

**Missoula City Council Housing, Redevelopment, and Community Programs Committee Minutes -
DRAFT**

**May 11, 2022
1:35 PM
ZOOM Webinar**

Members present: Stacie Anderson, Mirtha Becerra, Daniel Carlino, Jordan Hess, Gwen Jones, Kristen Jordan, Mike Nugent, Jennifer Savage, Amber Sherrill, Sandra Vasecka

Members absent: John P. Contos, Heidi West

1. ADMINISTRATIVE BUSINESS

The meeting was called to order 1:35 p.m.

1.1 Roll Call

Rhea Sanders called the roll.

1.2 Approval of the Minutes

There were no minutes to approve. This was the first meeting of the Housing, Redevelopment, and Community Programs Committee.

2. PUBLIC COMMENT

There was no public comment.

3. COMMITTEE BUSINESS

3.1 Referral - Scott Street Property Update by Goodworks

Informational Only

The committee chair, Mike Nugent introduced the item regarding the Scott Street Property. Kiah Hochstetler, a representative from Goodworks, presented on the Ravara Development. The committee discussed the solar ready options and cost. Mr. Hochstetler gave information on advantages of cost during construction versus cost post construction to make units solar ready. The committee discussed parking options presented. Mr. Hochstetler gave information on parking concepts being considered for the project. There were additional questions from committee regarding lease payments. Mr. Hochstetler conferred a simple payment structure where the condo association will pay the North Missoula Community Development Corporation (NMCDC).

Stacy Anderson joined the meeting at 1:48

3.2 Letter of Intent to Sell Land to Mountain Line

John Adams, Strategic Projects Administrator for the City of Missoula, presented background information on the Mountain Line request to purchase land. This would allow them to apply for funding to construct a new operational headquarters. The overall intent would be to acquire both private and the city land for the project. Additional information is available on eScribe.

Collin Woodrow, projects and planning specialist for Mountain Line, presented on the Mountain Line Facilities Master Plan. He outlined the project need, funding, community benefits and the necessity to accommodate for the expanding services/fleet. Mr. Woodrow reiterated the need for site control to apply for the Federal Transit Authority (FTA) Grant. The application deadline is at the end of this month.

Mr. Adams outlined the Letter of Intent Purchase Agreement. He discussed the sale of 3.6 acres, to Mountain Line, at fair market value. This would allow them several cycles to obtain FTA funding. He highlighted key items in the purchase agreement including

- Public process of design
- Neighborhood input
- Shared parking
- Future residential development
- Increased need for transit services in the area
- Right-of-way

The committee questioned the plan for the current Mountain Line location, their electric fleet, infrastructure demands, and air quality. Mr. Woodrow informed the committee the current site would be sold. He elaborated on the current and future electric fleet and the new facilities design to address air quality. Council asked for clarification on the financial aspects of the purchase. Mr. Adams outlined city ordinances that dictate where the allocation of the purchase funds. Council circled back discussing the possibility of the city having priority in purchasing the current property. Jeremy Keene, Public Works Director, addressed the Public Works location and infrastructure planning for this area. Ellen Buchannan, Missoula Redevelopment Agency Director, elaborated on the traffic plan for the area. Mr. Woodrow elaborated on the long-term plan for the line and the wi-fi service on the busses. The committee discussed the positive aspects of this transaction including longevity, expansion of services, advance housing goals and development in the area to assist with traffic connections and concerns.

Moved by: Gwen Jones

Approve and authorize the mayor to sign a Letter of Intent to sell approximately 3.7 acres of land north of Rodgers Street to the Missoula Urban Transportation District (Mountain Line).

AYES: (10): Stacie Anderson, Mirtha Becerra, Daniel Carlino, Jordan Hess, Gwen Jones, Kristen Jordan, Mike Nugent, Jennifer Savage, Amber Sherrill, and Sandra Vasecka

ABSENT: (2): John P. Contos, and Heidi West

Vote results: Approved (10 to 0)

3.3 Scott Street Redevelopment Project Infrastructure Reimbursement Resolution

Ellen Buchanan, Director of the Missoula Redevelopment Agency gave background on the Scott Street Infrastructure Reimbursement Resolution. She outlined the standard procedure and purpose of a reimbursement resolution. Please refer to the webinar on escribe for details.

