,000	50,000	3,450,000			Life-safety code (CCP) work in emergency exiting and separation of uses.
334	PW	2003	1	Downtown Alleys	MRA & City PW				19,910	19,910	-			Program of replacing asphalt surface alleys with concrete of longevity, better drainage and additional pedestrian use.
335	PW	2003	1	Downtown Streets	MRA & City PW				80,822	80,822	-			Program to repair and replace street surfaces in the downtown.
336	PP-NP-C	2003	2	Good Food Store	Good Food Store	1600	S	THIRD ST W	1,820,000	19,933	1,800,067			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.
337	PF-School	2003	1	Hellgate High Auditorium	MCPS	900	S	HIGGINS AVE	350,000	69,960	280,040			TIF assistance in expansion, renovation and emergency egress upgrade of auditorium at Hellgate High School.
338	PP	2003	1	Janacek Project	Ed Janacek	133-135	W	MAIN ST	400,000	32,097	367,903			Renovation of building to allow retail and office businesses. Assistance for façade changes (CRLP) and to address substantial fire code issues (CCP).
339	PW	2003	1	McAdams Property Appraisal	MRA				5,000	5,000	-			Appraisal of riverfront property for acquisition negotiations which were not successful.
340	PF	2003	1	Missoula Library Garden	Library Foundation	301	E	MAIN ST	18,000	5,000	13,000			Assistance in upgrading the grounds of the publicly-owned library with memorial flower and shrub garden.
341	PW	2003	1	Orange Street Bridge & Trail Tunnel	MDT & MRA				7,573,816	881,256	6,692,560			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 providing much safer facilities for pedestrians and bicycles and better access to the riverfront trails beneath.

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342	PL	2003	1	Riverfront Triangle Master Plan	MRA	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.
343	PP-H	2003	1	Spruce Rooms	WAMM, LLC	335	W	SPRUCE ST	674,000	52,315	621,685			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.
344	PW	2003	1	Streetscape Amenities	MRA				6,524	6,524	-			Program to provide street trees, trash receptacles and other amenities.
345	PP	2003	1	Wordens Bakery & Deli	MIF Partnership	107	W	SPRUCE ST	254,000	23,701	230,299			Project to convert two long-vacant and dilapidated apartments to house 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).
346	PP	2004	1	603 Woody Street	3TG, LLP	603		WOODY ST	250,000	10,796	239,204			TIF was used to install a sidewalk accessibility ramp and code compliance in expanding office use of building.
347	PT	2004	1	Bess Reed Park Boat Ramp	MRA				3,500	3,500	-			Upgrade of informal raft and kayak take-out along the Clark Fork River near the south terminus of Pattee Street.
348	PP	2004	1	Bob's Sew & Vac	Robert Snodgrass	120	W	BROADWAY	518,000	51,936	466,064			Renovation to allow expanded use of second floor and basement of this building. Added alley entrance to new business in basement. Assistance included CCP matching grant for sprinkler system in basement and dedicated water line, façade (CRLP) work for the alley side of the building and alley paving.
349	PP	2004	1	Boone & Crockett Club	Boone & Crockett Club	250		STATION DR	1,110,000	84,300	1,025,700			Boone and Crockett Club moved its national headquarters to the nearly vacant building built in the early 1900s as the passenger depot for the Milwaukee Railroad. Assistance included matching CCP grant for fire-code compliance needed by any business occupying the building and TIF program assistance in upgrading Station Drive, stabilizing the bank under the road and relocation of a pedestrian trail.
350	PP	2004	1	Ditchstone Project	Ditchstone, LLP	305	S	FOURTH ST E	2,856,000	279,409	2,576,591			New business office building constructed on site of former headstone monument business. TIF used for demolition, site clearing and extension of water and other utility main transmission lines.
351	PP	2004	1	Ed Janacek	Ed Janacek	133-135	W	MAIN ST	225,000	15,285	209,715			Second phase of building renovation to change the interior for new tenants that will create at least five FTE jobs and maintain them for the life of the commercial loan subsidized through the CRLP Economic Development section.
352	PT	2004	1	Evelyn Borg Johnson Park Amenities	MRA		S	THIRD ST W	9,451	4,491	4,960			Changes to trail and seating area at the park near the corner of S 3rd St. West and Higgins Ave.
353	PW	2004	1	Higgins Ave/Pine St CCP Projects	MRA and City PW	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.
354	PP	2004	1	iConnect Fiber Hotel	Iconnect Montana	100	E	BROADWAY	314,000	18,000	296,000			TIF participation in extending large trunk internet lines to agreed upon central location. Also, code compliance through CCP work in building of proper emergency egress.
355	PP	2004	1	LA Design	Lynne Himes	337	E	BROADWAY	570,950	14,626	556,324			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.
356	PW	2004	1	McAdams Property Negotiations	MRA				5,000	1,736	3,264			Negotiation by consultant/agent, Bruce Bugbee, for riverfront property for acquisition negotiations which were not successful.
357	PP	2004	1	Missoula Federal Credit Union	Missoula Federal Credit Union	126	W	SPRUCE ST	533,887	33,980	499,907			TIF assistance in complete remodeling of building for expanded MFCU (later Clearwater Credit Union) use, sidewalk replacement and alley repaving.
358	PF	2004	1	Missoula Library	Library Foundation	301	E	MAIN ST	223,371	63,420	159,951			TIF reimbursement in providing better handicap access to publicly-owned library.
359	PP	2004	2	Morgan Project	Morgan, Brian & Cara	1655	S	THIRD ST W	12,000	4,895	7,105			Fire Code compliance (CCP) for building with a guided tour business, insurance company and four residential units.
360	PW	2004	1	Orange Street Bridge Amenities	MDT & MRA				9,774	9,774	-			Add brass medallion art work to the new bridge. Artists were Rolf Tandberg and Jim Dunlap.
361	PP	2004	1	Paoli Building	Paoli Building Partners	259	W	FRONT	1,021,000	36,149	984,851			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.
362	PP	2004	1	Pearl Cafe & Bakery	231 East Front Street, LLP	231	E	FRONT	750,000	40,844	709,156			Renovation of former warehouse building to high-end restaurant use. Assistance included TIF Program for water and sewer main upgrade and alley paving, Code Compliance Program for fire sprinkler system and emergency egress from basement, and historically appropriate facade restoration on both the north and south sides.
363	PP	2004	1	Rockin' Rudy's	Funk Booty, LLC	509	S	HIGGINS AVE	118,057	10,000	108,057			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.
364	PP	2004	1	Sean Kelly's Facade CRLP	Big Fork Garden Corporation	130	W	PINE ST	27,000	1,194	25,806			Façade changes (CRLP) for new tavern operation in building built as a car parts store in 1928.
365	PP	2005	1	Atlantic Hotel	Martin Staab	519-521	N	HIGGINS AVE	65,500	25,000	40,500			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	PT	2005	1	Badenoch Recognition Plaque	MRA				1,000	389	611			Plaque recognizing MRA's 2nd Director, Geoff Badenoch.
367	PP	2005	2	Big Sky Lube	Greg Lundin	1301	W	BROADWAY	450,000	3,636	446,364			Sidewalk installation under TIF Program in project constructing a new vehicle repair facility.
368	PP	2005	1	BON Macy's Awning	Bon Marche	110	N	HIGGINS AVE	65,000	28,500	36,500			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, later The Mercantile) for 100 years. The awning was saved when the building was demolished in 2017 and reused in the new Mercantile Hotel.
369	PT	2005	1	Boone & Crocket Trail	MRA & Parks	250		STATION DR	8,749	8,749	-			Trail connecting lower terminus of Station Drive to South Shore Riverfront Trail near Clark Fork Natural Park.
370	PW	2005	3	Brooks St Streetscape Design	City Public Works Dept				7,180	6,510	670			Program to begin future design and traffic flow for Brooks Street.
371	PT	2005	1	Caras Park Restrooms	MRA				139,995	104,468	35,527			Restroom rehabilitation plus a storage addition in Caras Park.
372	PP-NP-C	2005	1	Carousel for Missoula	Carousel for Missoula Foundation				95,999	95,999	-			Upgrades and expansion of the City-owned building housing A Carousel For Missoula.
373	PP	2005	1	Clark Fork Riverside	Clark Fork Riverside	301	W	FRONT ST	1,125	1,125	-			Additional exterior decorative lighting for low-income seniors' housing.
374	PT	2005	1	Cottonwood Trail & Bridge	MPR				30,448	15,000	15,448			Pedestrian bridge connecting 1st St to Milwaukee Trail.
375	PT	2005	1	Currents Aquatics Center (McCormick Park)	Missoula Parks and Rec	600		CREGG LN	11,000,000	1,800,000	9,200,000			TIF contribution for construction of publicly-owned Currents water recreation center and Parks Dept. offices.

