

**DRAFT - Missoula City Council Committee of the Whole Minutes**

**May 4, 2022  
1:15 PM  
ZOOM Webinar**

**Members present:** Mirtha Becerra, Daniel Carlino, John P. Contos, Jordan Hess, Gwen Jones, Mike Nugent, Jennifer Savage, Amber Sherrill, Sandra Vasecka, Heidi West

**Members absent:** Stacie Anderson, Kristen Jordan

**1. ADMINISTRATIVE BUSINESS**

**1.2 Approval of the Minutes**

No minutes to approve.

None

**2. PUBLIC COMMENT**

Public comment called for. No hands raised.

**3. COMMITTEE BUSINESS**

**3.1 Urban Renewal District II 9 Year Strategic Exit Plan**

Information only item re the URD II 9 Year Strategic Exit Plan adopted by the MRA Board at the March 17 board meeting.

Gwen Jones - MRA has been working on this for quite a while. When a URD is created, a whole plan is created, even though it is over a long period of time. This exit plan articulates what from the original plan should be focused on during the exit process.

Karl Englund, Ellen Buchanan and Jilayne Dunn from the MRA attended and spoke to the presentation. Please see the recording of the meeting for the presentation/discussion.

Various questions were posed by the Council members, please see the recording for detailed specifics.

Gwen - Could you speak to how this affects climate change?

Ellen - All of these contribute to climate change, but it seemed redundant to include that as "a letter" on the chart. Climate change permeates all of these.

Gwen - The Sawmill District is now being developed, but it wasn't just a field, it was a Brownfield property, so MRA did a lot of work on this to get it ready.

Karl - Everything was wrong with that property. The title was bad, the access was bad, there was cleanup necessary, to name a few. Brownfield loans, grants helped in the development and in return, we received Silvers Park.

Mike Nugent - How will the bonding be paid for if there is not enough revenue?

Ellen - There are different 'buckets' of finances available, some of which may be paid for with cash. We know the larger projects will need to be bonded. It is how you are allocating the revenues coming into the districts. We have had the financial advisors run everything through to determine how much we can bond.

Mike - Can you speak to Workforce Housing the Legislature approved?

Ellen - We are trying to determine how TIF funds can be used for Workforce Housing. We are trying to determine our abilities for use in accordance with State Law and the desires of the City Council. At this point, we have received no guidance.

Amber Sherrill/Karl - Discussed bonding and the end of the district in relation to the bonds.

Mirtha Becerra - Question regarding Sleepy Inn.

Ellen - We really don't know what will happen with this property.

Mirtha - I would encourage us to think of the West Broadway plan and what the community would like for that site and try to implement the goals of that plan. I would like us to have enough funds to have that project move along.

Ellen - There is a great deal of flexibility in these numbers. These numbers also do not take into consideration that the tax numbers are increasing through the years.

Daniel Carlino - Is it possible to require some affordable units in the URD districts?

Karl - It would involve a policy change. We would love to be involved when discussions about affordability occur.

Public comment called for and there was none.

### **3.2 North Reserve - Scott Street Urban Renewal District Boundary Amendment**

Annie Gorski showed her information via a presentation. Please refer to the presentation/recording for specific information and details.

Heidi West - Made the motion.

Sandra Vasecka - We are only taking in Diversified Plastics, who want to join the district, correct?

Yes.

Public Comment called for and there was none.

Onto consent agenda.

**Moved by:** Heidi West

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.

AYES: (10): Mirtha Becerra, Daniel Carlino, John Contos, Jordan Hess, Gwen Jones, Mike Nugent, Jennifer Savage, Amber Sherrill, Sandra Vasecka, and Heidi West

ABSENT: (2): Stacie Anderson, and Kristen Jordan

**Vote results: Approved (10 to 0)**

**4. ADJOURNMENT**

Meeting adjourned at 2:23.