

MISSOULA REDEVELOPMENT AGENCY

CONDENSED BOARD MEETING MINUTES

April 21, 2022

FINAL

A Regular meeting of the Board of Commissioners of the Missoula Redevelopment Agency was held on Thursday, April 21, 2022 via Zoom at 12:00 p.m. Those in attendance were as follows:

Board: Karl Englund, Nancy Moe, Ruth Reineking, Melanie Brock, Tasha Jones

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

Public: Mark Edgell, Edgell Building Inc.; Kyle Gauthier, Colin Woodrow, Peter Walker-Keleher – Mountain Line Facility; Katherine Foley, Gavin-Hanks Architects; James Lainsbury – Bateman Duplex; Sadek Darwiche, Dean Bosacki, Devin Khoury – Riverfront Triangle Development; Jon Updike, HDR; Linda McCarthy, Missoula Downtown Partnership; Stephanie Shen, Resident; David Erickson, Missoulian; Missoula Community Access Television (MCAT)

CALL TO ORDER

12:00 p.m.

INTRODUCTIONS

APPROVAL OF MINUTES

March 17, 2022 Regular Board Meeting Minutes were approved as submitted.

PUBLIC COMMENTS AND ANNOUNCEMENTS

Reineking thanked Mayor Engen for reappointing her to the MRA Board, the City Council for approving her re-election, and the MRA Board and staff for making it such an honor to serve on the Board. Englund said they are delighted she was re-appointed, adding Reineking is an extremely conscientious, hard-working and valuable member of the Board. He said they're in an era where the approval of these things may not always be unanimous, but one of the things Reineking brings more than most is an understanding of the knowledge of the City's plans and District plans and ensuring that what MRA does is in compliance with those. It seemed to him that part of the concern that was expressed by people about her are really concerns about those plans and not about what MRA does, of course MRA is bound to follow those plans. He said he finds it ironic that MRA seems to be being asked by some people to go out on their own and ignore MRA's responsibilities. He can't imagine

that anyone wants an MRA Board or any other Board that is governed by plans and the law to say that they don't care what that is, they're going to do things their way. He said it is a pleasure to work with Reineking because she is a wonderful person and very valuable member of the Board.

ACTION ITEMS

318-322 Levasseur Street (Front Street URD) – Request to Proceed Without Prejudice (Gorski)

Gorski said the property under consideration today is experiencing a lot of vandalism and break-ins. The owner of the property, Mark Edgell, has commented on some real safety concerns there. His desire is to demolish the building at 322 Levasseur, before 318 Levasseur, because of the unsafe condition. Gorski said this is not a commitment of funding Edgell Building Inc. is asking for today. They are asking for approval to proceed with demolition and in the case Edgell were to come to MRA for funding assistance in the future, the demolition could be an eligible expense. The plan is to build six condominiums on the property as shown in the renderings with Gorski's memo.

Edgell reiterated the safety concerns they have with the property. A lot of the trees are also dead around there. They want to make it a safer place until they can start construction. They have an employee living next door who is having problems now with people trying to rip the boards off and get into the house. There are a lot of very unsafe things inside of the house and they would like to get the work done sooner than later.

Reineking asked when Edgell expects to bring a request before the Board. Edgell said they are waiting on a couple of determinations from the City before they proceed with their final plans. The goal was to be underway in June or July, but they have had some setbacks. It could be this fall or even next spring being more realistic for actual construction. Reineking asked if there were infrastructure needs there like sewer or power. Edgell said there are.

Moe said parking is obviously a problem in that area and needs to be addressed. She said the drawings show skylights but not solar panels. She urged Edgell to consider them for the building. It would be nice if there were something in the facility to encourage recycling by the tenants too. Moe said from the renderings it is not clear what the landscaping might be. She urged them to consider water-wise landscaping. She wanted to raise those issues now for when it comes back to the Board for assistance. Edgell said there will be more to it when they come back and that these are just initial renderings. As far as the parking, he said each one of the condos are proposed to have full two-car garages.

