

DRAFT - Missoula City Council Administration and Finance Committee Minutes

September 15, 2021

10:10 AM

ZOOM Webinar

Members present: Mirtha Becerra, John P. Contos, Heather Harp, Jordan Hess, Gwen Jones (chair), Julie Merritt, Jesse Ramos, Amber Sherrill, Sandra Vasecka, Bryan von Lossberg, Heidi West

Members absent: Stacie Anderson

1. ADMINISTRATIVE BUSINESS

1.1 Roll Call

1.2 Approval of the Minutes

1.2.1 Approval of Minutes from September 8, 2021 Meeting

Page 3 - Change spelling on inciteful to insightful. Otherwise approved.

The minutes were approved as submitted, with the above change.

2. PUBLIC COMMENT

Public comment called for and no comments.

3. COMMITTEE BUSINESS

3.1 ESRI Enterprise Geographic Information Services (GIS) Software Maintenance Agreement

Lee Macholz presented software maintenance agreement information and discussed the importance of this software for the department.

Bryan von Lossberg made the motion and this is an approved item in the budget.

Julie Merritt - Why is this singled out to be brought to Council?

Dale Bickell - Any contracts over \$25,000 need to be brought to Council, as Administration cannot approve those.

Public comment called for and there was none.

Onto consent agenda.

Moved by: Bryan von Lossberg

Approve and authorize the Mayor to sign a three-year Geographic Information Services (GIS) Software Maintenance Renewal Agreement with ESRI in the amount of \$55,300.00 per year.

AYES: (11): Mirtha Becerra, John Contos, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Jesse Ramos, Amber Sherrill, Sandra Vasecka, Bryan von Lossberg, and Heidi West

ABSENT: (1): Stacie Anderson

Vote results: Approved (11 to 0)

3.2 Appointment to the Public Art Committee

This is a Mayoral appointment.

Heather Harp - Made the motion.

Public Comment was called for and there was none.

Onto consent agenda.

Moved by: Heather Harp

Confirm the Mayor's appointment of Debra Parker to the Public Art Committee to fill a vacated term, beginning immediately and expiring on June 30, 2023.

AYES: (11): Mirtha Becerra, John Contos, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Jesse Ramos, Amber Sherrill, Sandra Vasecka, Bryan von Lossberg, and Heidi West

ABSENT: (1): Stacie Anderson

Vote results: Approved (11 to 0)

3.3 Appointment to the Impact Fee Advisory Committee

This is the Mayor's appointment.

Heather Harp - Do you know who stepped down?

Lisa Miller - Jim Galipeau retired.

Public Comment was called for and there was none.

Moved by: Heather Harp

Confirm the Mayor's appointment of John Newman to the Impact Fee Advisory Committee for a term beginning immediately and expiring on November 30, 2022.

AYES: (11): Mirtha Becerra, John Contos, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Jesse Ramos, Amber Sherrill, Sandra Vasecka, Bryan von Lossberg, and Heidi West

ABSENT: (1): Stacie Anderson

Vote results: Approved (11 to 0)

3.4 Resolution to Authorize Submission of Community Development Block Grant Coronavirus (CDBG-CV) Applications

Montana James and Tracy Pohndorf showed a presentation on this grant. If submitting more than one application, they must be prioritized and we are seeking Council's input on this.

Julie Merritt - Why is it important that Veteran's have a place where there is a single occupancy for them?

Jill Bonny with the Poverello Center - This came from the VA after COVID for safety reasons. We feel this will keep us competitive with VA programs.

Julie Merritt - This helps with those suffering from PTSD correct?

Jill Bonny - Yes. It is hard for those suffering from PTSD to even be in a single occupancy room in a congregate shelter, so this is helpful.

Bryan von Lossberg - How will this supplement the funding you already have? What is envisioned in the proposal for the park area around the bridge?

Jill Bonny - This will help us bring the rooms up to VA safety code and ADA compliant.

Donna Gauckler - Showed a picture of the plan for the Downtown Lyon's Park and discussed plans for the area.

Amber Sherrill - I agree that the prioritization on this will be difficult, so I am interested in hearing public comment on this. What is the City's responsibility post-award?

Montana James - The City is the recipient and then we would subcontract with the contractor doing the work (other than Parks and Rec) and then we would be responsible for providing the documentation on the project, process payments, data collection, compliance, etc.

Heidi West - Do you know how many other cities will be submitting for these funds?

Montana James - We don't really have a sense of this. Missoula County is also an eligible applicant. We are also scoping out the layers of Federal requirements.

Julie Merritt - Is this to set a public hearing or to make a motion today?

Montana James - Motion should be to set the public hearing.

Julie Merritt made the motion to set the public hearing on these applications and this resolution.

Jordan Hess - Does the grant process require a resolution in addition to the public hearing.

Montana James - Is that correct?

Public comment was called for and there was none.

The motion is to set the public hearing for the grant submissions.

Bryan von Lossberg - For public input and for Council input, it would be really helpful to know what gap this additional funding will close where there is other funding.

Will go onto the consent agenda.

NOTE - Motion was changed after the committee meeting to reflect a public hearing is required. The motion was changed from "Adopt/Deny a Resolution to Authorize Submission of CDBG-CV Applications" to "Set a public hearing to adopt/deny a Resolution of Authorize Submission of CDBG-CV Applications."



