



# MEMORANDUM

**TO:** MRA Board of Commissioners  
**FROM:** Jil Dunn, Business/Project Manager  
**DATE:** November 29, 2023  
**SUBJECT:** Financial Reports – October 2023 Budget Status Reports

**Action Requested:** Approve MRA Fiscal Year 2024 Amended Budget

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

**Financial Report period:** activity thru October 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. [MCA 7-15-4286 2\(a\)](#). 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 1<sup>st</sup> and July 1<sup>st</sup> debt service payment dates.

#### **Expenditures**

- Project expenditures are current through 10-31-23.
- 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. Board action in October is reflected in reports.

**MRA RIVERFRONT TRIANGLE URD**
**FY24 Budget Status Report As of: 10/31/23**

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:** 11/28/23

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

**FUND BALANCE**

	FY24 BUDGET	FY24 ADJUSTED	FY24 COMMITTED	FY24 TO DATE	FY24 REMAINING	Status
<b>BEGINNING FUND BALANCE</b>	\$ 624,918	\$ 625,765	\$ 625,765	\$ 625,765	\$ 625,765	
<b>REVENUES</b>						
Tax Increment	444,509	438,011	438,011	48	437,963	0%
State Reimbursements	16,378	16,378	16,378	-	16,378	NA
Other	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>\$ 460,887</b>	<b>\$ 454,389</b>	<b>\$ 454,389</b>	<b>48</b>	<b>\$ 454,341</b>	0%
<b>TOTAL FUNDS AVAILABLE PRIOR TO DEBT SERVICE</b>	<b>\$ 1,085,805</b>	<b>\$ 1,080,154</b>	<b>\$ 1,080,154</b>	<b>\$ 625,813</b>	<b>\$ 454,341</b>	58%
<b>DEBT SERVICE REQUIREMENTS</b>						
Stockman Bank	\$ 94,391	\$ 94,391	\$ 94,391	\$ 94,391	\$ 94,391	
<b>TOTAL DEBT SERVICE</b>	<b>\$ 94,391</b>	<b>\$ 94,391</b>	<b>\$ 94,391</b>	<b>-</b>	<b>\$ 94,391</b>	NA
<b>TOTAL FUNDS AVAILABLE AFTER DEBT SERVICE</b>	<b>\$ 991,414</b>	<b>\$ 985,763</b>	<b>\$ 985,763</b>	<b>\$ 625,813</b>		
<b>EXPENDITURES</b>						
<i>Administrative Expenses:</i>						
Tax Increment Remittance	-	50,000	50,000		50,000	
Transfers to URD III	100,000	100,000	100,000		100,000	
<i>subtotal</i>	<i>\$ 100,000</i>	<i>\$ 150,000</i>	<i>\$ 150,000</i>	<i>\$ -</i>	<i>\$ 150,000</i>	NA
<i>Public-Private Partnership Projects (tax generating):</i>						
	-	-	-	-	-	
	-	-	-	-	-	
	-	-	-	-	-	
<i>subtotal</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	NA
<i>Public Improvement Projects:</i>						
Public Safety - Capital Outlay Debt Service	-	21,235	21,235		21,235	NA
	-	-	-	-	-	NA
<i>subtotal</i>	<i>\$ -</i>	<i>\$ 21,235</i>	<i>\$ 21,235</i>	<i>\$ -</i>	<i>\$ 21,235</i>	NA
<i>Federal Grant Projects</i>						
Downtown Safety & Multimodal Connectivity - RAISE Grant Match	100,000	94,350	94,350		94,350	
<i>subtotal</i>	<i>\$ 100,000</i>	<i>\$ 94,350</i>	<i>\$ 94,350</i>	<i>\$ -</i>	<i>\$ 94,350</i>	NA
<b>TOTAL EXPENDITURES</b>	<b>\$ 200,000</b>	<b>\$ 265,585</b>	<b>\$ 265,585</b>	<b>\$ -</b>	<b>\$ 265,585</b>	NA
<b>CONTINGENCY FUNDS</b>						
<i>Contingency Funds Available:</i>						
Acquisition of Property	-	-	-	-	-	
Public Works	791,414	720,178	720,178		720,178	
CRLP/CCP Assistance	-	-	-	-	-	
Relocation Assistance	-	-	-	-	-	
Planning & Management	-	-	-	-	-	
Clearing & Demolition	-	-	-	-	-	
<i>subtotal</i>	<i>\$ 791,414</i>	<i>\$ 720,178</i>	<i>\$ 720,178</i>	<i>\$ -</i>	<i>\$ 720,178</i>	NA
<i>Effect of Tax Appeals as of 3/20/23</i>						
<i>Adjusted Contingency</i>					<i>\$ 720,178</i>	
<b>BUDGET SUMMARY</b>	<b>FY24 BUDGET</b>	<b>FY24 ADJUSTED</b>	<b>FY24 COMMITTED</b>	<b>FY24 TO DATE</b>	<b>FY24 REMAINING</b>	
<b>TOTAL FUNDS AVAILABLE (fund bal + rev - debt service)</b>	<b>\$ 991,414</b>	<b>\$ 985,763</b>	<b>\$ 985,763</b>	<b>\$ 625,813</b>		
<b>TOTAL EXPENDITURES</b>	<b>\$ 200,000</b>	<b>\$ 265,585</b>	<b>\$ 265,585</b>	<b>\$ -</b>	<b>\$ 265,585</b>	
<b>TOTAL CONTINGENCY</b>	<b>\$ 791,414</b>	<b>\$ 720,178</b>	<b>\$ 720,178</b>	<b>\$ -</b>	<b>\$ 720,178</b>	
<b>TOTAL BUDGETED BUT UNCOMMITTED</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 991,414</b>	<b>\$ 985,763</b>	<b>\$ 985,763</b>	<b>\$ -</b>	<b>\$ 985,763</b>	
<b>CURRENT FUND BALANCE</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 625,813</b>		
<b>CONTINGENCY REMAINING + PROJECT SAVINGS</b>					<b>\$ 720,178</b>	

