



MEMORANDUM

TO: MRA Board of Commissioners
FROM: Jil Dunn, Business/Project Manager
DATE: October 16, 2023
SUBJECT: Financial Reports – September 2023 Budget Status Reports

Action Requested: None

Report Fiscal Year: July 1, 2023-June 30, 2024 (FY24)

Financial Report period: activity thru September 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 21, 2023.
- **Adjusted column:**
 - **Beginning Fund Balance:** this column reflects updated beginning fund balances for fiscal year 2024 as of 10/12/23. These amounts are not audited yet but should reasonably reflect our fund balance carryover from last fiscal year.
 - **Revenue:** the revenue estimates have been updated using calendar year 2023 (FY24) taxable values and updated mill levies from the taxing jurisdictions.
- **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 a property's market value through an appraisal process done every two years on residential and commercial property. The market values are then multiplied by either the residential tax rate (1.35%) or commercial tax rate (1.89%) to determine their taxable value. These values are provided to the local taxing jurisdictions every year on the first Monday in August.
- **Mill Levies** are set by the taxing jurisdictions that exist where a property is located. The seven taxing jurisdictions for City of Missoula residents are:
 1. City of Missoula
 2. Missoula County
 3. Countywide Schools
 4. Missoula County Public Schools (MCPS) District #1 or Hellgate School District (*portions of 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



Graphic from DOR website.

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 URD 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. The Reports are reconciled monthly to actual cash on hand.

This month's highlights:

Beginning Fund Balances

- Beginning fund balances as of 7/1/23 are final estimates but are not 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.

Debt Service Requirements

- Most of MRA's debt is structured with January 1st and July 1st debt service payment dates.

Expenditures

- Project expenditures are current through 10-13-23.
- Administrative expenses are paid from URD III.
- At year end, the other URDs will reimburse URD III for their pro rata share of the administrative expenses through interfund Transfers In and Transfers Out.

Contingency or Unallocated Funds

- Contingency or unallocated funds in each URD are highlighted in yellow.
- Any tax appeals received and approved by DOR will be reflected below the contingency line, as they reduce the amount of funds available for new projects in the district. Appeal reduction amounts are typically received from DOR in December.
- 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

- Work is ongoing for the FY23 audit. Several projects have been closed out this month, e.g. Bateman Duplex, Lainsbury Duplex & Diversified Plastics fire hydrant installation.

MRA RIVERFRONT TRIANGLE URD

FY24 Budget Status Report

As of: 9/30/23

Current sunset date: 6/30/2043

FY24 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.

Prepared: 10/13/23

NOTES: prepared using 10/12/23 estimated beginning fund balance, FY24 taxable values & FY24 mill levies set by the taxing jurisdictions.

FUND BALANCE

	FY24 BUDGET	FY24 ADJUSTED	FY24 COMMITTED	FY24 TO DATE	FY24 REMAINING	Status
BEGINNING FUND BALANCE	\$ 624,918	\$ 625,765	\$ 625,765	\$ 625,765		
REVENUES						
Tax Increment	444,509	438,011	438,011	24	437,987	0%
State Reimbursements	16,378	16,378	16,378		16,378	NA
Other	-	-	-	-	-	
TOTAL REVENUES	\$ 460,887	\$ 454,389	\$ 454,389	24	\$ 454,365	0%
TOTAL FUNDS AVAILABLE PRIOR TO DEBT SERVICE	\$ 1,085,805	\$ 1,080,154	\$ 1,080,154	\$ 625,789	\$ 454,365	58%
DEBT SERVICE REQUIREMENTS						
Stockman Bank	\$ 94,391	\$ 94,391	\$ 94,391		\$ 94,391	
TOTAL DEBT SERVICE	\$ 94,391	\$ 94,391	\$ 94,391	-	\$ 94,391	NA
TOTAL FUNDS AVAILABLE AFTER DEBT SERVICE	\$ 991,414	\$ 985,763	\$ 985,763	\$ 625,789		

EXPENDITURES

Administrative Expenses:						
Transfers to URD III	100,000	100,000	100,000		100,000	
subtotal	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	NA
Public-Private Partnership Projects (tax generating):						
	-	-	-		-	
	-	-	-		-	
	-	-	-		-	
subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	NA
Public Improvement Projects:						
	-	-	-		-	NA
	-	-	-		-	NA
subtotal	\$ -	\$ -	\$ -	-	\$ -	NA
Federal Grant Projects						
Downtown Safety & Multimodal Connectivity - RAISE Grant Match	100,000	94,350	94,350		94,350	
subtotal	\$ 100,000	\$ 94,350	\$ 94,350	-	\$ 94,350	NA
TOTAL EXPENDITURES	\$ 200,000	\$ 194,350	\$ 194,350	-	\$ 194,350	NA

