



# MEMORANDUM

**TO:** MRA Board of Commissioners  
**FROM:** Jil Dunn, Business/Project Manager  
**DATE:** January 19, 2023  
**SUBJECT:** Financial Report – December 2022

**Action Requested:** No Action

**Current Fiscal Year:** July 1, 2022-June 30, 2023 (FY23) **Financial Report for:** December 2022

**How to read the reports:**

- **Budget column:** reflects the estimated budget numbers that were submitted to the City prior to its budget adoption on August 22, 2022.
- **Adjusted column:**
  - **Beginning Fund Balance:** this column reflects updated beginning fund balances for fiscal year 2023. These amounts will be finalized after the FY22 audit is complete.
  - **Revenue:** reflects updated tax increment revenue amounts for the current fiscal year using calendar year 2022 taxable values set by the Montana Department of Revenue (DOR) and final mill levies set by the taxing jurisdictions in each urban renewal district (URD).
- **Committed column:** reflects amount of money committed to debt service, administration or redevelopment projects through Board and/or City Council approval.
- **To Date & Remaining columns:** reflect the amount of revenue received or expenditure paid to date and the amount remaining.
- **Property Tax calculation:** the amount of property tax owed on a property is determined by the *certified taxable value* of a property multiplied by the *mills* levied by the taxing jurisdictions.
  - **Taxable Values:** The Montana Department of Revenue (DOR) determines the certified property values through an appraisal process done every two years on residential and commercial property. These values are provided to the taxing jurisdictions every year on the first Monday in August.
  - **Mill Levies** are set by the taxing jurisdictions where your property is located.

The seven taxing jurisdictions for City residents are:

1. City of Missoula
2. Missoula County
3. Countywide Schools
4. Missoula County Public Schools (MCPS) District #1 or Hellgate School District (URD II & North Reserve-Scott Street URD)
5. Missoula County High School District
6. State of Montana
7. Missoula Urban Transportation District (MUTD) – also known as Mountain Line

MRA receives only the incremental portion of the taxes paid by a property, which is the difference between the taxes paid by the property in an Urban Renewal District's (URD) base year and the

property taxes paid in the current year. The tax increment goes into a special fund for the URD to replenish funds already invested and to make further investments in the district through public-private partnerships or direct funding of public improvements. The Budget Status Reports list the districts' current projects and the assistance amount approved, expended to date, and remaining.

### ***This month's highlights:***

#### **Beginning Fund Balances**

- Beginning fund balances as of 7/1/22 have been adjusted, but not audited, for final closing entries from fiscal year 2022. Any updates will be made when the audit is complete.

#### **Revenues**

- MRA receives tax increment revenue when property taxes are paid. Real property taxes are collected by the County twice a year, in November and May. After collection, monies are disbursed to the appropriate taxing jurisdictions, special districts and MRA. The first tax increment transfer from the County to MRA has been received and are reflected on the reports.

#### **Debt Service Requirements**

- Most of MRA's debt is structured with January 1<sup>st</sup> and July 1<sup>st</sup> debt service payment dates.
- The budget reports now reflect those January 1 payments.

#### **Expenditures**

- Projects the Board approved last month have been added to the reports.
- Project expenditures are current through 12/31/22.
- Administrative expenses are paid from URD III as reflected.
- The other URDs reimburse URD III their pro rata shares of the administrative expenses at year-end; or when they have adequate capacity. Staff hours are tracked.

#### **Contingency or Unallocated Funds**

- Contingency or unallocated funds in each URD are highlighted in yellow.
- The tax appeals from DOR have not been received yet. They usually arrive in November or December. Tax appeals reduce the amount of contingency funds available.
- There are Notes Receivable for water main extensions or improvements in URD II, URD III and NRSS URD that adjust the Contingency funds available. These are noted in the bottom right corner of the applicable URD reports.
- Any cost savings on completed projects are added back into the contingency amount in the bottom right corner of the reports.

#### **Current / Upcoming**

- **Annual Audit of Financial Statements and Activities:** progress on our fiscal year ending June 30, 2022 audit is nearing completion. Anderson ZurMuehlen (AZ) is now Pinion and they are conducting the audit. The City of Missoula has filed another extension with the State of Montana through February 28, 2023.
- AZ has merged with Pinion. As a result of this merger, after conducting the audit of fiscal year 2023 financial statements, they will no longer be conducting governmental audits.

# MRA RIVERFRONT TRIANGLE URD

# FY23 Budget Status Report

As of: 12/31/22

Prepared: 1/18/23

FY23 COMMITTED column refers to projects approved under Director threshold or by the Board.