MOE: I MOVE TO APPROVE A PROCEED WITHOUT PREJUDICE FOR THE DEMOLITION OF UNSAFE PROPERTY LOCATED AT 322 LEVASSEUR STREET, TO SUPPORT FUTURE DEVELOPMENT OF SIX CONDOMINIUMS ON THE PROPERTY AND ADJACENT PROPERTY AT 318 LEVASSEUR STREET.

Reineking seconded the motion.

Englund said the motion usually contains a sentence that this is not a commitment of any future financing.

REINEKING: SO MOVED.

Moe seconded the motion.

Pugh read aloud a public comment that came in online from Bob Oaks:

“This is, of course, a much smaller project than the Bissinger Place development that was considered too far along in the process to discuss affordability requirements, but could MRA involvement now preface requirement that one of the 6 condominiums built be affordable to <120% AMI?”

No further discussion. No further public comment.

Motion passed unanimously (5 ayes, 0 nays).

Bateman Duplex – 1417 ½ South 2nd Street West (URD II) – TIF Request
(Marchesseault)

Marchesseault said this is a follow-on project to the Lainsbury Duplex project at 1417 South 2nd Street West that the Board granted Tax Increment Financing (TIF) assistance to at the February meeting. As she mentioned at that Board meeting, James Lainsbury and business partner Brandy Gillespie had purchased the two properties at 1417 South 2nd Street West and 1417 ½ South 2nd Street West. Lainsbury was ready to proceed with development in February while Gillespie was still going over the numbers. Marchesseault said in the meantime, Gillespie has decided the project is not a good fit for her and is selling the property to John Bateman of Bateman Construction. James Lainsbury works for Bateman Construction and Bateman Construction is the contractor for both projects.

Bateman has submitted a request for assistance with removal of dilapidated structures in the amount of \$10,680. It has been determined that the structure is in terrible shape and deconstruction is not a good option, however Bateman Construction has a strong commitment to reusing and repurposing whatever materials they can. The staff recommendation is to approve funding in the amount of \$10,680 for removal of structures at 1417 ½ South 2nd Street West, pending final closing documents on the property. Marchesseault noted Bateman was unable to attend the meeting, but Lainsbury was present for any questions.

JONES: I MOVE THE BOARD APPROVE THE REQUEST FROM JOHN BATEMAN IN AN AMOUNT UP TO \$10,680 FOR DECONSTRUCTION/DEMOLITION AT 1417 ½ SOUTH 2ND STREET WEST, PENDING FINAL PROPERTY PURCHASE DOCUMENTS, 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.

No further discussion. No public comment.

Motion passed unanimously (5 ayes, 0 nays).

Scott Street Property Development – Reimbursement Resolution (North Reserve-Scott Street URD) – Request for Approval (Buchanan)

Buchanan said this item is something that has become standard operating procedure for MRA, particularly with infrastructure projects where MRA is paying for the engineering as well as construction of the infrastructure pieces and know bonds will need to be issued to fund the capital costs. Staff takes a Reimbursement Resolution to the MRA Board and then subsequently, if it is approved, to City Council. It meets Internal Revenue Service (IRS) requirements that allow MRA to recoup the cost of engineering when the bonds are issued for the capital costs. The MRA Board approved the engineering costs in January 2022 for \$316,527 and by rolling that into the bond issue it frees up that amount of cash in the North Reserve-Scott Street (NRSS) District for projects that come up down the road. Buchanan said the District is being stretched a little thin and it will be interesting to see what comes in for new taxable value in August because there are some improvements that have been done on the west end of the District on North Reserve Street that will be increment to the District. With these big housing projects, MRA is obligating money quickly and to roll the engineering costs into the bond issue is going to be a smart thing to do when the time comes.

Englund asked what the engineering costs were that the Board previously approved. Buchanan said it was for WGM Group to do the engineering for Shakespeare/Charlo/Palmer Streets as well as improvements on Scott Street. The TIF approved by the Board was \$316,527. Englund referred to section 2.03 of the Resolution and said there is a number of \$3,640,000. He asked where that comes from. Buchanan said it comes from the estimated costs for the infrastructure improvements. It's a really rough estimate at this point because design is just beginning and there are engineering costs on top of that (\$316,527) with a contingency. A high number is put in the Reimbursement Resolutions because they don't know yet what the real cost is going to be. Englund asked if it is a maximum aggregate amount and also an approximate amount. Buchanan said yes, for this project. Englund asked if it commits MRA to that amount in any way. Buchanan said no and she feels strongly that when MRA gets to the point of issuing bonds for this infrastructure work they should probably roll in the \$1.3 million obligated for Villagio Apartments which will free up that money in cash for the District. Englund asked if it has to be included in the \$3,640,000 that's in the Reimbursement Resolution. Buchanan said no because there is no front-end exposure of costs with Villagio Apartments. It is strictly their project and MRA is contributing \$1.3 million to it.

