



MEMORANDUM

TO: MRA Board of Commissioners

FROM: Ellen Buchanan, Director *EB*

DATE: September 8, 2022

SUBJECT: 2022 URD II Bonds – 2006 Bond Refinancing & Bridge Apartment Acquisition Reimbursement

The City of Missoula purchased the Bridge Apartments, located at 1205 W. Broadway, from the Western Montana Mental Health Center (WMMH) in order to prevent the loss of 20 units of affordable housing which was and is currently serving low-income individuals with disabilities. On August 2nd, 2021, the City entered into a contingent buy/sell agreement with WMMH. It was the City's goal to find a purchaser for the property who would commit to preserving the affordability of the apartments long term. This was with the understanding that the property would likely need to be sold for less than the purchase price in order to cash flow. The City requested that the MRA fund the \$2,195,000 purchase price with the proceeds of a sale being returned to URD II. The MRA Board approved the request at the September 2021 Board meeting with the understanding that URD II did not have the capacity to fund the purchase with cash and that it would ultimately be necessary to issue TIF revenue bonds. The buy/sell did not allow enough time to issue bonds prior to the closing date; consequently, the City agreed to cash flow the purchase until bonds could be issued. The City has not been successful in selling the property to date. MRA reimbursed the City for the purchase price in late June just prior to the end of FY22, depleting URD II cash. Staff is now requesting that the MRA recommend that the City Council approve the issuance of bonds to replenish URD II funds in order to carry out the adopted 9 Year Strategic Exit Plan.

In anticipation of selling bonds in URD II, staff had the City's financial advisors, Baker Tilly, analyze our outstanding debt in that district to determine if it made sense to refinance any of the earlier bonds. The recommendation was that the City should refinance the 2006 URD II bonds that were sold to purchase the Idaho Timber lease on the Old Sawmill District property. We can get more favorable rates and save over \$40,000 a year in debt service. The 2006 bonds were sold publicly which triggered a requirement that we maintain a debt service reserve on those and subsequent URD II bonds issued on parity with the 2006 bond. These new bond issues will be a private placement with First Security Bank, the holder of other privately placed bonds in URD II. The bank has not required a debt service reserve for any of the other TIF bonds placed with them and is waiving that requirement for these new bonds and the 2013 bond that was used to construct Silver Park, Wyoming Street and the

railroad trestle over Cregg Lane. That bond is held by First Security and was issued on parity with the 2006 bond. This will free up \$674,645 that is currently required for the reserve and increase the available funding to be used for projects as we move toward closing out URD II in 2031.

With respect to the status of the Bridge Apartments, the only response to the RFP that the City issued for management and purchase of the property was from Blue Line Development and their proposal did not include an immediate purchase. The City has entered into a Memorandum of Agreement with Blue Line for property management and an exclusive five-year Development Option. The City will retain ownership during the term of the Development Option and if the condition of receiving Low Income Housing Tax Credits is met, the property will be purchased from the City and the proceeds returned to URD II. At this time, there is no way of determining what a purchase price might be or if the housing tax credits can be obtained due to the competitive nature of that program.

This financing will require that we issue two bonds with one being tax exempt and one taxable. The refinancing of the 2006 bonds will be a tax exempt issue. The taxable bonds will allow the sale of the Bridge Apartments property to a private entity like Blue Line Development. These bonds will be as follows: \$1,583,470.53 Tax Increment Urban Renewal Revenue Refunding Bond (Urban Renewal District II), Series 2022A (Urban Renewal District II) - Current Refunding of Series 2006 and \$2,231,535.90 Tax Increment Urban Renewal Revenue Bond (Urban Renewal District II), Taxable Series 2022B – Bridge apartments. As is our typical practice, we have included the Cost of Issuance in the bond totals. The terms of the bonds are both for 9 years and the respective interest rates are 3.5% for the Series 2022A and 4.5% for Series 2022B with a 1.25 additional bonds test required. You will see on the attached debt service coverage analysis that URD II exceeds the coverage requirement by a significant margin. Baker Tilly has advised us that these are competitive interest rates and requirements in today's market.