NOTES: using FY23 taxable values, FY23 mills, & adjusted beginning fund balance

## FUND BALANCE

	FY23 BUDGET	FY23 ADJUSTED	FY23 COMMITTED	FY23 TO DATE	FY23 REMAINING	Status
BEGINNING FUND BALANCE	\$ 370,017	\$ 504,245	\$ 504,245	\$ 504,245		

## REVENUES

Tax Increment	446,952	444,509	444,509	233,269	211,240	52%
State Reimbursements	16,378	16,378	16,378	8,189	8,189	50%
Other	-	-	-	-	-	
<b>TOTAL REVENUES</b>	<b>\$ 463,330</b>	<b>\$ 460,887</b>	<b>\$ 460,887</b>	<b>241,458</b>	<b>\$ 219,429</b>	52%
<b>TOTAL FUNDS AVAILABLE PRIOR TO DEBT SERVICE</b>	<b>\$ 833,347</b>	<b>\$ 965,132</b>	<b>\$ 965,132</b>	<b>\$ 745,703</b>	<b>\$ 219,429</b>	77%

## DEBT SERVICE REQUIREMENTS

Stockman Bank	\$ 94,391	\$ 94,391	\$ 94,391	\$ 26,485	\$ 67,906	
<b>TOTAL DEBT SERVICE</b>	<b>\$ 94,391</b>	<b>\$ 94,391</b>	<b>\$ 94,391</b>	<b>26,485</b>	<b>\$ 67,906</b>	28%
<b>TOTAL FUNDS AVAILABLE AFTER DEBT SERVICE</b>	<b>\$ 738,956</b>	<b>\$ 870,741</b>	<b>\$ 870,741</b>	<b>\$ 719,219</b>	<b>\$ 151,522</b>	

## EXPENDITURES

### Administrative Expenses:

Transfers to URD III	100,000	100,000	100,000	-	100,000	
<i>subtotal</i>	<i>\$ 100,000</i>	<i>\$ 100,000</i>	<i>\$ 100,000</i>	<i>\$ -</i>	<i>\$ 100,000</i>	NA

### Public-Private Partnership Projects (tax generating):

	-	-	-	-	-	
<i>subtotal</i>	<i>\$ -</i>	NA				

### Public Improvement Projects:

Front/Main Two-Way Conversion - Design & Engineering	-	109,045	109,045	60,831	48,214	56%
<i>subtotal</i>	<i>\$ -</i>	<i>\$ 109,045</i>	<i>\$ 109,045</i>	<i>60,831</i>	<i>\$ 48,214</i>	56%

<i>subtotal</i>	<i>\$ -</i>	NA				
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## TOTAL EXPENDITURES

<b>TOTAL EXPENDITURES</b>	<b>\$ 100,000</b>	<b>\$ 209,045</b>	<b>\$ 209,045</b>	<b>60,831</b>	<b>\$ 148,214</b>	29%
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## CONTINGENCY FUNDS

### Contingency Funds Available:

Acquisition of Property	-	-	-	-	-	
Public Works	638,956	661,696	661,696	-	661,696	
CRLP/CCP Assistance	-	-	-	-	-	
Relocation Assistance	-	-	-	-	-	
Planning & Management	-	-	-	-	-	
Clearing & Demolition	-	-	-	-	-	
<i>subtotal</i>	<i>\$ 638,956</i>	<i>\$ 661,696</i>	<i>\$ 661,696</i>	<i>\$ -</i>	<i>\$ 661,696</i>	NA

### Effect of Tax Appeals as of XX/XX/22

<b>Adjusted Contingency</b>			<b>\$ 661,696</b>			
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## BUDGET SUMMARY

	FY23 BUDGET	FY23 ADJUSTED	FY23 COMMITTED	FY23 TO DATE	FY23 REMAINING	
TOTAL FUNDS AVAILABLE (fund bal + rev - debt service)	\$ 738,956	\$ 870,741	\$ 870,741	\$ 719,219		
TOTAL EXPENDITURES	\$ 100,000	\$ 209,045	\$ 209,045	\$ 60,831	\$ 148,214	
TOTAL CONTINGENCY	\$ 638,956	\$ 661,696	\$ 661,696		\$ 661,696	
TOTAL BUDGETED BUT UNCOMMITTED	\$ -	\$ -	\$ -		\$ -	
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 738,956</b>	<b>\$ 870,741</b>	<b>\$ 870,741</b>	<b>\$ 60,831</b>	<b>\$ 809,910</b>	7%
CURRENT FUND BALANCE	\$ (0)	\$ -	\$ -	\$ 658,388		
CONTINGENCY REMAINING + PROJECT SAVINGS					\$ 661,696	

# MRA FRONT ST URD

# FY23 Budget Status Report As of: 12/31/22

Prepared: 1/17/22

FY23 COMMITTED column refers to projects approved under Director threshold or by the Board.

