

MISSOULA REDEVELOPMENT AGENCY

CONDENSED BOARD MEETING MINUTES

June 19, 2012

FINAL

A meeting of the Board of Commissioners of the Missoula Redevelopment Agency was held at the MRA Conference Room, 140 West Pine, Missoula, MT 59802 at 12:00 PM. Those in attendance were as follows:

Board: Karl Englund, Rosalie Cates, Ruth Reineking, Nancy Moe, Daniel Kemmis

Staff: Chris Behan, Jilayne Lee, Tod Gass

Public: Ezra Williams, CTA; Jeff Crouch, CTA; Mike Day, Territorial-Landworks, Inc. (TLI)

CALL TO ORDER

12:00 p.m.

APPROVAL OF MINUTES

None submitted.

PUBLIC COMMENTS & ANNOUNCEMENTS

None

ACTION ITEMS

Silver Park – Phase IV Design – Approve Preliminary Scope (Behan)

Behan said at the last special meeting, the Board approved the Team of CTA Architects, Territorial-Landworks, Inc. and Fearless Engineering to prepare the Phase IV design for Silver Park. Staff was directed to negotiate a scope of services and fee for those services.

Staff and the Team sat down to negotiate the contract and realized there were several unknowns that really needed to be investigated before a solid scope of work could be achieved.

Staff recommends approving a preliminary scope of services so meetings can happen, conceptual designs can be drawn up, feasibility of certain things determined, etc. in order to more completely define the scope of services for the design of Phase IV. At that point, MRA and the Team can more effectively negotiate the cost for those services. Behan said he'd like to bring a negotiated scope and fee for Phase IV design services back to the Board for approval in July or August.

Day thanked the board for the opportunity to be part of the completion of the Park. TLI has been involved with Silver Park since 2009 and he said it will be exciting to see things come together with all of its complexities. Day said it's a handful of a project but it will be nice to see it completed both from the TLI standpoint and from the community standpoint. He felt the residents of Missoula love the trail and the amenities so far and it's really a cornerstone project.

Crouch said this preliminary scope fee is strictly to further define the final design scope and none of the work will have to be repeated as part of the design phase.

Cates asked for a summary of activities in Silver Park to date.

Behan said 14.5 acres was set aside for park activities in the negotiations with MRP.

- Phase I was the construction of a portion of the trail. About the same time the timber frame bench shelters were constructed.
- Phase II was construction of the parking lot and boat ramp.
- Phase III was adding landscaping and amenities to the trail and parking lot and placing a bridge over an irrigation ditch to connect the trail to California Street bridge.
- Phase IV is the design and construction of the rest of the Park. There are design features that were recommended originally, such as plaza, that need researching. There are also questions such as do you leave the Park in the flood plain or do you fill it in and lift it out of the flood plain.

Behan said there are a lot of questions that need to be answered before we can fully determine the scope of the Phase IV design.

Kemmis asked if the flood plain issues are going to rise to the level that the staff might want the Board to be involved. Behan said at this point he didn't think so. He anticipated leaving the Park in the floodplain in certain areas but rising up to meet the grade set forth for Silver Parkway as proposed in the design for the Old Sawmill District development.

Behan said the future development of the mill site will have to address the floodplain issue too.

Kemmis asked about the Osprey lighting mentioned in TLI's scope of preliminary services. Behan explained that the lights that were installed on the methane vents were placed over

the parking lot sidewalk. There is still a lighting deficiency along the west side of the stadium so a small portion of time will be devoted to looking at that issue.

Cates mentioned that the timeline seems tight. Behan said MRA really wants to know how much the park is going to cost to construct in a timeframe that might be similar to the close out of the Voluntary Clean-up Plan (VCP) by Millsite Revitalization Project (MRP).

CATES: I RECOMMEND THAT THE BOARD APPROVE A PRELIMINARY SCOPE OF SERVICES WITH THE TEAM LED BY TERRITORIAL-LANDWORKS AND THEIR STELLAR PARTNERS AT A COST NOT TO EXCEED \$24,486.

Moe seconded the motion. No discussion. Motion passed unanimously. (5 ayes, 0 nays)

NON-ACTION ITEMS

STAFF REPORTS

Millsite

MRP has obtained outside financing to buy the Millsite from the Silver Foundation. It is not known who they got their financing from. Originally they were going to use owner financing from the Silver Foundation. MRP will be sending their official notice to the City today or tomorrow.

Brownfields Revolving Loan Fund – Additional \$250,000

The Brownfields Committee has approved the additional \$250,000 of Revolving Loan Fund (RLF) money to Millsite Revitalization Project, LLC (MRP), to be repaid by MRA tax increment generated from the site. There were some last minute requests by MRP to move addressing the big pile of material on site into the main budget for the RLF, versus leaving it as a contingency item, which they have to come back to MRA for approval to use. The Brownfields Committee decided to approve the additional amount based on the original budget submitted by MRP and leave it up to MRA to make any adjustments within the overall budget. Behan said that if the Department of Environmental Quality (DEQ) requires MRP to address the large pile, then MRP will come back to the MRA Board probably in July.

In addition, MRP discovered after the Board approved the additional \$250,000 that they don't have enough time to get the site work done to meet the Voluntary Cleanup Plan deadline (July 2, 2012) set by the DEQ. Behan said this was unfortunate because that was the premise all along through many discussions. He said MRP is going to request a one-year extension from DEQ but internally their goal is to get the site work done by August 31st. Then they have sixty (60) days to get the reporting done and submitted to DEQ, so by October 31st.

Discussion ensued. The Board wondered if MRP's financing might be contingent on the completion of the VCP.

URD II Bonding Capacity

Staff has requested Dorsey & Whitney and Springsted look at MRA's bonding capacity in URD II.

BUDGET REPORTS – URD II, URD III, Front Street URD, Riverfront Triangle URD

Lee said she forgot to add a project to the URD II and Front Street URD reports so she made new copies for the Board.

STAFF ACTIVITY REPORTS

ADJOURNMENT

Meeting adjourned at approximately 12:25 p.m.

Respectfully Submitted,

Jilayne Lee