In addition to the coverage analysis, I have attached a copy of the bond structure prepared by Baker Tilly for each issue. Please feel free to contact me at 406 552-6156 or buchanane@ci.missoula.mt.us if you have any questions prior to the Board meeting.

Recommendation: Staff recommends that the MRA Board forward a recommendation to the City Council that they approve the sale of Series 2022A and Series 2022B Tax Increment Urban Renewal Revenue Bonds to First Security Bank through approval of the required Bond Resolution and direct staff to make the referral to City Council for consideration.

\$1,583,470.53

City of Missoula, Montana

Tax Increment Urban Renewal Revenue Refunding Bond, Series 2022A
(Urban Renewal District II)

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\$1,583,470.53

City of Missoula, Montana

Tax Increment Urban Renewal Revenue Refunding Bond, Series 2022A
(Urban Renewal District II)

Sources & Uses

Dated 10/18/2022 | Delivered 10/18/2022

Sources Of Funds

Par Amount of Bonds	\$1,583,470.53
Transfers from Prior Issue DSR Funds	249,768.76
Total Sources	\$1,833,239.29

Uses Of Funds

Deposit to Current Refunding Fund	1,803,950.16
Costs of Issuance	29,289.13
Total Uses	\$1,833,239.29

\$1,583,470.53

City of Missoula, Montana

Tax Increment Urban Renewal Revenue Refunding Bond, Series 2022A
(Urban Renewal District II)

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
07/01/2031	Term 1 Coupon	3.500%	3.500%	1,583,470.53	100.000%	1,583,470.53
Total	-	-	-	\$1,583,470.53	-	\$1,583,470.53

Bid Information

Par Amount of Bonds	\$1,583,470.53
Gross Production	\$1,583,470.53
Bid (100.000000%)	1,583,470.53
Total Purchase Price	\$1,583,470.53
Bond Year Dollars	\$7,347.38
Average Life	4.640 Years
Average Coupon	3.4999998%
Net Interest Cost (NIC)	3.4999998%
True Interest Cost (TIC)	3.5008756%

\$1,583,470.53

City of Missoula, Montana

Tax Increment Urban Renewal Revenue Refunding Bond, Series 2022A
(Urban Renewal District II)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
07/01/2023	167,158.16	3.500%	37,356.14	204,514.30
07/01/2024	156,299.12	3.500%	48,215.18	204,514.30
07/01/2025	161,817.46	3.500%	42,696.84	204,514.30
07/01/2026	167,530.62	3.500%	36,983.68	204,514.30
07/01/2027	173,445.50	3.500%	31,068.80	204,514.30
07/01/2028	179,569.22	3.500%	24,945.08	204,514.30
07/01/2029	185,909.13	3.500%	18,605.17	204,514.30
07/01/2030	192,472.89	3.500%	12,041.41	204,514.30
07/01/2031	199,268.43	3.500%	5,245.92	204,514.35
Total	\$1,583,470.53	-	\$257,158.22	\$1,840,628.75

Yield Statistics

Bond Year Dollars	\$7,347.38
Average Life	4.640 Years
Average Coupon	3.4999998%
Net Interest Cost (NIC)	3.4999998%
True Interest Cost (TIC)	3.5008756%
Bond Yield for Arbitrage Purposes	3.5008756%
All Inclusive Cost (AIC)	3.9531708%