Moved by: Jordan Hess

Adopt the Resolution Relating to the Financing of Certain Infrastructure Costs in Connection with a Redevelopment Project, Establishing Compliance with Reimbursement Bond Regulations Under the Internal Revenue Code

AYES: (10): Stacie Anderson, Mirtha Becerra, Daniel Carlino, Jordan Hess, Gwen Jones, Kristen Jordan, Mike Nugent, Jennifer Savage, Amber Sherrill, and Sandra Vasecka

ABSENT: (2): John P. Contos, and Heidi West

Vote results: Approved (10 to 0)

3.4 Referral - Funding Recommendations for 2022 Unified Application- AHTF, CDBG, HOME

Aubrey Godbey, Affordable Housing Trust Fund Program Coordinator with the Community Planning, Development and Innovation (CPDI) department, presented on funding recommendations for the 2022 Unified Application. She gave background on the purpose, funding sources, amounts, application timeline, and funds allocated. Emily Harris-Shears, Housing Policy Specialist, also with the CPDI department presented details on the funding requests, process of selection and recommendations. Karen Gasvoda, Senior Grants Administrator with the CPDI department, presented on the allocation of funds as well as anticipated project outcomes and recommended a motion.

Public comment:

Karissa Trujillo, representative of Homeword, addressed the need for affordable housing in the area and the benefits of these funds.

Heather McMilin, also a representative of Homeword, touched upon the Trinity Project and the successful use of those funds.

Bob Oaks, with North-Missoula Community Development Corporation, expressed appreciation for the support and funding of their projects.

Moved by: Mirtha Becerra

Set a public hearing on Monday, May 23, 2022, to consider a Resolution granting approval of the City of Missoula Unified Application Round Year 2022, awarding Affordable Housing Trust Fund (AHTF), HOME Investment Partnerships Program (HOME), and Community Development Block Grant (CDBG) funds to certain organizations, directing staff to negotiate contracts and agreements, and authorizing the Mayor to sign the contracts and agreements with said organizations.

AYES: (10): Stacie Anderson, Mirtha Becerra, Daniel Carlino, Jordan Hess, Gwen Jones, Kristen Jordan, Mike Nugent, Jennifer Savage, Amber Sherrill, and Sandra Vasecka

ABSENT: (2): John P. Contos, and Heidi West

Vote results: Approved (10 to 0)

3.5 Substantial Amendment to the CDBG and HOME Program Year 2021 Action Plan

Karen Gasvoda, Senior Grants Administrator with the Community Planning, Development and Innovation (CPDI) department presented an amendment to year 2021 CDBG and HOME /ARP Annual Action Plan. She conferred that no contracts were signed, and no funds given. Ms. Gasvoda elaborated on the policy that requires a public hearing for significant change in funding or projects and outlined those changes.

Council questioned where the excess funds came from, and Ms. Gasvoda informed them of the funding source, American Rescue Funds Plan.

Public comment:

Heather McMilin, of Homeword, elaborated on the funding source.

Ms. Gasvoda continued to the next part of the presentation on the HOME-ARP Allocation Plan, who the funds can help in the community, what they can fund and timeline. Kendra Lisum, Associate Grants Administrator with the CPDI department, provided a gap and needs analysis as well as additional housing data. The Allocation Plan can be found on EngageMissoula.com as well as the city website.

There was no additional discussion.

Moved by: Stacie Anderson

Set a public hearing for Monday, May 23, 2022, to review the City of Missoula Program Year 2021 Annual Action Plan Substantial Amendment and HOME-ARP Allocation Plan.

AYES: (10): Stacie Anderson, Mirtha Becerra, Daniel Carlino, Jordan Hess, Gwen Jones, Kristen Jordan, Mike Nugent, Jennifer Savage, Amber Sherrill, and Sandra Vasecka

ABSENT: (2): John P. Contos, and Heidi West

Vote results: Approved (10 to 0)

4. ADJOURNMENT

The meeting was adjourned at 3:30 pm.