Englund asked for a motion to approve the Reimbursement Resolution and direct staff to refer it to City Council for its consideration.

BROCK: SO MOVED.

Reineking seconded the motion.

Moe said this continues the responsible action that the MRA takes to keep the District viable by reimbursing funds that it has invested in the District. Jones asked that the motion be read aloud for the public to comment on it. Englund said the motion is to approve the Reimbursement Resolution and direct staff to refer it to City Council for consideration with a recommendation that the Council approve the Resolution.

No further discussion. No public comment.

Motion passed unanimously (5 ayes, 0 nays).

North Reserve-Scott Street URD – Boundary Modification – Request for Approval
(Gorski)

Gorski introduced this item which is a proposed amendment to the North Reserve-Scott Street Urban Renewal District (NRSS URD) boundary. The three properties being proposed to add into the URD are outlined in pink on the map attached to her memo. They are where Diversified Plastics, Inc. currently operates and the company is owned by Diversified Real Estate LLC. These properties were annexed into the City in December 2021. A similar amendment occurred in 2015 to the NRSS URD to bring in Consumer Direct and Bretz RV. There is language in the Urban Renewal Plan that gives City Council the authority to amend the URD boundary from time to time by Ordinance. Gorski said there are also several goals in the Plan, including speaking to bringing property into the URD as properties are annexed. There are also several goals related to supporting infrastructure expansion and road improvements. The property is located at the corner of Howard Raser Drive and Grant Creek Road. Gorski noted the schedule for the amendment is in her memo, and she wanted to highlight that if the MRA Board supports a motion today to move forward with the amendment, the next step is to go to Committee of the Whole in early May. Later the City Council would have a public hearing planned for May 23rd. There is a mailing planned to all the property owners in the URD, as well as to the taxing jurisdictions. A newspaper ad will also go out prior to the public hearing. Gorski said if City Council decides to take action on May 23rd, the Ordinance could be effective on June 22nd. The whole package will then be submitted to the Montana Department of Revenue (MDOR).

Moe asked why these properties were excluded from the URD. Gorski said her understanding is that originally all three of the parcels were outside of the City, they were in the County. It was expected that over time they may decide to annex and want to be added to the URD, so they were included in that original study of blight that was done for the Plan in 2013. Moe was glad to see the schedule in the memo. She noticed for the City Council public hearing on May 23rd there is a mailing to the property owners notifying them of it. She asked if there is any public notice given to property owners for the Committee of the Whole meeting on May 4th. Gorski said she will check with the City Clerk's office; those schedules are noticed online and she was unsure of what additional notification is done. Gorski said there is a newspaper ad posting on May 15th and 22nd to notify the public of the public hearing.

Brock asked if there is anticipation that other parcels with industrial companies will want to be added into the URD in the future. Gorski said right now staff is not aware of any other property owners that desire to be in the City. She has an upcoming tour planned with Missoula Economic Partnership (MEP) to go around and understand the status of some of those businesses. MRA will continue to coordinate with them. If future properties can be brought in more than one at a time, that would be preferred if it is known in advance. Buchanan said when the NRSS URD was created there was a very large study area because it was obvious what needed to be studied in terms of establishing blight. Staff understood at the time that these properties coming into the City limits over time would be

an extended process. It is a bit labor intensive and would be nice to get sizeable chunks from multiple properties simultaneously, but she didn't know if that would be possible, particularly with the industrial properties.