IRS Form 8038

Net Interest Cost	3.4999998%
Weighted Average Maturity	4.640 Years

\$1,583,470.53

City of Missoula, Montana

Tax Increment Urban Renewal Revenue Refunding Bond, Series 2022A
(Urban Renewal District II)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
10/18/2022	-	-	-	-	-
01/01/2023	91,018.91	3.500%	11,238.24	102,257.15	-
07/01/2023	76,139.25	3.500%	26,117.90	102,257.15	204,514.30
01/01/2024	77,471.68	3.500%	24,785.47	102,257.15	-
07/01/2024	78,827.44	3.500%	23,429.71	102,257.15	204,514.30
01/01/2025	80,206.92	3.500%	22,050.23	102,257.15	-
07/01/2025	81,610.54	3.500%	20,646.61	102,257.15	204,514.30
01/01/2026	83,038.72	3.500%	19,218.43	102,257.15	-
07/01/2026	84,491.90	3.500%	17,765.25	102,257.15	204,514.30
01/01/2027	85,970.51	3.500%	16,286.64	102,257.15	-
07/01/2027	87,474.99	3.500%	14,782.16	102,257.15	204,514.30
01/01/2028	89,005.81	3.500%	13,251.34	102,257.15	-
07/01/2028	90,563.41	3.500%	11,693.74	102,257.15	204,514.30
01/01/2029	92,148.27	3.500%	10,108.88	102,257.15	-
07/01/2029	93,760.86	3.500%	8,496.29	102,257.15	204,514.30
01/01/2030	95,401.68	3.500%	6,855.47	102,257.15	-
07/01/2030	97,071.21	3.500%	5,185.94	102,257.15	204,514.30
01/01/2031	98,769.95	3.500%	3,487.20	102,257.15	-
07/01/2031	100,498.48	3.500%	1,758.72	102,257.20	204,514.35
Total	\$1,583,470.53	-	\$257,158.22	\$1,840,628.75	-

Yield Statistics

Bond Year Dollars	\$7,347.38
Average Life	4.640 Years
Average Coupon	3.4999998%
Net Interest Cost (NIC)	3.4999998%
True Interest Cost (TIC)	3.5008756%
Bond Yield for Arbitrage Purposes	3.5008756%
All Inclusive Cost (AIC)	3.9531708%

IRS Form 8038

Net Interest Cost	3.4999998%
Weighted Average Maturity	4.640 Years

\$1,583,470.53

City of Missoula, Montana

Tax Increment Urban Renewal Revenue Refunding Bond, Series 2022A

(Urban Renewal District II)

Gross Debt Service Comparison

Date	Principal	Coupon	Interest	New D/S	Old D/S	Savings
07/01/2023	167,158.16	3.500%	37,356.14	204,514.30	246,681.26	42,166.96
07/01/2024	156,299.12	3.500%	48,215.18	204,514.30	248,481.26	43,966.96
07/01/2025	161,817.46	3.500%	42,696.84	204,514.30	249,768.76	45,254.46
07/01/2026	167,530.62	3.500%	36,983.68	204,514.30	245,543.76	41,029.46
07/01/2027	173,445.50	3.500%	31,068.80	204,514.30	246,062.50	41,548.20
07/01/2028	179,569.22	3.500%	24,945.08	204,514.30	246,800.00	42,285.70
07/01/2029	185,909.13	3.500%	18,605.17	204,514.30	247,062.50	42,548.20
07/01/2030	192,472.89	3.500%	12,041.41	204,514.30	246,850.00	42,335.70
07/01/2031	199,268.43	3.500%	5,245.92	204,514.35	246,162.50	41,648.15
Total	\$1,583,470.53	-	\$257,158.22	\$1,840,628.75	\$2,223,412.54	\$382,783.79

PV Analysis Summary (Gross to Gross)

Net FV Cashflow Savings	382,783.79
Gross PV Debt Service Savings	316,567.78
Transfers from Prior Issue DSR Fund	(249,768.76)
Net Present Value Benefit	\$66,799.02
Net Future Value Benefit	\$133,015.03
Net PV Benefit / \$1,770,000 Refunded Principal	3.774%
Net PV Benefit / \$1,900,038.31 PV Refunded Debt Service	3.516%
Average Annual Cash Flow Savings	42,531.53

Refunding Bond Information

Refunding Dated Date	10/18/2022
Refunding Delivery Date	10/18/2022

\$3,600,000

CITY OF MISSOULA, MONTANA

TAX INCREMENT URBAN RENEWAL REVENUE BONDS, SERIES 2006 (URD II)

