




# MEMORANDUM

**TO:** MRA Board of Commissioners  
**FROM:** Jil Dunn, Business/Project Manager   
**DATE:** July 24, 2023  
**SUBJECT:** Financial Report – June 2023 updated: 07-21-2023

**Action Requested:** No Action

**Current Fiscal Year:** July 1, 2022-June 30, 2023 (FY23) **Financial Report for:** June 2023

**How to read the reports:**

- **Budget column:** reflects the estimated budget numbers that were submitted to the City prior to its budget adoption on August 22, 2022.
- **Adjusted column:**
  - **Beginning Fund Balance:** this column reflects updated beginning fund balances for fiscal year 2023. These amounts are the final audited numbers.
  - **Revenue:** reflects updated tax increment revenue amounts for the current fiscal year using calendar year 2022 taxable values set by the Montana Department of Revenue (DOR) and final mill levies set by the taxing jurisdictions in each urban renewal district (URD).
- **Committed column:** reflects amount of money committed to debt service, administration or redevelopment projects through Board and/or City Council approval.
- **To Date & Remaining columns:** reflect the amount of revenue received or expenditure paid to date and the amount remaining.
- **Property Tax calculation:** the amount of property tax owed on a property is determined by the *certified taxable value* of a property multiplied by the *mills* levied by the taxing jurisdictions.
  - **Taxable Values:** The Montana Department of Revenue (DOR) determines the certified property values through an appraisal process done every two years on residential and commercial property. These values are provided to the taxing jurisdictions every year on the first Monday in August.
  - **Mill Levies** are set by the taxing jurisdictions where your property is located.

The seven taxing jurisdictions for City residents are:

1. City of Missoula
2. Missoula County
3. Countywide Schools
4. Missoula County Public Schools (MCPS) District #1 or Hellgate School District (URD II & North Reserve-Scott Street URD)
5. Missoula County High School District
6. State of Montana
7. Missoula Urban Transportation District (MUTD) – also known as Mountain Line

MRA receives only the incremental portion of the taxes paid by a property, which is the difference between the taxes paid by the property in an Urban Renewal District’s (URD) base year and the property taxes paid in the current year. The tax increment goes into a special fund for the URD to replenish funds already invested and to make further investments in the district through public-

private partnerships or direct funding of public improvements. The Budget Status Reports list the districts' current projects and the assistance amount approved, expended to date, and remaining.

### ***This month's highlights:***

#### **Beginning Fund Balances**

- Beginning fund balances as of 7/1/22 are the final audited numbers.

#### **Revenues**

- MRA receives tax increment revenue when property taxes are paid.
- Real property taxes are collected by the County twice a year, in November and May.
- After collection, monies are disbursed to the appropriate taxing jurisdictions, special districts and MRA.
- May and June mid-month tax collections are reflected in this month's reports.
- All districts are near 90% of estimated tax increment revenue or above.

#### **Debt Service Requirements**

- Most of MRA's debt is structured with January 1<sup>st</sup> and July 1<sup>st</sup> debt service payment dates.
- Two City Council approved Tax Increment Revenue bonds are now recorded in URD II.
- The Series 2022A and 2022B bonds were issued in October 2022. Year-end budget amendments will recognize these Council actions in the City's amended budget.

#### **Expenditures**

- Projects the Board approved last month have been added to the reports and remaining contingency or unallocated funds adjusted. Expenditures are still coming in for fiscal year 2023 and will be reflected over the next few months in updated versions of this final report for the year. MRA uses a 45-day accrual period so we recognize expenditures in the appropriate period.
- Project expenditures are current through 7/21/23.
- Administrative expenses are paid from URD III as reflected.
- The other URDs reimburse URD III their pro rata shares of the administrative expenses at year-end; or when they have adequate capacity. Staff hours are tracked. These transfers will be reflected in next month's updated June report.

#### **Contingency or Unallocated Funds**

- Contingency or unallocated funds in each URD are highlighted in yellow.
- The tax appeals from DOR have been received. If approved, tax appeals reduce a property's taxable value, therefore lowering their tax liability. These reduce the amount of contingency funds available for projects.
- There are Notes Receivable for water main extensions or improvements in URD II, URD III and NRSS URD that adjust the contingency funds available. These are noted in the bottom right corner of the applicable URD reports.
- Any cost savings on completed projects are added back into the contingency amount in the bottom right corner of the reports.

#### **Current / Upcoming**

- **FY24 Budget Presentation** – an overview of MRA's FY24 Budget was presented to City Council's Budget & Finance Committee on July 19, 2023. Click the following to view:
- [FY24 MRA Proposed Budget PowerPoint](#); [FY24 MRA Proposed Budget Reports](#)

# MRA RIVERFRONT TRIANGLE URD

# FY23 Budget Status Report

As of: 6/30/23

Current sunset date: 6/30/2043

Prepared: 7/21/23

FY23 COMMITTED column refers to projects approved under Director threshold (\$5k) or by the MRA Board of Commissioners. All debt issuance and property acquisition are approved by City Council.

NOTES: prepared using audited beginning fund balance, FY23 taxable values & FY23 mill levies set by the taxing jurisdictions

## FUND BALANCE

	FY23 BUDGET	FY23 ADJUSTED	FY23 COMMITTED	FY23 TO DATE	FY23 REMAINING	Status
<b>BEGINNING FUND BALANCE</b>	\$ 370,017	\$ 504,245	\$ 504,245	\$ 504,245		
<b>REVENUES</b>						
Tax Increment	446,952	444,509	444,509	436,259	8,250	98%
State Reimbursements	16,378	16,378	16,378	16,378	(0)	100%
Other	-	-	-	-	-	
<b>TOTAL REVENUES</b>	<b>\$ 463,330</b>	<b>\$ 460,887</b>	<b>\$ 460,887</b>	<b>452,638</b>	<b>\$ 8,249</b>	98%
<b>TOTAL FUNDS AVAILABLE PRIOR TO DEBT SERVICE</b>	<b>\$ 833,347</b>	<b>\$ 965,132</b>	<b>\$ 965,132</b>	<b>\$ 956,883</b>	<b>\$ 8,249</b>	99%
<b>DEBT SERVICE REQUIREMENTS</b>						
Stockman Bank	\$ 94,391	\$ 94,391	\$ 94,391	\$ 94,391	\$ 0	
<b>TOTAL DEBT SERVICE</b>	<b>\$ 94,391</b>	<b>\$ 94,391</b>	<b>\$ 94,391</b>	<b>94,391</b>	<b>\$ 0</b>	100%
<b>TOTAL FUNDS AVAILABLE AFTER DEBT SERVICE</b>	<b>\$ 738,956</b>	<b>\$ 870,741</b>	<b>\$ 870,741</b>	<b>\$ 862,492</b>	<b>\$ 8,249</b>	