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376	PL	2005	1	Downtown Historic Survey	MRA				56,800	25,000	31,800			UM students research and update existing data on downtown structures. Led to federal and state "Historic District" designation for the downtown area.
377	PW	2005	1	Downtown St Reno. - Phase X (Railroad St)	MRA & City PW				96,000	52,000	44,000			Program of repair and replacement of street surfaces downtown.
378	PW	2005	1	Downtown Street Replacement	MRA & City PW				7,000	4,443	2,557			Program of repair and replacement of street surfaces downtown (engineering).
379	PP	2005	1	Florence Bldg.	Worden, Thane & Haines	111	N	HIGGINS AVE	3,000,000	182,839	2,817,161			Emergency exiting systems and sprinkler system expansion assistance under CCP and sidewalk replacement on Front St. and Higgins Ave. sides of the building including preservation of building projection under the sidewalk on Higgins Ave.
380	PP-NP-C	2005	2	Good Food Store	Good Food Store	1600	S	THIRD ST W	650,000	23,226	626,774			TIF assistance in expansion of parking lot used by the public and construction of sidewalk on S 3rd St. W which included the owner giving the City a permanent ROW easement for the sidewalk.
381	PP	2005	3	Herring Project		3401	S	RESERVE ST	440,000	15,000	425,000			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 more businesses.
382	PW	2005	1	Hickory St - Cregg Lane Realign.	MRA & City PW				6,500	6,500	-			Upgrade the intersection of HickoryStreet and Cregg Lane for greater sight lines and pedestrian safety.
383	PT	2005	1	Hickory St to Orange St Trail Paving	MPR			COTTONWOOD	5,070	1,336	3,734			Pave Milwaukee Trail between Orange and Hickory Streets.
384	PT	2005	1	Kiwanis Park Improvements	MPR				298,304	162,404	135,900			Partnership w/ MPC & PW to build parking, improve trails and make streets more efficient.
385	PP	2005	1	Laurie Lane Studio	Laurie Lane	141	S	THIRD ST W	51,660	4,818	46,842			Interest write-down subsidy under CRLP for exterior remodeling.
386	PT	2005	1	LeVasseur St Sidewalk	City of Missoula			LEVASSEUR	7,888	7,888	-			Install new sidewalk as part of the main pedestrian route between Bess Reed and Kiwanis Parks.
387	PT	2005	1	Locomotive 1356	MRA		N	HIGGINS AVE	23,900	22,292	1,608			Asbestos abatement & rehabilitation of a 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.
388	PF	2005	1	Missoula Art Museum	MAM	335		PATTEE ST	4,700,000	577,506	4,122,494			Major expansion of the art museum including building a large two-story addition. TIF contribution for participating improvements and expansion of a publicly-owned building.
389	PP	2005	1	Missoula Bicycle Works	Alex Gallego	708	S	HIGGINS AVE	400,000	5,203	394,797			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.
390	PP	2005	1	Montana Bldg.	Montana Building Condo Asso.	101	E	BROADWAY	4,800	1,000	3,800			Removal of unused, unsightly and highly vandalized sign from roof.
391	PP-NP-C	2005	1	Montana Natural History Center	Dajon Enterprises	120		HICKORY ST	500,000	16,979	483,021			Additional fire code work in closed section of building to allow the Montana Natural History Center to have displays and conduct classes. CCP for expanding fire sprinkler system and creating new emergency egress routes and exits.
392	PP-NP-S	2005	1	Poverello Center	Poverello Center, Inc.	535		RYMAN ST	35,580	17,790	17,790			CCP assistance for expanding sprinkler system, construction of a dedicated water line for that system and exiting improvements in building that houses and feeds homeless persons.
393	PT	2005	1	Ron MacDonald Mem. Trail Marker	MRA				18,598	18,598	-			Fabrication and installation of recognition plaque of the namesake of the North Shore Trail System. Ron MacDonald was a tireless advocate for downtown and development of the riverfront trails and parks system and longtime member of the MRA Board.
394	PT	2005	1	Silver Lagoon	MRA & MPR			CREGG LN	82,000	45,000	37,000			Renovation of Silver's Lagoon near McCormick Park for fully accessible youth fishing.
395	PP	2005	1	The Trail Head	Todd Frank	221-229	E	FRONT ST	979,000	107,600	871,400			Project to locate The Trailhead from N Higgins Ave. to East Front St. 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 were utilized for demolition activities, water and stormwater upgrades.
396	PP	2005	1	Warehouse Mall	Searle Street Estates, Inc.	725	W	ALDER ST	72,000	25,000	47,000			CCP assistance for expanding sprinkler system, construction of a dedicated water line for that system, and exiting improvement.
397	PP	2005	1	Woody St Parking Lot	MRC	218	W	PINE ST	46,247	13,461	32,786			Reconditioning public parking lots in conjunction with MPC.
398	PA-0007	2006	1	Allegra Printing Mural	Public Art Committee	113	W	BROADWAY	31,033	17,625	13,408			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	Barrett Productions	218	E	FRONT ST	2,500,000	109,818	2,390,182			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 the penthouse floor of this 1950s building, originally used for a medical office. A portion of the TIF Program funds were used in environmental cleanup and filling in of sidewalk voids.
400	PT	2006	1	Brennan's Wave / Weir Debris	MSLA White Water Assoc				323,000	205,000	118,000			Augmenting private funds, removed concrete and metal debris from dangerously dilapidated irrigation diversion and replaced it with a rock structure that efficiently diverted water to the canal and created a series of waves used by kayakers and river surfers.
401	PW	2006	1	Brooks/South/Russell	City Public Works Dept				5,000,000	63,904	4,936,096			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 a decorative brick diversion structures and landscaping.
402	PW	2006	2	Civic Stadium	Playball Missoula	700		CREGG LN	10,000,000	2,222,019	7,777,981			Assistance to private fundraising in two phases of construction of civic stadium on riverfront near Old Sawmill District (OSD). Leased to professional baseball seasonally, also used for concerts, evening movies, etc.
403	PP-NP-H	2006	1	Clark Fork Commons	North Missoula CDC	1375		CEDAR ST	3,232,175	144,631	3,087,544		25	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.
404	PF	2006	1	County Courthouse Renovation	Missoula County	200	W	BROADWAY	923,520	461,761	461,759			Accessibility compliance, fire code compliance as well as sidewalk & exterior improvements during major renovation of historic publicly-owned Courthouse.
405	PL	2006	1	Downtown Streets & Traffic Project	MRA, MPC, & City PW				88,790	22,304	66,486			Plan and initial design of downtown streets with emphasis on N Higgins Ave.
406	PW	2006	1	Fox Site Soil Remediation/Landfill Removal	MRA	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.

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407	PW	2006	3	HomeWord Competition	homeWORD				1,000	1,000	-			Help fund design competition for Brooks St corridor.
408	PP	2006	1	LaFlesch Bldg.	Jay & Stephanie Laflesch	119	W	MAIN ST	400,000	21,348	378,652			Upper story renovation 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.
409	PP	2006	2	Lease Purchase for Millsite Development	Millsite Revitalization Project, LLC and City			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 Millsite Revitalization Project (MRP) to purchase the underlying fee ownership from Morris and Helen Silver Foundation and then begin site cleanup and development of 26 acres, with the City owning 14 acres for park.
410	PT	2006	1	Madison Street Underbridge	MRA			MADISON ST	1,257,182	1,053,719	203,463			TIF and some federal Community Transportation Enhancement Program (CTEP) funds constructed a cable pedestrian bridge at river-level beneath and using the structure of the Madison Street vehicle bridge. The name "Madison St. Underbridge" was organic and not formally assigned.
411	PT	2006	1	McCormick Park Lighting	MRA & Parks				80,018	80,018	-			Pursuant to a request by Parks Dept., install pedestrian lighting along South Shore Riverfront Trail.
412	PP-H	2006	2	McKenzie Project (Toole Ave. Apartments)	Condo Builders, LLC	1144	W	BROADWAY	1,900,000	97,000	1,803,000		44	TIF assistance in demolition of abandoned foundations and sheds, extending sewer to the property, stormwater and sidewalk/curb/gutter in project to build 44 apartment units. Also cleared property intended for commercial development on West Broadway.
413	PP	2006	2	Metalworks of Montana	WMS Contracting	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.
414	PL	2006	2	Millsite Revitalization Project Planning (a/k/a Old Sawmill District)	MRP, LLC				150,000	150,000	-			TIF contribution for environmental cleanup and to develop master planning effort for the former lumber mill site.
415	PP	2006	1	Peak Development	Peak Development , LLP	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.
416	PP-NP-S	2006	2	Second St Community Gardens	Neighborhood		S	2ND W	9,119	3,734	5,385			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.
417	PW	2006	3	Southgate Area Planning	MRA				17,386	8,693	8,693			Master plan for the area in and around Southgate Mall.
418	PW	2006	1	Space Needs Assessment	MRA & City of Missoula				25,000	25,000	-			Assist City in analyzing future space needs.
419	PW	2006	1	URD I Sunset Publication	MRA				11,570	11,570	-			Publication distributed through Missoulain newspaper and other means recapping URD I history and accomplishments.
420	PP-NP-H	2006	2	Western MT Mental Health Center	Western MT Mental Health Center	1285		DAKOTA ST	874,000	14,000	860,000		6	Project to construct six residential units to be used for "graduates" of certain treatment programs. TIF used for construction of sidewalks, curbs, gutters and installation of street streets along Dakota St.
421	PP-MX	2007	2	1101 S Third St West (Easton)	WTC Investments	1101	S	THIRD ST W	900,000	84,279	815,721		5	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 subsidy used for widow, siding, doors and masonry replacement.
422	PP	2007	2	Bike Doctor	Bike Doctor	1101		TOOLE AVE	-	10,639				TIF funds for sidewalks and Code Compliance funds for proper egress were used 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	PT	2007	2	MOBASH Skatepark Project	MRA & Parks				697,413	378,436	318,977			TIF and private donations were used to build a skateboard park adjacent to McCormick Park. Design assistance and major donations from Jeff Ament.
424	PP	2007	3	Pruyn Veterinary Hospital	Earl Pruyn	2501		RUSSELL ST	520,000	20,789	499,211			Sidewalk/curb/gutter and street trees were funded though the TIF Program in conjunction with renovation project of a veterinary clinic.
425	PP	2008	2	1272 S. 1st St. W.	Huff, Rod & Barbara	222-224		INEZ ST	775,000	59,250	715,750			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	Youth for Christ	1515		FAIRVIEW AVE	3,900,000	37,000	3,863,000			Sidewalks to offset costs for opening the building to the public and Parks Dept. programs.
427	PL	2008	1	Greater Downtown Master Plan	Missoula Downtown Assoc				500,000	100,000	400,000			Participate in master planning effort for the greater downtown area.
428	PW	2008	3	Jefferson School Traffic Calming	MCPS	1700		SOUTH AVE	65,500	21,382	44,118			Upon request by MCPS, construction of traffic calming at several intersections near Jefferson School.
429	PW	2008	3	South Avenue Tree Maintenance	MRA			SOUTH AV	20,000	20,000	-			Maintain street trees as agreed with Parks Department.
430	PP-H	2008	3	The Dearborn	B & E Corporation	2101		DEARBORN AVE	4,700,000	50,270	4,649,730		47	TIF Program assistance in demolition and sidewalk/curb/gutter related to construction of a condominium complex.
431	PW	2008	2	West Broadway Corridor Plan	MRA and City		W	BROADWAY	120,000	64,254	55,746			Public master planning effort to guide development of the West Broadway neighborhood. Superseded by Downtown Master Plan.
432	PW	2008	2	West Broadway Corridor ROW Surveying	MRA		W	BROADWAY	38,494	38,494	-			Land surveying along West Broadway between Orange and Russell Streets to determine ROW deficiencies for optimal pedestrian and bicycle use.
433	PP-H	2009	3	2200 Dixon	Kelly Gregory	2200		DIXON AVE	723,000	35,534	687,466		3	Demolition of a vacant dilapidated house to allow construction of 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 ROW boulevard, and pave adjacent alley.
434	PW	2009	2	California St Design - River to Dakota St	MRA			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.
435	PT	2009	2	California St. Bridge - Repairs	MRA & Parks				2,396	2,396	-			Assisted the Parks Dept. in repairing key portions of bridge.
436	PW	2009	2	Dakota Greens	Steve Loken			DAKOTA ST	45,170	21,353	23,817			TIF, private donations and in-kind labor to create linear park between Dakota St. and the Milwaukee Trail from California to Russell Streets.
437	PW	2009	NA	Hip Strip Study Of Blight	MRA				-	-				Study requested by neighborhood and City Council. The study did not find sufficient blight to recommend creation of an urban renewal district.
438	PP	2009	3	Missoula Federal Credit Union	MFCU	1903		RUSSELL ST	2,855,000	59,900	2,795,100			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 those were not utilized.

