



MEMORANDUM

TO: MRA Board of Commissioners

FROM: Tod Gass, Project Manager

DATE: June 13, 2022

A handwritten signature in blue ink, appearing to read "Tod Gass", is placed next to the date.

SUBJECT: MRA FY23 Capital Improvement Projects (CIP) – Request for Approval

The MRA FY23 CIP includes five items for the FY2023 Budget. The CIP includes projects from the recently Board approved URD II 9-Year Strategic Exit Plan. The proposed CIP includes items related to the creation of an URD III Water Network Program – similar to the URD II Water Network program created by the Board in FY22, installing trail lights along the Bitterroot Trail from McCormick Park to the S. Reserve Pedestrian Bridge, converting the MRL McCormick Park rail bridge to bicycle and pedestrian uses, and construction of public infrastructure related to the Ravara Development in the NRSS URD. No TIF funds are being approved by the Board at this time - Board approval of the CIP items creates a place-holder in the FY23 Budget for these infrastructure projects. As CIP projects are further developed, they will be presented to the MRA Board as specific TIF requests.

URD III Water Network Program

The CIP includes an item for an URD III Water Network Program which is a new redevelopment program proposed by the Staff to build out the City water distribution system in URD III – similar to the URD II Water Network program the Board created last year. As is the case in URD II, several areas of URD III are also deficient in City water delivery infrastructure. The lack of water mains can act as an impediment to an area reaching full redevelopment potential as Developers are not able to achieve adequate water flows for fire suppression that meet modern day national fire codes in addition to simply not having access to City water for new development. Fortunately, URD III has matured to a level where it generates adequate tax increment to support such a program aimed at building out the City water delivery system over time - similar to the MRA Sidewalk Programs. Under the proposed URD III Water Network Program, MRA would budget \$500,000 per year over the next 6 years to build-out of the City water distribution network. The establishment of such a program is a reasonable and responsible approach for MRA to address the water main deficiencies in URD III and will leave a legacy of MRA removing impediments to redevelopment in the district beyond the sunset of URD III. Where possible, MRA will administer the Program to augment or expand Missoula Water's planned water main extensions and also seek Federal and State infrastructure assistance to enhance the impact of the TIF investment. Staff will continue to work with Missoula Water to refine the parameters of the Program and later bring a TIF request to the Board to implement Phase 1 of the program.

URD II Bitterroot Trail Lighting

This is an infrastructure project for MRA to begin implementing the lighting of the Bitterroot Trail. The Bitterroot Trail traverses both URD II & URD III and lighting of the trail has long been desired and anticipated by the City and MRA. Without assistance from the Urban Renewal Districts, it is unlikely the trail will be lit in the foreseeable future. When combined with the URD III Bitterroot Trail Lighting CIP item, and the trail lighting installed as part of the Bitterroot Trail Pine Street Project in 2020 the Bitterroot Trail will be lit from the northern terminus at Toole Avenue in URD II to the S. Reserve Pedestrian Bridge in URD III. The trail segment from S. 3rd St. W. to 14th Street, which is the gap between the two URD's, will be included in the URD III Bitterroot Trail Lighting CIP. This infrastructure connection between the URD's then benefits both URD II and URD III by enhancing public safety along the entire length of the trail. Upon approval by the MRA Board of Commissioners, the URD II Bitterroot Trail lighting CIP item will be funded with URD II Tax Increment Funds. The potential cost estimate is \$624,000 and is based off previous trail lighting costs and estimates.

URD III Bitterroot Trail Lighting

This is an MRA infrastructure project for lighting the URD III section of the Bitterroot Trail and the gap between URD III and URD II. When combined with the URD II Bitterroot Trail Lighting CIP item above and the trail lighting installed as part of the Bitterroot Trail Pine Street Project the Bitterroot Trail will be lit from the northern terminus at Toole Avenue downtown to the S. Reserve Street Pedestrian Bridge in URD III. The trail segment from S. 3rd St. W. to 14th Street will be part of this CIP item and this infrastructure connection between the URD's benefits both URD II and URD III by enhancing public safety along the entire length of the trail. Upon approval by the MRA Board of Commissioners, the URD III Bitterroot Trail lighting CIP item will be funded with URD III Tax Increment Funds. The potential cost estimate is \$1,848,000 and is based off previous trail lighting costs and estimates.