## EXPENDITURES

<b>Administrative Expenses:</b>						
Transfers to URD III	100,000	100,000	100,000	-	100,000	
<i>subtotal</i>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ 100,000</b>	NA
<b>Public-Private Partnership Projects (tax generating):</b>						
	-	-	-	-	-	
<i>subtotal</i>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	NA
<b>Public Improvement Projects:</b>						
Front/Main Two-Way Conversion - Design & Engineering	-	109,045	109,045	109,045	-	100%
Riverfront Triangle - Comparative Market Analysis	-	750	750	750	-	100%
<i>subtotal</i>	<b>\$ -</b>	<b>\$ 109,795</b>	<b>\$ 109,795</b>	<b>109,795</b>	<b>\$ -</b>	100%
<b>Federal Grant Projects</b>						
Downtown Safety & Multimodal Connectivity - RAISE Grant Match	-	100,000	100,000	-	100,000	
<i>subtotal</i>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>-</b>	<b>\$ 100,000</b>	NA
<b>TOTAL EXPENDITURES</b>	<b>\$ 100,000</b>	<b>\$ 309,795</b>	<b>\$ 309,795</b>	<b>109,795</b>	<b>\$ 200,000</b>	35%

## CONTINGENCY FUNDS

<b>Contingency Funds Available:</b>						
Acquisition of Property	-	-	-	-	-	
Public Works	638,956	560,946	560,946	-	560,946	
CRLP/CCP Assistance	-	-	-	-	-	
Relocation Assistance	-	-	-	-	-	
Planning & Management	-	-	-	-	-	
Clearing & Demolition	-	-	-	-	-	
<i>subtotal</i>	<b>\$ 638,956</b>	<b>\$ 560,946</b>	<b>\$ 560,946</b>	<b>\$ -</b>	<b>\$ 560,946</b>	NA
<b>Effect of Tax Appeals as of 3/20/23</b>			\$ -			
<b>Adjusted Contingency</b>			<b>\$ 560,946</b>			

## BUDGET SUMMARY

	FY23 BUDGET	FY23 ADJUSTED	FY23 COMMITTED	FY23 TO DATE	FY23 REMAINING	
<b>TOTAL FUNDS AVAILABLE (fund bal + rev - debt service)</b>	<b>\$ 738,956</b>	<b>\$ 870,741</b>	<b>\$ 870,741</b>	<b>\$ 862,492</b>		
<b>TOTAL EXPENDITURES</b>	<b>\$ 100,000</b>	<b>\$ 309,795</b>	<b>\$ 309,795</b>	<b>\$ 109,795</b>	<b>\$ 200,000</b>	
<b>TOTAL CONTINGENCY</b>	<b>\$ 638,956</b>	<b>\$ 560,946</b>	<b>\$ 560,946</b>		<b>\$ 560,946</b>	
<b>TOTAL BUDGETED BUT UNCOMMITTED</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 738,956</b>	<b>\$ 870,741</b>	<b>\$ 870,741</b>	<b>\$ 109,795</b>	<b>\$ 760,946</b>	13%
<b>CURRENT FUND BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 752,697</b>		
<b>CONTINGENCY REMAINING + PROJECT SAVINGS</b>					<b>\$ 560,946</b>	

# MRA FRONT ST URD

# FY23 Budget Status Report As of: 6/30/23

Current sunset date: 6/30/2046

Prepared: 7/21/23

**FY23 COMMITTED column refers to projects approved under Director threshold (\$5k) or by the MRA Board of Commissioners. All debt issuance and property acquisition are approved by City Council.**

NOTES: prepared using audited beginning fund balance, FY23 taxable values & FY23 mill levies set by the taxing jurisdictions

## FUND BALANCE

	FY23 BUDGET	FY23 ADJUSTED	FY23 COMMITTED	FY23 TO DATE	FY23 REMAINING	Status
<b>BEGINNING FUND BALANCE</b>	\$ 731,340	\$ 1,258,030	\$ 1,258,030	\$ 1,258,030		
<b>REVENUES</b>						
Tax Increment	1,603,272	1,802,722	1,802,722	1,759,318	43,404	98%
State Reimbursements	63,392	63,392	63,392	63,392	0	100%
<b>TOTAL REVENUES</b>	\$ 1,666,664	\$ 1,866,114	\$ 1,866,114	1,822,710	\$ 43,404	98%
<b>TOTAL FUNDS AVAILABLE - PRIOR TO DEBT SERVICE</b>	\$ 2,398,004	\$ 3,124,144	\$ 3,124,144	\$ 3,080,740	\$ 43,404	99%
<b>DEBT SERVICE REQUIREMENTS</b>						
Front Street Parking Structure (Park Place) Series 2014	204,910	203,140	203,140	203,140	-	
Front Street Parking Structure (Park Place) Series 2014 - PTI	-	63,711	63,711	-	63,711	
First Interstate Bank - Public Imp. - Refunding Series 2017A	90,958	90,958	90,958	90,925	33	
First Interstate Bank - Public Imp. - Refunding Series 2017B	19,601	19,601	19,601	19,568	34	
ROAM Public Parking Series 2017C	229,834	229,834	229,834	229,800	34	
The Mercantile - Public Imp. - Series 2019	240,554	240,554	240,554	240,554	(0)	
AC Hotel - Public Imp. - Series 2021	98,132	98,133	98,133	98,132	1	
<b>TOTAL DEBT SERVICE</b>	\$ 883,989	\$ 945,931	\$ 945,931	882,119	\$ 63,812	93%
<b>TOTAL FUNDS AVAILABLE - AFTER DEBT SERVICE</b>	\$ 1,514,015	\$ 2,178,213	\$ 2,178,213	\$ 2,198,621	\$ (20,408)	