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1	PROJECT TYPE	FISCAL YEAR FINAL AMT PAID	DISTRICT	PROJECT NAME	DEVELOPER	PROJECT ADDRESS	DIR	STREET	TOTAL PROJECT COST	MRA TOTAL	OTHER INVESTMENT	FULL TIME EQUIVALENT (FTE) JOBS CREATED	HOUSING UNITS	NOTES
439	PP	2009	2	Safeway/St Pats/City Shops	Safeway	800	W	BROADWAY	2,267,000	1,578,923	688,077			Owner purchased private and City-owned land through an 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 single-family 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.
440	PW	2009	3	South Ave. Streetscape Improvements	City PW				-	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)	Brent Small	1701		BROOKS	171,476	41,350	130,126			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	Brian Salonen	1720		BROOKS ST	118,037	35,345	82,692			Second FIP project renovated an architecturally challenged office building to fit in with the 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	Carrie Schreiber	2204		DIXON AVE	99,756	19,000	80,756			TIF assistance to pave an adjacent alley and extend sanitary sewer to the site in conjunction with project to renovate a former single-family home to commercial offices for medical use.
444	PP	2010	2	Abbey Carpet	Bowler, Curt	401-409	S	CATLIN ST	600,000	25,558	574,442			Sidewalk and on-street parking supported by TIF in renovation and expansion project of retail business.
445	PP	2010	2	Aspen Sound	Aspen Sound	1300	W	BROADWAY	40,000	5,640	34,360			Redevelopment of former automobile sales and repair shop into a sound equipment dealer/installer.
446	PW	2010	2	Best Place Project	St Pat's Hospital Foundation				25,000	5,000	20,000			Planning effort partnership including the City and St. Patrick Hospital.
447	PP-NP-MX	2010	2	Equinox / Solstice Projects	homeWORD	1515		LIBERTY LN	8,500,000	709,100	7,790,900		69	Construction of two multi-use, residential/office/retail buildings on site of former bowling alley. The 69 (35 Equinox, 34 Solstice) housing units to accommodate a variety of family sizes are lower income-qualified. TIF funds were used in deconstruction of the bowling alley (much of the material reused in the new buildings), asbestos abatement, construction of a public roads sidewalks/curbs/gutters, extension of utilities to the site and to stabilize and landscape the public riverfront.
448	PP-NP-MX	2010	2	Garden District Housing Project	Missoula Housing Authority	226	S	CATLIN ST	6,649,000	100,000	6,549,000		37	Public Housing project by MHA. TIF used in construction of sidewalk/curb/gutter/boulevard landscaping on Catlin St. as well as bridging an irrigation canal to allow vehicle access from Catlin. (The bridge became part of Milwaukee Way, a new road connecting Catlin and Russell Streets.)
449	PP	2010	3	Missoula Housing Summit	Missoula Organization of Realtors				5,000	5,000	-			Sponsorship of affordable housing summit.
450	PT	2010	2	Silver Park Design (ADG)	Abbottswood Design Group			SILVER PARK	24,929	24,929	-			Master plan and initial design of Silver Park.
451	PW	2010	2	Streets Project - Burton/Cedar	MRA & City PW			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	MRA & City PW			DEARBORN AVE	37,547	37,547	-			Program of repair and upgrade of streets in URD III - milling & repaving.
453	PW	2010	3	Streets Project - Fairview/Washburn	MRA & City PW			FARIVIEW & WASHBURN ST	66,970	66,970	-			Program to repair and upgrade streets in URD III.
454	PW	2011	3	Kent Ave Crosswalks	MRA		W	KENT	11,693	11,693	-			Construct crosswalks north of Tremper's on Kent Ave.
455	PP	2011	3	Missoula Federal Credit Union	MFCU	3600		BROOKS ST	8,941,723	136,529	8,805,194			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 Lane and Brooks Street ROWs.
456	PP-NP-S	2011	3	Red Willow Learning Center (Women's Club)	Pat & Sandy Lawler	825	W	KENT AVE	858,186	256,000	602,186			Project to fully renovate the interior and exterior of the vacant former warehouse portion of a building into a health club and another portion of it into health care uses. Assistance included replacing sidewalk on the entire Kent Ave. block face in a manner to permit back-in, angled on-street parking, and Facade Improvement Program (FIP) participation to convert the warehouse to an attractive part of the neighborhood that included the full grant limit plus the first FIP loan (10 year at 0% interest).
457	PP-MX	2011	2	Spruce Street Plaza	DeMeester, Talbert	838	W	SPRUCE ST	4,810,300	161,240	4,649,060			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.
458	PW	2011	2	Streets Project - Burton/Cedar	MRA & City PW			BURTON & CEDAR ST	7,814	7,814	-			Program of repair and replacement of streets in URD II.
459	PW	2011	3	Streets Project - Dearborn/Fairview/Washburn	MRA & City PW				19,718	19,718	-			Program of street repair and upgrade of streets in URD III - milling & repaving.
460	PP	2011	3	Tremper's Shopping Center	Trempers Shopping Center	2301		BROOKS ST	6,614,412	125,638	6,488,774			Project to completely renovate the interior, exterior and parking lot of the 1960s shopping center. TIF funds were used for relocation of a loading dock, reconfiguration of drain system, stormwater, sewer service, concrete & asphalt removal, street trees, tree planter areas, irrigation, Russell Street median and utility relocation (water and gas).
461	PP	2011	3	Tremper's Shopping Center - Rear Facade	Trempers Shopping Center	2301		BROOKS ST	27,058	27,058	-			Assistance in rear façade renovation of Tremper's shopping center to improve aesthetics from Russell St.
462	PW	2011	2	URD 2 - Traffic Signal Boxes Public Art	Public Art Committee				4,000	4,000	-			Upon request of Public Art Committee reimburse the cost of art painted on traffic signal boxes in URD II.
463	PW	2011	2	URD 2 Catlin/Wyoming Sidewalk Project - Phase 1	MRA			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.
464	PW	2011	3	URD 3 - Traffic Signal Boxes Public Art	MRA				5,000	5,000	-			Pursuant to request by Public Art Committee, reimburse the cost of installing art on traffic signal boxes in URD III.
465	PW	2011	3	URD 3 Commercial Sidewalks - Phase 1	MRA				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.
466	PW	2011	3	URD 3 Residential Sidewalks - Phase 1	MRA				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.

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467	PW	2011	3	URD 3 Residential Sidewalks - Phase 2	MRA				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.
468	PP	2011	Front St	Wilma Building	RMDG	131	S	HIGGINS AVE	1,000,000	250,000	750,000			Project to restore exterior lobby and a portion of the theater in the 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-stories, repair failing balcony on south side of building and install new sidewalk on Higgins Ave.
469	PP-H	2011	3	Wilson Heights Apartments	Nate Tollefson	2430		39th ST	2,956,000	107,678	2,848,322		84	Project was to construct 84 apartment units in two buildings. TIF was used for sidewalk/curb/gutter and demolition of existing house.
470	PP	2012	2	806 West Spruce Street Renovation	Richlen/Stewart Partnership	806	W	SPRUCE ST	1,434,026	215,572	1,218,454			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., two blocks on Spruce St. (economy of scale - PW Dept. requested adding a block) and trail improvements.
471	PP	2012	3	Allegiance Customer Service Call Center	Dagger, LLC	1100		SOUTH AVE WEST	228,605	56,843	171,762			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, ROW landscaping and curbs.
472	PP-H	2012	2	Ashlyn Place Apartments	Aultco Construction, Inc.	155	N	CALIFORNIA ST	6,082,000	149,885	5,932,115		68	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	B & E Corporation			EATON AND AGNES STREETS	1,168,408	84,450	1,083,958			TIF assistance included demolition of two garages, landscaping Agnes and Eaton Street ROWs, 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	Wayne Paffhausen & Son's Inc.	1800		STEPHENS AVE	5,197,465	353,888	4,843,577	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	PP	2012	Front St	First Interstate Bank	First Interstate Bank	127	E	FRONT ST	38,000,000	1,623,380	36,376,620	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 as 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 ROW improvements. Much of the Bank Street Plaza was dismantled and reconstructed during the project.
476	PF	2012	3	Missoula County - Records Center	Missoula County	2147		ERNEST AVE	718,680	194,046	524,634			Reimbursement for life-safety fire suppression sprinklers and ADA improvements.
477	PP	2012	3	Missoula Nissan	Cary Larson	2715		BROOKS ST	1,531,834	125,678	1,406,156			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.
478	PL	2012	Riverfront	Riverfront Triangle Parking Study	MRA, St. Patrick Hospital, MPC				57,000	14,250	42,750			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.
479	PW	2012	3	Sidewalk costs at 2605 Eaton St. (Ramos)	Maria Ramos - City	2605		EATON ST	7,468	7,468	-			SID costs for curb and sidewalk (Maria Ramos).
480	PP	2012	3	Southgate Animal Hospital	Joseph Thompson	2405		BROOKS ST	275,412	50,000	225,412			Renovation to 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.
481	PW	2012	2	URD 2 Western Sidewalks Project - Phase 1	MRA				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.
482	PW	2012	3	URD 3 Commercial Sidewalks - Phase 2	MRA				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.
483	PW	2012	3	URD 3 Needs Assessment					49,977	49,977	-			Plan to assess all URD III infrastructure needs to create a plan to prioritize construction during the lifetime of URD III.
484	PW	2012	3	URD 3 Residential Sidewalks - Phase 3	MRA				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.
485	PP-H	2013	2	310 Inez Street (Huff) Project	Rodney & Barbara Huff	310 & 316		INEZ ST	1,134,400	74,000	1,060,400		4	Construction of 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	MRA, BID, MDA				-	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	First Security Bank	2501		CATLIN ST	1,556,518	53,522	1,502,996			FIP including restoration or re-siding of building facades, awnings/canopies, exterior lighting and street-grade entrances. TIF assistance for installation of curbs and sidewalks within the Catlin St. ROW.
488	PL	2013	2	LiDAR Mapping (California St & W Broadway Island)	MRA			CALIFORNIA ST	12,950	12,950	-			Specialized aerial mapping to reveal all surface issues that could hinder development.
489	PW	2013	Front St	Park Place Parking Structure	Missoula Parking Commission MPC	201	E	FRONT ST	9,000,000	3,000,000	6,000,000	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.
490	PF	2013	Front St	Pattee Street Crosswalk	MRA	201	E	FRONT ST	22,131	22,131	-	N/A		During construction of the Park Place parking structure on East Front St., this work was added per a request from the MRA Board to provide safer pedestrian travel.