CONTINGENCY FUNDS

Contingency Funds Available:						
Acquisition of Property	-	-	-		-	
Public Works	791,414	791,413	791,413		791,413	
CRLP/CCP Assistance	-	-	-		-	
Relocation Assistance	-	-	-		-	
Planning & Management	-	-	-		-	
Clearing & Demolition	-	-	-		-	
subtotal	\$ 791,414	\$ 791,413	\$ 791,413	\$ -	\$ 791,413	NA
Effect of Tax Appeals as of 3/20/23						
Adjusted Contingency			\$ 791,413			

BUDGET SUMMARY

	FY24 BUDGET	FY24 ADJUSTED	FY24 COMMITTED	FY24 TO DATE	FY24 REMAINING	
TOTAL FUNDS AVAILABLE (fund bal + rev - debt service)	\$ 991,414	\$ 985,763	\$ 985,763	\$ 625,789		
TOTAL EXPENDITURES	\$ 200,000	\$ 194,350	\$ 194,350	\$ -	\$ 194,350	
TOTAL CONTINGENCY	\$ 791,414	\$ 791,413	\$ 791,413		\$ 791,413	
TOTAL BUDGETED BUT UNCOMMITTED	\$ -		\$ -		\$ -	
TOTAL APPROPRIATIONS	\$ 991,414	\$ 985,763	\$ 985,763	\$ -	\$ 985,763	NA
CURRENT FUND BALANCE	\$ -	\$ 0	\$ 0	\$ 625,789		

MRA FRONT ST URD

FY24 Budget Status Report As of: 9/30/23

Current sunset date: 6/30/2046

Prepared: 10/13/23

FY24 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 10/12/23 estimated beginning fund balance, FY24 taxable values & FY24 mill levies set by the taxing jurisdictions.

FUND BALANCE

	FY24 BUDGET	FY24 ADJUSTED	FY24 COMMITTED	FY24 TO DATE	FY24 REMAINING	Status
BEGINNING FUND BALANCE	\$ 1,293,020	\$ 1,309,905	\$ 1,309,905	\$ 1,309,905		

REVENUES

Tax Increment	1,802,722	2,325,818	2,325,818	141	2,325,677	0%
State Reimbursements	63,392	63,392	63,392		63,392	NA
TOTAL REVENUES	\$ 1,866,114	\$ 2,389,210	\$ 2,389,210	141	\$ 2,389,069	0%
TOTAL FUNDS AVAILABLE - PRIOR TO DEBT SERVICE	\$ 3,159,134	\$ 3,699,115	\$ 3,699,115	\$ 1,310,046	\$ 2,389,069	35%

DEBT SERVICE REQUIREMENTS

Front Street Parking Structure (Park Place) Series 2014	202,930	202,930	202,930	163,685	39,245	
Front Street Parking Structure (Park Place) Series 2014 - PTI		-	-		-	
First Interstate Bank - Public Imp. - Refunding Series 2017A	90,647	90,647	90,647		90,647	
First Interstate Bank - Public Imp. - Refunding Series 2017B	19,218	19,218	19,218		19,218	
ROAM Public Parking Series 2017C	234,574	234,574	234,574		234,574	
The Mercantile - Public Imp. - Series 2019	240,554	240,554	240,554		240,554	
AC Hotel - Public Imp. - Series 2021	98,132	98,132	98,132		98,132	
TOTAL DEBT SERVICE	\$ 886,055	\$ 886,055	\$ 886,055	163,685	\$ 722,370	18%
TOTAL FUNDS AVAILABLE - AFTER DEBT SERVICE	\$ 2,273,079	\$ 2,813,060	\$ 2,813,060	\$ 1,146,361	\$ 1,666,699	

EXPENDITURES

Administrative Expenses:

Transfers to URD III	200,000	200,000	200,000		200,000	
subtotal	\$ 200,000	\$ 200,000	\$ 200,000	\$ -	\$ 200,000	NA