## EXPENDITURES

<b>Administrative Expenses:</b>						
Transfers to URD III	200,000	200,000	200,000	-	200,000	
<i>subtotal</i>	\$ 200,000	\$ 200,000	\$ 200,000	\$ -	\$ 200,000	NA
<b>Public-Private Partnerships - TIF Projects (tax generating):</b>						
Front Street Apartments - 333-401 East Front St	-	257,924	257,924	-	257,924	ongoing
Relic Gallery - 124 North Higgins Avenue (deconst./ROW improvements)	94,611	94,611	94,611	74,237	20,374	done
Wren Hotel - 201 E Main St (public improvements)	587,212	587,212	587,212	522,007	65,205	done
<i>subtotal</i>	\$ 681,823	\$ 939,747	\$ 939,747	\$ 596,244	\$ 343,503	63%
<b>Public Improvement Projects:</b>						
Caras Park - Clark Fork ADA River Access & Riverbank Restoration	-	100,000	100,000	-	100,000	ongoing
Downtown Recycling Receptacles	-	14,670	14,670	9,000	5,670	ongoing
Front/Main Two-Way Conversion - Design & Engineering	-	50,000	50,000	50,000	0	ongoing
MEP Professional Services for Redevelopment of City owned property	-	12,500	12,500	12,500	-	ongoing
Missoula Public Library - \$500K total; \$75K remains, up to \$75k/yr	75,000	75,000	75,000	75,000	-	done
Payne/Library Block - Redevelopment Plan	25,000	25,000	-	-	-	ongoing
South Pattee Streetlight Replacement	-	47,300	47,300	-	47,300	ongoing
<i>subtotal</i>	\$ 100,000	\$ 324,470	\$ 299,470	146,500	\$ 177,970	45%
<b>Public-Private Partnerships - Program Projects (tax generating):</b>						
	-	-	-	-	-	
<i>subtotal</i>	\$ -	\$ -	\$ -	-	\$ -	NA
<b>Federal Grant Projects</b>						
Downtown Safety & Multimodal Connectivity - RAISE Grant Match	-	200,000	200,000	-	200,000	
<i>subtotal</i>	\$ -	\$ 200,000	\$ 200,000	-	\$ 200,000	NA
<b>TOTAL EXPENDITURES</b>	\$ 981,823	\$ 1,664,217	\$ 1,639,217	742,744	\$ 921,473	45%

## CONTINGENCY FUNDS

<b>Contingency Funds Available:</b>						
Acquisition of Property	-	-	-	-	-	
Public Works	532,192	488,996	488,996	-	488,996	
CRLP/CCP Assistance	-	-	-	-	-	
Relocation Assistance	-	-	-	-	-	
Planning & Management	-	-	-	-	-	
Clearing & Demolition	-	-	-	-	-	
<i>subtotal</i>	\$ 532,192	\$ 488,996	\$ 488,996	\$ -	\$ 488,996	
<b>Effect of Tax Appeals as of 3/20/2023</b>						
			\$ -			
<b>Adjusted Contingency</b>			\$ 488,996			

## BUDGET SUMMARY

	FY23 BUDGET	FY23 ADJUSTED	FY23 COMMITTED	FY23 TO DATE	FY23 REMAINING	
<b>TOTAL FUNDS AVAILABLE (fund bal + rev - debt service)</b>	\$ 1,514,015	\$ 2,178,213	\$ 2,178,213	\$ 2,198,621		
<b>TOTAL EXPENDITURES</b>	\$ 981,823	\$ 1,664,217	\$ 1,664,217	\$ 742,744	\$ 921,473	
<b>TOTAL CONTINGENCY</b>	\$ 532,192	\$ 488,996	\$ 488,996		\$ 488,996	
<b>TOTAL BUDGETED BUT UNCOMMITTED</b>	\$ -	\$ 25,000	\$ 25,000		\$ 25,000	
<b>TOTAL APPROPRIATIONS</b>	\$ 1,514,015	\$ 2,178,213	\$ 2,178,213	\$ 742,744	\$ 1,435,469	34%
<b>CURRENT FUND BALANCE</b>	\$ 0	\$ -	\$ -	\$ 1,455,878		
<b>CONTINGENCY REMAINING + PROJECT SAVINGS</b>					\$ 574,575	

**MRA URD II**

**FY23 Budget Status Report As of: 6/30/23**

Current sunset date: 6/30/2031

Prepared: 7/21/23

**FY23 COMMITTED column refers to projects approved under Director threshold (\$5k) or by the MRA Board of Commissioners. All debt issuance and property acquisition are approved by City Council.**

NOTES: prepared using audited beginning fund balance, FY23 taxable values & FY23 mill levies set by the taxing jurisdictions