Englund asked what happens once the package goes to MDOR. Gorski said MDOT have asked for an initial letter from MRA after the initial City Council meeting giving them notice that the City has interest in the boundary amendment. They will contact the centrally assessed property owners. After the final package goes to them in June, they will do their analysis and MRA could hear from them within a month. Gass added that MDOR's main role is to certify the value of the new properties within the boundary. Buchanan said they are also certifying that MRA has given them all of the appropriate paperwork.

Englund asked what the future plans are for Diversified Plastics, Inc. Gass said Katherine Foley from Gavin-Hanks Architects was present to speak to that. Foley said they are just finishing permanent drawings for a 4,300 square foot add-on to the front of the building and an improvement to the building entrance. It will also include a new parking lot, sidewalks and landscaping. Foley said the building owner is also talking future plans for a new building at the back of the property. Part of the reason for the annexation was for fire-sprinkler connection to the building for the new addition. The owner is very interested in making his property look better and they are hoping to have an application to the MRA for site improvements because there are a lot of required improvements for the changes to the site. Englund asked if it will remain commercial/industrial. Foley said it will. Diversified Plastics, Inc. has also been growing a lot and adding new employees throughout. The past year has been very busy for them and that is why the owner is talking about future plans to add a larger building at the back of the property.

Buchanan said part of what this has triggered is that there is a bit of realignment of Grant Creek Road that is part of the Master Plan for the area. The City will be looking at how Diversified Plastics' frontage on Grant Creek Road impacts the ability to get the realignment done. She said it starts to implement parts of the infrastructure changes that are recommended in the Master Plan.

MOE: I MOVE THAT THE MRA BOARD RECOMMEND THE CITY COUNCIL ADOPT THE RESOLUTION OF INTENT TO ADOPT THE "RESOLUTION OF INTENTION TO AMEND THE NORTH RESERVE-SCOTT STREET URBAN RENEWAL PLAN TO INCLUDE ADDITIONAL PROPERTY IN THE DISTRICT; AND CALLING FOR A PUBLIC HEARING" IN SUPPORT OF INCLUSION OF REAL PROPERTY IDENTIFIED AND OWNED BY DIVERSIFIED PLASTICS, INC.

Reineking seconded the motion.

No further discussion. No public comment.

Motion passed unanimously (5 ayes, 0 nays).

URD III Southern Sidewalk Project – Request to Award Construction Contract (Gass)

Gass said this project was first presented to the MRA Board in June 2021 as a Capital Improvement Project (CIP) item. It was included in the MRA Fiscal Year (FY) 2022 budget.

This project is in the south end of URD III. MRA advertised for bids at the beginning of April and received three responses. The low bid was submitted by Shadow Asphalt, Inc. in the amount of \$298,572.50. This was 5% below the engineer's estimate. Staff was happy to see the number, given the bidding climate and availability of contractors these days. MRA has worked with Shadow Asphalt, Inc. the last few years on sidewalk projects in URD II and URD III. Staff looks forward to working with them again this summer. Gass said DJ&A, P.C. has reviewed the bid and find it to be responsive, correct and complete. They submitted a letter to MRA recommending the construction contract be awarded to Shadow Asphalt, Inc.

Moe said some parts of the project seem to be out of the District but adjacent to it. Gass said it is right on the border of the District and the boundary line is the outside right-of-way (ROW) line of Schilling Street. Buchanan said several years ago MRA did an administrative amendment to URD III and have used this method in all subsequent districts of running the boundary to the far right-of-way rather than down the center line of the street so that MRA wasn't in there doing a sidewalk on one side of the street but not the other. All the boundary lines run on the exterior ROW line of the District itself.

Brock said the last time MRA looked at this project they talked a lot about the street north of 39th and how much pedestrian traffic is on it. She noticed the empty lot no longer has a "for sale" sign on it and asked if there is movement to develop the corner parcel of South/Reserve/39th Streets which leads to the need for this sidewalk expansion. Gass said staff hasn't heard any specific plans there. The City acquired a 6-foot sidewalk easement on 38th Street that will connect Dore Lane to the existing sidewalk at the Wilson Apartments. It will eventually lead to the vacant land and provide pedestrian access to the south end of South Crossing. He said the sidewalk will provide good access as the District fills in along South Reserve Street.