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

Front Street Apartments - 333-401 East Front St	257,924	257,924	257,924	-	257,924	ongoing
			-		-	
subtotal	\$ 257,924	\$ 257,924	\$ 257,924	\$ -	\$ 257,924	NA

Public Improvement Projects:

Caras Park - Clark Fork ADA River Access & Riverbank Restoration	100,000	100,000	100,000	-	100,000	ongoing
Downtown Recycling Receptacles	5,670	5,670	5,670		5,670	ongoing
MEP Professional Services for Redevelopment of City owned property	10,750	10,750	10,750		10,750	ongoing
Payne/Library Block - Redevelopment Plan	25,000	25,000	-	-	-	ongoing
South Pattee Streetlight Replacement	47,300	47,300	47,300	47,300	0	done
subtotal	\$ 188,720	\$ 188,720	\$ 163,720	47,300	\$ 141,420	25%

Public-Private Partnerships - Program Projects (tax generating):

	-	-	-	-	-	
subtotal	\$ -	\$ -	\$ -	-	\$ -	NA

Federal Grant Projects

Downtown Safety & Multimodal Connectivity - RAISE Grant Match	200,000	200,000	200,000	-	200,000	
subtotal	\$ 200,000	\$ 200,000	\$ 200,000	-	\$ 200,000	NA

TOTAL EXPENDITURES

	\$ 846,644	\$ 846,644	\$ 821,644	47,300	\$ 799,344	6%
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CONTINGENCY FUNDS

Contingency Funds Available:

Acquisition of Property	-	-	-		-	
Public Works	1,198,829	1,738,810	1,738,810		1,738,810	
CRLP/CCP Assistance	-	-	-		-	
Relocation Assistance	-	-	-		-	
Planning & Management	-	-	-		-	
Clearing & Demolition	-	-	-		-	
subtotal	\$ 1,198,829	\$ 1,738,810	\$ 1,738,810	\$ -	\$ 1,738,810	

Effect of Tax Appeals as of XX/XX/XX

Adjusted Contingency			\$ 1,738,810			
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BUDGET SUMMARY

	FY24 BUDGET	FY24 ADJUSTED	FY24 COMMITTED	FY24 TO DATE	FY24 REMAINING	
TOTAL FUNDS AVAILABLE (fund bal + rev - debt service)	\$ 2,273,079	\$ 2,813,060	\$ 2,813,060	\$ 1,146,361		
TOTAL EXPENDITURES	\$ 846,644	\$ 846,644	\$ 821,644	\$ 47,300	\$ 774,344	
TOTAL CONTINGENCY	\$ 1,198,829	\$ 1,738,810	\$ 1,738,810		\$ 1,738,810	
TOTAL BUDGETED BUT UNCOMMITTED	\$ -	\$ -	\$ 25,000		\$ 25,000	
TOTAL APPROPRIATIONS	\$ 2,045,473	\$ 2,585,454	\$ 2,585,454	\$ 47,300	\$ 2,538,154	2%

REQUIRED YR END BALANCE / CURRENT FUND BALANCE

CONTINGENCY REMAINING + PROJECT SAVINGS	\$ 227,606	\$ 227,606	\$ 227,606	\$ 1,099,061	\$ 1,738,810	
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NOTE: 7401 PTI and AR must be reflected at year end.

	\$ 227,606	\$ 227,606	\$ 227,606			
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MRA URD II

Current sunset date: 6/30/2031

FY24 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.

FY24 Budget Status Report As of: 9/30/23

Prepared: 10/13/23

NOTES: prepared using 10/12/23 estimated beginning fund balance, FY24 taxable values & FY24 mill levies set by the taxing jurisdictions.