Debt Service To Maturity And To Call

Date	Refunded Bonds	Refunded Interest	D/S To Call	Principal	Coupon	Interest	Refunded D/S	Fiscal Total
10/18/2022	-	-	-	-	-	-	-	-
11/22/2022	1,770,000.00	33,950.16	1,803,950.16	-	-	-	-	-
01/01/2023	-	-	-	-	-	43,340.63	43,340.63	-
07/01/2023	-	-	-	160,000.00	5.125%	43,340.63	203,340.63	246,681.26
01/01/2024	-	-	-	-	-	39,240.63	39,240.63	-
07/01/2024	-	-	-	170,000.00	5.125%	39,240.63	209,240.63	248,481.26
01/01/2025	-	-	-	-	-	34,884.38	34,884.38	-
07/01/2025	-	-	-	180,000.00	5.125%	34,884.38	214,884.38	249,768.76
01/01/2026	-	-	-	-	-	30,271.88	30,271.88	-
07/01/2026	-	-	-	185,000.00	5.125%	30,271.88	215,271.88	245,543.76
01/01/2027	-	-	-	-	-	25,531.25	25,531.25	-
07/01/2027	-	-	-	195,000.00	4.750%	25,531.25	220,531.25	246,062.50
01/01/2028	-	-	-	-	-	20,900.00	20,900.00	-
07/01/2028	-	-	-	205,000.00	4.750%	20,900.00	225,900.00	246,800.00
01/01/2029	-	-	-	-	-	16,031.25	16,031.25	-
07/01/2029	-	-	-	215,000.00	4.750%	16,031.25	231,031.25	247,062.50
01/01/2030	-	-	-	-	-	10,925.00	10,925.00	-
07/01/2030	-	-	-	225,000.00	4.750%	10,925.00	235,925.00	246,850.00
01/01/2031	-	-	-	-	-	5,581.25	5,581.25	-
07/01/2031	-	-	-	235,000.00	4.750%	5,581.25	240,581.25	246,162.50
Total	\$1,770,000.00	\$33,950.16	\$1,803,950.16	\$1,770,000.00	-	\$453,412.54	\$2,223,412.54	-

Yield Statistics

Base date for Avg. Life & Avg. Coupon Calculation	10/18/2022
Average Life	5.016 Years
Average Coupon	4.8164540%
Weighted Average Maturity (Par Basis)	5.016 Years
Weighted Average Maturity (Original Price Basis)	5.016 Years

Refunding Bond Information

Refunding Dated Date	10/18/2022
Refunding Delivery Date	10/18/2022

\$3,600,000

CITY OF MISSOULA, MONTANA

TAX INCREMENT URBAN RENEWAL REVENUE BONDS, SERIES 2006 (URD II)

Total Refunded Debt Service

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
01/01/2023	-	-	43,340.63	43,340.63	-
07/01/2023	160,000.00	5.125%	43,340.63	203,340.63	246,681.26
01/01/2024	-	-	39,240.63	39,240.63	-
07/01/2024	170,000.00	5.125%	39,240.63	209,240.63	248,481.26
01/01/2025	-	-	34,884.38	34,884.38	-
07/01/2025	180,000.00	5.125%	34,884.38	214,884.38	249,768.76
01/01/2026	-	-	30,271.88	30,271.88	-
07/01/2026	185,000.00	5.125%	30,271.88	215,271.88	245,543.76
01/01/2027	-	-	25,531.25	25,531.25	-
07/01/2027	195,000.00	4.750%	25,531.25	220,531.25	246,062.50
01/01/2028	-	-	20,900.00	20,900.00	-
07/01/2028	205,000.00	4.750%	20,900.00	225,900.00	246,800.00
01/01/2029	-	-	16,031.25	16,031.25	-
07/01/2029	215,000.00	4.750%	16,031.25	231,031.25	247,062.50
01/01/2030	-	-	10,925.00	10,925.00	-
07/01/2030	225,000.00	4.750%	10,925.00	235,925.00	246,850.00
01/01/2031	-	-	5,581.25	5,581.25	-
07/01/2031	235,000.00	4.750%	5,581.25	240,581.25	246,162.50
Total	\$1,770,000.00	-	\$453,412.54	\$2,223,412.54	-