Englund said Gass' memo mentions a public open house that was held in February. He asked if there was a lot of feedback. Gass said not particularly, there was one property owner that showed up. He said a lot of the properties along 36th Street are rentals, so there aren't a lot of property owners in the area. DJ&A, P.C. are reaching out to the folks along where construction will occur to remove encroachments and trees that interfere with the sidewalk alignment. There is one on one communication happening with the property owners and DJ&A, P.C.

JONES: I MOVE TO AWARD THE CONSTRUCTION CONTRACT FOR THE URD III SOUTHERN SIDEWALK PROJECT TO SHADOW ASPHALT, INC. IN THE AMOUNT OF \$298,572.50, AUTHORIZE THE MRA BOARD CHAIR TO SIGN THE CONSTRUCTION CONTRACT, AND AUTHORIZE STAFF TO SIGN THE CONTRACT DOCUMENTS TO AWARD THE CONTRACT AND PROCEED TO CONSTRUCTION OF THESE PUBLIC IMPROVEMENTS.

Brock seconded the motion.

Buchanan said staff wasn't sure MRA would get any bids on this, or that they would even be close to the engineer's estimates. Staff was very happy to get the bids.

No further discussion. No public comment.

Motion passed unanimously (5 ayes, 0 nays).

NON-ACTION ITEMS

Riverfront Triangle Development – Update

Buchanan said she has mentioned in her previous Director's Reports that there have been different groups interested in picking up redevelopment of the Riverfront Triangle area post-pandemic shutdown. There is a development group that has been doing a lot of due diligence over the last several months and are to the point where they felt like they wanted to come before the MRA Board and ultimately to City Council to let people know what is going on, what their interests are, and what their intentions are. They were present to give a broad, brief overview of how they want to proceed. Buchanan said the most impactful part of their proposal is that they want to master develop all of the property and have been establishing relationships that will allow them to do that. She introduced Dean Bosacki and Sadek Darwiche of Capital V Partners out of Jackson, WY who gave a [presentation](#) of who they are and what they have been doing with regards to the Riverfront Triangle.

Reineking said she was excited they are looking at it as one project and not doing piecemealing. She said it is important to the City and MRA to consider both sustainability and equity and was glad to hear them mention both. She asked for expansion on their mention of social responsibility and equity. Darwiche said it is their intent and hope that there will be a variety of housing types and styles within the development. They would like to see workforce and free market housing. In looking at the events center, they want to incorporate additional community attributes and aspects into that and into the overall development. At the end of the day, they want to have a vibrant community. It is not their intent to just have people own units in a development where the lights are out nine months out of the year. They want to have activity, a variety of cultural attributes and people experiencing it from all different types and walks of life.

Englund asked if it is Capital V Partners' intention to manage the property once it's built. Darwiche said it is their intention to have an active role in the management of the property. That's not to say they won't rely on additional local or regional partners to assist them. It is not something they are going to build and turn their backs and walk away from. Bosacki said there are so many components to the project, so there will be the right partner for certain spaces like the events space, hotel space, retail, etc. It will be a big team. Englund asked if they envision the team will be put together before construction is started. Bosacki said major components will be in place before construction. There are a lot of up-front questions about overall design, operations and things where they need the input of the operations team to make sure the right decisions are being made on the front end. He said they are working hard right now to identify those partners. Englund asked if the operators will be part of that process too. Darwiche said it depends. In some regards they are the operators of some of it. As they look at the agreements, there is some work they need to do to them, and if they need to bring in partners at that time they certainly will. He said he doesn't want to put the cart before the horse. Also, the construction timeline on something like this is over several years, so some of the smaller partners will come in at later dates. Bosacki added that no matter how that plays out, it will always be Darwiche and himself managing the total project, being the face of the project and the last line of defense for all of

the dealings. Englund asked for samples and pictures of previous work they've done. Bosacki said they will send their portfolio.