# MRA FRONT ST URD

# FY24 Budget Status Report As of: 10/31/23

Prepared: 11/28/23

Current sunset date: 6/30/2046

**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
<b>BEGINNING FUND BALANCE</b>	\$ 1,293,020	\$ 1,309,905	\$ 1,309,905	\$ 1,309,905	\$ 1,309,905	
<b>REVENUES</b>						
Tax Increment	1,802,722	2,325,818	2,325,818	(53,871)	2,379,689	-2%
State Reimbursements	63,392	63,392	63,392		63,392	NA
<b>TOTAL REVENUES</b>	<b>\$ 1,866,114</b>	<b>\$ 2,389,210</b>	<b>\$ 2,389,210</b>	<b>(53,871)</b>	<b>\$ 2,443,081</b>	-2%
<b>TOTAL FUNDS AVAILABLE - PRIOR TO DEBT SERVICE</b>	<b>\$ 3,159,134</b>	<b>\$ 3,699,115</b>	<b>\$ 3,699,115</b>	<b>\$ 1,256,034</b>	<b>\$ 2,443,081</b>	34%

## 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
<b>TOTAL DEBT SERVICE</b>	<b>\$ 886,055</b>	<b>\$ 886,055</b>	<b>\$ 886,055</b>	<b>163,685</b>	<b>\$ 722,370</b>

## TOTAL FUNDS AVAILABLE - AFTER DEBT SERVICE

<b>TOTAL FUNDS AVAILABLE - AFTER DEBT SERVICE</b>	<b>\$ 2,273,079</b>	<b>\$ 2,813,060</b>	<b>\$ 2,813,060</b>	<b>\$ 1,092,349</b>	<b>\$ 1,720,711</b>
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## EXPENDITURES

### Administrative Expenses:

Tax Increment Remittance		500,000	500,000	-	500,000
Transfers to URD III	200,000	200,000	200,000		200,000
<b>subtotal</b>	<b>\$ 200,000</b>	<b>\$ 700,000</b>	<b>\$ 700,000</b>	<b>\$ -</b>	<b>\$ 700,000</b>

