

MISSOULA REDEVELOPMENT AGENCY

CONDENSED BOARD MEETING MINUTES

May 7, 2013

FINAL

A **Special** 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, Nancy Moe, Daniel Kemmis, Rosalie Cates, Ruth Reineking

Staff: Ellen Buchanan, Chris Behan, Jilayne Lee, Tod Gass, Juli Devlin

Public: Melissa Matassa-Stone, WGM Group; Harry Brennan, University of Montana Student; Alan White, Parks & Recreation; Ed Wetherbee, Millsite Revitalization Project

CALL TO ORDER

12:00 p.m.

APPROVAL OF MINUTES

February 28, 2013 Special Board Meeting Minutes approved as submitted.

March 20, 2013 Regular Board Meeting Minutes approved as submitted.

PUBLIC COMMENTS & ANNOUNCEMENTS - None

ACTION ITEMS

Wyoming Street Change Order #2 (URD II) – Additional TIF Request (*Buchanan*)

Buchanan said the original discussion for the construction of Wyoming Street did not include a specific design for Cregg Lane. She said a couple of months ago the Parks and Recreation Department and Development Services provided funds to have WGM Group develop a 30% design of Cregg Lane and a 100% design for the Hickory Street/Cregg Lane intersection. She said LS Jensen has provided figures to build the permanent intersection in conjunction with the construction of Wyoming Street. Buchanan said the proposal is to spend an additional \$65,315.35 for permanent reconstruction now rather than building temporary improvements that would be torn out later when the project could be completed. Buchanan said large contingencies were added to the URD II Bond because of unforeseen soil conditions. She said the trestle work and street work are far enough along that they don't foresee any soil issues that would draw heavily on the contingency funds.

Therefore, MRA has more than adequate funding to do the Cregg Lane and Hickory Street intersection reconfiguration now.

Cates asked what will happen to the maintenance building located at 100 Hickory Street. Buchanan said the Parks and Recreation Department have consolidated their maintenance equipment with the City's maintenance building located on Scott Street. She said the Butterfly House organization has shown interest in the building. Buchanan said the building has to stay within a park and recreation type use because of deed restrictions.

Englund asked if the figures provided were estimates or bids. Buchanan said one of the bid alternates for Wyoming Street included the Hickory Street/Cregg Lane intersection as part of the contract MRA awarded to LS Jensen. LS Jensen calculated the additional cost to do a permanent reconfiguration at \$65,315.35.

Cates asked if there will be a loss of trees through this project. Buchanan said the concept for Cregg Lane is to have lots of trees but we may lose some current trees. She said Cregg Lane will be the entrance into McCormick Park where there will be a lot of kids and pedestrians. Buchanan said the street will need to be modified to address this type of use.

CATES: I MOVE THE BOARD APPROVE CHANGE ORDER #2 TO THE LS JENSEN CONTRACT IN THE AMOUNT OF \$65,315.35 FOR THE CONSTRUCTION OF THE HICKORY STREET/CREGG LANE INTERSECTION AND AUTHORIZE THE USE OF URD II BOND CONTINGENCY FUNDS FOR THAT PURPOSE.

**Reineking seconded the motion. Motion passed unanimously.
(5 ayes, 0 nays)**

Moe asked if MRA staff could provide updated contingency amounts whenever there was a change order.

Milwaukee Trail Lighting – California to Catlin Street (URD II) – Phase 2: Approve Design, Bidding, & Construction Engineering Services; Phase 3: Approve Financing Plan (Behan)

Behan said the plan to light Milwaukee Trail has been a topic of discussion for the past several years. He said the plan to create trail lighting standards was originally presented by the Parks and Recreation Department. Behan discussed the different segments and phases of the Milwaukee Trail lighting project and the difficulties in some areas. He said because the trail meanders along the former Intermountain Lumber site, it would be difficult to bring in concrete trucks to particular locations. He said there is room in the Montana Apartments project assistance package (Intermountain Bond) to add the lighting project. Behan said Phase 2 of the project, between California Street and Russell Street, was already budgeted for and he recommends the Board approve the engineering necessary. He said staff also recommends the Board approve Phase 3, between Russell Street and Catlin Street, be included in the assistance package for the Montana Apartments project.

