



## MEMORANDUM

**TO:** MRA Board

**FROM:** Annie Gorski, Deputy Director

**DATE:** April 18, 2022

**SUBJECT:** North Reserve-Scott Street Urban Renewal District Plan Amendment – Adding Property at 3721 Grant Creek Rd.

**Board action is to consider recommending the City Council adopt: “*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 Diversified Plastics, Inc.**

### **Background**

Diversified Plastics, Inc. is located at 3721 Grant Creek Road. The property owner, Diversified Real Estate, LLC, owns three parcels at this address that were annexed into the City in December 2021. Diversified Real Estate, LLC requested that the property be included in the North Reserve-Scott Street Urban Renewal District (NRSS URD District) to access Tax Increment Financing (TIF) to support future business expansion and related public infrastructure improvements. A similar boundary amendment was approved in 2015, adding the Consumer Direct and Bretz RV properties into the NRSS District. MRA Board action is needed to initiate the amendment process.

### **Alignment with City Growth Policies and the NRSS District Plan**

Chapter 5 of the NRSS District Plan states, “The City Council may modify and amend the Plan, including modifications and amendments to designate and approve certain urban renewal projects, by enacting an ordinance providing for and setting forth the modification and amendment.” Expansion of the NRSS District boundary is consistent with several goals and strategies in the City’s Growth Policy and the NRSS District Plan, including

- Goal 1, Capital Projects: Support the inclusion of newly annexed properties into the North Reserve-Scott Street Urban Renewal District.
- Chapter 3, Economy Goals and Objectives: Develop infrastructure to accommodate present development and plan infrastructure to meet the needs of anticipated growth.
- Goal 4, Capital Projects: Improve key transportation corridors, both visually and physically.

- Goal 5, Capital Projects: Support rehabilitation of commercial and industrial properties to increase employment and expansion of mixed-use opportunities.

Proposed NRSS URD Plan amendment schedule:

