



**City of Missoula, Montana  
City Council Committee Agenda Item**

**Committee:** Committee of the Whole

**Item:** North Reserve - Scott Street Urban Renewal District Boundary Amendment

**Date:** May 4, 2022

**Sponsor(s):** Missoula Redevelopment Agency

**Prepared by:** Annie Gorski

**Ward(s) Affected:**

<input type="checkbox"/> Ward 1	<input type="checkbox"/> Ward 4
<input checked="" type="checkbox"/> Ward 2	<input type="checkbox"/> Ward 5
<input type="checkbox"/> Ward 3	<input type="checkbox"/> Ward 6
<input type="checkbox"/> All Wards	<input type="checkbox"/> N/A

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**Action Required:**

A motion to adopt the resolution and set a public hearing for May 23, 2022.

**Recommended Motion(s):**

I move the City Council: 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. 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.

**Timeline:**

Committee discussion:	May 4, 2022
Council action (or sets hearing):	May 9, 2022
Public Hearing (if required):	May 23, 2022
Final Consideration	May 23, 2022
Deadline:	<a href="#">Click or tap here to enter text.</a>

**Background and Alternatives Explored:**

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. 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."

**Financial Implications:**

There are no known General Fund expenses associated with adding this property to the Urban Renewal District. Diversified Plastics expects to expand their current building footprint and build a

new building, which will add property tax value. If this boundary amendment is approved a portion of the property taxes will flow to the North Reserve-Scott Street Urban Renewal District to be invested back into public improvements in the District. After closure of the District, these property taxes will be dispersed to the taxing jurisdictions, including to the City's General Fund.

**Links to external websites: none**

**Attachments:**

- **MRA Board Memorandum**
- **Draft Resolution of Intention**