Moe asked if there is a figure associated with the financing plan for Phase 3. Behan said the estimate for both phases is just under \$100,000 each. Englund asked if \$50,000 of MRA funds are

available. Behan said yes. Behan said as of now, approximately \$50,000 for Phase 3 can be rolled into the tax increment financing bond for the Montana Apartments project.

Englund asked if there would be lighting on the Montana Apartments buildings. Behan said no since the buildings are right along the Milwaukee Trail.

Cates said it would be helpful to know what amount would be rolled into the bond and what amount would be needed from the URD II contingency. Behan said MRA will maximize the amount rolled into the bond as much as possible.

MOE: I MOVE THAT THE BOARD APPROVE THE STAFF TO ENTER INTO AN AGREEMENT WITH CTA ARCHITECTS AND ENGINEERS FOR DESIGN, BIDDING, AND CONSTRUCTION ENGINEERING SERVICES FOR MILWAUKEE TRAIL LIGHTING PROJECT PHASE 2 BETWEEN CALIFORNIA AND RUSSELL STREETS IN THE AMOUNT NOT TO EXCEED \$7,100.

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

MOE: I MOVE THAT THE BOARD APPROVE THE STAFF REQUEST TO ADD THE TRAIL LIGHTING WORK, PHASE 3 (SEGMENT 5), TO THE TIF ASSISTANCE PACKAGE FOR THE MONTANA APARTMENTS PROJECT WITH THE LIGHTING CONSTRUCTION COST FUNDING BEING SPLIT BETWEEN THE TIF REVENUE BOND AND MRA BUDGETED FUNDS.

Cates asked to amend the motion to include “to maximize bond money first and then the MRA budgeted amount”. Moe accepted the amended motion.

Kemmis seconded the motion. Motion passed unanimously. (5 ayes, 0 nays)

FY14 MRA Preliminary Budget – Request for Approval (Lee)

Lee reviewed the MRA FY14 preliminary budget that was included in the Board packets. She said administration costs are paid out of URD III. Kemmis asked if other districts are used for administration costs. Buchanan said as long as URD III continues to be prosperous, staff will continue to use funds from URD III for administration costs.

Lee continued to review the budget. Cates asked if there were any plans in the Riverfront Triangle District and asked if there were any updates with the Fox Site. Behan said the City Council gave the Farran Group one more year to sort through items dealing with the Fox Site.

MOE: I MOVE TO APPROVE THE FY14 MRA PRELIMINARY BUDGET.

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

NON-ACTION ITEMS

Hickory/Cregg Lane Intersection – Water Line Extension

Buchanan said she wanted to discuss another potential component to the Hickory/Cregg Lane intersection. She said there's a section of the water line that is 6" as compared to the rest of the line, which is 10". She said the 6" water line will not support the multistory buildings that are planned for the Old Sawmill District. Buchanan said the question is whether to do an upgrade to the water main now as part of the Hickory/Cregg Lane intersection project or wait until development occurs which at that point the developer will have the burden of the upgrade. She said there is a cost savings in replacing the water line now since the new pavement will have to be cut if it is done later. Moe asked if the installation of the water line extension would affect other property owners. Matassa-Stone, WGM Group, said the extension would really only affect non-residential areas in the Old Sawmill District.

K-mart Site (South Crossing)

Buchanan said MRA staff has been presented with a redevelopment project on the Kmart site and would have additional information at the May 15 Board meeting. Buchanan and Behan are on the Development Services design review team for this site. She said site plans include four outparcels and a new parking lot. She said the existing buildings will be demolished except for the old furniture building (Montana Homefitters).

STAFF REPORTS

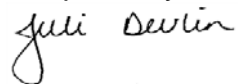
Director's Report

Budget Reports

ADJOURNMENT

Meeting adjourned at approximately 1:10 p.m.

Respectfully Submitted,



Juli Devlin