



MEMORANDUM

TO: MRA Board of Commissioners

FROM: Ellen Buchanan, Director *EB*

DATE: March 11, 2022

SUBJECT: Director's Report

Front/Main Conversion

- HDR and City staff continue to fine tune the details of the plans, particularly how the intersections will be modified to make the streets more pedestrian friendly. There is the typical competition between parking, bicycle facilities and street trees that we are working through, primarily on the east end of the project where the distance between curbs is narrow and more constrained. HDR is continuing to develop the construction documents while we are working through these specific details.

Scott Street/Ravara Redevelopment

- WGM Group has been released to finalize the design of the streets and utilities and is working toward a late summer, early fall completion. This will allow construction of the utilities to be completed prior to next winter. The street construction will occur after the portion of the building construction which would impact new streets and sidewalks has concluded. Construction prices continue to be a challenge for the permanently affordable housing. Ravara, the City's Housing Office, the Mayor's Office and the MRA are working on identifying creative approaches.
- There is a minor rezoning needed in order to achieve the heights necessary to achieve the desired density for the multi-family buildings. Since the City still owns all of the property, the City will need to be the applicant for the zoning change. MRA will likely handle that just as we did on the Subdivision Exemption Application.

Communications Plan

- The “What Is Tax Increment Financing” graphic has been extremely well received. We have gotten unsolicited compliments from our co-workers, private businesspeople, neighborhood representatives and citizens in general. It really does tell the story in an effective and straightforward way.
- The Communications Specialist position has been posted for several weeks. Preliminary screening begins on 3/14. Hopefully we have a good candidate pool.

As always, if you have questions or want information on any other projects not covered here, please contact me at buchanane@ci.missoula.mt.us or 552-6156.