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491	PP-H	2013	3	Shelby Apartments	Nate Tollefson	2405		38th STREET	1,127,526	41,983	1,085,543		15	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, moving a utility pole, constructing sidewalk/curb/gutter and installing ROW boulevard trees.
492	PP	2013	3	Territorial Landworks, Inc.	Territorial Landworks, Inc.	1817		SOUTH AVENUE	1,160,000	50,000	1,110,000	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.
493	PW	2013	2	URD 2 Catlin/Wyoming Sidewalk Project - Phase 2	MRA			CATLIN & WYOMIN	23,559	23,559	-			URD II Catlin/Wyoming Sidewalk Project Phase 2 - Landscaping related to the URD II Catlin/Wyoming Sidewalk Project.
494	PW	2013	2	URD 2 Western Sidewalk Project - Phase 2	MRA				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.
495	PT	2013	2	Walnut St Neighborhood Landscape Project	Walnut Street Neighborhood			WALNUT ST	-	2,700				The neighborhood installed a landscaped boulevard on Walnut Street between 1st and 2nd Streets. This funding will get them water service so they no longer have to drag hoses to irrigate the landscaping which is in the public ROW.
496	PL	2013	2, 3	Wayfinding Design					100,000	25,000	75,000			Planning and design of City-wide wayfinding signage.
497	PP-NP-S	2013	2	Western MT Mental Health - Recovery Center	Western MT Mental Health 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.
498	PF	2013	2	Wyoming St. Irrigation Ditch Culvert	MRA			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.
499	PP-NP-S	2013	2	YWCA Secret Seconds	YWCA of Missoula	1130	W	BROADWAY	633,528	25,893	607,635			Project expanded YWCA's retail store and also provided new space for education and job training of victims of domestic violence. TIF assisted project provided sidewalk/curb/gutter and ROW landscaping.
500	PW	2014	2	2012 MRA Street Tree Project - URD 2	MRA				5,884	5,884	0			Street tree planting program for URD II.
501	PW	2014	3	2012 MRA Street Tree Project - URD 3	MRA				15,974	15,974	-			Street tree planting program for URD III.
502	PT	2014	3	Bitterroot Trail - Livingston to South	MRA			SOUTH AV		13,210				Partnered with Parks Dept. to try to get this segment completed. It was ultimately completed as part of Bitterroot Trail - Johnson St Extension in 2018.
503	PP	2014	2	Brownfields Revolving Loan - Millsite Remediation (a/k/a Old Sawmill District)	Millsite Revitalization Project, LLC and City			Old Sawmill District	1,775,000	1,775,000	-			Brownfields RLF was used to secure funds for Millsite environmental remediation. MRA Board approved a TIF grant to repay RLF with tax increment revenues generated by increased value of Millsite property subsequent to remediation and final platting by developer.
504	PP	2014	2	Lifestyle Fitness (The Source)	Dallas Neil	255	S	RUSSELL ST	4,200,000	257,780	3,942,220			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., public easement on west side of property, landscape buffers in public property and utility relocations from east side of Russell St. (gas, power, communication).
505	PP	2014	3	Montana Mapping & GPS	Fried Heart Holdings, LLC	1925		BROOKS ST	990,000	75,368	914,632	45		Starting with small, one-story former drive-through café building, this project added a floor, expanded to the rear (west) and added a parking lot. TIF Program funds were used for alley paving, sidewalks and fiber main line extension.
506	PW	2014	2	MRL Trestle at Wyoming/Cregg	MRA			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 Cregg Lane 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.
507	PP-NP	2014	2	Poverello Center	Poverello Center	1110	W	BROADWAY	3,600,000	119,600	3,480,400	N/A		TIF used for demolition/deconstruction of buildings on the property. The Poverello Center 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.
508	PW	2014	2	Scott Street & Toole Avenue Intersection	City of Missoula / MRA			SCOTT ST & TOOLE AVE	228,544	125,810	102,734			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.
509	PF	2014	Front St	spectrUM Discovery Area	University of Montana	218	E	FRONT ST		101,787				spectrUM is a unique children's science museum. Funding from National Institutes of Health (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.
510	PW	2014	2	URD 2 Western Sidewalk Project - Phase 3	MRA				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.
511	PW	2015	3	Burlington Ave Fire Hydrant Relocation	MRA			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.
512	PP-H	2015	2	Corso Apartments	Montana Apartment LP	1580		Milwaukee Way	22,000,000	1,353,225	20,646,775	12	224	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.
513	PP	2015	3	Dollar Tree - Ponderosa Center	Ponderosa Partners, LLP	2704		BROOKS ST	235,743	50,000	185,743			With assistance under Facade Improvement Program, owner improved aesthetics for two adjacent buildings. New siding increased the insulation level of the Dollar Tree building by 50%.
514	PP	2015	2	Doug Hawes-Davis 1205 Idaho	Doug Hawes-Davis	1205		IDAHO ST	153,736	53,736	100,000			TIF Program assisted land owner's project by reimbursing the cost of required ROW improvements including sidewalks.
515	PL	2015	Front St	Front/Main Street Two-Way Conversion Feasibility Study	`			FRONT & MAIN ST	129,121	21,805	107,316			MRA, MDA, BID federal CMAQ and State MDT funding assisted with costs for a report evaluationg existing conditions, projected future conditions, analysis of the alternatives considered and recommendations for two-way traffic.

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1	PROJECT TYPE	FISCAL YEAR FINAL AMT PAID	DISTRICT	PROJECT NAME	DEVELOPER	PROJECT ADDRESS	DIR	STREET	TOTAL PROJECT COST	MRA TOTAL	OTHER INVESTMENT	FULL TIME EQUIVALENT (FTE) JOBS CREATED	HOUSING UNITS	NOTES
516	PP	2015	3	Great Burn Brewing Company	Mike Howard	2230		MCDONALD ST	430,000	53,449	376,551	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.
517	PP	2015	2	Imagine Nation Brewery	Imagine Nation Brewing Co. LLC	1111	W	BROADWAY	366,000	100,000	266,000			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 and 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.
518	PT	2015	2	Milwaukee Trail Lighting - 3 Phases incl. CTEP Phase	MRA			ORANGE ST - GARFIELD ST	426,742	426,742	-			This project included installation of LED pedestrian trail lighting from California Street to Garfield Street (western boundary of URD II) in three phases. The final phase received federal funding through the Community Transportation Enhancement Program (CTEP).
519	PL	2015	Riverfront	Riverfront Triangle - Conference Center - Feasibility & Market Study	MRA	401		Front Street	40,000	15,000	25,000			A public/private 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 and MDA.
520	PF	2015	2	S. 3rd Street Bus Shelters	Mountain Line		S	THIRD WEST	30,466	15,233	15,233			MRA partnered with Mountain Line to install two bus shelters.
521	PT	2015	2	Silver Park Phases I - IV	MRA			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, 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 a dangerous irrigation ditch outflow along the Park's western boundary to a shallow play area. The National Timber Framers' Guild constructed three 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 the 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 of decomposed granite and ground psyllium seed hulls which creates an easily repaired hard surface.
522	PP	2015	3	Starbucks	Wadsworth 5900 South State LLC	1108	W	CENTRAL AVE	1,258,163	60,000	1,198,163			Demolition of a former fuel station and cigarette outlet and replaced with a new café building. TIF Program funds were for demolition and sidewalk/curb/gutter.
523	PW	2015	2	URD 2 Cedar St Triangle Public Improvements	City of Missoula			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.
524	PL	2015	3	URD 3 -2015 Modification of Boundary	MRA				-	-				Modify URD III boundary to include Mary St. ROW between the existing boundary and Reserve St. and the Southgate Mall properties east of the MRL Bitterroot Branch.
525	PW	2015	3	URD 3 Grant St Sidewalk Project	MRA			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.
526	PW	2015	3	URD 3 Residential Sidewalks - Phase 4 (South Ave Properties)	MRA				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.
527	PL	2015	Hellgate	URD Hellgate - Creation pf Plan	MRA				20,000	20,000	-			Consultant study and formation of the Hellgate Urban Renewal District Plan.
528	PW	2015	2	Wyoming St Construction - California St. to Cregg Ln	MRA			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 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.
529	PP	2016	2	501 Russell (Hicks Bldg.)	Hicks Family	501	S	RUSSELL ST	356,190	48,837	307,353			TIF reimbursed the cost of improving public ROW in alley paving, curb/gutter/sidewalk and landscaping in a project that renovated a former car wash into office uses.
530	PT-NP	2016	Front St	A Carousel for Missoula	A Carousel for Missoula Foundation	101		CAROUSEL DR	308,788	50,000	258,788	N/A		A Carousel for Missoula project expanded the building by constructing a 640 sq. ft. addition which will house a museum, larger workshop and an office. Project converted former Goodwill Store (previously Bob Ward's 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.
531	PP	2016	3	Allegiance Building	Allegiance Benefit Plan Management	2300		BROOKS ST	1,700,000	67,700	1,632,300	100		
532	PP	2016	3	Arby's	Carisch, Inc.	2900		BROOKS ST	770,000	50,000	720,000			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	PW	2016	Front St	Caras Park Storm Water Improvements	City of Missoula				200,000	25,000	175,000			A hydrodynamic separator system was installed to remove pollutants from downtown stormwater prior to its discharge into the Clark Fork River.
534	PP	2016	3	Dairy Queen	Peterson Group Montana, LLC	2515		BROOKS ST	185,693	30,345	155,348			FIP assistance to change the building's appearance from Brooks St and re-route drive-through traffic (later Frugals).
535	PP	2016	2	Dakota Street - Loken Bldg.	Steve Loken	1303-1327		DAKOTA ST	2,154,000	149,734	2,004,266	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.
536	PP	2016	3	Glidewell Investments & Insurance Group (GiiG)	GiiG	1750		SOUTH AVE W	396,956	166,103	230,853	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.
537	PP	2016	3	Krispy Kreme	Sweet Treat Holdings, LLC	119	W	CENTRAL AVE	1,709,500	38,000	1,671,500	15		Project involved removal of dilapidated vacant former glass repair shop and building a fast food bakery. TIF assistance was for deconstruction with asbestos abatement, sidewalk/curb/gutter and landscaping in the ROW.