Yield Statistics

Base date for Avg. Life & Avg. Coupon Calculation	10/18/2022
Average Life	5.016 Years
Average Coupon	4.8164540%
Weighted Average Maturity (Par Basis)	5.016 Years
Weighted Average Maturity (Original Price Basis)	5.016 Years

Refunding Bond Information

Refunding Dated Date	10/18/2022
Refunding Delivery Date	10/18/2022

\$1,583,470.53

City of Missoula, Montana

Tax Increment Urban Renewal Revenue Refunding Bond, Series 2022A
(Urban Renewal District II)

Detail Costs Of Issuance

Dated 10/18/2022 | Delivered 10/18/2022

COSTS OF ISSUANCE DETAIL

Municipal Advisor	\$7,500.00
Bond Counsel	\$11,621.78
Bank Counsel	\$1,500.00
Escrow Agent	\$750.00
Bank Origination	\$7,917.35
TOTAL	\$29,289.13

\$1,583,470.53

City of Missoula, Montana

Tax Increment Urban Renewal Revenue Refunding Bond, Series 2022A
(Urban Renewal District II)

Proof of Bond Yield @ 3.5008756%

Date	Cashflow	PV Factor	Present Value	Cumulative PV
10/18/2022	-	1.0000000x	-	-
01/01/2023	102,257.15	0.9929871x	101,540.03	101,540.03
07/01/2023	102,257.15	0.9759045x	99,793.22	201,333.25
01/01/2024	102,257.15	0.9591158x	98,076.45	299,409.70
07/01/2024	102,257.15	0.9426159x	96,389.21	395,798.91
01/01/2025	102,257.15	0.9263998x	94,731.01	490,529.92
07/01/2025	102,257.15	0.9104628x	93,101.33	583,631.24
01/01/2026	102,257.15	0.8947998x	91,499.68	675,130.93
07/01/2026	102,257.15	0.8794064x	89,925.59	765,056.52
01/01/2027	102,257.15	0.8642777x	88,378.58	853,435.09
07/01/2027	102,257.15	0.8494094x	86,858.18	940,293.27
01/01/2028	102,257.15	0.8347968x	85,363.94	1,025,657.21
07/01/2028	102,257.15	0.8204355x	83,895.40	1,109,552.61
01/01/2029	102,257.15	0.8063214x	82,452.13	1,192,004.74
07/01/2029	102,257.15	0.7924500x	81,033.68	1,273,038.42
01/01/2030	102,257.15	0.7788173x	79,639.64	1,352,678.06
07/01/2030	102,257.15	0.7654191x	78,269.58	1,430,947.64
01/01/2031	102,257.15	0.7522514x	76,923.09	1,507,870.73
07/01/2031	102,257.20	0.7393103x	75,599.80	1,583,470.53
Total	\$1,840,628.75	-	\$1,583,470.53	-

Derivation Of Target Amount

Par Amount of Bonds	\$1,583,470.53
Original Issue Proceeds	\$1,583,470.53

\$1,583,470.53

City of Missoula, Montana

Tax Increment Urban Renewal Revenue Refunding Bond, Series 2022A
(Urban Renewal District II)

