



MEMORANDUM

TO: MRA Board of Commissioners

FROM: Ellen Buchanan, Director *EB*

DATE: September 11, 2022

SUBJECT: Director's Report

Scott Street Area Redevelopment

- WGM is finalizing plans for the street and utility work which will be funded by MRA. The first piece of that will be excavation for streets and utilities and site preparation for both the CLT and private developments. We will likely bring you a request for funding next month.
- Ravara continues to work with the City on entitlement issues around zoning and parking requirements. These include a rezoning for the market rate project and a shared parking agreement between the City and the market rate project. They are also working with Development Services on open space allocation between the two phases. Architectural and engineering development for both the Community Land Trust and the market rate portions of the project are progressing to the point that some realistic pricing is on the horizon. This will allow us to assess ratios of housing types and price points for the CLT portion. City staff and Ravara continue working on a Purchase and Sale Agreement for the CLT land and the Shared Parking Agreement. Work on a Development Agreement will follow.

Midtown Master Plan

- ECONorthwest, the prime consultant to lead Midtown through the process of developing a Midtown Master Plan, will be in Missoula with their team the last week in September. The first public visioning workshop will be the evening of September 27 at the YMCA. During their stay, the team will be meeting with small discreet groups and stakeholders in an effort to receive broad input from the Midtown community.

Project Updates

- Sleepy Inn – The vandalism that the City was experiencing seems to have been deterred by the new fencing around the perimeter of the property. We are trying to remove the building as quickly as possible and were able to get a materials inventory done last week to identify hazardous materials that need to be abated prior to removal of the structure. The City's Brownfields Program Specialist has taken the lead on abatement and possibly removal and has been a tremendous help.
- MRL Trestle Project – We have begun working with HDR to develop a scope of work for this project. Staff met with HDR, MRL and other City departments to talk through the extent and details of this initial effort. The MRL engineers who were in attendance are conferring with their leadership about an acceptable scope. It is our goal to bring a professional services contract and a scope of services to you for consideration at the October Board meeting.

2023 State Legislative Session

- The City has engaged a lobbyist ,as we have done in the past. We are working with them as well as the Montana League of Cities and Towns to monitor bills and any other items that may impact our administration of TIF revenues. At this point, the main focus in Helena appears to be on the statewide housing crisis.

As always, if you have questions or want information on any other projects not covered here, please contact me at buchanane@ci.missoula.mt.us or 552-6156.