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538	PP-H	2016	2	Midtown Apartments	Fishmore, LLP	555	S	CATLIN ST	4,786,500	147,514	4,638,986	1	40	Several older trailers and mobile homes were removed and 40 apartment units on three floors were constructed along South 4th St. W between Catlin and Garfield Streets. To partially replace the removed very low-income housing, the owner agreed to six Section 8 Voucher units to be managed by Missoula Housing Authority for six years. TIF was used for sidewalk/curb/gutter/ROW landscaping, paving on 4th St., Garfield St., and alley, and upgrade and relocation of utility main lines.
539	PP	2016	3	Ole's Country Store	Mount Russell Partnership	1600	S	RUSSELL ST	489,747	73,210	416,537			Extensive renovation to exterior of building on site that houses a vehicle fuel and convenience store. 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/ROW landscaping.
540	PP	2016	3	South Crossing	Woodbury Corp.			BROOKS ST & DORE LN	25,000,000	2,397,367	22,602,633	75		This project was a redevelopment of the former vacant Kmart and Safeway buildings and property. In May 2013, the Agency committed \$565,543 for demolition of the dilapidated Kmart site. As a result of negotiations between the Agency and the developers, the proposed development was modified to meet the Agency's urban design goals for URD III, leading to an additional \$1,831,824 TIF being committed for total reconstruction of Dore Lane with sidewalks on both sides, construction of new sidewalks with pedestrian-scale street lighting and street trees on Brooks St. It also included total reconstruction of the Brooks/Dore Lane intersection with curb extensions, pedestrian islands, a traffic signal and street lighting. Developer built a new Cabela's, Kohl's and Boot Barn with three pads for buildings along Brooks St. which were later filled by Men's Warehouse, Noodle Company, Jimmy Johns and City Brew.
541	PP	2016		South Crossing Phase II	Woodbury Corp.	3620-3680		RESERVE ST	12,000,000	424,303	11,575,697	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/sidewalk, lighting and ROW landscaping.
542	PP-NP-H	2016	2	Sweetgrass Commons - California Street	homeWORD	1137		MONTANA ST	5,924,000	250,000	5,674,000		27	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.
543	PP	2016	3	TC Glass	TC Glass Commercial Contracting	1100		KENSINGTON AVE	93,926	23324	70,602			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.
544	PW	2016	2	URD 2 Western Sidewalk Project - Phase 4	MRA				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.
545	PW	2016	3	URD 3 Burlington Garfield Sidewalk Project	MRA			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.
546	PL	2016	NRSS	URD NRSS - Creation & 2015 Modification	MRA				20,000	20,000	-			Consultant performed study and planning for forming the North Reserve-Scott Street Urban Renewal District.
547	PT	2016	2	West Broadway Island - Open Space Restoration & Public Access - Design & Engineering	MRA			BURTON ST	135,272	135,272	-			Included initial research and data, permitting, design development, final design, parking lot engineering and geotechnical survey for potential cantilever walkway along the north bank in front of the condos and bidding services for the project to improve public access to offshore conservation land and start extensive weed mitigation process.
548	PT	2016	2	Westside Neighborhood Assoc. Landscaping & Sign	Rachelle Glasgow	1408		COOPER ST	6,846	6,846	-			TIF used to assist neighborhood to landscape and sign a pocket park. TIF was used instead of neighborhood improvement funds from City's General Fund to allow additional projects outside URDs.
549	PL	2017	3	Bitterroot Trail - Crossing Study at South Ave. & Johnson St.	City of Missoula				10,000	10,000	-			Study to find the safest way for pedestrians to cross the Johnson/South intersection on the Bitterroot Trail.
550	PP	2017	NRSS	Bretz RV and Marine	Bretz RV and Marine	4800		OLD GRANT CREEK RD.	4,000,000	122,917	3,877,083	25		First approved project in the new NRSS URD. The project was a new water main along the ROW and an easement from the owner that allowed expansion of business and provided 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.
551	PP	2017	3	Felton Dental Clinic	Felton Dental Clinic	1760		BROOKS ST	1,234,375	97,984	1,136,391	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 the previous ROW was too narrow for a sidewalk on Brooks St.
552	PP-NP-S	2017	2	Garden City Harvest - River Road Complex	Garden City Havest	1657		RIVER RD	2,400,000	53,000	2,347,000	2		Project to construct three buildings for office use, training/meeting center and barn/community gathering space. TIF was used to reimburse deconstruction of a former house that had served as Garden City Harvest (GCH) offices for many years and sidewalk/curb/gutter on River Road.
553	PP-H	2017	FRONT ST	Helen Apartments	Jim Betty	534	E	FRONT St	800,000	22,216	777,784		16	Complete remodel of an early 20th Century boarding house, now an apartment complex. MRA participation was for alley paving and sidewalk replacement.
554	PL	2017	3	Johnson St Triangle Survey	MRA				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	N&G LLC (Nancy & Gene Mostad)	3700		BROOKS ST	609,000	82,482	526,518	2		Building addition and major remodel of interior and exterior of casino to add liquor store and leasable retail space. TIF was used to replace sidewalks, install landscaping in ROW and site clearing. FIP was used to renovate the exterior that eliminated garish casino signage and defined entrances to separate uses.
556	PP	2017	3	Lucky Strike/Five Valleys Bowling - Phase I-II (Les Schwab Tires 2 phases)	Woodbury Corporation/Bowlywood	1515		DEARBORN AVE	3,600,000	541,172	3,058,828			TIF assistance for curb/gutter/sidewalk and landscaping within the ROW on the east end of the site associated with the construction of a new Les Schwab tire facility.
557	PW	2017	3	Mary Avenue West - Planning, Design & Engineering - Ph I	MRA		W	MARY AVE	117,561	117,561	-	N/A		Approved in several pieces due to CMAR model - Issued a \$1,600,000 TIF Revenue Bond to fund construction and reimburse for prior planning & design expenses. This phase was initial design and public outreach.
558	PL	2017	3	MRL Property - Acquisition Due Diligence	MRA			JOHNSON ST AND NORTH AV	20,000	20,000	-	N/A		Associated with property purchase.
559	PL	2017	3	MRL Property - Environmental Assessment	MRA			JOHNSON ST AND NORTH AV	30,000	30,000	-	N/A		Associated with property purchase.
560	PL	2017	NRSS	North Reserve Signal Warrant Study	City of Missoula			RESERVE ST	7,550	7,550	-			Morrison-Maierle conducted a traffic signal warrant study on North Reserve St. north of Ruby's Inn.