FUND BALANCE

	FY24 BUDGET	FY24 ADJUSTED	FY24 COMMITTED	FY24 TO DATE	FY24 REMAINING	Status
BEGINNING FUND BALANCE	\$ 5,402,096	\$ 5,438,508	\$ 5,438,508	\$ 5,438,508		
REVENUES						
Tax Increment	4,055,634	4,784,721	4,784,721	549	4,784,172	0%
State Reimbursements	486,147	486,147	486,147		486,147	NA
Other - Safeway Guarantor	6,373	6,373	6,373		6,373	NA
TOTAL REVENUES	\$ 4,548,154	\$ 5,277,241	\$ 5,277,241	549	\$ 5,276,692	0%
TOTAL FUNDS AVAILABLE - PRIOR TO DEBT SERVICE	\$ 9,950,250	\$ 10,715,749	\$ 10,715,749	\$ 5,439,057	\$ 5,276,692	51%
DEBT SERVICE REQUIREMENTS						
Bridge Apartments Acquisition Reimbursement - Series 2022B	300,300	300,300	300,300	3,100	297,200	
Intermountain Site - Public Imp. - Series 2013	146,756	146,756	146,756		146,756	
Old Sawmill District - Refunding of Series 2006 - Series 2022A	248,481	248,481	248,481		248,481	
Old Sawmill District - Soil Remediation - Brownfields RLF - Series 2006	162,002	162,002	162,002		162,002	
Safeway-St. Pats - Public Imp. - Series 2007	138,493	138,493	138,493	66,060	72,434	
Silver Park, Wyoming Street, MRL Trestle - Series 2013	426,176	426,176	426,176	3,100	423,076	
TOTAL DEBT SERVICE	\$ 1,422,208	\$ 1,422,208	\$ 1,422,208	72,260	\$ 1,349,949	5%
TOTAL FUNDS AVAILABLE - AFTER DEBT SERVICE	\$ 8,528,042	\$ 9,293,541	\$ 9,293,541	\$ 5,366,797	\$ 3,926,744	58%

EXPENDITURES

Administrative Expenses:						
Transfers to URD III	400,000	400,000	400,000		400,000	pending
subtotal	\$ 400,000	\$ 400,000	\$ 400,000	\$ -	\$ 400,000	NA
Public-Private Partnerships - TIF Projects (tax generating):						
Batemen Duplex - 1417 1/2 South 2nd St West - Housing	10,680	10,680	10,680	10,680	-	done
Bissinger Place - 903 South 1st St West - Housing	269,000	269,000	269,000	-	269,000	ongoing
Lainsbury Duplex - 1417 South 2nd St West - Housing	13,585	13,585	13,585	13,585	-	done
Trailfront Properties - 114 S Garfield St	257,233	257,233	257,233	-	257,233	ongoing
subtotal	\$ 550,498	\$ 550,498	\$ 550,498	\$ 24,265	\$ 526,233	4%
Public Improvement Projects:						
Bitterroot Trail - MRL Bridge - Construction (est. \$3.5M-need to bond)	-	-	-		-	pending
Bitterroot Trail - MRL Bridge - Feasibility Study & Conceptual Design	123,655	123,655	123,655	34,062	89,593	ongoing
Bitterroot Trail Lighting	624,000	624,000	-	-	624,000	pending
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	300,000	-	done
Legal Services	10,000	10,000	-	-	10,000	set aside
Montana/Idaho - Water & Sidewalk - Phase 1 - Construction	463,947	437,352	437,352	31,030	406,322	ongoing
Montana/Idaho - Water & Sidewalk - Phase 1 - Design, Engineering, Const. Admin	50,384	43,049	43,049	6,604	36,445	ongoing
Montana/Idaho - Water & Sidewalk - Phase 2 - Design, Engineering, Const. Admin	-	131,040	131,040	-	131,040	ongoing
Sidewalk Program - FY24 Allotment	825,000	825,000			825,000	pending
Street Trees	71,760	71,760	-	-	71,760	pending
Trinity Apartments - Mullan Site	53,256	53,256	53,256	-	53,256	ongoing
Water Network Program - FY24 Allotment	500,000	500,000			500,000	pending
subtotal	\$ 3,284,878	\$ 3,381,988	\$ 1,351,228	\$ 371,696	\$ 3,010,292	11%
Public-Private Partnerships - Program Projects (tax generating)						
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		50,000	ongoing
subtotal	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	NA

subtotal	\$ -	\$ -	\$ -	-	-	NA
TOTAL EXPENDITURES	\$ 4,335,376	\$ 4,432,486	\$ 2,401,726	\$ 395,961	\$ 4,036,525	9%

CONTINGENCY FUNDS

Contingency Funds Available:						
Acquisition of Property		-	-		-	
Public Works		-	-		-	
CRLP/CCP Assistance	4,126,606	4,794,995	4,794,995		4,794,995	
Relocation Assistance		-	-		-	
Planning & Management		-	-		-	
Clearing & Demolition		-	-		-	
subtotal	\$ 4,126,606	\$ 4,794,995	\$ 4,794,995	\$ -	\$ 4,794,995	
Effect of Tax Appeals as of XX/XX/XX			\$ -			
Adjusted Contingency			\$ 4,794,995			