**FUND BALANCE**

	<b>FY23 BUDGET</b>	<b>FY23 ADJUSTED</b>	<b>FY23 COMMITTED</b>	<b>FY23 TO DATE</b>	<b>FY23 REMAINING</b>	Status
<b>BEGINNING FUND BALANCE</b>	\$ 1,052,857	\$ 1,986,632	\$ 1,986,632	\$ 1,986,632		
<b>REVENUES</b>						
Tax Increment	3,904,903	4,055,634	4,055,634	3,882,509	173,125	96%
State Reimbursements	486,147	486,147	486,147	486,147	(0)	100%
Other - Guarantor Bond Coverage	6,642	6,642	6,642	6,700	(58)	101%
\$1,583,471 Series 2022A Refunding of Series 2006 Bonds	-	1,588,559	1,588,559	1,588,559	(0)	100%
\$2,231,536 Series 2022B Bridge Apartments Reimb. Bond	-	2,231,536	2,231,536	2,231,536	0	100%
<b>TOTAL REVENUES</b>	<b>\$ 4,397,692</b>	<b>\$ 8,368,518</b>	<b>\$ 8,368,518</b>	<b>8,195,452</b>	<b>\$ 173,066</b>	98%
<b>TOTAL FUNDS AVAILABLE - PRIOR TO DEBT SERVICE</b>	<b>\$ 5,450,549</b>	<b>\$ 10,355,150</b>	<b>\$ 10,355,150</b>	<b>\$ 10,182,084</b>	<b>\$ 173,066</b>	98%
<b>DEBT SERVICE REQUIREMENTS</b>						
Bridge Apartments Acquisition Reimbursement - Series 2022B	-	300,301	300,301	300,578	(277)	
Intermountain Site - Public Imp. - Series 2013	146,601	146,601	146,601	147,301	(700)	
Old Sawmill District - Lease Buy Out - Series 2006 - D/S & Refunding	248,781	2,052,731	2,052,731	1,805,150	247,581	
Old Sawmill District - Refunding of Series 2006 - Series 2022A	-	204,514	204,514	204,668	(154)	
Old Sawmill District - Refunding of Series 2006 - Series 2022A - COI	-	29,289	29,289	29,289	(0)	
Old Sawmill District - Soil Remediation - Brownfields RLF - Series 2006	162,002	162,002	162,002	162,002	1	
Safeway-St. Pats - Public Imp. - Series 2007	138,879	138,879	138,879	138,879	0	
Silver Park, Wyoming Street, MRL Trestle - Series 2013	425,445	425,445	425,445	425,445	-	
<b>TOTAL DEBT SERVICE</b>	<b>\$ 1,121,708</b>	<b>\$ 3,459,762</b>	<b>\$ 3,459,762</b>	<b>3,213,313</b>	<b>\$ 246,449</b>	93%
<b>TOTAL FUNDS AVAILABLE - AFTER DEBT SERVICE</b>	<b>\$ 4,328,841</b>	<b>\$ 6,895,388</b>	<b>\$ 6,895,388</b>	<b>\$ 6,968,772</b>	<b>\$ (73,384)</b>	101%

**EXPENDITURES**

<b>Administrative Expenses:</b>						
Transfers to URD III	400,000	400,000	400,000	-	400,000	estimate
<i>subtotal</i>	\$ 400,000	\$ 400,000	\$ 400,000	\$ -	\$ 400,000	NA
<b>Public-Private Partnerships - TIF Projects (tax generating):</b>						
Batemen Duplex - 1417 1/2 South 2nd St West - Housing	10,680	10,680	10,680	-	10,680	ongoing
Bissinger Place - 903 South 1st St West - Housing	269,000	269,000	269,000	-	269,000	ongoing
Burton Street Apartments - 525 Burton Street - Housing	66,289	66,289	66,289	-	66,289	ongoing
Lainsbury Duplex - 1417 South 2nd St West - Housing	13,585	13,585	13,585	-	13,585	ongoing
<i>subtotal</i>	\$ 359,554	\$ 359,554	\$ 359,554	\$ -	\$ 359,554	NA
<b>Public Improvement Projects:</b>						
Series 2022B Bridge Apartments Reimb. TIB - COI	-	36,536	36,536	36,100	436	done
1359 West Broadway - City Property (Wooden Images bldg removal)	60,722	60,722	60,722	60,722	-	done
Bitterroot Trail - Montana Rail Link Bridge - Feasibility Study & Conceptual Design	-	341,102	341,102	212,268	128,834	ongoing
Bitterroot Trail Lighting	624,000	624,000	-	-	624,000	pending
Burton Street (500 Block) - Improvements - Construction	178,000	104,990	104,990	102,413	2,577	done
Burton Street (500 Block) - Improvements - Design, Engineering & Const. Admin	7,377	2,413	2,413	2,380	33	done
Burton Street (500 Block) - Improvements - Misc	-	5,000	5,000	5,000	-	done
County Elections Complex - 140 North Russell	205,300	205,300	205,300	-	205,300	ongoing
Flynn-Lowney Ditch - Acquisition - Water Rights Services	57,576	57,576	57,576	-	57,576	ongoing
Flynn-Lowney Ditch - Restoration Project - Planning	-	300,000	300,000	-	300,000	ongoing
Legal Services	10,000	10,000	-	-	10,000	set aside
Montana/Idaho - Phase I - Sidewalk - Construction (combined with water project)	635,000	-	-	-	-	reprogramm
Montana/Idaho - Water & Sidewalk - Design, Engineering, Const. Admin	227,719	116,361	116,361	65,977	50,384	ongoing
Montana/Idaho - Water & Sidewalk - Phase 1 - Construction	500,000	733,989	733,989	270,042	463,947	ongoing
MRL Trestle / Pedestrian Bridge (est. \$3.5M-need to bond)	-	-	-	-	-	pending
Ogren Park - Stage Feasibility Study	-	2,500	2,500	2,500	-	done
Police Facility - 101 North Catlin - FY21 Renovations (showers, changing area, loc	233,718	233,718	233,718	215,770	17,948	done
Sidewalks - Inez, 1st & 2nd Streets - Design, Engineering, Const. Admin	-	1,221	1,221	1,221	(0)	done
Sleepy Inn - 1427 West Broadway - Remediation, Deconstruction, Removal	-	221,900	221,900	219,552	2,348	ongoing
Street Trees	71,760	71,760	-	-	71,760	pending
Trinity Apartments - Mullan Site	53,256	53,256	53,256	-	53,256	ongoing
<i>subtotal</i>	\$ 2,864,428	\$ 3,182,344	\$ 2,476,584	\$ 1,193,946	\$ 1,988,398	38%
<b>Public-Private Partnerships - Program Projects (tax generating)</b>						
Bissinger Place - 903 South 1st St West - Housing	50,000	50,000	50,000	-	50,000	ongoing
1245 S 3rd St W - JDR Enterprises LLC - Commercial/Small Business	-	50,000	50,000	-	50,000	ongoing
<i>subtotal</i>	\$ 50,000	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	NA
<i>subtotal</i>	\$ -	\$ -	\$ -	\$ -	\$ -	NA
<b>TOTAL EXPENDITURES</b>	<b>\$ 3,673,982</b>	<b>\$ 4,041,898</b>	<b>\$ 3,336,138</b>	<b>\$ 1,193,946</b>	<b>\$ 2,847,952</b>	30%