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561	PW	2017	2	Orchard Homes Ditch Culvert	Orchard Homes Ditch Company			GARFIELD/WYOMI NG ST.	15,000	15,000	-	N/A		This culvert, with open areas to a public sidewalk, was upgraded to address a safety hazard in the public ROW.
562	PT	2017	Front St	Ron's River Trail	MRA				2,642	2,642	-			Create a new Ron's River Trail Map & develop signage with the Parks Dept. A memorial to Ron MacDonald, an advocate of trails, public riverfront improvement and redevelopment of Downtown.
563	PP	2017	3	The Vintage Home	Branson Properties, LLC	2405		MCDONALD AVE	31,100	7,775	23,325	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 of a new roof.
564	PP-H	2017	2	Thompson Apartments	Don Thompson	210	N	CALIFORNIA ST	2,300,000	48,500	2,251,500		24	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.
565	PT	2017	2	West Broadway Island - Open Space Restoration	MRA			BURTON ST	11,024	11,024	-			Native trees and shrubs planted by the Parks Dept. Open Space and Conservation Lands Division (2016), then removal of non-native trees and brush for public safety (2018).
566	PP	2017	2	Western Cider Company	Western Cider Company	501	N	CALIFORNIA ST	950,000	76,518	873,482	15		Built as a warehouse in the 1950s, the 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 and landscaping in the ROW. FIP grant was for new entry systems for vehicles and people, paint and exterior lighting.
567	PT	2018	3	Agnes Avenue Shared Use Path	MRA			AGNES ST	21,773	21,773	-			At the request of City Development Services Dept. during construction of the Mary St. project, construction of a non-motorized connection to the shared-use path along Mary St.
568	PP	2018	3	Berkshire Hathaway	Berkshire Hathaway	1020		SOUTH AVE WEST	1,148,380	64,940	1,083,440	15		Construction of addition and complete interior and exterior remodel for office building. Façade Improvement Program grant to renovate existing entry and re-face the façade with new glass/brick/steel materials. TIF Program participation was for sidewalk/curb/gutter.
569	PA	2018	Riverfront	Bitterroot Mural	Dan Tabish				15,121	15,121	-	N/A		Restore and store the several-paneled 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	City of Missoula				160,000	5,000	155,000	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	PW	2018	Front St	Caras Park Loading Zone	MRA			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 provided \$5,000 of the funding, reducing the MRA contribution to a total of \$29,500. The loading zone opens Caras Dr. for much better emergency vehicle access.
572	PP	2018	NRSS	Consumer Direct	Consumer Direct	3750	100	CONSUMER DIRECT	23,000,000	630,000	22,370,000	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 a new section of Raser Drive and Consumer Direct Way, extension of power, communication and gas mains, upgrade water main to increase volume and ROW landscaping.
573	PL	2018	Riverfront	Fox Site - Environmental Characterization Study of Soils	MRA	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 the MT Dept. of Environmental Quality (DEQ).
574	PP	2018	3	Lucky's Market	Southgate Mall Associates			SOUTHGATE MALL	5,000,000	50,000	4,950,000	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.
575	PW	2018	3	Mary Avenue West - Construction	MRA		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.
576	PW	2018	3	Mary Avenue West - Ph IV & V - Construction including Contract Administration/Engineering	MRA		W	MARY AVE	1,239,285	94,902	1,144,383	N/A		Construction of improvements including contract administration and construction engineering for fully renovated street between MRL ROW 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.
577	PW	2018	3	Mary Avenue West - Planning, Design & Engineering - Ph II & III	MRA		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.
578	PP	2018	3	Merle Norman	Tom & Betty Wilkins	2000		SOUTH AVE WEST	846,248	62,575	783,673	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 a small equipment repair business to a beauty salon and wig shop. It also added a paved parking area and improved pedestrian amenities at the South Ave. W & Johnson St. intersection. TIF reimbursed sidewalk/curb/gutter replacement, ROW landscaping and clearing the site of a deteriorated asphalt parking pad. FIP was used to create a new facade using metal and stucco, create a new primary entry and add windows.
579	PP-NP	2018	2	Missoula Food Bank/SpectrUM	Missoula Food Bank	1720	N	WYOMING ST	6,100,000	333,300	5,766,700			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.
580	PP	2018	3	Missoula Organization of Realtors (MOR)	MOR	724		BURLINGTON AVE	464,760	50,000	414,760			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.
581	PL	2018	3	MRL Property - Acquisition	MRA			JOHNSON ST AND NORTH AV	3,921,186	1,616,186	2,305,000	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.
582	PL	2018	NRSS	North Reserve-Scott Street URD Master Plan	MRA				236,250	236,250	-	N/A		MRA contracted with WGM Group and its subconsultant, Winter and Co., to develop a Master Plan for the NRSS URD. The master plan, adopted by the MRA Board, Planning Board, and City Council to guide the Growth Policy, will guide redevelopment in the NRSS URD. It recommends an expanded Northside neighborhood with retail opportunities and parks, and a transition area including the City Cemetery which borders industrial land. West of the industrial area it recommends enhancement of commercial activities. It lays out potential trail connections from Grant Creek to downtown and provides street cross-sections for all current and future streets in the URD.
583	PP	2018	3	onXmaps	Eric Siegfried	1900		STEPHENS AVE	2,768,700	291,341	2,477,359	58		Development of a new three-story office building replacing a used vehicle business. onXmaps software developer expanded its adjacent location redeveloped in 2013 on Brooks St. TIF assistance was for deconstruction, site clearing, power main and communication fiber line undergrounding to allow a taller building, sanitary sewer and water main extensions, sidewalk/curb/gutter and ROW landscaping.

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	PROJECT TYPE	FISCAL YEAR FINAL AMT PAID	DISTRICT	PROJECT NAME	DEVELOPER	PROJECT ADDRESS	DIR	STREET	TOTAL PROJECT COST	MRA TOTAL	OTHER INVESTMENT	FULL TIME EQUIVALENT (FTE) JOBS CREATED	HOUSING UNITS	NOTES
584	PW	2018	2	Overhead Power Lines Crossing Clark Fork River - Study	City of Missoula			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.
585	PP-H	2018	NRSS	Scott Street Village - Phase I	Edgell Building, Inc.	1225		RODGERS ST	4,571,000	518,230	4,052,770	N/A	27	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 Rodgers 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 and street/alley in public ROW.
586	PW	2018	3	South Reserve Bike/Ped Bridge a/k/a Bitterroot Trail Bridge	MRA		S	RESERVE ST	5,292,468	4,825,573	466,895	N/A		Construction of a steel arch bicycle/pedestrian bridge spanning South Reserve Street near the intersection of Reserve and Brooks Streets. The bridge is 707 feet long including ramps with a 190-foot span over Reserve Street. The bridge deck is heated to melt snow 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.
587	PP	2018	Riverfront	Stockman Bank Downtown	Stockman Bank	321	W	BROADWAY	38,600,611	1,512,105	37,088,506	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.
588	PP	2018	2	Tia's Big Sky	Big Sky Oasis, LLC	1016	W	BROADWAY	707,000	67,215	639,785	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/gutter, accessibility ramps in W. Broadway and Hawthorne St. ROW along with ROW landscaping and fencing. FIP assistance was used to improve three façade faces with the fourth used for building expansion and ineligible under the FIP.
589	PL	2018	Front St	Transportation Study for MUTD/UM	UM, ASUM, MUTD				103,000	10,000	93,000	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.
590	PW	2018	3	URD 3 Clark St Sidewalk Project	MRA			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.
591	PW	2018	3	URD 3 Holiday Village Sidewalk Project	MRA			BROOKS ST	144,740	144,740	-	N/A		2018 MRA URD 3 Sidewalk Program sidewalk construction and engineering on permanent ROW easement in stretch of Brooks St. with no sidewalks due to inadequate ROW.
592	PP-NP	2018	3	YWCA Secret Seconds	YWCA of Missoula	920		KENSINGTON AVE	344,121	87,921	256,200	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.
593	PT	2019	3	2019 Street Tree Planting	MRA			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.
594	PP	2019	3	Bridge Pizza South	Bridge South, LLS	3000		BROOKS	2,925,977	80,230	2,845,747	35		The project expanded and reconstructed the interior and exterior of a longtime pizza restaurant for a business of the 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.
595	PW	2019	2	California St Design - Dakota to 3rd St	MRA			CALIFORNIA ST	91,406	91,406	-			Preliminary Design of proposed ROW improvements along California St. from the River to S 3rd St. W.
596	PP	2019	Front St	Conflux Brewing Sidewalk	Conflux Brewing/Hugh Yeats	202	E	MAIN ST	4,529,000	45,765	4,483,235	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 Front-Main Conversion study recommendations in providing pedestrian safety in the Pattee/Main St. intersection. TIF funds were used for ROW improvements only, sidewalk/curb/gutter, landscaped bulb out, relocation of storm drain and new fire hydrant.
597	PP	2019	NRSS	Consumer Direct - Pedestrian Scale Lighting on Howard Raser Ave.	Consumer Direct	100		CONSUMER DIRECT WAY	89,477	89,477	-			MRA previously assisted Consumer Direct to extend and upgrade public infrastructure and ROW associated with new construction of its headquarters. This project uses remaining TIF funds pledged to the project to install pedestrian-scale lighting along Raser Dr. and providing additional safety to 300 CD employees that use alternate methods to commute to and from work.
598	PW	2019	3	Fire Hydrant	MRA & MFD			DORE LN/BROOKS S	15,000	15,000	-			Associated with Stockman Bank new construction project on Brooks Street.
599	PP-NP-S	2019	2	Garden City Harvest - Water Line Extension	Garden City Harvest	1657		RIVER RD	2,400,000	170,696	2,229,304	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.
600	PP-NP-H	2019	Front St	Lee Gordon Place	North Missoula Community CDC.	503	E	FRONT ST	2,305,551	81,220	2,224,331		7	The project entailed deconstruction of a highly dilapidated apartment house and replaced 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 and ROW landscaping.
601	PP	2019	3	Lucky Strike/Five Valleys Bowling - Phase III (3 Rivers Pediatric Dental and Dairy Queen)	Woodbury Corporation/Bowlywood	1515		DEARBORN AVE	3,600,000	175,585	3,424,415			TIF assistance for demolition and asbestos abatement of the 30,000 sq. ft. defunct Five Valleys Bowling Center/Lucky Strike Casino and of a former car wash located at 1515 Dearborn Avenue. Funding was also provided for relocation and burial of an overhead utility line.
602	PW	2019	3	Mary Avenue East	MRA		E	MARY AVE	71,226,903	6,992,119	64,234,784	N/A		TIF reimbursed costs related to acquisition of some ROW, 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's 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.
603	PP-H	2019	3	McElmurry Homes	Blaine McElmurry	1515-1519		SOUTH AVE	1,863,949	20,000	1,843,949			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 and ROW landscaping.