NOTES: using FY23 taxable values, FY23 mills & adjusted beginning fund balance

## FUND BALANCE

	FY23 BUDGET	FY23 ADJUSTED	FY23 COMMITTED	FY23 TO DATE	FY23 REMAINING	Status
<b>BEGINNING FUND BALANCE</b>	\$ 731,340	\$ 1,258,030	\$ 1,258,030	\$ 1,258,030		
<b>REVENUES</b>						
Tax Increment	1,603,272	1,802,722	1,802,722	1,022,375	780,347	57%
State Reimbursements	63,392	63,392	63,392	31,696	31,696	50%
<b>TOTAL REVENUES</b>	<b>\$ 1,666,664</b>	<b>\$ 1,866,114</b>	<b>\$ 1,866,114</b>	<b>1,054,071</b>	<b>\$ 812,043</b>	56%
<b>TOTAL FUNDS AVAILABLE - PRIOR TO DEBT SERVICE</b>	<b>\$ 2,398,004</b>	<b>\$ 3,124,144</b>	<b>\$ 3,124,144</b>	<b>\$ 2,312,101</b>	<b>\$ 812,043</b>	74%
<b>DEBT SERVICE REQUIREMENTS</b>						
Front Street Parking Structure (Park Place) Series 2014	204,910	203,140	203,140	161,455	41,685	
Front Street Parking Structure (Park Place) Series 2014 - PTI	-	63,711	63,711		63,711	
First Interstate Bank - Public Imp. - Refunding Series 2017A	90,958	90,958	90,958	29,613	61,346	
First Interstate Bank - Public Imp. - Refunding Series 2017B	19,601	19,601	19,601	5,434	14,167	
ROAM Public Parking Series 2017C	229,834	229,834	229,834	65,057	164,777	
The Mercantile - Public Imp. - Series 2019	240,554	240,554	240,554	67,495	173,059	
AC Hotel - Public Imp. - Series 2021	98,132	98,133	98,133	49,066	49,067	
<b>TOTAL DEBT SERVICE</b>	<b>\$ 883,989</b>	<b>\$ 945,931</b>	<b>\$ 945,931</b>	<b>378,120</b>	<b>\$ 567,811</b>	40%
<b>TOTAL FUNDS AVAILABLE - AFTER DEBT SERVICE</b>	<b>\$ 1,514,015</b>	<b>\$ 2,178,213</b>	<b>\$ 2,178,213</b>	<b>\$ 1,933,981</b>	<b>\$ 244,232</b>	
<b>EXPENDITURES</b>						
<b>Administrative Expenses:</b>						
Transfers to URD III	200,000	200,000	200,000	-	200,000	
subtotal	\$ 200,000	\$ 200,000	\$ 200,000	\$ -	\$ 200,000	NA
<b>Public-Private Partnership TIF Projects (tax generating):</b>						
Radius Gallery - 124 North Higgins Avenue (deconst./ROW improvements)	94,611	94,611	94,611	-	94,611	ongoing
Wren Hotel - 201 E Main St - \$587,212	587,212	587,212	587,212	-	587,212	ongoing
subtotal	\$ 681,823	\$ 681,823	\$ 681,823	\$ -	\$ 681,823	NA
<b>Public Improvement Projects:</b>						
Caras Park - Clark Fork ADA River Access & Riverbank Restoration	-	100,000	100,000	-	100,000	ongoing
Front/Main Two-Way Conversion - Design & Engineering	-	50,000	50,000	-	50,000	ongoing
MEP Professional Services for Redevelopment of City owned property	-	9,000	9,000	12,500	(3,500)	done
Missoula Public Library - \$500K total; \$75K remains, up to \$75k/yr	75,000	75,000	75,000	-	75,000	ongoing
Payne/Library Block - Redevelopment Plan	25,000	25,000	-	-	-	ongoing
subtotal	\$ 100,000	\$ 259,000	\$ 234,000	12,500	\$ 246,500	5%
<b>P-P Partnership Program Projects (tax generating):</b>						
	-	-	-	-	-	
subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	NA
	-	-	-	-	-	
subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	NA
<b>TOTAL EXPENDITURES</b>	<b>\$ 981,823</b>	<b>\$ 1,140,823</b>	<b>\$ 1,115,823</b>	<b>12,500</b>	<b>\$ 1,128,323</b>	1%
<b>CONTINGENCY FUNDS</b>						
<b>Contingency Funds Available:</b>						
Acquisition of Property	-	-	-	-	-	
Public Works	532,192	1,012,390	1,012,390	-	1,012,390	
CRLP/CCP Assistance	-	-	-	-	-	
Relocation Assistance	-	-	-	-	-	
Planning & Management	-	-	-	-	-	
Clearing & Demolition	-	-	-	-	-	
subtotal	\$ 532,192	\$ 1,012,390	\$ 1,012,390	\$ -	\$ 1,012,390	
<b>Effect of Tax Appeals as of XX/XX/22</b>			\$ -			
<b>Adjusted Contingency</b>			<b>\$ 1,012,390</b>			
<b>BUDGET SUMMARY</b>						
<b>TOTAL FUNDS AVAILABLE (fund bal + rev - debt service)</b>	<b>\$ 1,514,015</b>	<b>\$ 2,178,213</b>	<b>\$ 2,178,213</b>	<b>\$ 1,933,981</b>		
<b>TOTAL EXPENDITURES</b>	<b>\$ 981,823</b>	<b>\$ 1,140,823</b>	<b>\$ 1,115,823</b>	<b>\$ 12,500</b>	<b>\$ 1,103,323</b>	
<b>TOTAL CONTINGENCY</b>	<b>\$ 532,192</b>	<b>\$ 1,012,390</b>	<b>\$ 1,012,390</b>		<b>\$ 1,012,390</b>	
<b>TOTAL BUDGETED BUT UNCOMMITTED</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ 50,000</b>		<b>\$ 50,000</b>	
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 1,514,015</b>	<b>\$ 2,178,213</b>	<b>\$ 2,178,213</b>	<b>\$ 12,500</b>	<b>\$ 2,165,713</b>	1%
<b>CURRENT FUND BALANCE</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,921,481</b>		
<b>CONTINGENCY REMAINING + PROJECT SAVINGS</b>					<b>\$ 1,012,390</b>	

**MRA URD II**

**FY23 Budget Status Report As of: 12/31/22**

Prepared: 1/18/23

FY23 COMMITTED column refers to projects approved under Director threshold or by the Board.