**CONTINGENCY FUNDS**

<b>Contingency Funds Available:</b>						
Acquisition of Property	-	-	-	-	-	
Public Works	654,859	2,853,490	2,853,490	-	2,853,490	
CRLP/CCP Assistance	-	-	-	-	-	
Relocation Assistance	-	-	-	-	-	
Planning & Management	-	-	-	-	-	
Clearing & Demolition	-	-	-	-	-	
<i>subtotal</i>	\$ 654,859	\$ 2,853,490	\$ 2,853,490	\$ -	\$ 2,853,490	
<b>Effect of Tax Appeals as of 3/20/23</b>						
<b>Adjusted Contingency</b>			\$ 2,853,490			

**BUDGET SUMMARY**

	<b>FY23 BUDGET</b>	<b>FY23 ADJUSTED</b>	<b>FY23 COMMITTED</b>	<b>FY23 TO DATE</b>	<b>FY23 REMAINING</b>	
<b>TOTAL FUNDS AVAILABLE</b>	<b>\$ 4,328,841</b>	<b>\$ 6,895,388</b>	<b>\$ 6,895,388</b>	<b>\$ 6,968,772</b>	<b>\$ 173,066</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 3,673,982</b>	<b>\$ 4,041,898</b>	<b>\$ 3,336,138</b>	<b>\$ 1,193,946</b>	<b>\$ 2,142,192</b>	
<b>TOTAL CONTINGENCY</b>	<b>\$ 654,859</b>	<b>\$ 2,853,490</b>	<b>\$ 2,853,490</b>	<b>\$ -</b>	<b>\$ 2,853,490</b>	
<b>TOTAL BUDGETED BUT UNCOMMITTED</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 705,760</b>	<b>\$ -</b>	<b>\$ 705,760</b>	
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 4,328,841</b>	<b>\$ 6,895,388</b>	<b>\$ 6,895,388</b>	<b>\$ 1,193,946</b>	<b>\$ 5,701,442</b>	17%

<b>CURRENT FUND BALANCE</b>	\$ (0)	\$ -	\$ -	\$ 5,774,826	Adj. Contingency
Less Long Term Receivables (Msla Water Notes) not readily available for projects				\$ (363,910)	\$ 2,489,580
<b>ADJUSTED FUND BALANCE</b>				\$ 5,410,916	
<b>CONTINGENCY - NOTES RECEIVABLE + PROJECT SAVINGS</b>					\$ 2,510,138

**MRA URD III**

**FY23 Budget Status Report**

**As of: 6/30/23**

Current sunset date: 6/30/2040

**Prepared: 7/21/23**

**FY23 COMMITTED column refers to projects approved under Director threshold (\$5k) or by the MRA Board of Commissioners. All debt issuance and property acquisition are approved by City Council.**

NOTES: prepared using audited beginning fund balance, FY23 taxable values & FY23 mill levies set by the taxing jurisdictions.

**FUND BALANCE**

	<b>FY23 BUDGET</b>	<b>FY23 ADJUSTED</b>	<b>FY23 COMMITTED</b>	<b>FY23 TO DATE</b>	<b>FY23 REMAINING</b>	Status %
<b>BEGINNING FUND BALANCE</b>	\$ 7,357,207	\$ 7,549,833	\$ 7,549,833	\$ 7,549,833		

**REVENUES**

Tax Increment	5,229,882	5,595,573	5,595,573	5,309,694	285,879	95%
State Reimbursements & PERS Contributions	349,420	349,420	349,420	349,996	(576)	100%
Reimbursements from Other URDs for Admin Expenses	875,000	875,450	875,450	-	875,450	NA
Missoula Urban Transportation District (MUTD) - Grant Match		30,000	30,000	-	30,000	NA
Federal RAISE Grant		847,000	847,000	-	847,000	NA
<b>TOTAL REVENUES</b>	<b>\$ 6,454,302</b>	<b>\$ 7,697,443</b>	<b>\$ 7,697,443</b>	<b>5,659,690</b>	<b>\$ 2,037,753</b>	<b>74%</b>

**TOTAL FUNDS AVAILABLE - PRIOR TO DEBT SERVICE**

<b>\$ 13,811,509</b>	<b>\$ 15,247,276</b>	<b>\$ 15,247,276</b>	<b>\$ 13,209,523</b>	<b>\$ 2,037,753</b>
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**DEBT SERVICE REQUIREMENTS**

Reserve Street Pedestrian Bridge Series 2015	342,013	342,013	342,013	342,013	1	
Mary Avenue East Improvements Series 2016	491,662	491,662	491,662	491,662	-	
Mary Avenue West Improvements Series 2017	114,570	114,570	114,570	117,670	(3,100)	
MRL Property - Taxable Land Series 2018A	94,681	94,681	94,681	94,681	0	
MRL Property - Tax-Exempt Land Series 2018B	189,427	189,427	189,427	189,427	0	

**TOTAL DEBT SERVICE**

<b>\$ 1,232,353</b>	<b>\$ 1,232,353</b>	<b>\$ 1,232,353</b>	<b>1,235,452</b>	<b>\$ (3,099)</b>	<b>100%</b>
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**TOTAL FUNDS AVAILABLE - AFTER DEBT SERVICE**

<b>\$ 12,579,156</b>	<b>\$ 14,014,923</b>	<b>\$ 14,014,923</b>	<b>\$ 11,974,071</b>	<b>\$ 2,040,852</b>
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**EXPENDITURES**

**Administrative Expenses:**

Personnel Services	817,171	817,171	817,171	853,280	(36,109)	
Supplies	9,126	9,126	9,126	7,908	1,218	
Purchased Services	397,212	397,212	397,212	206,927	190,285	
Grants & Contributions	-	-	-	-	-	
Capital Outlay	-	-	-	-	-	
<b>subtotal</b>	<b>\$ 1,223,509</b>	<b>\$ 1,223,509</b>	<b>\$ 1,223,509</b>	<b>\$ 1,068,115</b>	<b>\$ 155,394</b>	<b>87%</b>

