

# MISSOULA REDEVELOPMENT AGENCY

## CONDENSED BOARD MEETING MINUTES

February 17, 2022

DRAFT

A Regular meeting of the Board of Commissioners of the Missoula Redevelopment Agency was held on Thursday, February 17, 2022 via Zoom at 12:00 p.m. Those in attendance were as follows:

**Board:** Karl Englund, Nancy Moe, Ruth Reineking, Melanie Brock

**Staff:** Ellen Buchanan, Annette Marchesseault, Tod Gass, Jilayne Dunn, Lesley Pugh

**Public:** James Lainsbury, Lainsbury Duplex; Spider McKnight, Six Pony Hitch, LLC; Annie Gorski, incoming Deputy Director for MRA; Ginny Merriam, City of Missoula Communications Director; Dale Bickell, City of Missoula Chief Administrative Officer; David Erickson, Missoulian; Missoula Community Access Television (MCAT)

### **CALL TO ORDER**

12:10 p.m.

*Moe chaired the meeting.*

### **INTRODUCTIONS**

Annie Gorski, incoming Deputy Director for MRA, introduced herself and said she is looking forward to starting on March 1<sup>st</sup>.

### **APPROVAL OF MINUTES**

January 20, 2022 Regular Board Meeting Minutes were approved as submitted.

### **PUBLIC COMMENTS AND ANNOUNCEMENTS**

There were no public comments or announcements.

### **ACTION ITEMS**

#### **Lainsbury Duplex – 1417 South 2<sup>nd</sup> Street West (URD II) – TIF Request (Marchesseault)**

Moe thanked Marchesseault for cover sheet which nicely highlights specific items identified in the project.

Marchesseault said James Lainsbury and his business partner Brandy Gillespie purchased two contiguous parcels at 1417 and 1417 ½ South 2<sup>nd</sup> Street West. Right now there are a

couple of old buildings on the properties. Lainsbury and Gillespie are proposing to remove the existing structures and build two duplexes. One would front 2<sup>nd</sup> Street and the other would front the alley. While they purchased the property together, they are in the process of executing a Quick Claim Deed and they will individually own their parcel of property. They are sharing the same architects and the same contractor will most likely do the construction. Gillespie is still working through the numbers and is not prepared to do a request to MRA yet. Lainsbury is ready and his proposal is the one being considered today.

Marchesseault showed a rendering of what the duplex will look like with parking on the ground level and living spaces above. The request is for Tax Increment Financing (TIF) assistance in the amount of \$13,585. Of that, \$12,385 would be for deconstruction/demolition. Marchesseault said there isn't a lot to salvage from the existing structure, but they will salvage what they can. Approximately \$1,200 of the request is to make asphalt repairs at the street edge on 2<sup>nd</sup> Street for connections to utilities. Marchesseault said there is not a sidewalk on 2<sup>nd</sup> Street at this point and they are not proposing to include a sidewalk as part of this project because it is in the works in a future sidewalk project that Gass is working on.

Reineking asked Gass when he thinks the sidewalk project will get done. Gass said MRA did a 2<sup>nd</sup> Street sidewalk project last summer. This was originally included in that until WGM Group brought it to staff's attention that the Russell Street project is going to redesign the corner of Russell and 2<sup>nd</sup> Street. They may change the grade a bit on the hill, so MRA didn't want to get the infrastructure in ahead of that project and it was pulled out of last summer's project. Gass said it could become an MRA project or be included in the Russell Street project, right now it is a waiting game. Reineking asked Lainsbury if that was okay with him. Lainsbury said his understanding is that it is hard to nail down exactly when the sidewalk will happen, so they are moving forward with the duplex. Reineking said she appreciates that the duplexes are fairly small units plus quite a bit of storage behind the parking area. Lainsbury said there is a large easement on the property so they were unable to go as wide as they wanted with the units. They tried to fit as much into the small footprint as they could and the architects did a great job with it. Reineking said she likes the concept and believes there is a market for it.