NOTES: using adjusted beg. fund balance, FY23 taxable values & FY23 mills

**FUND BALANCE**

	<b>FY23 BUDGET</b>	<b>FY23 ADJUSTED</b>	<b>FY23 COMMITTED</b>	<b>FY23 TO DATE</b>	<b>FY23 REMAINING</b>	Status
<b>BEGINNING FUND BALANCE</b>	\$ 1,052,857	\$ 1,986,631	\$ 1,986,631	\$ 1,986,631		
<b>REVENUES</b>						
Tax Increment	3,904,903	4,055,634	4,055,634	2,045,251	2,010,383	50%
State Reimbursements	486,147	486,147	486,147	243,074	243,073	50%
Other	6,642	6,642	6,642		6,642	NA
Refunding of Series 2006 Bonds	-	5,089	5,089	5,089	0	100%
\$2,231,535.90 Series 2022B Bridge Apartments Reimb. Bond	-	2,195,000	2,195,000	-	2,195,000	NA
<b>TOTAL REVENUES</b>	<b>\$ 4,397,692</b>	<b>\$ 6,748,512</b>	<b>\$ 6,748,512</b>	<b>2,293,414</b>	<b>\$ 4,455,098</b>	34%
<b>TOTAL FUNDS AVAILABLE - PRIOR TO DEBT SERVICE</b>	<b>\$ 5,450,549</b>	<b>\$ 8,735,143</b>	<b>\$ 8,735,143</b>	<b>\$ 4,280,045</b>	<b>\$ 4,455,098</b>	49%
<b>DEBT SERVICE REQUIREMENTS</b>						
Old Sawmill District - Lease Buy Out - Series 2006	248,781	248,781	248,781	400	248,381	
Old Sawmill District - Soil Remediation - Brownfields RLF - Series 2006	162,002	162,002	162,002	81,001	81,001	
Safeway-St. Pats - Public Imp. - Series 2007	138,879	138,879	138,879	66,119	72,760	
Silver Park, Wyoming Street, MRL Trestle - Series 2013	425,445	425,445	425,445	212,133	213,313	
Intermountain Site - Public Imp. - Series 2013	146,601	146,601	146,601	73,682	72,919	
Old Sawmill District - Refinancing - Series 2022A	-	204,514	204,514	102,411	102,103	
Refunding of Series 2006 - Series 2022A - COI	-	29,289	29,289	121,533	(92,244)	
Bridge Apartments Reimbursement - Series 2022B	-	300,301	300,301	150,429	149,872	
<b>TOTAL DEBT SERVICE</b>	<b>\$ 1,121,708</b>	<b>\$ 1,655,812</b>	<b>\$ 1,655,812</b>	<b>807,707</b>	<b>\$ 848,105</b>	49%
<b>TOTAL FUNDS AVAILABLE - AFTER DEBT SERVICE</b>	<b>\$ 4,328,841</b>	<b>\$ 7,079,331</b>	<b>\$ 7,079,331</b>	<b>\$ 3,472,338</b>	<b>\$ 3,606,993</b>	49%

**EXPENDITURES**

**Administrative Expenses:**

Transfers to URD III	400,000	400,000	400,000	-	400,000	estimate
<b>subtotal</b>	<b>\$ 400,000</b>	<b>\$ 400,000</b>	<b>\$ 400,000</b>	<b>\$ -</b>	<b>\$ 400,000</b>	NA

**Public-Private Partnership Projects (tax generating):**

Batemen Duplex - 1417 1/2 South 2nd St West - Housing	10,680	10,680	10,680	-	10,680	ongoing
Bissinger Place - 903 South 1st St West - Housing	269,000	269,000	269,000	-	269,000	ongoing
Burton Street Apartments - 525 Burton Street - Housing	66,289	66,289	66,289	-	66,289	ongoing
Lainsbury Duplex - 1417 South 2nd St West - Housing	13,585	13,585	13,585	-	13,585	ongoing
<b>subtotal</b>	<b>\$ 359,554</b>	<b>\$ 359,554</b>	<b>\$ 359,554</b>	<b>\$ -</b>	<b>\$ 359,554</b>	NA

**Public Improvement Projects:**

\$2,231,536 Series 2022B Bridge Apartments Reimb. TIB - COI	-	36,536	36,536	23,878	12,658	ongoing
1359 West Broadway - City Property (Wooden Images bldg removal)	60,722	60,722	60,722	-	60,722	ongoing
Bitterroot Trail - Montana Rail Link Bridge - Feasibility Study	-	341,102	341,102	9,580	331,522	ongoing
Bitterroot Trail Lighting	624,000	624,000	-	-	624,000	pending
Burton Street (500 Block) - Improvements - Construction	178,000	104,990	104,990	68,229	36,761	ongoing
Burton Street (500 Block) - Improvements - Misc	-	5,000	5,000	5,000	-	done
Burton Street (5005 Block) - Improvements - Design, Engineering & Const. Admin	7,377	1,513	1,513	1,943	(430)	ongoing
Civic Stadium - Stage Feasibility Study	-	2,500	2,500	2,500	-	done
County Elections Complex - 140 North Russell	205,300	205,300	205,300	-	205,300	ongoing
Flynn-Lowney Ditch - Acquisition - Water Rights Services	57,576	57,576	57,576	-	57,576	ongoing
Legal Services	10,000	10,000	-	-	10,000	set aside
Montana/Idaho - Phase I - Sidewalk - Construction	635,000	635,000	-	-	635,000	pending
Montana/Idaho - Phase I - Water - Construction	500,000	500,000	-	-	500,000	pending
Montana/Idaho - Water & Sidewalk - Design, Engineering, Const. Admin	227,719	116,361	116,361	25,685	90,676	ongoing
MRL Trestle / Pedestrian Bridge (est. \$3.5M-need to bond)	-	-	-	-	-	pending
Police Facility - 101 North Catlin - FY21 Renovations (showers, changing area, locl	233,718	233,718	233,718	-	233,718	ongoing
Sidewalks - Inez, 1st & 2nd Streets - Design, Engineering, Const. Admin	-	1,221	1,221	1,221	(0)	done
Street Trees	71,760	71,760	-	-	71,760	pending
Trinity Apartments - Mullan Site	53,256	53,256	53,256	-	53,256	ongoing
<b>subtotal</b>	<b>\$ 2,864,428</b>	<b>\$ 3,060,555</b>	<b>\$ 1,219,795</b>	<b>\$ 138,037</b>	<b>\$ 2,922,518</b>	5%