Derivation Of Form 8038 Yield Statistics

Maturity	Issuance Value	Coupon	Price	Issuance Price	Exponent	Bond Years
01/01/2023	91,018.91	3.500%	100.000%	91,018.91	0.2027778x	18,456.61
07/01/2023	76,139.25	3.500%	100.000%	76,139.25	0.7027778x	53,508.97
01/01/2024	77,471.68	3.500%	100.000%	77,471.68	1.2027778x	93,181.22
07/01/2024	78,827.44	3.500%	100.000%	78,827.44	1.7027778x	134,225.61
01/01/2025	80,206.92	3.500%	100.000%	80,206.92	2.2027778x	176,678.02
07/01/2025	81,610.54	3.500%	100.000%	81,610.54	2.7027778x	220,575.15
01/01/2026	83,038.72	3.500%	100.000%	83,038.72	3.2027778x	265,954.57
07/01/2026	84,491.90	3.500%	100.000%	84,491.90	3.7027778x	312,854.73
01/01/2027	85,970.51	3.500%	100.000%	85,970.51	4.2027778x	361,314.95
07/01/2027	87,474.99	3.500%	100.000%	87,474.99	4.7027778x	411,375.44
01/01/2028	89,005.81	3.500%	100.000%	89,005.81	5.2027778x	463,077.45
07/01/2028	90,563.41	3.500%	100.000%	90,563.41	5.7027778x	516,463.00
01/01/2029	92,148.27	3.500%	100.000%	92,148.27	6.2027778x	571,575.24
07/01/2029	93,760.86	3.500%	100.000%	93,760.86	6.7027778x	628,458.21
01/01/2030	95,401.68	3.500%	100.000%	95,401.68	7.2027778x	687,157.10
07/01/2030	97,071.21	3.500%	100.000%	97,071.21	7.7027778x	747,717.96
01/01/2031	98,769.95	3.500%	100.000%	98,769.95	8.2027778x	810,187.95
07/01/2031	100,498.48	3.500%	100.000%	100,498.48	8.7027778x	874,615.94
Total	\$1,583,470.53	-	-	\$1,583,470.53	-	\$7,347,378.13

Description of Bonds

Final Maturity Date	7/01/2031
Issue price of entire issue	1,583,470.53
Stated Redemption at Maturity	1,583,470.53
Weighted Average Maturity = Bond Years/Issue Price	4.640 Years
Bond Yield for Arbitrage Purposes	3.5008756%

Uses of Proceeds of Issue

Proceeds used for accrued interest	-
Proceeds used for bond issuance costs (including underwriters' discount)	29,289.13
Proceeds used for credit enhancement	-
Proceeds allocated to reasonably required reserve or replacement fund	-

Description of Refunded Bonds

Proceeds used to currently refund prior issue	1,803,950.16
Proceeds used to advance refund prior issue	-
Remaining weighted average maturity of the bonds to be currently refunded	5.016 Years
Remaining weighted average maturity of the bonds to be advance refunded	-
Last date on which the refunded bonds will be called	11/22/2022

\$1,583,470.53

City of Missoula, Montana

Tax Increment Urban Renewal Revenue Refunding Bond, Series 2022A
(Urban Renewal District II)

Form 8038 Refunded Bonds

Date	Type of Bond	Coupon	FV Principal	Price	Issue Price	Exponent	Bond Years
2006 Bonds							
07/01/2023	Term 2 Coupon	5.125%	160,000.00	100.000%	160,000.00	0.7027778x	112,444.44
07/01/2024	Term 2 Coupon	5.125%	170,000.00	100.000%	170,000.00	1.7027778x	289,472.22
07/01/2025	Term 2 Coupon	5.125%	180,000.00	100.000%	180,000.00	2.7027778x	486,500.00
07/01/2026	Term 2 Coupon	5.125%	185,000.00	100.000%	185,000.00	3.7027778x	685,013.89
07/01/2027	Term 3 Coupon	4.750%	195,000.00	100.000%	195,000.00	4.7027778x	917,041.67
07/01/2028	Term 3 Coupon	4.750%	205,000.00	100.000%	205,000.00	5.7027778x	1,169,069.44
07/01/2029	Term 3 Coupon	4.750%	215,000.00	100.000%	215,000.00	6.7027778x	1,441,097.22
07/01/2030	Term 3 Coupon	4.750%	225,000.00	100.000%	225,000.00	7.7027778x	1,733,125.00
07/01/2031	Term 3 Coupon	4.750%	235,000.00	100.000%	235,000.00	8.7027778x	2,045,152.78
Subtotal		-	\$1,770,000.00	-	\$1,770,000.00	-	\$8,878,916.67
Total		-	\$1,770,000.00	-	\$1,770,000.00	-	\$8,878,916.67

\$1,583,470.53

City of Missoula, Montana

Tax Increment Urban Renewal Revenue Refunding Bond, Series 2022A
(Urban Renewal District II)

Disclosure

Baker Tilly Municipal Advisors, LLC is a registered municipal advisor and wholly-owned subsidiary of Baker Tilly US, LLP, an accounting firm. Baker Tilly US, LLP trading as Baker Tilly is a member of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. Copyright 2022 Baker Tilly Municipal Advisors, LLC