**REINEKING: I RECOMMEND THE MRA BOARD APPROVE THE REQUEST FROM JAMES LAINSBURY IN AN AMOUNT UP TO \$13,585 FOR DECONSTRUCTION/DEMOLITION AND IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY, WITH REIMBURSEMENT FOR ELIGIBLE COSTS UPON RECEIPT OF PROOF OF PAYMENT AND LIEN WAIVERS, AND AUTHORIZE THE BOARD CHAIR TO SIGN THE DEVELOPMENT AGREEMENT.**

**Brock seconded the motion.**

Reineking commented on the ratios of public to private funds (1:34) which are amazing and make this an easy approval.

**No further discussion. No public comment.**

**Motion passed unanimously (4 ayes, 0 nays).**

**9 Year Strategic Exit Plan (URD II) – Request for Approval (Buchanan)**

Buchanan presented this item as informational and said approval could be done today or at a future Board meeting.

Buchanan said there is an MRA TIF working group comprised of Moe, Englund, City Council Leadership, MRA and Administrative staff. There were two items of concern. One was communication, having a Communication Plan and finding ways to better inform the public and City Council about what MRA does. The other piece was trying to very clearly demonstrate the nexus between what MRA does as an Agency and how funds are allocated with what the City's strategic plan and strategic goals are. Buchanan said she understands that three of the five Board members have not been part of the discussions nor seen the priority projects that have come out of the process. It was put on the Agenda as an Action Item in the event the Board wants to take action, but there is not an expectation that there needs to be action taken on it today.

MRA has made large strides on the Communications piece and it is not included in the 9 Year Strategic Exit Plan for URD II. MRA has a Communication Plan that was developed by Spider McKnight and her team at Six Pony Hitch LLC (6PH). Staff and 6PH have started creating the graphic pieces and public-facing pieces that will be formally presented later in the meeting. MRA is also requesting to hire a Communications Specialist which is also on today's Agenda.

Buchanan said one of the things the working group did was have a facilitated meeting with Ginny Tribe. Out of that came some common goals that everyone shared with respect to requests for funding and how MRA approaches projects, which became their guiding principles. They have since turned those guiding principles into lenses or filters that each project would be examined through and have laid out how to go about implementing it. The working group and MRA staff identified what they think the priority projects were for URD II as it sunsets. Staff has been really clear in saying it is not regulatory or prescriptive, it is a guide. Staff realizes there really is no way to anticipate projects that may come in the door in the next nine years that will be very important projects. Buchanan said it leaves latitude for the Board to not put all the eggs in one basket. Capacity is left in URD II beyond what is being talked about as the priority projects. The Exhibit B spreadsheet attached to Buchanan's memo has a key that takes each of the guiding principles and gives it a designation as one of the lenses that will be used and assigned those to the various projects. They have also been prioritized. Buchanan said what she would like to see happen today is for the Board to have a general discussion about this approach. Do they like it, do they agree with it and/or are there things they would like to see done differently, how would they like to proceed, etc.

Englund, who has been involved with the working group, said he doesn't think this changes anything in terms of the way MRA does what it has always done. When you look at the criteria and the lenses, they are all things MRA looks at anyway either implicitly or explicitly. He said the real value here is for MRA to be able to communicate with folks on City Council that don't necessarily understand this is the way MRA does things. Also, he said it is important to understand there are some big projects in the priority list that are very important in terms of the future of the District when there is no longer a District. MRA recognizes they

are big ticket items and as they review things that come up, they keep in mind they might have to make some choices with the limited amount of time and resources in URD II. Englund said as the memo states, MRA still has the opportunity to look at projects as they come in and take advantage of unique opportunities within the District. Lastly, Englund encouraged the Board to not take action today. He urged everyone to look at it and think about it after today's discussion.