**P-P Partnership Program (CCP/CRLP/FIP) Projects (tax generating)**

Bissinger Place - 903 South 1st St West - Housing	50,000	50,000	50,000	-	50,000	ongoing
<b>subtotal</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	NA

<b>subtotal</b>	<b>\$ -</b>	NA				
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<b>TOTAL EXPENDITURES</b>	<b>\$ 3,673,982</b>	<b>\$ 3,870,109</b>	<b>\$ 2,029,349</b>	<b>\$ 138,037</b>	<b>\$ 3,732,072</b>	4%
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**CONTINGENCY FUNDS**

**Contingency Funds Available:**

Acquisition of Property	-	-	-	-	-	
Public Works	654,859	3,209,222	3,209,222	-	3,209,222	
CRLP/CCP Assistance	-	-	-	-	-	
Relocation Assistance	-	-	-	-	-	
Planning & Management	-	-	-	-	-	
Clearing & Demolition	-	-	-	-	-	
<b>subtotal</b>	<b>\$ 654,859</b>	<b>\$ 3,209,222</b>	<b>\$ 3,209,222</b>	<b>\$ -</b>	<b>\$ 3,209,222</b>	

**Effect of Tax Appeals as of XX/XX/22**

<b>Adjusted Contingency</b>			<b>\$ 3,209,222</b>			
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**BUDGET SUMMARY**

	<b>FY23 BUDGET</b>	<b>FY23 ADJUSTED</b>	<b>FY23 COMMITTED</b>	<b>FY23 TO DATE</b>	<b>FY23 REMAINING</b>	
<b>TOTAL FUNDS AVAILABLE</b>	<b>\$ 4,328,841</b>	<b>\$ 7,079,331</b>	<b>\$ 7,079,331</b>	<b>\$ 3,472,338</b>	<b>\$ 4,455,098</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 3,673,982</b>	<b>\$ 3,870,109</b>	<b>\$ 2,029,349</b>	<b>\$ 138,037</b>	<b>\$ 1,891,312</b>	
<b>TOTAL CONTINGENCY</b>	<b>\$ 654,859</b>	<b>\$ 3,209,222</b>	<b>\$ 3,209,222</b>		<b>\$ 3,209,222</b>	
<b>TOTAL BUDGETED BUT UNCOMMITTED</b>	<b>\$ -</b>		<b>\$ 1,840,760</b>		<b>\$ 1,840,760</b>	
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 4,328,841</b>	<b>\$ 7,079,331</b>	<b>\$ 7,079,331</b>	<b>\$ 138,037</b>	<b>\$ 6,941,294</b>	2%

<b>CURRENT FUND BALANCE</b>	<b>\$ (0)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,334,301</b>	<b>Adj. Contingency</b>
Less Long Term Receivables (MWC Notes) not readily available for projects				<b>\$ (376,302)</b>	<b>\$ 2,832,920</b>
<b>ADJUSTED FUND BALANCE</b>				<b>\$ 2,957,999</b>	
<b>CONTINGENCY + PROJECT SAVINGS - MWC NOTES</b>					<b>\$ 2,832,920</b>

**MRA URD III**

**FY23 Budget Status Report**

**As of: 12/31/22**

**Prepared: 1/18/23**

**FY23 COMMITTED column refers to projects approved under Director threshold or by the Board.**

NOTE: prepared using adjusted fund balance, FY23 taxable values & FY23 mills

**FUND BALANCE**

	<b>FY23 BUDGET</b>	<b>FY23 ADJUSTED</b>	<b>FY23 COMMITTED</b>	<b>FY23 TO DATE</b>	<b>FY23 REMAINING</b>	Status %
<b>BEGINNING FUND BALANCE</b>	\$ 7,357,207	\$ 7,549,833	\$ 7,549,833	\$ 7,549,833		

**REVENUES**

Tax Increment	5,229,882	5,595,573	5,595,573	2,737,941	2,857,632	49%
State Reimbursements & Contributions	349,420	349,420	349,420	175,015	174,405	50%
Reimbursements from Other URDs for Admin Expenses	875,000	875,450	875,450		875,450	NA
<b>TOTAL REVENUES</b>	<b>\$ 6,454,302</b>	<b>\$ 6,820,443</b>	<b>\$ 6,820,443</b>	<b>2,912,956</b>	<b>\$ 3,907,487</b>	43%