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604	PW	2019	Front St	MDT/ADA Upgrade Project	MDT			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.
605	PL	2019	2, NRSS	Missoula Economic Partnership - Competitive Realities Report	Missoula Economic Partnership				50,000	25,000	25,000	N/A		Area-wide study and planning document for economic development and community marketing. (50% from NRSS URD and 50% from URD II).
606	PP	2019	3	Montana Ace Fancy Plants Garden Center	Montana Ace Inc	1101		BURLINGTON AVE	424,000	50,000	374,000	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.
607	PP-NP-H	2019	2	Montana Street Homes	homeWORD	1717		MONTANA ST	960,065	93,673	866,392		6	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.
608	PP	2019	3	Morrison-Maierle Office	Mount Stephens Corporation	1055		MOUNT AVE	3,698,995	221,366	3,477,629	25		The project was construction of a two-story, 14,200 sq.ft. office building under long-term lease to a 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.
609	PT	2019	3	MRL Park	MRA	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 needed more park space. Park programming was determined through an extensive public input process and included: 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.
610	PP-NP	2019	3	MRL Park Community Garden	Garden City Harvest	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.
611	PA	2019	3	MRL Park Public Art - (Includes additional amount)	MRA	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.
612	PP	2019	3	Naylor Building	Adrastea, LLC	830	W	CENTRAL AVE	262,427	50,000	212,427			This project is a major exterior renovation of a 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.
613	PF	2019	2	Police Facility on Catlin	City of Missoula	101	N	CATLIN ST	4,192,790	1,000,000	3,192,790	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 space, evidence preparation and storage, and records storage.
614	PF	2019	Front St	Public Parking at E. Front St. Student Housing (ROAM)	Farran/Lambros, LLC	301		FRONT ST	26,000,000	3,200,000	22,800,000			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 two 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.
615	PP-MX	2019	3	Solar Plexus	Solar Plexus	1605		STEPHENS AVE	2,246,330	251,500	1,994,830		2	Project removed two of three interconnected buildings and replaced them with 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 ROW. FIP grant helped upgrade remaining building.
616	PP	2019	Front St	The Mercantile Hotel	Mercantile Investors, LLC	110	N	HIGGINS AVE	37,900,000	3,597,844	34,302,156	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 through 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, curb/gutter/sidewalk on Higgins Ave. and Front St., and extending new utility main lines to the block.
617	PT	2019	2	West Broadway Island - Public Access - Design & Engineering	MRA			BURTON ST/CLARK FORK RIVER	111,511	111,511	-			Included final design, bridge engineering & construction management for project to reclaim area from noxious weeds and to provide increased public access to conservation lands in downtown.
618	PT	2020	2	Bitterroot Trail - Pine Street Link	MRA			PINE ST	493,905	493,905	-	N/A		Construction of a trail along MRL's Bitterroot Branch Line north of Pine Street that provides the 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.
619	PP	2020	3	Cornerstone Dental	Rogers Real Estate - Lindsay Rogers	3111		GRANT ST	640,227	50,000	590,227	5		Repurposing office building to medical use along with updating the facade and entry systems. Facade Improvement Program (FIP) provided assistance in new masonry and siding, new windows and doors, etc.
620	PL	2020	2, Front Street, Hellgate	Downtown Master Plan Update	MRA, MDA				400,000	75,000	325,000	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.
621	PT-NP	2020	Front St	Dragon Hollow - Refurbishment and Expansion	A Carousel for Missoula	101		CAROUSEL DR	290,000	50,000	240,000	N/A		A Carousel for Missoula 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. Dragon Hollow, which is already free to everyone, was made into an all-abilities play area and takes Missoula one more step forward toward being a truly inclusive community.
622	PP	2020	3	Fine Line Building	Fine Line Properties, LLC	2505	S	RUSSELL	300,000	50,000	250,000			Reconstruction of façade of highly visible office building. A 1970s heavy mansard cedar shake cornice roof was removed and new siding, parapet, windows, entry doors and insulation were included in the overall project with FIP assistance.
623	PA	2020	2	Perseverance Public Art in Silver Park	Missoula Public Art Committee	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.

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624	PP	2020	Front St	Radius Gallery	Brian & Karen Sippy	120	N	HIGGINS AVE	2,853,920	146,888	2,707,032	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.
625	PP-H	2020	NRSS	Scott Street Village - Phases II-III	Edgell Building, Inc.	1225		RODGERS ST	9,173,800	686,896	8,486,904		71	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 to 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. A TIF bond was used to finance the investment.
626	PF	2020	2	Sleepy Inn Purchase	City of Missoula	1427	W	BROADWAY	1,100,000	1,100,000	-			Purchased to assist housing persons who were 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.
627	PP	2020	3	South Crossing - Northeast Parcel	Woodbury Corp.	3620		BROOKS ST	920,055	85,997	834,058	10		Property previously acquired by developer of the South Crossing Phases I & II projects. A building built as a restaurant then used as a bar/ casino for several years was demolished and replaced by a retail/office building. TIF was used for demolition/deconstruction.
628	PP	2020	3	Stockman Bank Brooks Street	Stockman Bank	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 that will make the area more pedestrian friendly.
629	PP-H	2020	2	The Row at Milwaukee Trail Residential Project	Edgell Building, Inc.	201	S	CATLIN ST	2,200,000	122,239	2,077,761		8	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 there were many highly packed and 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.
630	PP	2020	3	Trailhead River Sports	Todd Frank	2505		GARFIELD ST	2,050,000	150,000	1,900,000	6		Longtime downtown outdoor sports store split off its river sporting division to a new location in a long-vacant former Sears warehouse in URD III. The project 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.
631	PT	2020	2	West Broadway Island - Public Access - Construction	MRA			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 provide safe public access to City Conservation Lands in the Clark Fork River. Project included a trail along the south ditch bank between the two bridges and continued noxious weed abatement and replacement with native species.
632	PP	2020	2	Westside Lanes & Fun Center	Norm Carey	1615		WYOMING	245,546	50,000	195,546	5		Westside Lanes had recently completed \$521,000 of interior improvements and 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. They added insulation and generally improved the visual appearance of the building from the public way. FIP assistance aided the exterior conversion.
633	PW	2020	2	Wyoming St Reconstruction - California to Prince	MRA			WYOMING ST	720,212	577,276	142,936			Reconstruction of Wyoming St. included new curb/gutter/sidewalk and Missoula Water extending new water mains in Wyoming St. and a portion of California St.
634	PP-H	2021	2	1901 Maple Street - MSJ Properties - Residential Project	MSJ Properties, LLC, Michael Priske	1901		MAPLE ST	2,009,663	69,885	1,939,778		12	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.
635	PP	2021	Front St	AC Hotel by Marriott	Missoula Investors, LLC	175		PATTEE ST	20,660,000	1,886,105	18,773,895	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.
636	PP	2021	3	Aspen Grove Therapy & Wellness Center	Wild Rockies Properties, LLC	2126 & 2148		DIXON AV	1,995,794	154,200	1,841,594	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 Schilling St., and landscaping in the two adjacent street ROWs.
637	PP	2021	3	Big Dipper - South	Charles Beaton	2700		PAXON	504,000	43,986	460,014	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..
638	PP	2021	2	Blackfoot River Outfitters	John Herzer & Terri Raugland	235	N	RUSSELL ST	1,638,438	80,582	1,557,856	5		The project demolished an existing concrete bunker probably built for storage but used as a use car lot office and many other small businesses over several decades. The new building houses a variety of retail and service businesses including the developers' Blackfoot River Outfitters. TIF assistance included demolition of the bunker and site clearing of a former parking lot, extension of a sanitary sewer line to the site, and landscaping in the Russell and Montana St. ROWs.
639	PF	2021	3	Catlin Police Facility Upgrades	Missoula Police Dept.	101	N	CATLIN ST	233,718	233,718	-	N/A		Second phase of renovation and expansion of City Police facility on the corner of Catlin and Wyoming Streets including showers, security upgrades, etc.
640	PL	2021	NRSS	City Cemetery Strategic Plan	City Public Works Dept.	2000		CEMETERY RD	25,500	12,750	12,750	N/A		TIF provided half of the cost of a long range strategic plan for the City Cemetery. The plan provides forecasting space needs, recommendations for new facilities, grounds usage and upgrades.
641	PL	2021	NRSS	City Maintenance Facility Master Plan	City Public Works Dept.				57,633	28,817	28,816	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 Missoula County, MDT, and MUTD.
642	PP	2021	2	DJ&A Office Building	Broadway Opportunity Fund	2000		MAPLE ST	5,800,000	301,432	5,498,568	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.
643	PP	2021	3	Dram Shop Central	Zach & Sarah Millar	2700		PAXSON ST	235,000	50,000	185,000			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.

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1	PROJECT TYPE	FISCAL YEAR FINAL AMT PAID	DISTRICT	PROJECT NAME	DEVELOPER	PROJECT ADDRESS	DIR	STREET	TOTAL PROJECT COST	MRA TOTAL	OTHER INVESTMENT	FULL TIME EQUIVALENT (FTE) JOBS CREATED	HOUSING UNITS	NOTES
644	PP-H	2021	Front St	LeVasseur Street Townhomes	Levasseur St Townhomes	304		LEVASSEUR	4,800,000	211,000	4,589,000		27	A two-phase project in which two apartment facilities (one a 2-story former single-family house, the other a concrete block building) were deconstructed/demolished and replaced by five, 3-story townhouses and a 20-unit apartment structure at 320 Clay Street. One of Missoula's original neighborhoods, redevelopment included TIF covered items of extending 3-phase power, updating water and sanitary sewer, replacing 100-year old sidewalks and paving the alley.
645	PL	2021	2	MAX Wave	MAX Wave Committee			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.
646	PT	2021	3	Missoula County Fairgrounds	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 the annual Fair and other events.
647	PP-NP	2021	2	Missoula Food Bank/Partnership Health Center Satellite Clinic	Missoula Food Bank	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.
648	PL	2021	All URDs	MRA Communications Plan	MRA				56,000	56,000	-	N/A		MRA realized it needed to better explain the 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.
649	PL	2021	3	MRL Property	MRA	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.
650	PL	2021	3	MRL Property Building Deconstruction	MRA	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.
651	PF	2021	Front St	New Missoula Public Library	Library Foundation		W	MAIN ST	-	500,000				TIF contribution to a new public library which will also house several educational non-profits and public meeting areas.
652	PP-NP+P-MX	2021	NRSS	Scott Street Property Purchase	MRA, City			SCOTT ST	6,604,000	6,604,000	-	N/A	324	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 (250 market-rate units and 74 Community Land Trust permanently affordable units), retail, commercial, and permanently affordable owner-occupied residential uses.
653	PW	2021	3	South Reserve Pedestrian Bridge Upgrades	MRA, Parks		S	RESERVE ST	30,150	30,150	-	N/A		Repair and upgrade ice damage, electrical system, and portions of the heated floor panels
654	PP	2021	3	Tremper's Kent Plaza	Tremper Family	1200-1210	W	KENT AVE	4,418,000	376,100	4,041,900		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 sq. ft. spaces that can be aggregated for larger businesses. Each received new window space and their own outdoor access. A 2nd story was added to the westernmost (1210 W. Kent) building for office use and the rest was remodeled to meet codes and standards for retail on the street. Through FIP, the 1980s strip mall exterior façade was removed from all buildings and replaced with a contemporary design. TIF was used for demolition/deconstruction, new sidewalk/curb/gutter, ROW landscaping, and paving the adjacent public alley.
655	PP	2021	Front St	Union Block Building Restoration	Radio Central, LLC	127	E	MAIN ST	4,579,858	704,858	3,875,000			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 entrance 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 The Wilma and The Mercantile Pharmacy buildings and required a historic facade preservation easement. Additional funding was granted to address unforeseen carved granite and wood areas, etc.
656	PW	2021	2	URD II 2nd and 3rd Street Sidewalks	MRA			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.
657	PW	2021	3	URD III Northern Sidewalk Project - Phase 1	MRA			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.
658	PP	2021	Front St	Wren Hotel	Imperial Six Hundred, LLC, THINKTANK, Brian Caldwell	201	E	MAIN ST	8,750,000	587,212	8,162,788			Adaptive reuse of dilapidated, long-vacant motel building. The project added a fourth floor on the building, reconfigured the original three floors and added 10,000 sq. ft. of ground floor retail. It created 73 hotel rooms and new retail spaces on this important intersection. MRA funds assisted in curb/gutter/sidewalk, utility relocation and alley reconstruction.
659	PP-NP-S	2021	2	YWCA Domestic Violence/Family Promise Homeless Family Shelter	YWCA and Missoula/Family Promise	1800	S	THIRD WEST	10,900,000	142,404	10,757,596	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 building 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, sidewalk/curb/gutter and ROW landscaping on both 2nd and 3rd Streets.
660	PP	2022	3	Align Properties LLC	Align Properties LLC	3100		BROOKS ST	408,472	50,000	358,472	3		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.