BUDGET SUMMARY	FY24 BUDGET	FY24 ADJUSTED	FY24 COMMITTED	FY24 TO DATE	FY24 REMAINING	
TOTAL FUNDS AVAILABLE	\$ 8,528,042	\$ 9,293,541	\$ 9,293,541	\$ 5,366,797	\$ 5,276,692	
TOTAL EXPENDITURES	\$ 4,335,376	\$ 4,432,486	\$ 2,401,726	\$ 395,961	\$ 2,005,765	
TOTAL CONTINGENCY	\$ 4,126,606	\$ 4,794,995	\$ 4,794,995		\$ 4,794,995	
TOTAL BUDGETED BUT UNCOMMITTED	\$ -		\$ 2,030,760		\$ 2,030,760	
TOTAL APPROPRIATIONS	\$ 8,461,982	\$ 9,227,481	\$ 9,227,481	\$ 395,961	\$ 8,831,520	4%

CURRENT FUND BALANCE	\$ 66,060	\$ 66,060	\$ 66,060	\$ 4,970,837	Adj. Contingency	
Less Long Term Receivables (Msla Water Notes) not readily available for projects				\$ (363,910)	\$ 4,431,085	
ADJUSTED FUND BALANCE				\$ 4,606,927		
CONTINGENCY - NOTES RECEIVABLE + PROJECT SAVINGS					\$ 4,431,085	
NOTE: Year End Fund Balance must be next Safeway Bond pmt	\$ 66,060	\$ 66,060	\$ 66,060			

MRA URD III

Current sunset date: 6/30/2040

FY24 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.

FY24 Budget Status Report

As of: 9/30/23

Prepared: 10/13/23

NOTES: prepared using 10/12/23 estimated beginning fund balance, FY24 taxable values & FY24 mill levies set by the taxing jurisdictions.

FUND BALANCE

	FY24 BUDGET	FY24 ADJUSTED	FY24 COMMITTED	FY24 TO DATE	FY24 REMAINING	Status %
BEGINNING FUND BALANCE	\$ 11,589,521	\$ 11,605,858	\$ 11,605,858	\$ 11,605,858		

REVENUES

Tax Increment	5,595,573	6,785,503	6,785,503	667	6,784,836	0%
State Reimbursements & PERS Contributions	350,045	350,045	350,045	181	349,864	0%
Reimbursements from Other URDs for Admin Expenses	950,000	950,000	950,000	-	950,000	NA
Missoula Urban Transportation District (MUTD) - Grant Match	26,001	26,001	26,001	-	26,001	NA
Federal RAISE Grant	734,087	734,087	734,087	-	734,087	NA
TOTAL REVENUES	\$ 7,655,706	\$ 8,845,636	\$ 8,845,636	848	\$ 8,844,788	0%

TOTAL FUNDS AVAILABLE - PRIOR TO DEBT SERVICE

\$ 19,245,227	\$ 20,451,494	\$ 20,451,494	\$ 11,606,706	\$ 8,844,788
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DEBT SERVICE REQUIREMENTS

Series 2015 Reserve Street Pedestrian Bridge	340,053	340,053	340,053	-	340,053	
Series 2016 Mary Avenue East Improvements	491,744	491,744	491,744	-	491,744	
Series 2017 Mary Avenue West Improvements	117,245	117,245	117,245	400	116,845	
Series 2018A MRL Property - Taxable Land	94,680	94,680	94,680	-	94,680	
Series 2018B MRL Property - Tax-Exempt Land	189,426	189,426	189,426	-	189,426	
TOTAL DEBT SERVICE	\$ 1,233,148	\$ 1,233,148	\$ 1,233,148	400	\$ 1,232,748	0%

TOTAL FUNDS AVAILABLE - AFTER DEBT SERVICE

\$ 18,012,079	\$ 19,218,345	\$ 19,218,345	\$ 11,606,306	\$ 7,612,039
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EXPENDITURES

Administrative Expenses:

Personnel Services	868,121	868,121	868,121	222,098	646,023	
Supplies	12,926	12,926	12,926	863	12,063	
Purchased Services	457,977	457,977	457,977	9,478	448,499	
Grants & Contributions	-	-	-	-	-	
Capital Outlay	-	-	-	-	-	
subtotal	\$ 1,339,024	\$ 1,339,024	\$ 1,339,024	\$ 232,439	\$ 1,106,585	17%