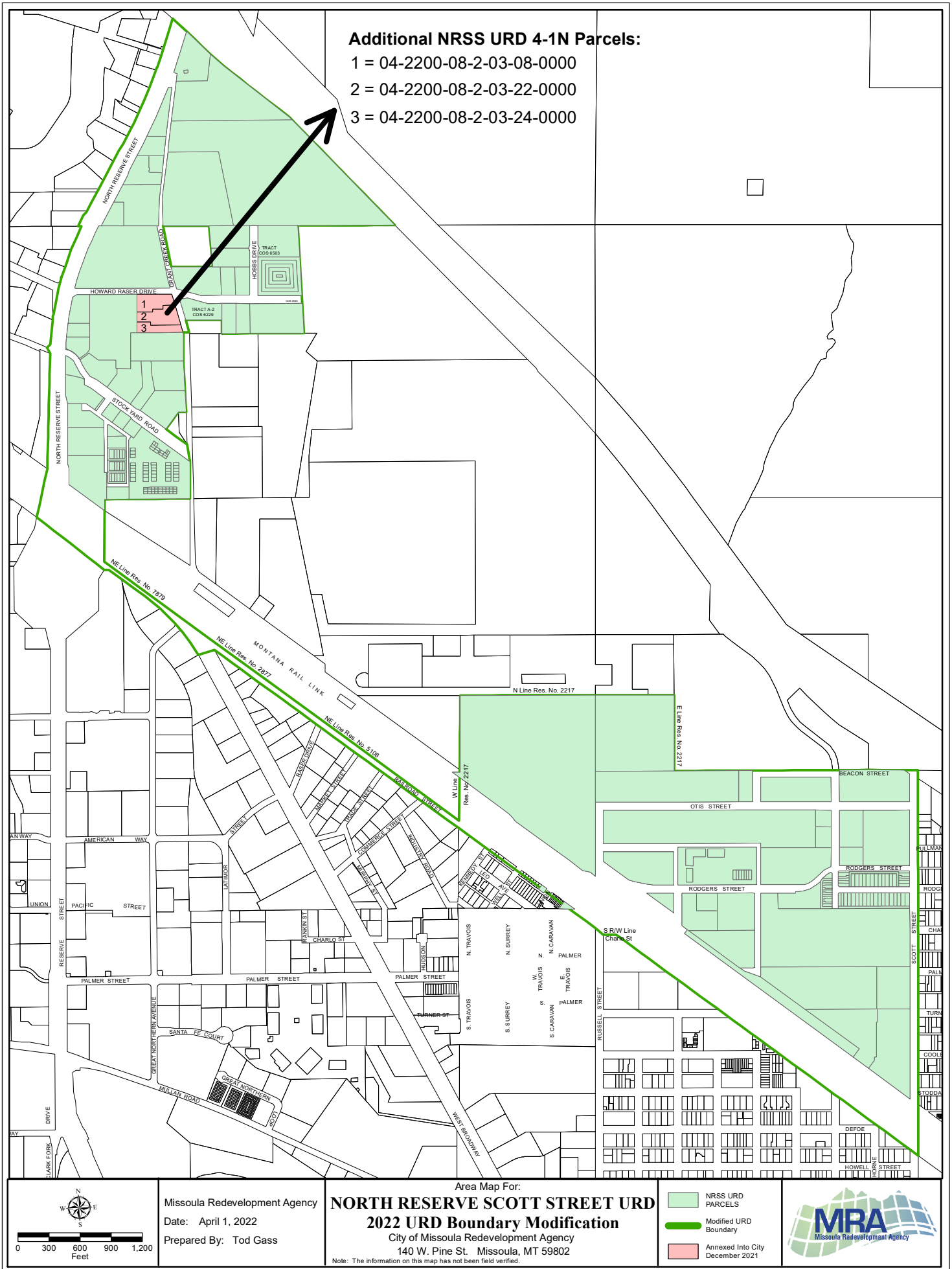
- April 21: MRA Board direct staff to initiate the NRSS District Plan amendment process
- April 22: Send initial notification to Montana Department of Revenue (MDOR) regarding MRA's intent to modify, subject to City Council approval
- May 4: Refer to the Committee of the Whole
  - Recommended motion #1: *Adopt a resolution of intention to amend the North Reserve-Scott Street Urban Renewal Plan, for the North Reserve-Scott Street Urban Renewal District, to include additional property in the District; and calling for a public hearing on May 23, 2022.*
  - Recommended motion #2: *First reading and preliminary adoption of an Ordinance amending the North Reserve-Scott Street Urban Renewal Plan to include additional property in the District.*
- May 9: Council action – Adopt a Resolution of Intent and preliminarily adopt the Ordinance
- May 9- 22: Notice of public hearing
  - Legal advertisement will run May 15 and May 22
  - Mailing to the property owners in the District, notifying them of the amendment and upcoming hearing
  - Certified mailing to the taxing jurisdictions (County, County School District, Mountain Line, State of Montana, and Hellgate Elementary)
- May 23: Council public hearing – Consider approving the Ordinance and the amendment to the NRSS Plan
- June 22: Effective date of Ordinance
- June 23: Submit final package of materials to MDOR

**Attachments:**

**Attachment 1 – NRSS District Boundary Amendment Map**

### Additional NRSS URD 4-1N Parcels:

- 1 = 04-2200-08-2-03-08-0000
- 2 = 04-2200-08-2-03-22-0000
- 3 = 04-2200-08-2-03-24-0000



Missoula Redevelopment Agency  
Date: April 1, 2022  
Prepared By: Tod Gass

Area Map For:  
**NORTH RESERVE SCOTT STREET URD**  
**2022 URD Boundary Modification**  
City of Missoula Redevelopment Agency  
140 W. Pine St. Missoula, MT 59802  
Note: The information on this map has not been field verified.

- NRSS URD PARCELS
- Modified URD Boundary
- Annexed Into City December 2021