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

Front Street Apartments - 333-401 East Front St	257,924	257,924	257,924	-	257,924
<b>subtotal</b>	<b>\$ 257,924</b>	<b>\$ 257,924</b>	<b>\$ 257,924</b>	<b>\$ -</b>	<b>\$ 257,924</b>
					NA

### Public Improvement Projects:

Caras Park - Clark Fork ADA River Access & Riverbank Restoration	100,000	100,000	100,000	-	100,000
Downtown Recycling Receptacles	5,670	5,670	5,670	-	5,670
MEP Professional Services for Redevelopment of City owned property	10,750	10,750	10,750	-	10,750
Payne/Library Block - Redevelopment Plan	25,000	50,000	50,000	175	49,825
Public Safety - Capital Outlay Debt Service	-	31,052	31,052	-	31,052
South Pattee Streetlight Replacement	47,300	47,300	47,300	47,300	0
<b>subtotal</b>	<b>\$ 188,720</b>	<b>\$ 244,772</b>	<b>\$ 244,772</b>	<b>47,475</b>	<b>\$ 197,297</b>

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

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

### Federal Grant Projects

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

## TOTAL EXPENDITURES

<b>TOTAL EXPENDITURES</b>	<b>\$ 846,644</b>	<b>\$ 1,402,696</b>	<b>\$ 1,402,696</b>	<b>47,475</b>	<b>\$ 1,355,221</b>
					3%

## CONTINGENCY FUNDS

### Contingency Funds Available:

Acquisition of Property	-	-	-	-	-
Public Works	1,198,829	1,182,756	1,182,756		1,182,756
CRLP/CCP Assistance	-	-	-	-	-
Relocation Assistance	-	-	-	-	-
Planning & Management	-	-	-	-	-
Clearing & Demolition	-	-	-	-	-
<b>subtotal</b>	<b>\$ 1,198,829</b>	<b>\$ 1,182,756</b>	<b>\$ 1,182,756</b>	<b>\$ -</b>	<b>\$ 1,182,756</b>

### Effect of Tax Appeals as of XX/XX/XX

<b>Adjusted Contingency</b>	<b>\$ 1,182,756</b>
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## BUDGET SUMMARY

	FY24 BUDGET	FY24 ADJUSTED	FY24 COMMITTED	FY24 TO DATE	FY24 REMAINING
<b>TOTAL FUNDS AVAILABLE (fund bal + rev - debt service)</b>	<b>\$ 2,273,079</b>	<b>\$ 2,813,060</b>	<b>\$ 2,813,060</b>	<b>\$ 1,092,349</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 846,644</b>	<b>\$ 1,402,696</b>	<b>\$ 1,402,696</b>	<b>47,475</b>	<b>\$ 1,355,221</b>
<b>TOTAL CONTINGENCY</b>	<b>\$ 1,198,829</b>	<b>\$ 1,182,756</b>	<b>\$ 1,182,756</b>		<b>\$ 1,182,756</b>