**TOTAL FUNDS AVAILABLE - PRIOR TO DEBT SERVICE**

<b>\$ 13,811,509</b>	<b>\$ 14,370,276</b>	<b>\$ 14,370,276</b>	<b>\$ 10,462,789</b>	<b>\$ 3,907,487</b>
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**DEBT SERVICE REQUIREMENTS**

Reserve Street Pedestrian Bridge Series 2015	342,013	342,013	342,013	90,806	251,207	
Mary Avenue East Improvements Series 2016	491,662	491,662	491,662	132,031	359,631	
Mary Avenue West Improvements Series 2017	114,570	114,570	114,570	35,585	78,985	
MRL Property - Taxable Land Series 2018A	94,681	94,681	94,681	47,340	47,341	
MRL Property - Tax-Exempt Land Series 2018B	189,427	189,427	189,427	94,713	94,714	
<b>TOTAL DEBT SERVICE</b>	<b>\$ 1,232,353</b>	<b>\$ 1,232,353</b>	<b>\$ 1,232,353</b>	<b>400,476</b>	<b>\$ 831,877</b>	32%

**TOTAL FUNDS AVAILABLE - AFTER DEBT SERVICE**

<b>\$ 12,579,156</b>	<b>\$ 13,137,923</b>	<b>\$ 13,137,923</b>	<b>\$ 10,062,313</b>	<b>\$ 3,075,610</b>
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**EXPENDITURES**

**Administrative Expenses:**

Personnel Services	817,171	817,171	817,171	394,849	422,322	
Supplies	9,126	9,126	9,126	1,462	7,664	
Purchased Services	397,212	397,212	397,212	27,822	369,390	
Grants & Contributions	-	-	-	-	-	
Capital Outlay	-	-	-	-	-	
<b>subtotal</b>	<b>\$ 1,223,509</b>	<b>\$ 1,223,509</b>	<b>\$ 1,223,509</b>	<b>\$ 424,134</b>	<b>\$ 799,375</b>	35%

**Public-Private Partnership Projects (tax generating):**

Casa Loma - 900 Block of South Avenue (Housing & Pub. Imp)	2,212,046	2,212,046	2,212,046	-	2,212,046	ongoing
<b>subtotal</b>	<b>\$ 2,212,046</b>	<b>\$ 2,212,046</b>	<b>\$ 2,212,046</b>	<b>\$ -</b>	<b>\$ 2,212,046</b>	NA

**Public Improvement Projects:**

Bitterroot Trail Lighting	1,848,000	1,848,000	-	-	1,848,000	pending
Brooks Street Corridor - TOD/BRT - USDOT RAISE Planning Grant	50,000	50,000	50,000	-	50,000	ongoing
Kent Avenue Greenway Improvements - Regent to Russell Streets	304,927	304,927	304,927	-	304,927	ongoing
Legal Services	10,000	10,000	-	-	10,000	set aside
MRL Property - Temporary Fence	1,800	1,800	1,800	-	1,800	ongoing
MRL Property - Voluntary Cleanup Plan - Environmental Assessment	6,826	6,826	6,826	-	6,826	ongoing
MRL Property - Voluntary Cleanup Plan - Remediation Plan, Clean-up & Delisting	67,000	67,000	67,000	-	67,000	ongoing
Sidewalks - URD III Southern - Construction	298,573	229,049	229,049	201,575	27,474	ongoing
Sidewalks - URD III Southern - Design, Engineering & Const. Admin	41,862	30,626	30,626	11,934	18,692	ongoing
South Reserve Pedestrian Bridge - Electrical Modifications	-	47,611	47,611	-	47,611	ongoing
Street Trees - Mary Avenue / Clark Street	9,759	9,759	9,759	-	9,759	ongoing
Street Trees - Other	66,240	66,240	-	-	66,240	ongoing
Water Network Program - Improvements	500,000	500,000	-	-	500,000	pending
<b>subtotal</b>	<b>\$ 3,204,987</b>	<b>\$ 3,171,838</b>	<b>\$ 747,598</b>	<b>\$ 213,509</b>	<b>\$ 2,958,329</b>	7%

**P-P Partnership Program (FIP) Projects (tax generating):**

El Cazador - 2221 South Avenue West (Commercial)	-	50,000	50,000	-	50,000	ongoing
<b>subtotal</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	NA

<b>subtotal</b>	<b>\$ -</b>					
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**TOTAL EXPENDITURES**

<b>\$ 6,640,542</b>	<b>\$ 6,657,393</b>	<b>\$ 4,233,153</b>	<b>\$ 637,643</b>	<b>\$ 6,019,750</b>	10%
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**CONTINGENCY FUNDS**

**Contingency Funds Available:**

Admin Year-End Set Aside (50%)	611,755	611,755	611,755		611,755	
Acquisition of Property	1,000,000	1,000,000	1,000,000		1,000,000	
Public Works	2,826,859	3,368,775	3,368,775		3,368,775	
MRA Programs	-	-	-		-	
Relocation Assistance	-	-	-		-	
Planning & Management	500,000	500,000	500,000		500,000	
Clearing & Demolition	1,000,000	1,000,000	1,000,000		1,000,000	
<b>subtotal</b>	<b>\$ 5,326,859</b>	<b>\$ 5,868,775</b>	<b>\$ 5,868,775</b>	<b>\$ -</b>	<b>\$ 5,868,775</b>	