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	-	711,083	ongoing
subtotal	\$ 2,923,129	\$ 2,923,129	\$ 2,923,129	\$ -	\$ 2,923,129	NA

Public Improvement Projects:

Bitterroot Trail Lighting	1,848,000	1,848,000	-	-	1,848,000	pending
Kent Avenue Greenway Improvements - Regent to Russell Streets	304,927	268,412	268,412	-	268,412	ongoing
Legal Services	10,000	10,000	-	-	10,000	set aside
MRL Property - Temporary Fence	1,800	1,800	1,800	-	1,800	ongoing
MRL Property - Voluntary Cleanup Plan - Remediation Plan, Clean-up & Delisting	54,020	54,020	54,020	21,848	32,172	ongoing
South Reserve Pedestrian Bridge - Electrical Modifications	5,714	5,714	5,714	-	5,714	ongoing
Street Trees - Mary Avenue/Clark Street	9,423	9,423	9,423	-	9,423	ongoing
Street Trees - Other	66,240	66,240	-	-	66,240	ongoing
Water Network Program - FY24 Allotment	428,125	428,125	-	-	428,125	pending
Water Network Program - Dearborn/Kemp - Design, Engineering & Const. Admin	71,875	71,875	71,875	-	71,875	ongoing
Water Network Program - North Ave Water Main - Construction	288,034	288,034	288,034	274,458	13,576	ongoing
Water Network Program - North Ave Water Main - Design, Engineering & Const. Ac	42,181	42,181	42,181	17,728	24,454	ongoing
subtotal	\$ 3,130,339	\$ 3,093,824	\$ 741,459	\$ 314,034	\$ 2,779,790	10%

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

El Cazador - 2221 South Avenue West (Commercial)	50,000	50,000	50,000	50,000	-	done
subtotal	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	100%

Federal Grant Projects - MRA funds local match

Brooks Street Corridor BRT/TOD RAISE Grant - Planning Study	803,422	803,422	803,422	90,936	712,486	ongoing
subtotal	\$ 803,422	\$ 803,422	\$ 803,422	\$ 90,936	\$ 712,486	11%

TOTAL EXPENDITURES

\$ 8,245,914	\$ 8,209,399	\$ 5,857,034	\$ 687,409	\$ 7,521,990	8%
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CONTINGENCY FUNDS

Contingency Funds Available:

Admin Year-End Set Aside (50%)	686,874	686,874	686,874		686,874	
Acquisition of Property					-	
Public Works	9,079,291	10,322,072	10,322,072		10,322,072	
MRA Programs					-	
Relocation Assistance					-	
Planning & Management					-	
Clearing & Demolition					-	
subtotal	\$ 9,079,291	\$ 10,322,072	\$ 10,322,072	\$ -	\$ 10,322,072	

Effect of Tax Appeals as of XX/XX/XX

Adjusted Contingency	\$ -	\$ 10,322,072
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BUDGET SUMMARY

TOTAL FUNDS AVAILABLE	\$ 18,012,079	\$ 19,218,345	\$ 19,218,345	\$ 11,606,306	\$ 7,612,039	
TOTAL EXPENDITURES	\$ 8,245,914	\$ 8,209,399	\$ 5,857,034	\$ 687,409	\$ 5,169,625	
TOTAL ADMIN SET ASIDE	\$ 686,874	\$ 686,874	\$ 686,874		\$ 686,874	
TOTAL CONTINGENCY	\$ 9,079,291	\$ 10,322,072	\$ 10,322,072		\$ 10,322,072	
TOTAL BUDGETED BUT UNCOMMITTED	\$ -		\$ 2,352,365		\$ 2,352,365	
TOTAL APPROPRIATIONS	\$ 18,012,079	\$ 19,218,345	\$ 19,218,345	\$ 687,409	\$ 18,530,936	4%

CURRENT FUND BALANCE

\$ (0)	\$ 0	\$ 0	\$ 10,918,896
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Less Long Term Receivables (Msla Water & FIP Notes) not readily available for projects	\$ (140,215)
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ADJUSTED FUND BALANCE	\$ 10,778,681	Adj. Contingency
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CONTINGENCY - NOTES RECEIVABLE + PROJECT SAVINGS	\$ 10,181,857
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MRA NORTH RESERVE - SCOTT ST URD