URD II Bitterroot Trail MRL Bridge

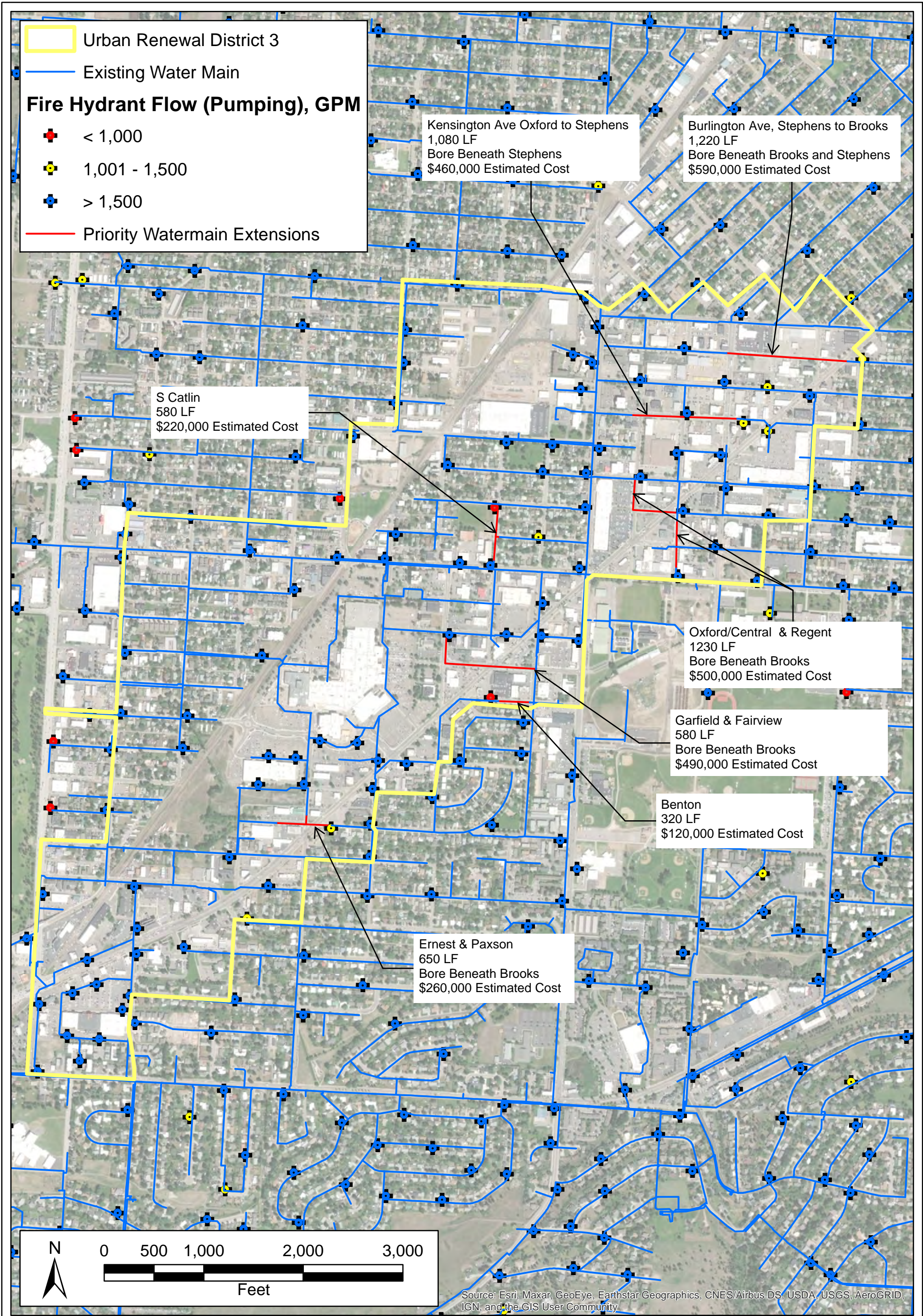
At the March 17, 2022 MRA Board meeting, the MRA Board approved the 9-Year Strategic Exit Plan for the Sunset of URD II. One of the priority projects in the plan is the conversion of the MRL Rail Bridge at McCormick Park to bicycle and pedestrian uses. The converted bridge will connect the Bitterroot Trail from the Milwaukee Trail intersection north across Broadway to the Bitterroot Trail Pine Street Project completed in 2020. The City of Missoula has received permission from MRL, the owner of the bridge, to investigate the conversion of the railroad bridge into a pedestrian bridge that will carry the Bitterroot Trail across the Clark Fork River - such a connection is recommended in the Downtown Missoula Master Plan as a needed non-motorized connection to the parks and trail system south of the river.