Moe said she doesn't think they can say often enough that MRA makes its proposals and makes its plan in consideration of the priorities set by the City Council, and that the plan is consistent with the requirements of state law. Moe said she thinks it would be helpful to develop a comment that recognizes that for someone who comes in and picks up a document like this without having the background. She said it is a very important premise for what MRA is doing. It is also a good reminder to recognize that City Council has a hand in this and that MRA is governed by state law. Moe said she would like to see that in Buchanan's future memo and presentation. It does cover the City, but doesn't mention state law very much except as a reference to investment of TIF funds. Moe said it should be clearer than that and is happy to take a look at what Buchanan adds.

Reineking said she appreciates there is flexibility built in to account for projects that may come forward that are unknown right now. She said it is a really good idea to establish it as a nine-year plan versus five. She asked if the guiding principles will be referenced in future proposals like staff memos to the Board. Buchanan said yes, staff will incorporate them in the cover sheet and/or body of memos. Reineking referred to Buchanan's memo quoting Mayor Engen and said in the sense that the nine-year exit plan is considered a communication piece for City Council, it would be helpful for City Council and the public to know that this is what MRA is already doing with some mention of what has been achieved so far in URD II. She said looking back at the original Plan for URD II, there is a lot that has been achieved, especially in terms of housing and infrastructure which are now some of MRA's top priorities. There is an amazing number of housing units that have gone into URD II including market-rate, non-profit, low-income, condos, townhomes, apartments, and also streets and sidewalks. Reineking said some mention of MRA's achievements would be valuable in this piece.

Englund said Reineking makes a great point, but he isn't sure it needs to be in this document. One of the things that was discussed in the working group was that the URD II Exit Strategy becomes the guiding principle and plan that MRA would operate by for the next nine years. Once it is approved by the MRA Board it will be presented to City Council as an informational piece. Englund said when MRA does that it will be the opportunity to do what Reineking is suggesting which is to say this is what MRA has done and this is where it is going. Reineking said she understood that and that the plan is future-looking. She said even some little background of what MRA has achieved based on a plan that was approved by City Council would be good and let them know that MRA is working with them.

Brock said she would love to have a discussion piece about the bonding versus TIF funds available for the next nine years. She said Buchanan hinted in her memo at bonding being a big piece of how to sunset URD II and still do great work. She would like to see it spelled out more for everyone who is going to look at it moving forward. Moe said it strikes her as something visionary for Buchanan to address the bonding when the amounts are unknown,

or the specific situations where it is going to occur. She said it certainly doesn't mean they can't have the discussion now and also use it as an education piece for whoever is looking at the 9 Year Strategic Exit Plan. Buchanan said the working group has already started looking at what might require bonding and what might not. One of the biggest cautionary things in her spreadsheet is that the costs are, at best, estimates. Things are changing all the time and the numbers will change as circumstances change. If the Board decides to wait a month to take action on this, and the MRA takes whatever comes out of that approval to City Council as an informational item, that would be a really good time to talk hypothetically about bonding and the Council's appetite for additional TIF revenue bonds. If there is no appetite for that then the list is pretty much meaningless. Buchanan said MRA knows what the bonding capacity is because they've had the financial advisors review all of the districts from a capacity standpoint. There are new City Council members and this is a whole new thing that they have not dealt with, so it needs to be part of the discussion.

Brock asked if there has been a positive appetite for bonding to keep the larger projects going within the working group which does include some City Council members. Buchanan said she thinks there is a total recognition that they will not happen without bonding. She has not seen any red flags go up relative to that. As long as the priorities are tying back to the City's priorities and they are accomplishing public projects, that is what you should be able to do at the end of a district. It is what MRA did at the end of URD I, but it had to be done in one year.