FY24 Budget Status Report

As of: 9/30/23

Current sunset date: 6/30/2045

Prepared: 10/13/23

FY24 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 10/12/23 estimated beginning fund balance, FY24 taxable values & FY24 mill levies set by the taxing jurisdictions

FUND BALANCE

	FY24 BUDGET	FY24 ADJUSTED	FY24 COMMITTED	FY24 TO DATE	FY24 REMAINING	Status
BEGINNING FUND BALANCE	\$ 3,081,109	\$ 3,086,863	\$ 3,086,863	\$ 3,086,863		

REVENUES

Tax Increment	1,754,314	2,097,152	2,097,152	596	2,096,556	0%
State Reimbursements	22,806	22,806	22,806	-	22,806	NA
TOTAL REVENUES	\$ 1,777,120	\$ 2,119,958	\$ 2,119,958	596	\$ 2,119,362	0%
TOTAL FUNDS AVAILABLE - PRIOR TO DEBT SERVICE	\$ 4,858,229	\$ 5,206,821	\$ 5,206,821	\$ 3,087,459	\$ 2,119,362	

DEBT SERVICE REQUIREMENTS

Bretz, Consumer Direct, Scott St Village - Phase 1 Series 2015	113,460	113,460	113,460	-	113,460	
Scott St Village - Phase 2-3 Series 2021 Refunding	31,096	31,096	31,096	-	31,096	
Scott St Property - Tax-Exempt Land - Series 2020A	206,018	206,018	206,018	-	206,018	
Scott St Property - Taxable Land - Series 2020B	221,539	221,539	221,539	-	221,539	
TOTAL DEBT SERVICE	\$ 572,113	\$ 572,113	\$ 572,113	-	\$ 572,113	NA
TOTAL FUNDS AVAILABLE - AFTER DEBT SERVICE	\$ 4,286,116	\$ 4,634,708	\$ 4,634,708	\$ 3,087,459	\$ 1,547,249	

EXPENDITURES

Administrative Expenses:

Transfers to URD III	125,000	125,000	125,000		125,000	
subtotal	\$ 125,000	\$ 125,000	\$ 125,000	-	\$ 125,000	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	-	150,000	ongoing
Diversified Plastics - 3721 Grant Creek Road	46,253	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 - Infrastructure - Construction (\$3.6M est-need to bond)	305,000	305,000	305,000	-	305,000	ongoing
subtotal	\$ 816,353	\$ 816,353	\$ 816,353	\$ -	\$ 816,353	NA

Public Improvement Projects:

Villagio Apartments - Otis & Shakespeare	1,339,178	1,339,178	1,339,178	-	1,339,178	ongoing
subtotal	\$ 1,339,178	\$ 1,339,178	\$ 1,339,178	-	\$ 1,339,178	NA

Federal Grant Projects

	-	-	-	-	-	
subtotal	\$ -	\$ -	\$ -	-	\$ -	NA

TOTAL EXPENDITURES

	\$ 2,280,531	\$ 2,280,531	\$ 2,280,531	-	\$ 2,280,531	NA
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CONTINGENCY FUNDS

Contingency Funds Available:

Acquisition of Property	-	-	-		-	
Public Works	2,005,585	2,354,177	2,354,177		2,354,177	
CRLP/CCP Assistance	-	-	-		-	
Relocation Assistance	-	-	-		-	
Planning & Management	-	-	-		-	
Clearing & Demolition	-	-	-		-	
subtotal	\$ 2,005,585	\$ 2,354,177	\$ 2,354,177	\$ -	\$ 2,354,177	

Effect of Tax Appeals as of XX/XX/XX

Adjusted Contingency			\$ -			
			\$ 2,354,177			

BUDGET SUMMARY

TOTAL FUNDS AVAILABLE	\$ 4,286,116	\$ 4,634,708	\$ 4,634,708	\$ 3,087,459	\$ 1,547,249	
TOTAL EXPENDITURES	\$ 2,280,531	\$ 2,280,531	\$ 2,280,531	\$ -	\$ 2,280,531	
TOTAL CONTINGENCY	\$ 2,005,585	\$ 2,354,177	\$ 2,354,177		\$ 2,354,177	
TOTAL BUDGETED BUT UNCOMMITTED	\$ -	\$ -	\$ -		\$ -	
TOTAL APPROPRIATIONS	\$ 4,286,116	\$ 4,634,708	\$ 4,634,708	\$ -	\$ 4,634,708	NA