**Effect of Tax Appeals as of XX/XX/22**

<b>Adjusted Contingency</b>		<b>\$ 5,868,775</b>				
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**BUDGET SUMMARY**

	<b>FY23 BUDGET</b>	<b>FY23 ADJUSTED</b>	<b>FY23 COMMITTED</b>	<b>FY23 TO DATE</b>	<b>FY23 REMAINING</b>	
<b>TOTAL FUNDS AVAILABLE</b>	<b>\$ 12,579,156</b>	<b>\$ 13,137,923</b>	<b>\$ 13,137,923</b>	<b>\$ 10,062,313</b>	<b>\$ 3,075,610</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 6,640,542</b>	<b>\$ 6,657,393</b>	<b>\$ 4,233,153</b>	<b>\$ 637,643</b>	<b>\$ 3,595,510</b>	
<b>TOTAL ADMIN SET ASIDE</b>	<b>\$ 611,755</b>	<b>\$ 611,755</b>	<b>\$ 611,755</b>	<b>\$ -</b>	<b>\$ 611,755</b>	
<b>TOTAL CONTINGENCY</b>	<b>\$ 5,326,859</b>	<b>\$ 5,868,775</b>	<b>\$ 5,868,775</b>	<b>\$ -</b>	<b>\$ 5,868,775</b>	
<b>TOTAL BUDGETED BUT UNCOMMITTED</b>	<b>\$ -</b>	<b>\$ 2,424,240</b>	<b>\$ 2,424,240</b>	<b>\$ -</b>	<b>\$ 2,424,240</b>	
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 12,579,156</b>	<b>\$ 13,137,923</b>	<b>\$ 13,137,923</b>	<b>\$ 637,643</b>	<b>\$ 12,500,280</b>	5%

**CURRENT FUND BALANCE**

<b>\$ 0</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,424,670</b>	<b>\$ (159,538)</b>
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Less Long Term Receivables (MWC Notes & FIP Notes) not readily available for projects

<b>ADJUSTED FUND BALANCE</b>			<b>\$ 9,265,132</b>	<b>Adj. Contingency</b>
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<b>CONTINGENCY - NOTES RECEIVABLE + PROJECT SAVINGS</b>				<b>\$ 5,709,237</b>
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**MRA NORTH RESERVE - SCOTT ST URD**

**FY23 Budget Status Report**

**As of: 12/31/22**

Prepared: 1/17/23

FY23 COMMITTED column refers to projects approved under Director threshold or by the Board.

NOTE: Prepared using FY23 taxable values, FY23 mills, and adjusted beginning fund balance.

**FUND BALANCE**

	FY23 BUDGET	FY23 ADJUSTED	FY23 COMMITTED	FY23 TO DATE	FY23 REMAINING	Status
BEGINNING FUND BALANCE	\$ 1,903,012	\$ 2,259,648	\$ 2,259,648	\$ 2,259,648		

**REVENUES**

Tax Increment	1,787,183	1,838,561	1,838,561	889,851	948,710	48%
State Reimbursements	22,806	22,806	22,806	11,403	11,403	50%
<b>TOTAL REVENUES</b>	<b>\$ 1,809,989</b>	<b>\$ 1,861,367</b>	<b>\$ 1,861,367</b>	<b>901,254</b>	<b>\$ 960,113</b>	48%

**TOTAL FUNDS AVAILABLE - PRIOR TO DEBT SERVICE**

**\$ 3,713,001 \$ 4,121,015 \$ 4,121,015 \$ 3,160,902 \$ 960,113**

**DEBT SERVICE REQUIREMENTS**

Bretz, Consumer Direct, Scott St Village - Phase 1 Series 2015	113,524	113,524	113,524	56,962	56,562	
Scott St Village - Phase 2-3 Series 2021 Refunding	31,096	31,096	31,096	15,748	15,348	
Scott St Property - Tax-Exempt Land - Series 2020A	206,018	206,018	206,018	59,324	146,694	
Scott St Property - Taxable Land - Series 2020B	221,538	221,538	221,538	70,521	151,017	
<b>TOTAL DEBT SERVICE</b>	<b>\$ 572,176</b>	<b>\$ 572,176</b>	<b>\$ 572,176</b>	<b>202,555</b>	<b>\$ 369,621</b>	35%

**TOTAL FUNDS AVAILABLE - AFTER DEBT SERVICE**

**\$ 3,140,825 \$ 3,548,839 \$ 3,548,839 \$ 2,958,347 \$ 590,492**

**EXPENDITURES**

**Administrative Expenses:**

Transfers to URD III	100,000	100,000	100,000	-	100,000	pending
<b>subtotal</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>-</b>	<b>\$ 100,000</b>	NA