\$2,231,535.90

City of Missoula, Montana

Tax Increment Urban Renewal Revenue Bond, Taxable Series 2022B
(Urban Renewal District II)

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\$2,231,535.90

City of Missoula, Montana

Tax Increment Urban Renewal Revenue Bond, Taxable Series 2022B
(Urban Renewal District II)

Sources & Uses

Dated 10/18/2022 | Delivered 10/18/2022

Sources Of Funds

Par Amount of Bonds	\$2,231,535.90
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Total Sources	\$2,231,535.90
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Uses Of Funds

Deposit to Project Construction Fund	2,195,000.00
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Costs of Issuance	36,535.90
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Total Uses	\$2,231,535.90
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\$2,231,535.90

City of Missoula, Montana

Tax Increment Urban Renewal Revenue Bond, Taxable Series 2022B
(Urban Renewal District II)

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
07/01/2031	Term 1 Coupon	4.500%	4.500%	2,231,535.90	100.000%	2,231,535.90
Total	-	-	-	\$2,231,535.90	-	\$2,231,535.90

Bid Information

Par Amount of Bonds	\$2,231,535.90
Gross Production	\$2,231,535.90
Bid (100.000000%)	2,231,535.90
Total Purchase Price	\$2,231,535.90
Bond Year Dollars	\$10,470.22
Average Life	4.692 Years
Average Coupon	4.5000000%
Net Interest Cost (NIC)	4.5000000%
True Interest Cost (TIC)	4.5014710%

\$2,231,535.90

City of Missoula, Montana

Tax Increment Urban Renewal Revenue Bond, Taxable Series 2022B
(Urban Renewal District II)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
07/01/2023	232,647.40	4.500%	67,652.12	300,299.52
07/01/2024	212,715.97	4.500%	87,583.55	300,299.52
07/01/2025	222,395.88	4.500%	77,903.64	300,299.52
07/01/2026	232,516.28	4.500%	67,783.24	300,299.52
07/01/2027	243,097.22	4.500%	57,202.30	300,299.52
07/01/2028	254,159.67	4.500%	46,139.85	300,299.52
07/01/2029	265,725.52	4.500%	34,574.00	300,299.52
07/01/2030	277,817.69	4.500%	22,481.83	300,299.52
07/01/2031	290,460.27	4.500%	9,839.39	300,299.66
Total	\$2,231,535.90	-	\$471,159.92	\$2,702,695.82

Yield Statistics

Bond Year Dollars	\$10,470.22
Average Life	4.692 Years
Average Coupon	4.5000000%
Net Interest Cost (NIC)	4.5000000%
True Interest Cost (TIC)	4.5014710%
Bond Yield for Arbitrage Purposes	4.5014710%
All Inclusive Cost (AIC)	4.9095258%

IRS Form 8038

Net Interest Cost	4.5000000%
Weighted Average Maturity	4.692 Years

\$2,231,535.90

City of Missoula, Montana

Tax Increment Urban Renewal Revenue Bond, Taxable Series 2022B
(Urban Renewal District II)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
10/18/2022	-	-	-	-	-
01/01/2023	129,786.99	4.500%	20,362.77	150,149.76	-
07/01/2023	102,860.41	4.500%	47,289.35	150,149.76	300,299.52
01/01/2024	105,174.77	4.500%	44,974.99	150,149.76	-
07/01/2024	107,541.20	4.500%	42,608.56	150,149.76	300,299.52
01/01/2025	109,960.88	4.500%	40,188.88	150,149.76	-
07/01/2025	112,435.00	4.500%	37,714.76	150,149.76	300,299.52
01/01/2026	114,964.79	4.500%	35,184.97	150,149.76	-
07/01/2026	117,551.49	4.500%	32,598.27	150,149.76	300,299.52
01/01/2027	120,196.40	4.500%	29,953.36	150,149.76	-
07/01/2027	122,900.82	4.500%	27,248.94	150,149.76	300,299.52
01/01/2028	125,666.09	4.500%	24,483.67	150,149.76	-
07/01/2028	128,493.58	4.500%	21,656.18	150,149.76	300,299.52
01/01/2029	131,384.68	4.500%	18,765.08	150,149.76	-
07/01/2029	134,340.84	4.500%	15,808.92	150,149.76	300,299.52
01/01/2030	137,363.51	4.500%	12,786.25	150,149.76	-
07/01/2030	140,454.18	4.500%	9,695.58	150,149.76	300,299.52
01/01/2031	143,614.40	4.500%	6,535.36	150,149.76	-
07/01/2031	146,845.87	4.500%	3,304.03	150,149.90	300,299.66
Total	\$2,231,535.90	-	\$471,159.92	\$2,702,695.82	-