CURRENT FUND BALANCE	\$ -	\$ -	\$ -	\$ 3,087,459	Adj. Contingency	
Less Long Term Receivables (Msla Water Notes) not readily available for projects				\$ (68,213)	\$ 2,285,964	
ADJUSTED FUND BALANCE				\$ 3,019,246		
CONTINGENCY - MWC NOTES + PROJECT SAVINGS					\$ 2,285,964	

MRA HELLGATE URD

FY24 Budget Status Report

As of: 9/30/23

Current sunset date: 6/30/2030

Prepared: 10/13/23

FY24 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 10/12/23 estimated beginning fund balance, FY24 taxable values & FY24 mill levies set by the taxing jurisdictions

FUND BALANCE

	FY24 BUDGET	FY24 ADJUSTED	FY24 COMMITTED	FY24 TO DATE	FY24 REMAINING	Status
BEGINNING FUND BALANCE	\$ 1,164,300	\$ 1,167,719	\$ 1,167,719	\$ 1,167,719		

REVENUES

Tax Increment	454,304	462,191	462,191	111	462,080	0%
State Reimbursements	12,371	12,371	12,371	-	12,371	NA
Other	-	-	-	-	-	
TOTAL REVENUES	\$ 466,675	\$ 474,562	\$ 474,562	111	\$ 474,451	0%

TOTAL FUNDS AVAILABLE - PRIOR TO DEBT SERVICE

	\$ 1,630,975	\$ 1,642,281	\$ 1,642,281	\$ 1,167,830	\$ 474,451	
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DEBT SERVICE REQUIREMENTS

TOTAL DEBT SERVICE	\$ -	\$ -	\$ -	-	\$ -	NA
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TOTAL FUNDS AVAILABLE - AFTER DEBT SERVICE

	\$ 1,630,975	\$ 1,642,281	\$ 1,642,281	\$ 1,167,830	\$ 474,451	71%
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EXPENDITURES

Administrative Expenses:

Transfers to URD III	125,000	125,000	125,000		125,000	pending
subtotal	\$ 125,000	\$ 125,000	\$ 125,000	\$ -	\$ 125,000	NA

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

	-	-	-	-	-	
subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	NA

Public Improvement Projects:

Front/Main Two-Way Conversion - Design & Engineering	20,963	20,963	20,963	281	20,682	ongoing
Railroad Quiet Zone	190,572	190,572	190,572	-	190,572	ongoing
subtotal	\$ 211,535	\$ 211,535	\$ 211,535	\$ 281	\$ 211,254	0%

Federal Grant Projects

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

TOTAL EXPENDITURES

	\$ 1,036,535	\$ 1,036,535	\$ 1,036,535	\$ 281	\$ 1,036,254	0%
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CONTINGENCY FUNDS

Contingency Funds Available:

Acquisition of Property	-	-	-		-	
Public Works	594,440	605,746	605,746		605,746	
CRLP/CCP Assistance	-	-	-		-	
Relocation Assistance	-	-	-		-	
Planning & Management	-	-	-		-	
Clearing & Demolition	-	-	-		-	
subtotal	\$ 594,440	\$ 605,746	\$ 605,746	\$ -	\$ 605,746	NA

Effect of Tax Appeals as of XX/XX/XX

Adjusted Contingency	\$ 605,746					
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BUDGET SUMMARY

	FY24 BUDGET	FY24 ADJUSTED	FY24 COMMITTED	FY24 TO DATE	FY24 REMAINING	
TOTAL FUNDS AVAILABLE	\$ 1,630,975	\$ 1,642,281	\$ 1,642,281	\$ 1,167,830	\$ 474,451	
TOTAL EXPENDITURES	\$ 1,036,535	\$ 1,036,535	\$ 1,036,535	\$ 281	\$ 1,036,254	
TOTAL CONTINGENCY	\$ 594,440	\$ 605,746	\$ 605,746		\$ 605,746	
TOTAL BUDGETED BUT UNCOMMITTED	\$ -	\$ -	\$ -		\$ -	
TOTAL APPROPRIATIONS	\$ 1,630,975	\$ 1,642,281	\$ 1,642,281	\$ 281	\$ 1,642,000	0%

CURRENT FUND BALANCE

	\$ -	\$ -	\$ -	\$ 1,167,549		
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CONTINGENCY + PROJECT SAVINGS

					\$ 605,746	
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