**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
<b>BEGINNING FUND BALANCE</b>	\$ 5,402,096	\$ 5,438,508	\$ 5,438,508	\$ 5,438,508	\$ 5,438,508	
<b>REVENUES</b>						
Tax Increment	4,055,634	4,784,721	4,784,721	1,728	4,782,993	0%
State Reimbursements	486,147	486,147	486,147		486,147	NA
Other - Safeway Guarantor	6,373	6,373	6,373		6,373	NA
<b>TOTAL REVENUES</b>	<b>\$ 4,548,154</b>	<b>\$ 5,277,241</b>	<b>\$ 5,277,241</b>	<b>1,728</b>	<b>\$ 5,275,513</b>	<b>0%</b>
<b>TOTAL FUNDS AVAILABLE - PRIOR TO DEBT SERVICE</b>	<b>\$ 9,950,250</b>	<b>\$ 10,715,749</b>	<b>\$ 10,715,749</b>	<b>\$ 5,440,236</b>	<b>\$ 5,275,513</b>	<b>51%</b>
<b>DEBT SERVICE REQUIREMENTS</b>						
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	3,800	142,956	
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	
<b>TOTAL DEBT SERVICE</b>	<b>\$ 1,422,208</b>	<b>\$ 1,422,208</b>	<b>\$ 1,422,208</b>	<b>76,060</b>	<b>\$ 1,346,149</b>	<b>5%</b>
<b>TOTAL FUNDS AVAILABLE - AFTER DEBT SERVICE</b>	<b>\$ 8,528,042</b>	<b>\$ 9,293,541</b>	<b>\$ 9,293,541</b>	<b>\$ 5,364,176</b>	<b>\$ 3,929,365</b>	<b>58%</b>
<b>EXPENDITURES</b>						
<b>Administrative Expenses:</b>						
Tax Increment Remittance	-	2,250,000	2,250,000		2,250,000	pending
Transfers to URD III	400,000	400,000	400,000		400,000	pending
<b>subtotal</b>	<b>\$ 400,000</b>	<b>\$ 2,650,000</b>	<b>\$ 2,650,000</b>	<b>\$ -</b>	<b>\$ 2,650,000</b>	<b>NA</b>
<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	-	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
<b>subtotal</b>	<b>\$ 550,498</b>	<b>\$ 550,498</b>	<b>\$ 550,498</b>	<b>\$ 24,265</b>	<b>\$ 526,233</b>	<b>4%</b>
<b>Public Improvement Projects:</b>						
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	54,698	68,957	ongoing
Bitterroot Trail Lighting	624,000	624,000	-	317	623,683	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
Public Safety - Capital Outlay Debt Service	-	490,948	490,948	-	490,948	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
<b>subtotal</b>	<b>\$ 3,284,878</b>	<b>\$ 3,872,936</b>	<b>\$ 1,842,176</b>	<b>\$ 392,649</b>	<b>\$ 3,480,287</b>	<b>10%</b>
<b>Public-Private Partnerships - Program Projects (tax generating)</b>						
1245 S 3rd St W - JDR Enterprises LLC - Commercial/Small Business	50,000	50,000	50,000	-	50,000	ongoing
Bissinger Place - 903 South 1st St West - Housing	50,000	50,000	50,000	-	50,000	ongoing
<b>subtotal</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>NA</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 4,335,376</b>	<b>\$ 7,173,434</b>	<b>\$ 5,142,674</b>	<b>\$ 416,914</b>	<b>\$ 6,756,520</b>	<b>6%</b>
<b>CONTINGENCY FUNDS</b>						
<b>Contingency Funds Available:</b>						
Acquisition of Property	-	-	-	-	-	-
Public Works	-	-	-	-	-	-
CRLP/CCP Assistance	4,126,606	2,054,047	2,054,047	-	2,054,047	
Relocation Assistance	-	-	-	-	-	-
Planning & Management	-	-	-	-	-	-
Clearing & Demolition	-	-	-	-	-	-
<b>subtotal</b>	<b>\$ 4,126,606</b>	<b>\$ 2,054,047</b>	<b>\$ 2,054,047</b>	<b>\$ -</b>	<b>\$ 2,054,047</b>	
<b>Effect of Tax Appeals as of XX/XX/XX</b>						
<b>Adjusted Contingency</b>					<b>\$ 2,054,047</b>	
<b>BUDGET SUMMARY</b>	<b>FY24 BUDGET</b>	<b>FY24 ADJUSTED</b>	<b>FY24 COMMITTED</b>	<b>FY24 TO DATE</b>	<b>FY24 REMAINING</b>	
<b>TOTAL FUNDS AVAILABLE</b>	<b>\$ 8,528,042</b>	<b>\$ 9,293,541</b>	<b>\$ 9,293,541</b>	<b>\$ 5,364,176</b>	<b>\$ 5,275,513</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 4,335,376</b>	<b>\$ 7,173,434</b>	<b>\$ 5,142,674</b>	<b>\$ 416,914</b>	<b>\$ 4,725,760</b>	
<b>TOTAL CONTINGENCY</b>	<b>\$ 4,126,606</b>	<b>\$ 2,054,047</b>	<b>\$ 2,054,047</b>		<b>\$ 2,054,047</b>	
<b>TOTAL BUDGETED BUT UNCOMMITTED</b>	<b>\$ -</b>		<b>\$ 2,030,760</b>		<b>\$ 2,030,760</b>	
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 8,461,982</b>	<b>\$ 9,227,481</b>	<b>\$ 9,227,481</b>	<b>\$ 416,914</b>	<b>\$ 8,810,567</b>	<b>5%</b>
<b>CURRENT FUND BALANCE</b>	<b>\$ 66,060</b>	<b>\$ 66,060</b>	<b>\$ 66,060</b>	<b>\$ 4,947,262</b>	<b>Adj. Contingency</b>	
Less Long Term Receivables (Msia Water Notes) not readily available for projects				<b>\$ (364,120)</b>	<b>\$ 1,689,927</b>	
<b>ADJUSTED FUND BALANCE</b>				<b>\$ 4,583,142</b>		
<b>CONTINGENCY - NOTES RECEIVABLE + PROJECT SAVINGS</b>					<b>\$ 1,689,927</b>	
NOTE: Year End Fund Balance must be next Safeway Bond pmt	\$ 66,060	\$ 66,060	\$ 66,060	\$ 4,947,262	\$ 1,689,927	