Englund said he appreciated Capital V Partners coming to the Board early in the process. It helps answer questions and the more they do that the better off they are. He wanted to remind the Board and listeners that the City has been working on redevelopment of this site for 30 years. They have entertained multiple proposals during that time that did not come to fruition for a variety of reasons, including the last one that took a worldwide pandemic to stop, and who knew that was going to occur. Englund said at this point, now that they're talking about it again, a record needs to be made of what MRA saw all along as the advantages of this project: It redevelops a blighted area. Master developing the entire site minimizes construction disruption and maximizes the efficiencies and makes it easier on the City to figure out how to do the necessary infrastructure. Housing is a significant issue and there is an opportunity here to do a number of new residential units across a variety of income levels. Those units will be located in close proximity to the downtown which is how you maintain the viability of the downtown into which MRA has put so many resources. It also adds to the hospitality industry downtown with the hotel, meeting space and performance venue. This enhances the Riverfront Trail System into which MRA has also put many resources into over the years. It provides opportunity for new retail businesses which is important because one of the critical things that is part of MRA's plans it has to follow is that one of the goals of new projects is to generate new employment opportunities. This development provides that opportunity. Englund said parking is a huge component of the development. It will add several hundred parking spaces, a significant number of which will be open for the public. And last but not least, for a tax increment financing district it will generate some tax revenue that will pay for the infrastructure needs and benefit the taxing jurisdictions when the District sunsets.

Englund said MRA has done a lot of work to the site over the last 30 years. They've cleaned it up and all the environmentals look good. That has helped to make the project viable. There is a Master Plan and zoning for the area that may need some work, but was already done and approved by the City Council. The most recent redevelopment efforts involved parking studies, conference center feasibility analysis, hotel feasibility studies, market analysis around housing and what types of businesses are best suited for this development. Englund said this is not "fly by the seat of our pants" stuff. It is also important to recognize that the multiple agreements that were put together for the Hotel Fox property had a specific project outlined. The features of the project were made public and are part of the public record and were approved by City Council. As far as MRA is concerned, those represent the direction MRA needs to head with the project as given to them by the elected policymakers of the City. Modifications will be discussed and negotiated and will also have to go to the elected policymakers. Englund said it is a good project with a huge history and MRA is looking forward to working with Capital V Partners to see if they can finally make something happen. Bosacki said he appreciates the comments and said it has been an honor for them to be at the meeting and they look forward to many more conversations.

Mountain Line Facility – Concept Presentation

Peter Walker-Keleher, DJ&A P.C., gave a high-level presentation of Mountain Line's Facilities Master Plan. You can view the presentation [here](#).

Jones asked how long it will take to know the results of the grant application. Walker-Keleher said they will know by the end of August. He said chances are better than not that they will be unsuccessful the first go-round. Nonetheless, it gets them closer and helps them refine, and there is a good chance a year from now there will be another round of funding.

Brock asked if there was a neighborhood outreach component in finding the site. Colin Woodrow, Mountain Line, said they have not done resident outreach yet. They started doing Title 6 analysis as required by the Federal Transit Administration (FTA). Per the FTA, there are not residents that are immediately affected, but they will continue to expand the scope as the City anticipates the NRSS area growing. Their goal is to be good stewards and neighbors. Woodrow said the fleet is 43% electric right now. The facility they plan on building will not have any in-ground tanks, so fuel and pollution concerns will be reduced. The goal is to be fully electric in the future. He said Mountain Line is a leader in that category. They need to see if this is an option to build on that location. The iron is hot right now and Mountain Line has a lot of support. They are trying to build on the momentum they have as Transit System of the Year and have been highly encouraged by the FTA to get their foot in the door in this first funding round. Woodrow said there will be no fixed-route diesel buses operating out of the site. They are currently going in for ten more battery electric buses this funding round in May. The technology isn't there yet for them to operate paratransit with an electric fleet. They think that's two to five years out, the industry just hasn't built battery electric buses of that size that can create the range they need to serve the community. Woodrow said they are coming close and have a fleet transition plan to get there by 2035.

Englund asked if the idea for the housing nearby is dependent and compatible on the fact that it is an all-electric fleet. Walker-Keleher said if Mountain Line were not transitioning to an all-electric fleet, it would be tough for them to say this is a good location for them because of the noise and emissions. However, given the plan to transition to an all-electric fleet, that makes it very compatible with surrounding uses. Woodrow said they currently have 89 buses that roll out of the facility per day. They anticipate just under 200 trips coming through Turner Street under current expanded operations. With their expanded services following the mill levy and support for expanded services, they are still talking under 200 trips out and back a day. That increases a bit if they get to Bus Rapid Transit (BRT) and serve midtown, downtown and the spine of the City.