MRA intends to contract with a Consultant to study the feasibility of converting the railroad bridge into non-motorized uses. The Consultant will be required to develop the bridge design to a conceptual level sufficient to provide a probable cost of construction to convert the use of the bridge. If the conversion of the bridge is deemed feasible, MRA will proceed on a path in conjunction with MRL and the appropriate Federal, State, and Local agencies to complete the work roughly estimated at a cost of \$3.5M. Upon approval by the MRA Board of Commissioners, the project will be funded with URD II Tax Increment Funds.

NRSS URD Scott Street Infrastructure

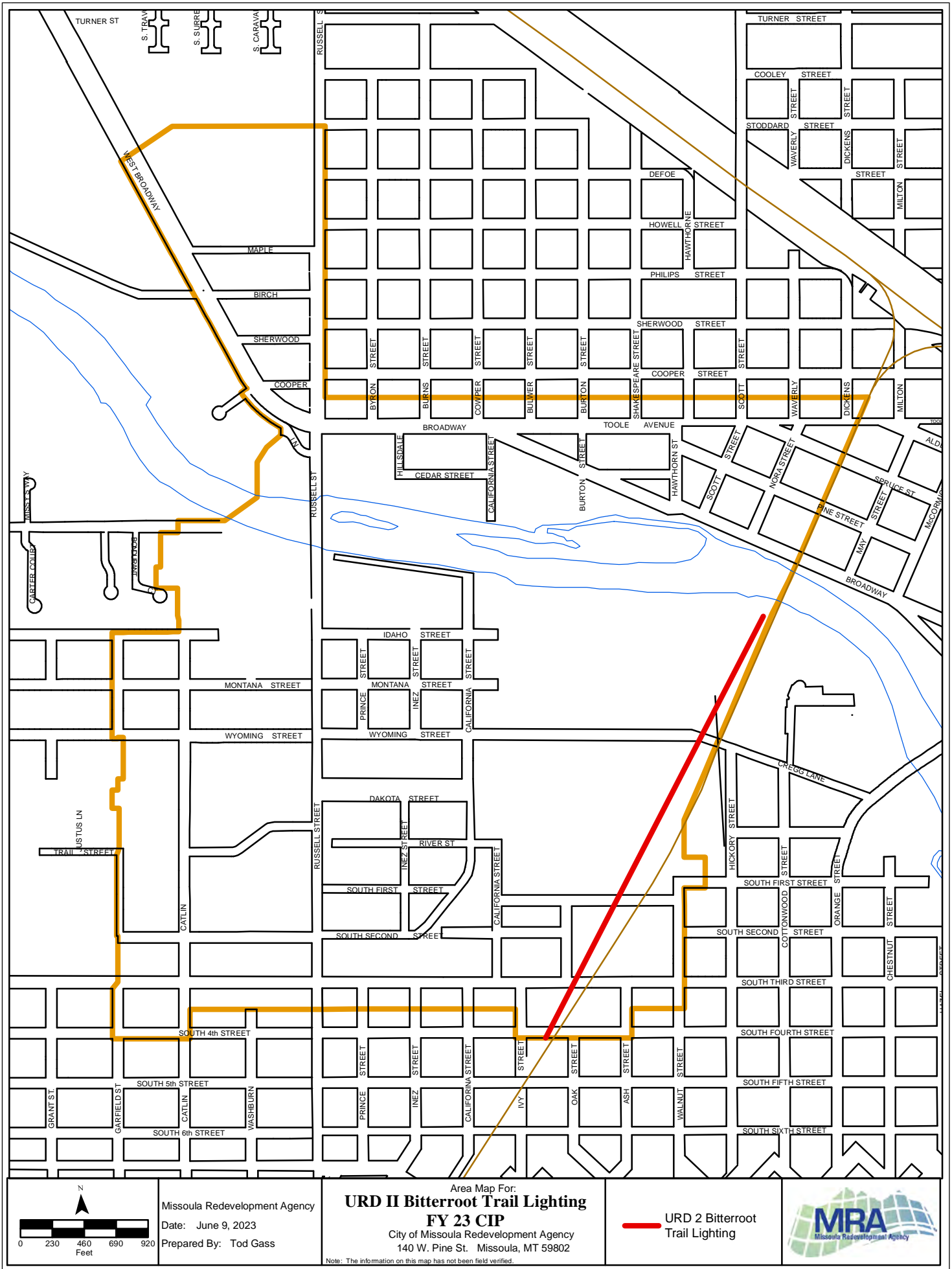
In January 2022, the MRA Board approved the funding for design and engineering of the streets and utilities in the 9 acres comprising the Ravara Development Project in the NRSS URD. This CIP item involves construction of the public infrastructure necessary to support the Ravara Development and future redevelopment in the NRSS URD and includes infrastructure related to improving Charlo, Palmer, and Shakespeare Streets and the water and sewer utilities within these streets. Design and engineering of these public improvements is currently underway. Construction is roughly estimated at \$3.5M and Staff anticipates bringing a TIF request to the Board when financing for the improvements is in place.