**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 %
<b>BEGINNING FUND BALANCE</b>	\$ 11,589,521	\$ 11,605,858	\$ 11,605,858	\$ 11,605,858	\$ 11,605,858	
<b>REVENUES</b>						
Tax Increment	5,595,573	6,785,503	6,785,503	3,082	6,782,420	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
<b>TOTAL REVENUES</b>	\$ 7,655,706	\$ 8,845,636	\$ 8,845,636	3,263	\$ 8,842,373	0%
<b>TOTAL FUNDS AVAILABLE - PRIOR TO DEBT SERVICE</b>	\$ 19,245,227	\$ 20,451,494	\$ 20,451,494	\$ 11,609,121	\$ 8,842,373	
<b>DEBT SERVICE REQUIREMENTS</b>						
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	
<b>TOTAL DEBT SERVICE</b>	\$ 1,233,148	\$ 1,233,148	\$ 1,233,148	400	\$ 1,232,748	0%
<b>TOTAL FUNDS AVAILABLE - AFTER DEBT SERVICE</b>	\$ 18,012,079	\$ 19,218,345	\$ 19,218,345	\$ 11,608,721	\$ 7,609,624	
<b>EXPENDITURES</b>						
<b>Administrative Expenses:</b>						
Personnel Services	868,121	868,121	868,121	291,794	576,327	
Supplies	12,926	12,926	12,926	863	12,063	
Purchased Services	457,977	457,977	457,977	12,255	445,722	
Grants & Contributions	-	-	-	-	-	
Tax Increment Remittance	-	4,225,110	4,225,110	-	4,225,110	
Capital Outlay	-	-	-	-	-	
<b>subtotal</b>	\$ 1,339,024	\$ 5,564,134	\$ 5,564,134	\$ 304,913	\$ 5,259,221	5%
<b>Public-Private Partnership Projects (tax generating):</b>						
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
<b>subtotal</b>	\$ 2,923,129	\$ 2,923,129	\$ 2,923,129	\$ -	\$ 2,923,129	NA
<b>Public Improvement Projects:</b>						
Bitterroot Trail Lighting	1,848,000	1,848,000	-	1,666	1,846,334	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
Public Safety - Capital Outlay Debt Service	-	215,507	215,507	-	215,507	pending
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
<b>subtotal</b>	\$ 3,130,339	\$ 3,309,331	\$ 956,966	\$ 315,700	\$ 2,993,631	10%
<b>P-P Partnership Program (FIP) Projects (tax generating):</b>						
El Cazador - 2221 South Avenue West (Commercial)	50,000	50,000	50,000	50,000	-	done
<b>subtotal</b>	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	100%
<b>Federal Grant Projects - MRA funds local match</b>						
Brooks Street Corridor BRT/TOD RAISE Grant - Planning Study	803,422	803,422	803,422	90,936	712,486	ongoing
<b>subtotal</b>	\$ 803,422	\$ 803,422	\$ 803,422	\$ 90,936	\$ 712,486	11%
<b>TOTAL EXPENDITURES</b>	\$ 8,245,914	\$ 12,650,016	\$ 10,297,651	\$ 761,549	\$ 11,888,467	6%
<b>CONTINGENCY FUNDS</b>						
<b>Contingency Funds Available:</b>						
Admin Year-End Set Aside (50%)	686,874	686,874	686,874	-	686,874	
Acquisition of Property	-	-	-	-	-	
Public Works	9,079,291	5,881,455	5,881,455	-	5,881,455	
MRA Programs	-	-	-	-	-	
Relocation Assistance	-	-	-	-	-	
Planning & Management	-	-	-	-	-	
Clearing & Demolition	-	-	-	-	-	
<b>subtotal</b>	\$ 9,079,291	\$ 5,881,455	\$ 5,881,455	\$ -	\$ 5,881,455	
<b>Effect of Tax Appeals as of XX/XX/XX</b>						
<b>Adjusted Contingency</b>					\$ 5,881,455	
<b>BUDGET SUMMARY</b>						
	FY24 BUDGET	FY24 ADJUSTED	FY24 COMMITTED	FY24 TO DATE	FY24 REMAINING	
<b>TOTAL FUNDS AVAILABLE</b>	\$ 18,012,079	\$ 19,218,345	\$ 19,218,345	\$ 11,608,721	\$ 7,609,624	
<b>TOTAL EXPENDITURES</b>	\$ 8,245,914	\$ 12,650,016	\$ 10,297,651	\$ 761,549	\$ 9,536,102	
<b>TOTAL ADMIN SET ASIDE</b>	\$ 686,874	\$ 686,874	\$ 686,874	-	\$ 686,874	
<b>TOTAL CONTINGENCY</b>	\$ 9,079,291	\$ 5,881,455	\$ 5,881,455	-	\$ 5,881,455	
<b>TOTAL BUDGETED BUT UNCOMMITTED</b>	\$ -	\$ -	\$ 2,352,365	-	\$ 2,352,365	
<b>TOTAL APPROPRIATIONS</b>	\$ 18,012,079	\$ 19,218,345	\$ 19,218,345	\$ 761,549	\$ 18,456,796	4%
<b>CURRENT FUND BALANCE</b>	\$ (0)	\$ 0	\$ 0	\$ 10,847,172		
Less Long Term Receivables (Msla Water & FIP Notes) not readily available for projects				\$ (140,005)		
<b>ADJUSTED FUND BALANCE</b>	\$ 10,707,168				\$ 10,707,168	Adj. Contingency