**Public-Private Partnership Projects (tax generating):**

Casa Loma - 900 Block of South Avenue (Pub. Improvements for Housing)	2,212,046	2,212,046	2,212,046	-	2,212,046	ongoing
First Security Bank - 1700 Garfield & 1704 Dearborn (Deconst. & Public ROW Imp.)	-	711,083	711,083	-	711,083	ongoing
<b>subtotal</b>	<b>\$ 2,212,046</b>	<b>\$ 2,923,129</b>	<b>\$ 2,923,129</b>	<b>\$ -</b>	<b>\$ 2,923,129</b>	<b>NA</b>

**Public Improvement Projects:**

Bitterroot Trail Lighting	1,848,000	1,848,000	-	-	1,848,000	pending
Emergency Winter Shelter - 1919 North Ave - Safety upgrades	-	55,836	55,836	55,836	-	done
Kent Avenue Greenway Improvements - Regent to Russell Streets	304,927	304,927	304,927	-	304,927	ongoing
Legal Services	10,000	10,000	-	-	10,000	set aside
Mary Avenue West - Bond Close Out	-	41,874	41,874	41,874	-	done
MRL Property - Temporary Fence	1,800	1,800	1,800	1,800	-	ongoing
MRL Property - Voluntary Cleanup Plan - Environmental Assessment	6,826	6,826	6,826	-	6,826	done
MRL Property - Voluntary Cleanup Plan - Remediation Plan, Clean-up & Delisting	67,000	67,000	67,000	9,113	57,887	ongoing
Sidewalks - URD III Southern - Construction	298,573	229,049	229,049	220,651	8,398	ongoing
Sidewalks - URD III Southern - Design, Engineering & Const. Admin	41,862	30,626	30,626	13,038	17,588	ongoing
South Reserve Pedestrian Bridge - Electrical Modifications	-	47,611	47,611	-	47,611	ongoing
Street Trees - Mary Avenue	9,759	9,759	9,759	336	9,423	ongoing
Street Trees - Other	66,240	66,240	-	-	66,240	ongoing
Water Network Program - North Avenue Water Main - Construction	500,000	288,034	-	-	288,034	ongoing
Water Network Program - North Avenue Water Main - Design, Engineering & Const. Admin	-	68,665	68,665	24,850	43,815	ongoing
Water Network Program - North Avenue Water Main - Misc.	-	100	100	100	-	ongoing
<b>subtotal</b>	<b>\$ 3,154,987</b>	<b>\$ 3,076,348</b>	<b>\$ 864,074</b>	<b>\$ 367,598</b>	<b>\$ 2,708,749</b>	<b>12%</b>

**P-P Partnership Program (FIP) Projects (tax generating):**

El Cazador - 2221 South Avenue West (Commercial)	-	50,000	50,000	-	50,000	ongoing
<b>subtotal</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>NA</b>

**Federal Grant Projects - MRA funds local match**

Brooks Street Corridor BRT/TOD RAISE Grant - Planning Study	50,000	927,000	927,000	66,903	860,097	ongoing
<b>subtotal</b>	<b>\$ 50,000</b>	<b>\$ 927,000</b>	<b>\$ 927,000</b>	<b>\$ 66,903</b>	<b>\$ 860,097</b>	<b>7%</b>

**TOTAL EXPENDITURES**

<b>\$ 6,640,542</b>	<b>\$ 8,199,986</b>	<b>\$ 5,987,712</b>	<b>\$ 1,502,617</b>	<b>\$ 6,697,369</b>	<b>18%</b>
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**CONTINGENCY FUNDS**

**Contingency Funds Available:**

Admin Year-End Set Aside (50%)	611,755	611,755	611,755		611,755
Acquisition of Property	1,000,000	1,000,000	1,000,000		1,000,000
Public Works	2,826,859	2,703,182	2,703,182		2,703,182
MRA Programs	-	-	-		-
Relocation Assistance	-	-	-		-
Planning & Management	500,000	500,000	500,000		500,000
Clearing & Demolition	1,000,000	1,000,000	1,000,000		1,000,000
<b>subtotal</b>	<b>\$ 5,326,859</b>	<b>\$ 5,203,182</b>	<b>\$ 5,203,182</b>	<b>\$ -</b>	<b>\$ 5,203,182</b>

**Effect of Tax Appeals as of 3/20/23**

<b>Adjusted Contingency</b>			<b>\$ (25,615)</b>		
			<b>\$ 5,177,567</b>		

**BUDGET SUMMARY**

	<b>FY23 BUDGET</b>	<b>FY23 ADJUSTED</b>	<b>FY23 COMMITTED</b>	<b>FY23 TO DATE</b>	<b>FY23 REMAINING</b>	
<b>TOTAL FUNDS AVAILABLE</b>	<b>\$ 12,579,156</b>	<b>\$ 14,014,923</b>	<b>\$ 14,014,923</b>	<b>\$ 11,974,071</b>	<b>\$ 2,040,852</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 6,640,542</b>	<b>\$ 8,199,986</b>	<b>\$ 5,987,712</b>	<b>\$ 1,502,617</b>	<b>\$ 4,485,095</b>	
<b>TOTAL ADMIN SET ASIDE</b>	<b>\$ 611,755</b>	<b>\$ 611,755</b>	<b>\$ 611,755</b>	<b>\$ -</b>	<b>\$ 611,755</b>	
<b>TOTAL CONTINGENCY</b>	<b>\$ 5,326,859</b>	<b>\$ 5,203,182</b>	<b>\$ 5,203,182</b>		<b>\$ 5,203,182</b>	
<b>TOTAL BUDGETED BUT UNCOMMITTED</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,212,274</b>		<b>\$ 2,212,274</b>	
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 12,579,156</b>	<b>\$ 14,014,923</b>	<b>\$ 14,014,923</b>	<b>\$ 1,502,617</b>	<b>\$ 12,512,306</b>	<b>11%</b>