Yield Statistics

Bond Year Dollars	\$10,470.22
Average Life	4.692 Years
Average Coupon	4.5000000%
Net Interest Cost (NIC)	4.5000000%
True Interest Cost (TIC)	4.5014710%
Bond Yield for Arbitrage Purposes	4.5014710%
All Inclusive Cost (AIC)	4.9095258%

IRS Form 8038

Net Interest Cost	4.5000000%
Weighted Average Maturity	4.692 Years

\$2,231,535.90

City of Missoula, Montana

Tax Increment Urban Renewal Revenue Bond, Taxable Series 2022B
(Urban Renewal District II)

Detail Costs Of Issuance

Dated 10/18/2022 | Delivered 10/18/2022

COSTS OF ISSUANCE DETAIL

Municipal Advisor	\$7,500.00
Bond Counsel	\$16,378.22
Bank Counsel	\$1,500.00
Bank Origination	\$11,157.68
TOTAL	\$36,535.90

\$2,231,535.90

City of Missoula, Montana

Tax Increment Urban Renewal Revenue Bond, Taxable Series 2022B
(Urban Renewal District II)

Disclosure

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As of: 09/12/2022

City of Missoula, Montana

Urban Renewal Tax Increment Revenue Bonds

Urban Renewal District II

Bonds Debt Service Coverage

Fiscal Year	TIF* Revenues	State Entitlement & Reimbursements	2013 Bonds Silver Park	2022A Bonds	Taxable 2022B	Total Bonds Debt Service	Remaining Revenue	Bonds Debt Coverage
2023	3,076,805.00	481,144.45	424,745.00	204,514.30	300,299.52	929,558.82	2,628,390.63	3.82757x
2024	3,076,805.00	481,144.45	425,476.00	204,514.30	300,299.52	930,289.82	2,627,659.63	3.82456x
2025	3,076,805.00	481,144.45	424,876.25	204,514.30	300,299.52	929,690.07	2,628,259.38	3.82703x
2026	3,076,805.00	481,144.45	424,961.50	204,514.30	300,299.52	929,775.32	2,628,174.13	3.82668x
2027	3,076,805.00	481,144.45	425,684.50	204,514.30	300,299.52	930,498.32	2,627,451.13	3.82370x
2028	3,076,805.00	481,144.45	425,029.50	204,514.30	300,299.52	929,843.32	2,628,106.13	3.82640x
2029	3,076,805.00	481,144.45	426,028.00	204,514.30	300,299.52	930,841.82	2,627,107.63	3.82229x
2030	3,076,805.00	481,144.45	425,617.00	204,514.30	300,299.52	930,430.82	2,627,518.63	3.82398x
2031	3,076,805.00	481,144.45	424,828.00	204,514.35	300,299.66	929,642.01	2,628,307.44	3.82723x
Total	\$27,691,245.00	\$4,330,300.05	\$3,827,245.75	\$1,840,628.75	\$2,702,695.82	\$8,370,570.32	\$23,650,974.73	

*FY2022 Revenues provided by the MRA net of Millsite, Intermountain, and Safeway Revenue

Note: "Bonds" holds the same meaning as in the Bond Resolution

Max FY Bonds Debt Service	\$930,841.82
FY2022 TIF Revenues & State Entitlements	\$3,557,949.45
Coverage	3.82229x