Reineking asked Buchanan to go through the projects and how she came up with the priorities for them. Buchanan said there are two projects identified that MRA has already committed to: sidewalk and water main buildouts. Gass ran some estimated costs on those for the buildout and Buchanan took that gross number and divided it by nine. The impact annually is approximately \$410,000 for sidewalks and \$555,500 for water main extensions.

The Long Range Priority Projects (LRPP) include the bike/pedestrian crossing across the Clark Fork River utilizing the Bitterroot Railroad Trestle. It is the least expensive, most cost-effective way the City will get another bridge or trail across the river. The cost estimate of \$3,500,000 assumes they will have to cantilever off of that trestle. Buchanan said she used the numbers from the additional cost on the Higgins Avenue Bridge cantilever extension as a benchmark for that. She said everything has changed now because there will be no trains running down that railroad line anymore so there may be opportunity to do something less expensive and utilize the structure that is there rather than having to build onto it. This is an example of circumstances always changing with projects. The working group and staff feel this is a top priority project.

The second LRPP is the River & Riverbank Improvements and Riverfront Trail. This is a culmination of three different projects that came together because circumstances changed. The City bought the Flynn-Lowney Ditch which changed everything around the West Broadway Island and impact of the ditch on developable properties, and gives the City the opportunity to make that piece of trail connection between Imagine Nation Brewing and California Street that has never been able to be figured out. Buchanan said there is serious bank erosion happening on the south side which is threatening the Riverfront Trail system and will threaten the baseball stadium if it isn't dealt with. There is interest in making modifications to the river through that reach of the river for a number of reasons including

recreational purposes, improved fish passage, and improving behavior on the West Broadway Island. With the acquisition of the ditch and evolution of how they modify the river plan that Fish, Wildlife & Parks commissioned, and the work the City has done to date with Max Wave and others on recreational and access improvements, they now have the opportunity to have it all under one project and create something really special there. The river modifications will also enhance the use of the boat ramp that MRA installed at Silver Park.

The third priority is Property Purchases. Buchanan said this is by and large opportunistic. There may be properties the City goes after aggressively or it may just be what comes about. The number of \$4,000,000 assumes the expenditure of the Bridge Apartments that the Board approved several months ago. The City is working with potential subsequent owners of the apartment complex. The City is floating the purchase price right now, but a new owner will not be found in a timely enough fashion that they will continue to do that.

Buchanan noted another thing to think about is that URD II is sunseting in 2031, URD III sunsets in 2040, and there are huge segments of the Bitterroot Trail in those two districts with a gap through the Slant Streets area. There has been a desire for years to light the Bitterroot Trail. The City has applied for Transportation Enhancement Grants to do it but they have never been viewed successfully because it's about lighting and not about wheels. Buchanan said Bitterroot Trail Lighting won't happen for a long time without TIF assistance. It is an opportunity for MRA to light the entire trail and fill in the gap between URDs II and III using the state statute that allows connectivity, even if it is outside the district. Buchanan got some numbers from Parks and Rec and spread it out over nine years for an approximate cost of \$55,500 per year. Reineking asked if the annual payments suggest MRA will not light the whole thing at once. Buchanan said it is to provide a sense of impact and a placeholder, just like with the sidewalks and water mains. She said lighting is a project that is better done all at once and that would be the goal in both districts. Englund said it is a project that could be done annually too. Buchanan concurred. She said it is difficult if you're on a bicycle at night and running in and out of lights, which is a concern of trying to do it incrementally.

Moe said Buchanan's explanations for each LRPP are just as important as the priorities themselves and should be part of the presentation. It is valuable information that not only educates the City Council, but educates anybody who looks at this without just giving them the numbers.