**CURRENT FUND BALANCE**

<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 10,471,454</b>		
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Less Long Term Receivables (Msla Water & FIP Notes) not readily available for projects

			<b>\$ (1,757,405)</b>		
<b>ADJUSTED FUND BALANCE</b>			<b>\$ 8,714,049</b>		<b>Adj. Contingency</b>

<b>CONTINGENCY - NOTES RECEIVABLE + PROJECT SAVINGS</b>					<b>\$ 3,426,988</b>
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**MRA NORTH RESERVE - SCOTT ST URD**

**FY23 Budget Status Report**

**As of: 6/30/23**

Current sunset date: 6/30/2045

Prepared: 7/21/23

**FY23 COMMITTED column refers to projects approved under Director threshold (\$5k) or by the MRA Board of Commissioners. All debt issuance and property acquisition are approved by City Council.**

NOTES: prepared using audited beginning fund balance, FY23 taxable values & FY23 mill levies set by the taxing jurisdictions

**FUND BALANCE**

	<b>FY23 BUDGET</b>	<b>FY23 ADJUSTED</b>	<b>FY23 COMMITTED</b>	<b>FY23 TO DATE</b>	<b>FY23 REMAINING</b>	Status
<b>BEGINNING FUND BALANCE</b>	\$ 1,903,012	\$ 2,259,648	\$ 2,259,648	\$ 2,259,648		
<b>REVENUES</b>						
Tax Increment	1,787,183	1,838,561	1,838,561	1,705,015	133,546	93%
State Reimbursements	22,806	22,806	22,806	22,806	0	100%
<b>TOTAL REVENUES</b>	<b>\$ 1,809,989</b>	<b>\$ 1,861,367</b>	<b>\$ 1,861,367</b>	<b>1,727,821</b>	<b>\$ 133,546</b>	93%
<b>TOTAL FUNDS AVAILABLE - PRIOR TO DEBT SERVICE</b>	<b>\$ 3,713,001</b>	<b>\$ 4,121,015</b>	<b>\$ 4,121,015</b>	<b>\$ 3,987,469</b>	<b>\$ 133,546</b>	
<b>DEBT SERVICE REQUIREMENTS</b>						
Bretz, Consumer Direct, Scott St Village - Phase 1 Series 2015	113,524	113,524	113,524	113,524	(0)	
Scott St Village - Phase 2-3 Series 2021 Refunding	31,096	31,096	31,096	34,196	(3,100)	arbitrage
Scott St Property - Tax-Exempt Land - Series 2020A	206,018	206,018	206,018	206,018	(0)	
Scott St Property - Taxable Land - Series 2020B	221,538	221,538	221,538	221,538	(0)	
<b>TOTAL DEBT SERVICE</b>	<b>\$ 572,176</b>	<b>\$ 572,176</b>	<b>\$ 572,176</b>	<b>575,276</b>	<b>\$ (3,100)</b>	101%
<b>TOTAL FUNDS AVAILABLE - AFTER DEBT SERVICE</b>	<b>\$ 3,140,825</b>	<b>\$ 3,548,839</b>	<b>\$ 3,548,839</b>	<b>\$ 3,412,193</b>	<b>\$ 136,646</b>	

**EXPENDITURES**

**Administrative Expenses:**

Transfers to URD III	100,000	100,000	100,000	-	100,000	pending
<b>subtotal</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>-</b>	<b>\$ 100,000</b>	NA

**Public-Private Partnerships - TIF Projects (tax generating):**

City Shops Air Exchange Unit - 1305 Scott St (\$760,199 FY23-26 \$150k/yr; FY27 \$160,199)	-	150,000	150,000	150,000	-	ongoing
Diversified Plastics - 3721 Grant Creek Road	-	46,253	46,253	-	46,253	ongoing
Otis Street Apartments - 1600 Otis Street	315,100	315,100	315,100	-	315,100	ongoing
Scott Street Property - Development Plan	22,016	22,016	22,016	22,016	0	done
Scott Street Property - Infrastructure - Construction (\$3.5M est-need to bond)	-	305,000	305,000	-	305,000	ongoing
Scott Street Property - Infrastructure - Design, Engineering	219,776	108,683	108,683	108,683	(0)	done
Scott Street Village - Phase 3 Apartments	74,469	74,469	74,469	74,469	-	done
<b>subtotal</b>	<b>\$ 631,361</b>	<b>\$ 1,021,521</b>	<b>\$ 1,021,521</b>	<b>\$ 355,168</b>	<b>\$ 666,353</b>	35%

**Public Improvement Projects:**

Missoula Economic Partnership - Professional Services	-	8,000	8,000	8,000	-	ongoing
Northside/Westside Neighborhood Survey	-	1,000	1,000	1,000	-	done
Villagio Apartments - Otis & Shakespeare	1,339,178	1,339,178	1,339,178	-	1,339,178	ongoing
<b>subtotal</b>	<b>\$ 1,339,178</b>	<b>\$ 1,348,178</b>	<b>\$ 1,348,178</b>	<b>9,000</b>	<b>\$ 1,339,178</b>	1%

**Federal Grant Projects**

<b>subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>	<b>\$ -</b>	NA
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**TOTAL EXPENDITURES** \$ 2,070,539 \$ 2,469,699 \$ 2,469,699 364,168 \$ 2,105,531 15%

**CONTINGENCY FUNDS**

**Contingency Funds Available:**

Acquisition of Property	-	-	-	-	-	
Public Works	1,070,286	1,079,140	1,079,140	-	1,079,140	
CRLP/CCP Assistance	-	-	-	-	-	
Relocation Assistance	-	-	-	-	-	
Planning & Management	-	-	-	-	-	
Clearing & Demolition	-	-	-	-	-	
<b>subtotal</b>	<b>\$ 1,070,286</b>	<b>\$ 1,079,140</b>	<b>\$ 1,079,140</b>	<b>\$ -</b>	<b>\$ 1,079,140</b>	

