

# MISSOULA REDEVELOPMENT AGENCY

## CONDENSED BOARD MEETING MINUTES

July 26, 2016

FINAL

A **Special** meeting of the Board of Commissioners of the Missoula Redevelopment Agency was held on Tuesday, July 26, 2016 at the MRA Conference Room, 140 West Pine, Missoula, MT 59802 at 10:00 a.m. Those in attendance were as follows:

**Board:** Karl Englund, Melanie Brock (via phone), Nancy Moe (via phone), Ruth Reineking (via phone)

**Staff:** Dee Andersen, Ellen Buchanan, Jilayne Dunn, Tod Gass

**Public:** Jim McLeod, Farran Group (via phone)

### CALL TO ORDER

10:00 a.m.

APPROVAL OF MINUTES - None

PUBLIC COMMENTS & ANNOUNCEMENTS - None

### ACTION ITEMS

**Student Housing Project – 301 E. Front Street (Front Street URD)** – Request to amend Proceed without Prejudice action (*Buchanan*)

Buchanan said when the Board acted on the Proceed without Prejudice request at its March 16, 2016 meeting, it covered deconstruction activities only. As the developers explained at the Board meeting last week, there are some things that are escalating with respect to steel prices and some other things and they would like to expand that request to proceed without prejudice to the entire project. Buchanan said the understanding is that their goal is to come back to the Board with a specific request at the August meeting. This would not obligate the Board to anything but would expand the ability of the developer to proceed without prejudicing any eligibility of the project as a whole.

**BROCK: I MOVE THE STAFF RECOMMENDATION.**

Englund read the staff recommendation:

**STAFF RECOMMENDS THE MRA BOARD AMEND IT'S MARCH 16, 2016 MOTION TO GRANT THE DEVELOPER'S REQUEST TO PROCEED WITH ACTIVITIES THAT MAY**

**BE ELIGIBLE FOR TAX INCREMENT FINANCING ASSISTANCE WITHOUT PREJUDICING THE ELIGIBILITY OF THAT WORK IN A FUTURE TAX INCREMENT FINANCING PROGRAM APPLICATION.**

Moe said the appropriate action would be for Brock to make the motion to amend the original motion and Moe would accept the amendment since she made the original motion and then Reineking would second the amended motion.

**Moe accepted the proposed amendment. Reineking seconded the amended motion. No public comment. No discussion. Motion approved. (4 ayes, 0 nays)**

**Land Use & Planning Committee – Missoula Mercantile Discussion**

Reineking said she was planning on attending the meeting tomorrow during discussion of the Mercantile property. Brock said she has a Five Valleys Land Trust meeting but she could potentially skip it if the entire Board is needed. Buchanan said they have rescheduled the meeting from 3-5pm so she will not be there the last hour. Brock and Reineking said they could be there for a portion of the meeting. Englund said he would like it to be made clear, if asked, that by law MRA has a very rigorous process to go through before anything is approved. If the approval includes debt, then by law the City has an additional process to go through. He said since the Mercantile property is in an urban renewal district, the owner(s) have the ability, if they choose, to make an application for assistance. Englund said MRA would then go through that rigorous, but not overly bureaucratic process of review, which is absolutely required by law.

Englund said there must be an application, a rigorous review of the application by staff, a recommendation by staff, a rigorous review of the recommendation by the Board, and if there is debt, then it gets a rigorous review by bond counsel, financing counsel and City Council, and absolutely none of that has occurred for this project.

**NON-ACTION ITEMS** - None

**STAFF REPORTS** - None

**Directors Report** - None

**ADJOURNMENT**

Adjourned at 10:10 a.m.

Respectfully Submitted,



Jilayne Dunn