Current sunset date: 6/30/2045

Prepared: 11/27/23

**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		
<b>REVENUES</b>						
Tax Increment	1,754,314	2,097,152	2,097,152	985	2,096,167	0%
State Reimbursements	22,806	22,806	22,806	-	22,806	NA
<b>TOTAL REVENUES</b>	<b>\$ 1,777,120</b>	<b>\$ 2,119,958</b>	<b>\$ 2,119,958</b>	<b>985</b>	<b>\$ 2,118,973</b>	<b>0%</b>
<b>TOTAL FUNDS AVAILABLE - PRIOR TO DEBT SERVICE</b>						
	<b>\$ 4,858,229</b>	<b>\$ 5,206,821</b>	<b>\$ 5,206,821</b>	<b>\$ 3,087,848</b>	<b>\$ 2,118,973</b>	

## 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	
<b>TOTAL DEBT SERVICE</b>	<b>\$ 572,113</b>	<b>\$ 572,113</b>	<b>\$ 572,113</b>	<b>-</b>	<b>\$ 572,113</b>	NA
<b>TOTAL FUNDS AVAILABLE - AFTER DEBT SERVICE</b>						
	<b>\$ 4,286,116</b>	<b>\$ 4,634,708</b>	<b>\$ 4,634,708</b>	<b>\$ 3,087,848</b>	<b>\$ 1,546,860</b>	