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661	PW	2022	Front St, Hellgate, Riverfront Triangle	Front St / Main St 2-Way Conversion & Kiwanis Access & Circulation Design	MRA			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.
662	PL	2022	3	MRL Triangle Voluntary Cleanup Plan Environmental Assessment	MRA	1930		SOUTH AVE WEST	276,500	36,000	240,500	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.
663	PP	2022	3	RBH Invesments/Horizon Credit Union	RBH Invesments/Horizon Credit Union	1502		DEARBORN AVE	1,886,519	63,607	1,136,519	4		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 ROW where the private parking lot interfaces with the street/curb/alley.
664	PP-NP+P-MX	2022	NRSS	Scott Street Property Redevelopment Plan	Ravara LLC, City, MRA			SCOTT ST	226,160	226,160	-	N/A		A "master" redevelopment plan for approx 9 1/2 of 19 acres purchased by the City to be used as housing and neighborhood commercial uses. Six acres will be relatively dense lease housing with 250 units and retail/commercial uses while the other 3 acres will be given to a Community Land Trust (CLT) for permanently affordable home ownership of 74 units. The 6 acres will be developed as a partnership with private non-profit and for profit entities. The plan sets forth a model for density while maintaining the sense of being part of the adjacent Northside Neighborhood. The plan also analyzes infrastruture needs related to development of other nearby vacant parcels owned by the Clty, MRL, and Republic Services.
665	PP	2022	2	Sentinel Property Medical Offices	Engineering Support Services, LLC	1900	W	BROADWAY	7,000,000	1,170,610	5,829,390	17		Two buildings removed for the project were near the end of their useful life. They were replaced with a medical facility building effectively anchoring the corner and establishing a strong street edge, transforming the site from auto-centric suburban strip to urban infill envisioned in Missoula's City Growth Policy. TIF used for asbestos remediation, deconstruction/demolition, sidewalk/curb/gutter and water main extension.
666	PW	2022	2	URD II Inez, 1st, 2nd Streets Sidewalk Project	MRA			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.
667	PW	2022	3	URD III Northern Sidewalk Project - Phase 2	MRA			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.
668	PP-H	2023	NRSS	Scott Street Village - Phase III Part 2	Edgell Building, Inc	1315		RODGERS ST	9,888,496	74,469	9,814,027	N/A	71	The third phase of this proeject 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.
669	PP-H		2	Bateman Duplex	John Bateman	1418	S	2nd Street West	518,682	10,680	508,002		2	Clean up of a vacant site in an existing residential neighborhood and replace a derelict building with a new residential duplex (2 bed/2 bath in each unit), off-street parking, and residential landscaping.
670	PP		2	Bissinger Place	Bricks and Spurs, LLC (Mike Morgan/Frank Scariano)	903	S	1st Street West	17,009,375	319,000	16,690,375		42	Restoration and re-purposing of a 1905 historic warehouse for mixed-use development commercial/residential, professional office, manufacturing, food service, dwelling units. TIF - asbestos remediation, deconstruction, ROW improvements to 1st Street; FIP - exterior paint removal, windows, door, overhead door, awnings
671	PF-H		2	Bridge Apartments	City of Missoula	1205	W	Broadway St.		2,230,000			21	\$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.
672	PL		3	Brooks Corridor Transit-Oriented Development Infrastructure Study	MRA			BROOKS ST	225,000	80,000	145,000	N/A		Plan to transform the Brooks Street Corridor into a transit-oriented development (TOD) street.
673	PP-H		2	Burton Street Apartments	Alex Subrayan	525		BURTON ST	943,793	123,994	819,799		6	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 St. and the West Broadway Island.
674	PW-PT		2	Burton Street Improvements	MRA	500		BURTON ST	-	-				\$9,200 for engineering approved, construction costs to be deducted from Burton St. Apartments TIF assistance and additional for paving, etc.
675	PT		Front St	Caras Park Improvements - Phase 1	Missoula Downtown Partnership	123		Carousel Dr	1,250,000	50,000	1,200,000			Phase 1 implementation of the North Riverside Parks & Trails Plan includes rebuilding the ampitheater, adding ADA seating and grass, flattening and improving the green hill, widening the riverfront trail, upgrading lighting & electrical infrastructure.
676	PP-MX		3	Casa Loma	Casa Loma, LLC	900		South Avenue	29,976,200	2,212,046	27,764,154		132	Mixed income, mixed use development in the 900 block of South Avenue with 132 housing units and 18,880 sq. ft. of commercial space. Developer plans to lease 20% of housing to individuals earning 80% of the Area Median Income (AMI). Traffic will be re-routed to a more traditional grid pattern and aligned with a roundabout at South and Stephens Avenues.
677	PW		2	Flynn-Lowney Ditch	City of Missoula				990,000	57,576	932,434			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.
678	PW		3	Kent Avenue Greenway Improvements	City of Missoula - Public Works & Mobility			Kent Avenue	304,927	304,927				Kent Avenue is a crucial part of the Missoula Neighborhood Greenways network. This project is located in an area between Tremper's Shopping Center and Tremper's Kent Plaza, two busy commercial areas. This project will install traffic calming features that will minimize confusion and improve safety for pedestrians and bicyclists. Traffic calming features include speed hump, hybrid urban roundabout, sidewalk and crosswalk improvements, rapid flashing beacons and signage.
679	PP-H		2	Lainsbury Duplex	James Lainsbury	1417	S	2nd Street West	477,149	13,585	463,564		2	Removal of an abandoned, derelict structure to build a duplex. Each unit will have 2 bedrooms and 2 bathrooms with ample storage and off-street parking. The project is located in a neighborhood that is near several transit stops and within walking distance of shopping and other services.
680	PL		3	Midtown Master Plan	Missoula Midtown Association				570,000	370,000	200,000			Development of a Midtown Master Plan encompassing all of URD III and surrounding areas of importance in Midtown.
681	PF		3	Missoula County Elections Complex	Missoula County	140	N	RUSSELL ST	5,750,000	726,334	5,023,666	N/A		Upgrade and expansion of former office building and warehouse to house the Missoula County Elections Complex. TIF funds used for a large meeting room, landscaping and façade upgrade to Design Excellence standards, and all-citizen accessibility.
682	PW		2	Montana Idaho Water & Sidewalk Project	MRA				-					MRA is working with Public Works & Mobility to make sidewalk and water line improvements in URD II.

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683	PW		Hellgate	MRL Quiet Zone Study	City Public Works	435		RYMAN ST	31,047	28,300	2,747			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.
684	PP-H		NRSS	Otis St. Apartments	Otis, LLC - Clancy Kenck	1600		Otis St.	5,184,100	315,100	4,869,000		39	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.
685	PP			Professional Services for Millsite	Millsite Revitalization Project, LLC and City			Old Sawmill District	143,000	143,000	-			Reimbursement of professional legal and financial services to MRP.
686	PL		Front St	Redevelopment of the Payne/Library Block	City of Missoula			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.
687	PP-C		Front St	Relic Gallery	Apple Lane LLC (Brian & Karen Sippy)	124	N	Higgins Avenue	2,337,978	94,611	2,243,367	6		Replace existing opaque, wood, barrel-shaped façade with large, transparent storefront windows, brick masonry and reclaimed glass tiles from the old Mercantile building to achieve architectural appearance similar to the McKay Art Co. located at 120 N. Higgins in the 1930s. Also replace a cobra-head, vehicular light fixture with a standard downtown pedestrian-scale light fixture and replace a galvanized metal bike rack with two ornamental bike racks.
688	PP-NP-H		2	Trinity Apartments	Trinity Apartments LLLP (Missoula Housing Authority and Homeword, Inc.			MULLAN RD AT MA	42,010,000	53,256	41,956,744		202	Trinity is a "scattered site" low-income residential project with 72 apartments constructed on the block within Burns/Cooley/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 Permanent Supportive Housing (PSH) homes. 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.
689	PW		3	URD III Southern Sidewalk Project	MRA				574,996	574,996				2022 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 the sunset of the District. Engineering \$89,996; Construction \$485,000
690	PP-NP-H		NRSS	Villagio Apartments	Missoula Housing Authority	1100		OTIS ST	53,800,000	1,339,178	52,460,822		200	Construction of two, five-story apartment buildings with a total of 200 units. Rents will be set at 40% - 60% of 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. 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.
691									-					
692								TOTAL	1,043,952,097	131,288,477	917,744,271	1,814	2,403	