**Effect of Tax Appeals as of 3/20/23**

**Adjusted Contingency** \$ 1,079,140

**BUDGET SUMMARY**

	<b>FY23 BUDGET</b>	<b>FY23 ADJUSTED</b>	<b>FY23 COMMITTED</b>	<b>FY23 TO DATE</b>	<b>FY23 REMAINING</b>	
<b>TOTAL FUNDS AVAILABLE</b>	<b>\$ 3,140,825</b>	<b>\$ 3,548,839</b>	<b>\$ 3,548,839</b>	<b>\$ 3,412,193</b>	<b>\$ 136,646</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,070,539</b>	<b>\$ 2,469,699</b>	<b>\$ 2,469,699</b>	<b>\$ 364,168</b>	<b>\$ 2,105,531</b>	
<b>TOTAL CONTINGENCY</b>	<b>\$ 1,070,286</b>	<b>\$ 1,079,140</b>	<b>\$ 1,079,140</b>		<b>\$ 1,079,140</b>	
<b>TOTAL BUDGETED BUT UNCOMMITTED</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 3,140,825</b>	<b>\$ 3,548,839</b>	<b>\$ 3,548,839</b>	<b>\$ 364,168</b>	<b>\$ 3,184,671</b>	10%

**CURRENT FUND BALANCE**

\$ 0 \$ - \$ - \$ 3,048,024 Adj. Contingency

Less Long Term Receivables (Msla Water Notes) not readily available for projects

\$ (68,213) \$ 1,010,927

**ADJUSTED FUND BALANCE**

\$ 2,979,812

**CONTINGENCY - MWC NOTES + PROJECT SAVINGS**

\$ 1,010,927

# MRA HELLGATE URD

# FY23 Budget Status Report As of: 6/30/23

Current sunset date: 6/30/2030

Prepared: 7/21/23

**FY23 COMMITTED** column refers to projects approved under Director threshold (\$5k) or by the MRA Board of Commissioners. All debt issuance and property acquisition are approved by City Council.

NOTES: prepared using audited beginning fund balance, FY23 taxable values & FY23 mill levies set by the taxing jurisdictions

## FUND BALANCE

	FY23 BUDGET	FY23 ADJUSTED	FY23 COMMITTED	FY23 TO DATE	FY23 REMAINING	Status
BEGINNING FUND BALANCE	\$ 831,285	\$ 876,173	\$ 876,173	\$ 876,173		

## REVENUES

Tax Increment	475,344	454,304	454,304	404,413	49,891	89%
State Reimbursements	12,371	12,371	12,371	12,371	(0)	100%
Other	-	-	-	-	-	
<b>TOTAL REVENUES</b>	<b>\$ 487,715</b>	<b>\$ 466,675</b>	<b>\$ 466,675</b>	<b>416,784</b>	<b>\$ 49,891</b>	89%

## TOTAL FUNDS AVAILABLE - PRIOR TO DEBT SERVICE

\$ 1,319,000 \$ 1,342,848 \$ 1,342,848 \$ 1,292,957 \$ 49,891

## DEBT SERVICE REQUIREMENTS

TOTAL DEBT SERVICE \$ - \$ - \$ - - \$ - NA

## TOTAL FUNDS AVAILABLE - AFTER DEBT SERVICE

\$ 1,319,000 \$ 1,342,848 \$ 1,342,848 \$ 1,292,957 \$ 49,891 96%

## EXPENDITURES

### Administrative Expenses:

Transfers to URD III	75,000	75,000	75,000	-	75,000	pending
<i>subtotal</i>	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	NA

### Public-Private Partnership - TIF Projects (tax generating):

	-	-	-	-	-	
<i>subtotal</i>	\$ -	\$ -	\$ -	\$ -	\$ -	NA

### Public Improvement Projects:

Front/Main Two-Way Conversion - Design & Engineering	-	58,563	58,563	37,600	20,963	ongoing
Missoula Economic Partnership - Professional Services	-	8,000	8,000	8,000	-	done
Railroad Quiet Zone	200,000	190,572	190,572	-	190,572	ongoing
<i>subtotal</i>	\$ 200,000	\$ 257,135	\$ 257,135	\$ 45,600	\$ 211,535	18%

### Federal Grant Projects

Downtown Safety & Multimodal Connectivity - RAISE Grant Match	-	700,000	700,000	-	700,000	ongoing
<i>subtotal</i>	\$ -	\$ 700,000	\$ 700,000	\$ -	\$ 700,000	NA

## TOTAL EXPENDITURES

\$ 275,000 \$ 1,032,135 \$ 1,032,135 \$ 45,600 \$ 986,535 4%

## CONTINGENCY FUNDS

### Contingency Funds Available:

Acquisition of Property	-	-	-	-	-	
Public Works	1,044,000	310,713	310,713	-	310,713	
CRLP/CCP Assistance	-	-	-	-	-	
Relocation Assistance	-	-	-	-	-	
Planning & Management	-	-	-	-	-	
Clearing & Demolition	-	-	-	-	-	
<i>subtotal</i>	\$ 1,044,000	\$ 310,713	\$ 310,713	\$ -	\$ 310,713	NA

### Effect of Tax Appeals as of 3/20/23

Adjusted Contingency \$ 310,713

## BUDGET SUMMARY

	FY23 BUDGET	FY23 ADJUSTED	FY23 COMMITTED	FY23 TO DATE	FY23 REMAINING	
TOTAL FUNDS AVAILABLE	\$ 1,319,000	\$ 1,342,848	\$ 1,342,848	\$ 1,292,957	\$ 49,891	
TOTAL EXPENDITURES	\$ 275,000	\$ 1,032,135	\$ 1,032,135	\$ 45,600	\$ 986,535	
TOTAL CONTINGENCY	\$ 1,044,000	\$ 310,713	\$ 310,713		\$ 310,713	
TOTAL BUDGETED BUT UNCOMMITTED	\$ -	\$ -	\$ -		\$ -	
TOTAL APPROPRIATIONS	\$ 1,319,000	\$ 1,342,848	\$ 1,342,848	\$ 45,600	\$ 1,297,248	3%
CURRENT FUND BALANCE	\$ (0)	\$ -	\$ -	\$ 1,247,357		
CONTINGENCY + PROJECT SAVINGS					\$ 310,713	