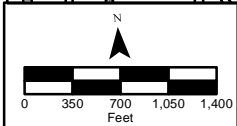
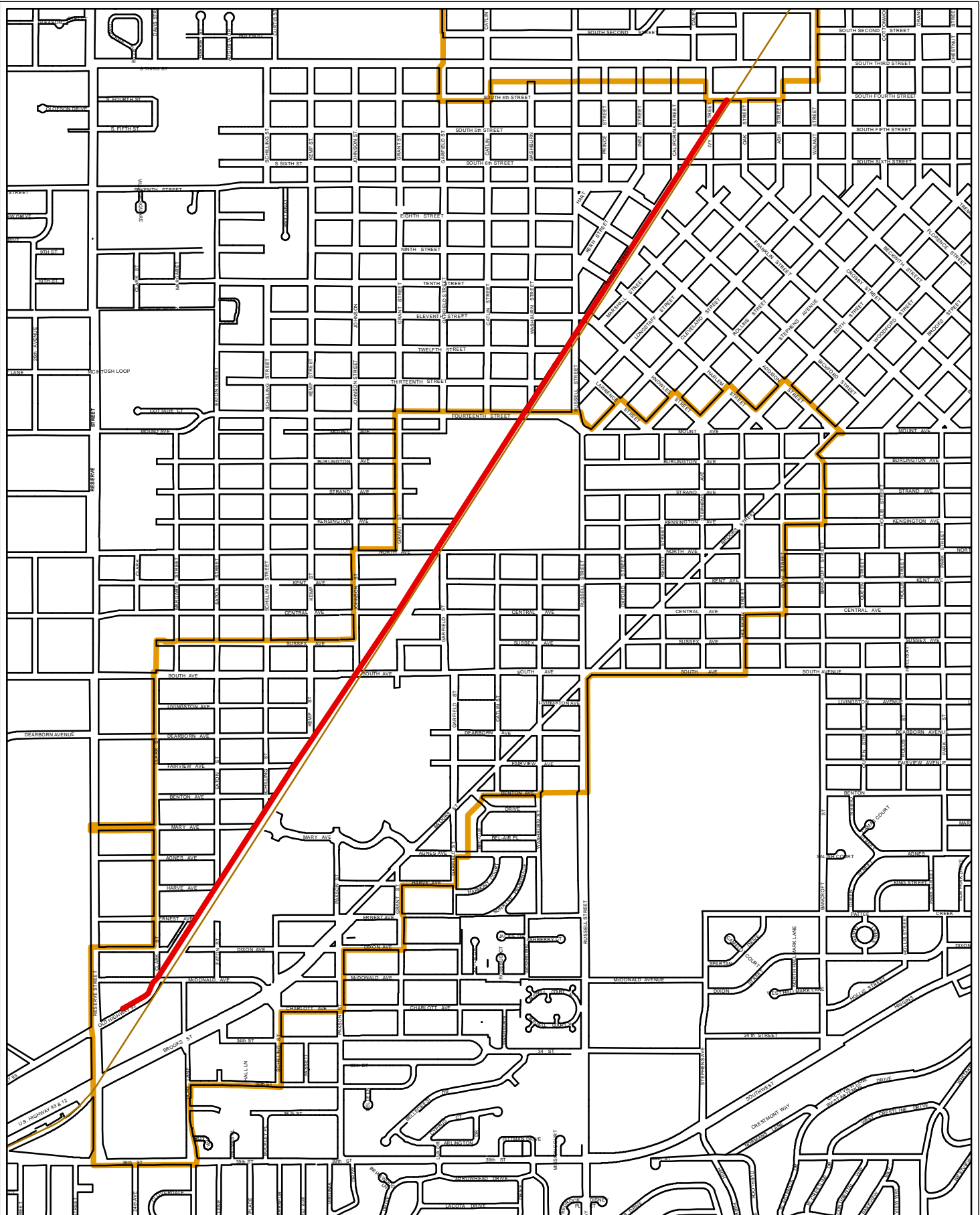
STAFF RECOMMENDATION: Staff recommends the Board move to approve the MRA FY23 CIP items for inclusion in the MRA FY23 budget and recommend the City Council approve the CIP items for inclusion in the FY 23 City Budget.