Buchanan continued to California Street Reconstruction in the list of LRPPs. It is a project that has been around for a long time and the City has never cobbled together the resources to do it. MRA paid for the engineering of how the street would reconfigure from River Road south to Dakota Street in one step and subsequently from Dakota Street to 3<sup>rd</sup> Street. The main reason for doing that was that there were projects coming on line and they were required to have sidewalks and MRA needed to know where to put them. MRA also had its sidewalk projects going on so they didn't want to have to build them and come back and tear them out because the drainage didn't work right. MRA has design drawings that have been approved by the City so there is a road map, but funding is not in place to rebuild it. Two years ago it was estimated to be a \$4.2 million project. Buchanan said she earmarked \$2,000,000 in the priority list and challenged the City to come up with the balance to get it

done. There are some really good things that would come out of the California Street Reconstruction project, not the least of which is that as California Street gets straightened out south of Dakota Street it actually creates a developable piece of property that the City controls. Where this becomes hard is determining if the California Street Reconstruction is a top priority infrastructure project in URD II. Buchanan said it is not clear to her that it is the most important project out there in terms of street reconstruction. She put in partial funding in light of the other projects that have fair clarity of costs.

Sleepy Inn Redevelopment is another project on the LRPP list. Buchanan said she doesn't know if MRA will have to spend any money on it. She suspects MRA will be asked to do deconstruction if nothing else. MRA may need to be a financial partner in the redevelopment of that property to get what the City's aspirations are to go on that property. There is a pretty ambitious plan for that corridor that comes out of the West Broadway Master Plan (WBMP).

The last LRPP is improvements to the Civic Stadium. There are still issues with the outfield. If it is going to function for baseball or baseball and large events like concerts, there is work that needs to be done to handle the impact. The other piece is that the original concept for the stadium included office space for baseball. That was cut out because of budgetary constraints. There is still a desire to have office space there and some community meeting space as well. That would give the stadium a year-round presence which would help to minimize vandalism which is a problem every year. It is a City-owned facility and investment in something it already owns. It would be a cost-share with the operators of the stadium. She said they haven't begun to identify that or peel it apart. The number on the spreadsheet of \$2,100,000 is what the total cost is estimated to be worst-case scenario if the City paid for all of it.

As numbers and project scopes shift, money may be freed up. Buchanan said she is sure there will be other projects that come along to absorb it. Reineking asked if there was something else besides the Sleepy Inn in the WBMP that needs to be accounted for. Buchanan said staff is discussing moving forward with a roundabout at the California/Toole/Broadway intersection. The Montana Department of Transportation (MDT) has no appetite for spending money on that. They do have money allocated to spend on signalization and upgrades there, and maybe some structural modifications on the ground, but certainly not a roundabout or traffic circle. Staff sees this as an opportunity to get the roundabout done if the City brings money to the table. It is also eligible for federal funding that is administered through the Missoula Metropolitan Planning Organization (MPO). There are other projects MPO wants to accomplish in URD III so staff has made the agreement that maybe they'll use the CMAQ (Congestion Mitigation and Air Quality Improvement) funds to build a roundabout because TIF resources are limited in URD II and not so limited in URD III. The other piece is when Missoula Water will relocate to the Scott Street area. The property it sits on now is shown in the WBMP as a green promenade down to the river. It is unknown now when Missoula Water may move to the new location.

Reineking stated there is flexibility built into the 9 Year Strategic Exit Plan. Buchanan concurred and said she took this year's revenues and held them static throughout the life of the district on a spreadsheet. She said cash available looks more grim than it will be in actuality as they see revenues increase because of investment.

Englund said MRA doesn't know what the projects are at this point. It is particularly true when talking about the river/riverbank improvements and property purchases. He said the idea is that the Board understands these things are going to come up and if they only have nine years to effectuate this they need to keep that in mind. In terms of them taking priority over something else that happens if MRA feels strongly about it, they still have that flexibility.

Dale Bickell, City of Missoula Chief Administrative Officer (CAO), said this plan memorializes the relationship between the City and MRA on aligned goals that have been there the whole time. This addresses that in a more formal way. As the projects were developed, the City team and MRA team worked together on all of them. He said from the Administration's perspective they are in lockstep.