## EXPENDITURES

<b>Administrative Expenses:</b>						
Tax Increment Remittance	-	500,000	500,000		500,000	
Transfers to URD III	125,000	125,000	125,000		125,000	
<b>subtotal</b>	<b>\$ 125,000</b>	<b>\$ 625,000</b>	<b>\$ 625,000</b>	<b>-</b>	<b>\$ 625,000</b>	NA
<b>Public-Private Partnerships - TIF Projects (tax generating):</b>						
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	40,547	5,706	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
<b>subtotal</b>	<b>\$ 816,353</b>	<b>\$ 816,353</b>	<b>\$ 816,353</b>	<b>\$ 40,547</b>	<b>\$ 775,806</b>	5%
<b>Public Improvement Projects:</b>						
Public Safety - Capital Outlay Debt Service	-	36,285	36,285		36,285	ongoing
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>\$ 1,375,463</b>	<b>\$ 1,375,463</b>	<b>-</b>	<b>\$ 1,375,463</b>	NA
<b>Federal Grant Projects</b>						
	-	-	-	-	-	
<b>subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>	<b>\$ -</b>	NA
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,280,531</b>	<b>\$ 2,816,816</b>	<b>\$ 2,816,816</b>	<b>\$ 40,547</b>	<b>\$ 2,776,269</b>	1%

## CONTINGENCY FUNDS

<b>Contingency Funds Available:</b>						
Acquisition of Property	-	-	-		-	
Public Works	2,005,585	1,817,892	1,817,892		1,817,892	
CRLP/CCP Assistance	-	-	-		-	
Relocation Assistance	-	-	-		-	
Planning & Management	-	-	-		-	
Clearing & Demolition	-	-	-		-	
<b>subtotal</b>	<b>\$ 2,005,585</b>	<b>\$ 1,817,892</b>	<b>\$ 1,817,892</b>	<b>\$ -</b>	<b>\$ 1,817,892</b>	
<b>Effect of Tax Appeals as of XX/XX/XX</b>						
<b>Adjusted Contingency</b>					<b>\$ 1,817,892</b>	
<b>BUDGET SUMMARY</b>	<b>FY24 BUDGET</b>	<b>FY24 ADJUSTED</b>	<b>FY24 COMMITTED</b>	<b>FY24 TO DATE</b>	<b>FY24 REMAINING</b>	
<b>TOTAL FUNDS AVAILABLE</b>	<b>\$ 4,286,116</b>	<b>\$ 4,634,708</b>	<b>\$ 4,634,708</b>	<b>\$ 3,087,848</b>	<b>\$ 1,546,860</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,280,531</b>	<b>\$ 2,816,816</b>	<b>\$ 2,816,816</b>	<b>\$ 40,547</b>	<b>\$ 2,776,269</b>	
<b>TOTAL CONTINGENCY</b>	<b>\$ 2,005,585</b>	<b>\$ 1,817,892</b>	<b>\$ 1,817,892</b>		<b>\$ 1,817,892</b>	
<b>TOTAL BUDGETED BUT UNCOMMITTED</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 4,286,116</b>	<b>\$ 4,634,708</b>	<b>\$ 4,634,708</b>	<b>\$ 40,547</b>	<b>\$ 4,594,161</b>	1%
<b>CURRENT FUND BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,047,300</b>	Adj. Contingency
Less Long Term Receivables (Msla Water Notes) not readily available for projects					<b>\$ (68,213)</b>	<b>\$ 1,749,679</b>
<b>ADJUSTED FUND BALANCE</b>					<b>\$ 2,979,088</b>	
<b>CONTINGENCY - MWC NOTES + PROJECT SAVINGS</b>					<b>\$ 1,749,679</b>	

