



MRA Board Memo Cover Sheet

January 9, 2026

Project Name: Missoula Economic Partnership (MEP) 3-year contract to support redevelopment in the URDs.

Urban Renewal District: All URDs

Council Ward: All Wards

TIF Investment: On June 10, 2024, the MRA Board (Board) approved a 3-year contract with the MEP to advance City and MRA redevelopment goals and priorities. The Board action stated that funding for the contract would be approved annually. On June 12, 2025, the Board approved \$100,000 for MEP contract activities in Fiscal Year 2026 (FY26) with the opportunity for up to \$50,000 in additional funding if MEP's staff time exceeds projections. Based on their submitted hours and projected workload, MEP is requesting approval of the additional \$50,000 allowed in the contract to continue redevelopment activities through the end of FY26. If approved, the total FY26 contract amount will not exceed \$150,000.



MEMORANDUM

TO: MRA Board

FROM: Annie Gorski
Deputy Director

DATE: January 9, 2026

SUBJECT: Missoula Economic Partnership 3-Year Contract to Support Redevelopment in the URDs – Additional FY26 Funding Request

Background

On June 10, 2024, the MRA Board (Board) approved a 3-year contract with the Missoula Economic Partnership (MEP) to advance City and MRA redevelopment goals and priorities. Approval of the contract budget is considered by the Board annually. The June 12, 2025, Board action included authorization of an initial \$100,000 contract amount for Fiscal Year 2026 (FY26) with the opportunity for up to \$50,000 in additional funding if MEP's staff time for contract activities exceeded projections. MEP was paid \$75,000 for work completed from July 1, 2025 through November 30, 2025, and projected staff time through January 31, 2026, is expected to meet or exceed the \$25,000 remaining base contract amount. MEP is requesting approval of the additional \$50,000 allowed in the contract for projected staff time through the end of FY26. MEP staff will share more information about completed and planned activities at the January Board meeting.

A summary of MEP's completed activity through January 9, 2026, includes:

- Involvement in the Midtown Commons redevelopment planning to connect the developer to potential resources and partners and support the City, MRA, and the selected developer throughout the development process.
- Support and communication for the Downtown SAM project to help businesses understand the impacts of the project and plan for construction impacts.
- Support implementation goals from the Mayor's Task Force on City Land Redevelopment as they overlap with the Urban Renewal Districts (URDs).
- Support the City's strategic planning efforts, including housing goals, and more.
- Support for the proposed annexation of the Roseburg and Story House property.

MEP's expected areas of focus for the remainder of FY26 include:

- Continued support of implementation goals from the Mayor's Task Force on City Land Redevelopment when they overlap with the URDs.
- Involvement and stakeholder engagement in the North Reserve-Scott Street Master Plan update.
- 1:1 meetings with businesses in all URDs.
- Facilitate a developer selection process for the City-owned properties in URDs.
- Continued involvement to support the Midtown Commons development.

Budget and Scope of Work

The approved scope of work for the contract with MEP is attached. We anticipate that the majority of MEP staff time for the remainder of FY26 will occur in URD III and NRSS URD. Both districts have sufficient unobligated funding in the FY26 budget to accommodate this \$50,000 request.

RECOMMENDATION: Staff recommends that the MRA Board authorize an additional \$50,000 for the FY26 contract with MEP to cover their increased FY26 contract workload, noting that the total FY26 contract with MEP shall not exceed \$150,000. MEP will provide a summary of contract activities and a breakdown of staff time in the URDs so that MRA can charge their time appropriately.