Moe asked that Buchanan make the suggested changes for the Board to address at the March meeting. She also asked the Board members to think about this more thoroughly for discussion at the next meeting. Buchanan said she will incorporate the comments from the Board today into the plan. She did get a number of suggested wordsmithing changes from Ginny Merriam, City of Missoula Communications Director, that make it more palatable for public consumption and will make those changes as well. Buchanan said staff will be bringing the Board a very similar 5 Year Strategic Work Plan for URD III which will be followed by one for North Reserve-Scott Street URD.

Reineking added that the newer districts will have more emphasis on generating taxes than URD II which is looking at an exit. She said it's worth keeping in mind that those new districts do need to generate tax income when it is presented to City Council. Englund encouraged anyone that wants to do wordsmithing on the plan to send it to Buchanan and copy the rest of the Board in a timely fashion before the March 17<sup>th</sup> meeting.

No action was taken on this item.

#### **Communications Specialist – Request for Approval (Buchanan)**

Buchanan said MRA staff is very good at getting projects done and moving onto the next project, and not so good at letting people know what we've done or why we've done it in terms of something that is appropriate for public consumption. There is also a of lack of understanding in the community around the tool called Tax Increment Financing (TIF). One of the strong recommendations in the Communication Plan that 6PH put together was that MRA hire a position dedicated to communication. Buchanan said her guess is that the position will be full-time for MRA for several years and then will transition to part-time. When the position transfers to less than full-time, hopefully the City will have a larger Office of Communications that will have dedicated staff to that office and can also pick up the part-time piece that is not needed by MRA any longer. Staff is requesting the approval of inclusion of this position in the MRA budget. Moe said the specific position salary range is \$52,700-\$78,600.

**ENGLUND: I MOVE THE MRA BOARD AUTHORIZE THE INCLUSION OF THE COMMUNICATIONS SPECIALIST POSITION IN THE MRA FY22 BUDGET AND DIRECT STAFF TO INITIATE THE HIRING PROCESS.**



**Reineking seconded the motion.**

Englund said MRA Board and staff have discussed hiring a Communications person for a long time. This is overdue and he is glad the process is going forward, which is why there is not a lot of debate about this item.

**No further discussion. No public comment.**

**Motion passed unanimously (4 ayes, 0 nays).**

**FY22 Mid-year Budget Amendments – Request for Approval (Dunn)**

Dunn said staff recently took the Fiscal Year (FY) 2021 budget amendments through the City Council approval process. There is a link to that process in the financial report for this month. Dunn said MRA's revenue numbers are not determined until after the City Council adopts its budget, therefore MRA always has amendments to the revenue numbers. They are typically addressed in the year-end amendments during the audit process because during that time staff can capture any other changes that have happened during the year, which is typically related to any type of large project that the Board approves tax increment revenue bonds for, and subsequently City Council must approve those tax increment revenue bonds if they are recommended by the Board for funding assistance to a project.

At this point in time, Dunn said MRA has a few things on its plate and would like to do a mid-year budget amendment process. Staff is requesting approval for those amendments and then will take them to City Council for approval. When MRA proposes its budget to Administration and City Council it uses the prior year's revenue estimates because the taxable value and mill levy numbers are not in at that time. Dunn's memo lists out the amendments which include the final adjusted fund balances, final revenue numbers using mill levies, property tax appeals impact on revenues, Behan Development Consulting professional services, hiring of a Communications Specialist and Brownfields Revolving Loan Fund Note updated annual debt service amount.

Moe said the emphasis here is that these changes are all ordinary business changes for the Board and address either the budget or projects that the Board has previously discussed.