# MRA HELLGATE URD

# FY24 Budget Status Report As of: 10/31/23

Current sunset date: 6/30/2030

Prepared: 11/28/23

**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	\$ 1,167,719	

## REVENUES

Tax Increment	454,304	462,191	462,191	112	462,079	0%
State Reimbursements	12,371	12,371	12,371	-	12,371	NA
Other	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>\$ 466,675</b>	<b>\$ 474,562</b>	<b>\$ 474,562</b>	<b>112</b>	<b>\$ 474,450</b>	<b>0%</b>

**TOTAL FUNDS AVAILABLE - PRIOR TO DEBT SERVICE** \$ 1,630,975 \$ 1,642,281 \$ 1,642,281 \$ 1,167,831 \$ 474,450

## 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 \$ 1,167,831 \$ 474,450 71%

## EXPENDITURES

### Administrative Expenses:

Tax Increment Remittance	-	500,000	500,000	500,000		
Transfers to URD III	125,000	125,000	125,000	125,000		
<b>subtotal</b>	<b>\$ 125,000</b>	<b>\$ 625,000</b>	<b>\$ 625,000</b>	<b>\$ 625,000</b>	<b>NA</b>	

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

<b>subtotal</b>	<b>\$ -</b>	<b>NA</b>				
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### Public Improvement Projects:

Front/Main Two-Way Conversion - Design & Engineering	20,963	20,963	20,963	281	20,682	ongoing
Public Safety - Capital Outlay Debt Service	-	39,028	39,028	-	39,028	ongoing
Railroad Quiet Zone	190,572	190,572	190,572	-	190,572	ongoing
<b>subtotal</b>	<b>\$ 211,535</b>	<b>\$ 250,563</b>	<b>\$ 250,563</b>	<b>\$ 281</b>	<b>\$ 250,282</b>	<b>0%</b>

### Federal Grant Projects

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

## TOTAL EXPENDITURES

<b>TOTAL EXPENDITURES</b>	<b>\$ 1,036,535</b>	<b>\$ 1,575,563</b>	<b>\$ 1,575,563</b>	<b>\$ 281</b>	<b>\$ 1,575,282</b>	<b>0%</b>
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## CONTINGENCY FUNDS

### Contingency Funds Available:

Acquisition of Property	-	-	-	-	-	
Public Works	594,440	66,718	66,718	-	66,718	
CRLP/CCP Assistance	-	-	-	-	-	
Relocation Assistance	-	-	-	-	-	
Planning & Management	-	-	-	-	-	
Clearing & Demolition	-	-	-	-	-	
<b>subtotal</b>	<b>\$ 594,440</b>	<b>\$ 66,718</b>	<b>\$ 66,718</b>	<b>\$ -</b>	<b>\$ 66,718</b>	<b>NA</b>

### Effect of Tax Appeals as of XX/XX/XX

<b>Adjusted Contingency</b>	<b>\$ 66,718</b>
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## BUDGET SUMMARY

	FY24 BUDGET	FY24 ADJUSTED	FY24 COMMITTED	FY24 TO DATE	FY24 REMAINING	
<b>TOTAL FUNDS AVAILABLE</b>	<b>\$ 1,630,975</b>	<b>\$ 1,642,281</b>	<b>\$ 1,642,281</b>	<b>\$ 1,167,831</b>	<b>\$ 474,450</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,036,535</b>	<b>\$ 1,575,563</b>	<b>\$ 1,575,563</b>	<b>\$ 281</b>	<b>\$ 1,575,282</b>	
<b>TOTAL CONTINGENCY</b>	<b>\$ 594,440</b>	<b>\$ 66,718</b>	<b>\$ 66,718</b>	<b>\$ -</b>	<b>\$ 66,718</b>	
<b>TOTAL BUDGETED BUT UNCOMMITTED</b>	<b>\$ -</b>					
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 1,630,975</b>	<b>\$ 1,642,281</b>	<b>\$ 1,642,281</b>	<b>\$ 281</b>	<b>\$ 1,642,000</b>	<b>0%</b>
<b>CURRENT FUND BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,167,549</b>	
<b>CONTINGENCY + PROJECT SAVINGS</b>					<b>\$ 66,718</b>	