Urban Renewal District 3


Potential Water Main Extensions and Improvements



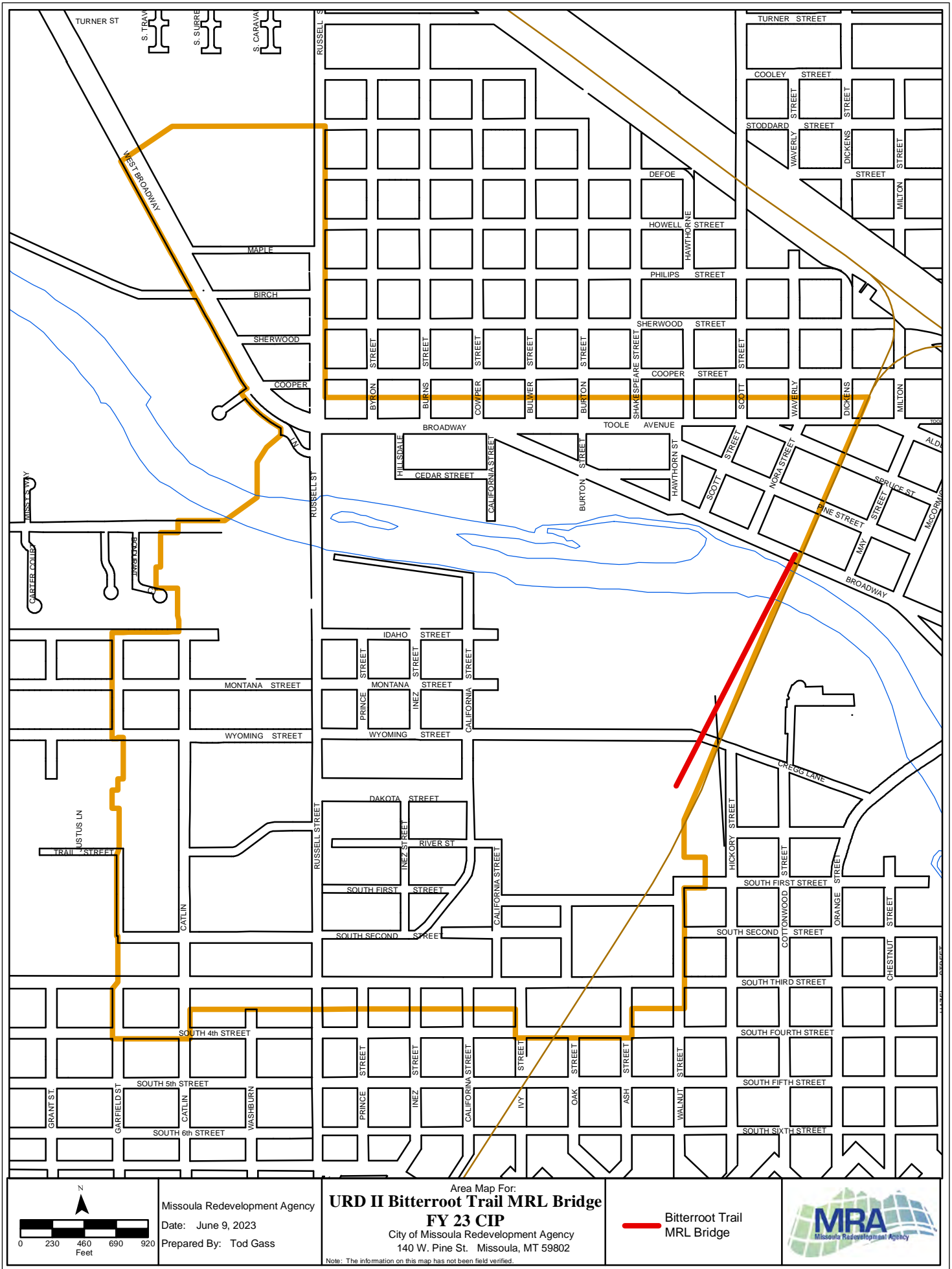


Missoula Redevelopment Agency
 Date: June 9, 2023
 Prepared By: Tod Gass

Area Map For:
URD III Bitterroot Trail Lighting
FY 23 CIP
 City of Missoula Redevelopment Agency
 140 W. Pine St. Missoula, MT 59802
 Note: The information on this map has not been field verified.

 URD 3 Bitterroot Trail Lighting





SHAKESPEARE ST

SCOTT ST

Building #C
12 Townhome
Units

tie into existing 8"

Building #B
12 Townhome
Units

CHARLO ST

tie into existing 10"

Building #D
9 Townhome
Units

Building #A
9 Live / Work
Units

Building #E
9 Condo Units

Building #H
9 Condo Units

Building #F
9 Condo Units

Building #G
9 Condo Units

tie into existing 12"

8" Sewer Main
Extension

12" Water Main
Extension

10" Sewer Main
Extension

Building #M
57 Units

Building #J
45 Units
5500 sf child
care

Building #I
24 Units
18,040 sf comm

Building #L
61 Units

Building #K
61 Units

future extension

tie into existing 12"

future extension

PALMER ST

tie into existing 10"