Communication Plan Implementation – Update

1. Engage Missoula Survey

Dunn said the survey was up for eight weeks and 212 responses were received. You can view the results [here](#). She said the six categories are the same ones that can be found on the [TIF Informational Graphic](#) that was produced by Six Pony Hitch, LLC for MRA. Categories include attainable housing, infrastructure, parks and trails, economic vitality, historic preservation and public buildings and facilities. Those align with the City's Strategic Goals. They are also the primary project types that MRA can be involved with per Montana State Urban Renewal Law. Staff is happy with the results of the survey and the number of people that participated. Moving forward, Buchanan plans on bringing strategic plans to the Board for the districts of which URD II has already been approved.

2. MRA Communication Specialist Hiring Process

Dunn said MRA has concluded the interview process and the interview panel made a recommendation which is now over in the Human Resources office. They are doing their due diligence in that process.

Reineking referred back to the survey and said if they saw 212 people at a public event in one space that would be a lot. She wondered how the 212 participants in the survey compare to other surveys that have been out on Engage Missoula. Dunn said she will find out. Reineking asked how they know how representative those participants are of broader support in the community. Dunn said in her experience with it being the first time using the Engage Missoula survey tool, it's great, but there are a lot of questions. Dunn asked for questions, suggestions and ideas from the Board and will look into the comparison to other surveys that have been done on that site.

STAFF REPORTS

Director's Report

Buchanan encouraged the Board to go on Engage Missoula and take the survey for the redesign of Higgins from Broadway to Brooks project. She said Jeremy Keene, Public Works Director, has done a great job of working with the Montana Department of Transportation (MDT) to try to find a framework within which the City's and MDT's goals can be addressed on the bigger street projects. It will result in a good system that could even become a model for the state. Buchanan said she was happy to answer any questions from the rest of her report.

Buchanan announced the City got the green light from Washington Companies and Montana Rail Link (MRL) to move forward with a feasibility evaluation and preliminary engineering to take the railroad trestle over the Clark Fork River on the Bitterroot Line and create a dual purpose facility that turns it into a bicycle/pedestrian trail, and also is done in a way that doesn't permanently preclude that trestle from having rail uses on it should there be a desire to do so. She said this is the top priority project in the Strategic Exit Plan for URD II that was approved last month. MRA will need to do a Request for Proposals (RFP) to bring folks on board and figure out if it is feasible. If it is feasible and the Board is comfortable with it, staff will move forward with issuing an RFP or will bring it in May and ask direction to issue an RFP. Englund said in light of the fact the Board has already said this is a top priority and there is no commitment of funds on MRA's part yet, he feels staff can move forward without Board action to issue the RFP. Moe said she did not have an objection to issuing the RFP. She said the difficult part of issuing the RFP is to adequately explain how complicated the final project needs to be that you want the RFP to address, especially if it is to maintain the trestle as something that can be used for train travel. Buchanan will move forward with issuing the RFP.

Englund thanked Buchanan for her comprehensive Director's Report.

FY22 Budget Status Reports

Dunn said she was happy to answer any questions.

FY22 Staff Activities Reports (11/20/21-4/9/22)

Moe said she appreciates the reports are close to being up to date.

COMMITTEE REPORTS

Englund asked if there will be a working group for the Riverfront Triangle moving forward. Buchanan said they are a ways away from that. Darwiche and Bosacki are still doing their due diligence to see if they will be able to make it work and what changes might need to be made to the agreements. Buchanan said she does see the working group reconvening at some point.

Buchanan said she would like the TIF working group to come back together. She believes with all the pressure going on in the NRSS URD they need to tackle it next.

Englund noted he will not be at the May Board meeting.

Englund asked about meeting in person. Buchanan said City staff is still in the process of equipping the conference rooms and has not heard an update.

OTHER ITEMS

ADJOURNMENT

Adjourned at 1:58 p.m.

Respectfully Submitted,



Lesley Pugh