**BROCK: I MOVE THE MRA BOARD APPROVE THE FISCAL YEAR ENDING JUNE 30, 2022 BUDGET AMENDMENTS AND DIRECT STAFF TO INITIATE THE CITY COUNCIL APPROVAL PROCESS.**

**Englund seconded the motion.**

**No further discussion. No public comment.**

**Motion passed unanimously (4 ayes, 0 nays).**

## **NON-ACTION ITEMS**

### **MRA Communication**

#### **1. TIF Communication Graphic**

Dunn said staff wanted to put this on the agenda to call attention to the fact that MRA is working to implement the recommendations that were in the [Communication Plan](#) done by 6PH. The Plan recommends overall that MRA develop a clear vision and strategic plan and tie it to community goals and communicate it effectively. Dunn said consistent feedback 6PH heard from the public while working on the Plan was how does TIF work, what does MRA funding pay for and how does MRA prioritize projects that it supports. To help answer those questions and educate residents on how TIF works, MRA hired 6PH to put together an informational graphic titled [What is Tax Increment Financing?](#) The graphic follows bulleted numbers along a river to explain how TIF works. The backside of the piece talks about some of the projects MRA has completed with a brief description of the project and before and after photos.

Moe asked what the plans are for distribution of the piece. Dunn said staff wanted to officially present it to the Board. 1,000 copies will be printed and staff is working on a distribution list with the Communications Office and other administration on where to distribute them. Merriam said it is very important to have this both in digital form and also as a print. She will promote the piece to all City employees. It will also be posted on the home page of the City's website. McKnight wanted to remind everyone that it is really important the public knows MRA is trying to be more transparent. This is one of the first pieces so everyone can have an opportunity to understand TIF. It can be taken to different groups and passed out. It was made large enough that it can be a handout or poster form. She is hoping it will address the issue of people saying they can't talk about TIF because they don't understand it. Reineking thanked 6PH and said she loves the graphic and thinks MRA is headed in the right direction.

#### **2. Engage Missoula Page**

Dunn said next steps in the Plan are to provide more education, transparency and communication about MRA's activities and the creation of an Engage Missoula page that summarizes the types of projects MRA funds and illustrates how they tie back to the City's adopted strategic goals. It also invites public feedback and participation. McKnight said it makes sure there is room for public engagement about the priorities and that people have a say. MRA has already been focusing on things in the study, but the public didn't know that because one of the findings in her study was that people didn't know how things got prioritized. This is an opportunity to say MRA does prioritize and this is how, and also give people a chance to weigh in on how MRA prioritizes. Dunn said staff is working on the Engage Missoula page and getting it ready to go. Once it is live staff will notify the Board. Moe thanked Dunn for the update and for taking what the Board wanted done and actually having something tangible to look at.

## **STAFF REPORTS**

### **Director's Report**

Buchanan said she was happy to answer any questions from her report. MRA has work that staff would like to continue to have 6PH do. She asked to be able to authorize those things

to occur within her authorized spending limit of \$5,000. The Board had no objections to that.

Reineking referred to the last Board meeting and asked what happened with the Scott Street Village Homeowner's Association (HOA) vote with the Scott Street Property. Buchanan said the vote was very decisively to grant the easement and create a cooperative agreement about maintenance of the alley.

### **FY22 Budget Status Reports**

Dunn said she attached a financial report memo to the Budget Status Reports (Rainbow Reports). It covers a summary of the [audit report](#) and a brief explanation for the public on how to read the Rainbow Reports. It also highlights the budget reports for the month. Dunn reviewed the reports. Moe said she appreciates the comprehensive presentation on the Budget Report and although she knows City Council members are busy, she hopes it will somehow get a wider distribution than just to the MRA Board if some of them have a question. Dunn noted the financial reports are on the MRA website on the Records page.

### **FY22 Staff Activities Reports**

Moe said she would find these a bit more useful if they didn't end on October 23, 2021 because it highlights what the staff is working on and may present an area of questions.

## **COMMITTEE REPORTS**

### **OTHER ITEMS**

### **ADJOURNMENT**

Adjourned at 1:40 p.m.

Respectfully Submitted,



Lesley Pugh