



MEMORANDUM

TO: MRA Board of Commissioners

FROM: Ellen Buchanan, Director *EB*

DATE: October 14, 2022

SUBJECT: Director's Report

Scott Street Area Redevelopment

- Funding approval for the first piece of the street and utility work, required soil removal, is on this Board agenda.
- Ravara continues to work with the City on entitlement issues around zoning and parking requirements.
- Architectural plans for the owner-occupied townhomes and condos has progressed to the point that construction pricing is occurring and we are starting to understand the relationship of construction cost to sales price for the income qualified workforce housing. 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

- The community visioning session with the EcoNorthwest team was very well attended and successful. The team had a number of stakeholder meetings with business and property owners, developers, and other appropriate groups while they were in Missoula. An online survey has been launched in an effort to receive further input around the future of Midtown. The survey can be accessed through the Missoula Midtown Association or the Engage Missoula portal on the City of Missoula webpage. Please feel free to direct interested people to help us shape how Midtown grows.

Project Updates

- MRL Trestle Project – Approval of a professional services agreement with HDR Engineering is on this month's Board agenda for your consideration. This initial

scope will provide a structural and feasibility analysis and subsequent design concepts if the project is deemed feasible.

- Payne/Library Block – The Missoula Economic Partnership, under their contract with the MRA, is working through identification of potential development partners and creation of the tools necessary to move the project forward. This will include robust public engagement that will be based around the recommendations included in *Missoula's Downtown Master Plan*. We anticipate that MEP will be available to update the Board on the work they are doing for us at the November Board meeting.

MRA Housing Policy

- Annie has been working on a set of recommendations that could lead to an adopted housing policy for MRA. She is doing quite a bit of research and has met with numerous stakeholders. She will brief the Board on this work at this meeting.

2023 State Legislative Session

- The Governor's Housing Task Force released a preliminary draft on 10/3/22 and can be found at the following link: <https://deq.mt.gov/files/About/Housing/HTF-36-10032022.pdf>. It was to have been presented to the Governor on 10/15 after receiving comments from the public.
- The Montana League of Cities and Towns held their annual conference on 10/5-10/7. A session devoted to the use of TIF was held on the afternoon of the 5th with a number of cities and towns participating. Not surprisingly, much of the discussion revolved around the redefining of workforce housing as infrastructure which occurred at the end of the last legislative session in 2021. Many cities are wrestling with how to define workforce housing and how to apply TIF funds. I was only able to attend on Wednesday, but Jil, Annette and Annie were there for other sessions and can brief you on the rest of the conference.

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.