Moved by: Julie Merritt

Set a public hearing to adopt/deny a Resolution to Authorize Submission of CDBG-CV Applications.

AYES: (11): Mirtha Becerra, John Contos, Heather Harp, Jordan Hess, Gwen Jones, Julie Merritt, Jesse Ramos, Amber Sherrill, Sandra Vasecka, Bryan von Lossberg, and Heidi West

ABSENT: (1): Stacie Anderson

Vote results: Approved (11 to 0)

3.5 Resolution Setting Policy for the Missoula Redevelopment Agency

Gwen Jones - Made some background comments. We thought it would be prudent to take a look at this, having the history of how projects have come together and our community. From the research, we have learned more about tax increment financing as a tool. It is used in 49 states. It is used differently in different jurisdictions. It is very flexible that can be used in different ways in different places. When not working well, it has been changed. We have a very successful program in Missoula.

Bryan von Lossberg - Thanks for the efforts in getting us to this point. It is the product of much work over many years. Dale will discuss the main points of this resolution he will be discussing.

Jordan Hess - The high points have been covered. This is the best tool we have in investing in our community.

Dale Bickell - Presented specifics on the resolution. A presentation was shared. Please refer to attached presentation for specifics.

Jesse Ramos - Offered suggestion on wording of resolution, which Gwen Jones asked him to email to the sponsors of the resolution.

Amber Sherrill - Thank you for bringing this forward, as it has involved a lot of work. What happens if property values were to decrease significantly?

Dale Bickell - We will need to look at individual scenarios, which we will be doing next week.

Heather Harp - This is a very thoughtful resolution. Our issues are focused around housing, infrastructure and childcare. We need to restructure things before we lose the

support for TIF financing. Respectfully, how many people who were invited to give input on this, particularly those who have strong feelings about TIF?

Gwen Jones - In my 6 years on Council, I have had many discussions with people who have specific feelings about TIF. I have brought all of these discussion points into consideration when working on this project.

Bryan von Lossberg - I would have to say it has been very similar in my case. I have tried to understand both the criticism and the critics, as well as the advocates. This wasn't a formal process, but I have had much interaction through the years, from both sides, regarding this subject.

Jordan Hess - As for the wording in the resolution, "Intent" vs. "Shall." Intent recognizes the strong will of the City to do as it proposes. It gives us flexibility to change course if necessary. I think this is a good choice for a word. I appreciate the concern around that. I would like to make the motion to set the public hearing.

Gwen Jones - I do think the wording "intent" vs. "shall" does need more thought. Please send us the email, Jesse.

Council members posed questions on some of the specifics of the resolution.

Public comment called for and there was none.

This to be moved onto consent agenda.

Discussion/Minutes from the September 15, 2021 Meeting.

Gwen Jones - There was a gap in information from last week that I wanted to discuss to make. When I say "childcare", I mean infrastructure investments such as streets, sidewalk, sewer, and work such as we have done in the Food Bank. This was not to mean we would be building facilities for childcare. Missoula has childcare issues.

Jesse Ramos - I want to clarify that I understand what TIF funds can be used for and just wanted to clarify the underlying issue.

Heather Harp - Is this just a supplement to the strategic plan done in 2019?

Dale Bickell - Yes. This plan is a 3-year planning process, as we are looking at it from a longer view. We want to include the community's priorities with our priorities.

Julie Merritt - I apologize I was not able to be here last week, due to a conflict I could not avoid. Under Section 1 Part A, could it be re-worded as a positive statement, rather than a negative statement? If we say that our priorities are affordable housing, infrastructure and childcare, does that preclude us from being able to fund other items, such as the façade improvement monies available?

Ellen Buchanan - If there is a cap on the monies we can spend with TIF, then prioritization becomes much more difficult and there are many big-ticket items.

Gwen Jones - Many of us would like to do everything, but there are only so many funds available.

Jesse Ramos - If there is a cap, it means that the monies will be going to the schools, the county, etc. It doesn't disappear, it goes back to other taxing jurisdictions to use toward their projects.

Heidi West - I think having the MRA does make resources more accessible to smaller organizations/individuals where they don't feel involved in the larger projects like affordable housing, etc. It is important to me that we have availability to all.

Dale Bickell - Gave a presentation showing the updates council members asked for last week and what we see coming in the future. See presentation for details and discussion of information therein.

Karl Englund from the Missoula Redevelopment Board and gave his inputs/thoughts from the Board. Our Board ensures that the MRA funds are spent wisely and administered within the City's plans/policies. The Council makes the most important decisions in this process. We operate in accordance with the law. We administer the program with cooperation of the City and concentrate on keeping our eye on the prize of benefitting the public. I would ask that we continue to work together in this process.

Public Comment called for.

Grant Kier offered comment. I appreciate the challenge the City is under and realize you are trying to strike a balance. I want to echo what Karl said. We are really in unprecedented times and uncharted waters and we need the tools to steer our community in the right way. This is one of our best tools. One of the things that hold growth back is workforce. That is affected by housing and childcare. We want this to continue to be an appropriate use of this tool.

Gwen Jones - Public Hearing opening on Monday and this will be kept in Committee. We will continue to work on this project.

Moved by: Jordan Hess

Set a public hearing on September 20, 2021 on a resolution of the Missoula City Council setting Missoula Redevelopment Agency policy.

Vote results: Approved

4. **ADJOURNMENT**

Meeting adjourned at 12:22 p.m.