**Public-Private Partnership Projects (tax generating):**

Diversified Plastics - 3721 Grant Creek Road	-	46,253	46,253	-	46,253	ongoing
Otis Street Apartments - 1600 Otis Street	315,100	315,100	315,100	-	315,100	ongoing
Scott Street Property - Development Plan	22,016	22,016	22,016	7,280	14,736	ongoing
Scott Street Property - Infrastructure - Construction (\$3.5M est-need to bond)	-	305,000	305,000	-	305,000	ongoing
Scott Street Property - Infrastructure - Design, Engineering	219,776	108,683	108,683	108,683	(0)	done
Scott Street Village - Phase 3 Apartments	74,469	74,469	74,469	-	74,469	ongoing
<b>subtotal</b>	<b>\$ 631,361</b>	<b>\$ 825,268</b>	<b>\$ 825,268</b>	<b>\$ 115,963</b>	<b>\$ 709,305</b>	14%

**Public Improvement Projects:**

Missoula Economic Partnership - Professional Services	-	8,000	8,000	8,000	-	ongoing
Northside/Westside Neighborhood Survey	-	1,000	1,000	1,000	-	done
Villagio Housing Project - Otis & Shakespeare	1,339,178	1,339,178	1,339,178	-	1,339,178	ongoing
<b>subtotal</b>	<b>\$ 1,339,178</b>	<b>\$ 1,348,178</b>	<b>\$ 1,348,178</b>	<b>9,000</b>	<b>\$ 1,339,178</b>	1%

<b>subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>	<b>-</b>	NA
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**TOTAL EXPENDITURES**

**\$ 2,070,539 \$ 2,273,446 \$ 2,273,446 124,963 \$ 2,148,483 5%**

**CONTINGENCY FUNDS**

**Contingency Funds Available:**

Acquisition of Property	-	-	-	-	-	
Public Works	1,070,286	1,275,393	1,275,393	-	1,275,393	
CRLP/CCP Assistance	-	-	-	-	-	
Relocation Assistance	-	-	-	-	-	
Planning & Management	-	-	-	-	-	
Clearing & Demolition	-	-	-	-	-	
<b>subtotal</b>	<b>\$ 1,070,286</b>	<b>\$ 1,275,393</b>	<b>\$ 1,275,393</b>	<b>\$ -</b>	<b>\$ 1,275,393</b>	

**Effect of Tax Appeals as of XX/XX/22**

**Adjusted Contingency \$ 1,275,393**

**BUDGET SUMMARY**

	FY23 BUDGET	FY23 ADJUSTED	FY23 COMMITTED	FY23 TO DATE	FY23 REMAINING	
TOTAL FUNDS AVAILABLE	\$ 3,140,825	\$ 3,548,839	\$ 3,548,839	\$ 2,958,347	\$ 590,492	
TOTAL EXPENDITURES	\$ 2,070,539	\$ 2,273,446	\$ 2,273,446	\$ 124,963	\$ 2,148,483	
TOTAL CONTINGENCY	\$ 1,070,286	\$ 1,275,393	\$ 1,275,393		\$ 1,275,393	
TOTAL BUDGETED BUT UNCOMMITTED	\$ -	\$ -	\$ -		\$ -	
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 3,140,825</b>	<b>\$ 3,548,839</b>	<b>\$ 3,548,839</b>	<b>\$ 124,963</b>	<b>\$ 3,423,876</b>	4%

**CURRENT FUND BALANCE**

**\$ 0 \$ - \$ - \$ 2,833,384 Adj. Contingency**

Less Long Term Receivables (MWC Notes) not readily available for projects

**\$ (70,344) \$ 1,205,049**

**ADJUSTED FUND BALANCE**

**\$ 2,763,039**

**CONTINGENCY - MWC NOTES + PROJECT SAVINGS**

**\$ 1,205,049**

# MRA HELLGATE URD

# FY23 Budget Status Report As of: 12/31/22

Prepared: 1/18/23

FY23 COMMITTED column refers to projects approved under Director threshold or by the Board.

NOTES: prepared using adjusted beginning fund balance, FY23 taxable values & FY23 mills

## FUND BALANCE

	FY23 BUDGET	FY23 ADJUSTED	FY23 COMMITTED	FY23 TO DATE	FY23 REMAINING	Status
BEGINNING FUND BALANCE	\$ 831,285	\$ 876,173	\$ 876,173	\$ 876,173		

## REVENUES

Tax Increment	475,344	454,304	454,304	210,171	244,133	46%
State Reimbursements	12,371	12,371	12,371	6,186	6,185	50%
Other	-	-	-	-	-	
<b>TOTAL REVENUES</b>	<b>\$ 487,715</b>	<b>\$ 466,675</b>	<b>\$ 466,675</b>	<b>216,356</b>	<b>\$ 250,319</b>	46%

<b>TOTAL FUNDS AVAILABLE - PRIOR TO DEBT SERVICE</b>	<b>\$ 1,319,000</b>	<b>\$ 1,342,848</b>	<b>\$ 1,342,848</b>	<b>\$ 1,092,529</b>	<b>\$ 250,319</b>	
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## DEBT SERVICE REQUIREMENTS

<b>TOTAL DEBT SERVICE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>	<b>\$ -</b>	NA
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<b>TOTAL FUNDS AVAILABLE - AFTER DEBT SERVICE</b>	<b>\$ 1,319,000</b>	<b>\$ 1,342,848</b>	<b>\$ 1,342,848</b>	<b>\$ 1,092,529</b>	<b>\$ 250,319</b>	81%
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## EXPENDITURES

### Administrative Expenses:

Transfers to URD III	75,000	75,000	75,000	-	75,000	pending
<i>subtotal</i>	<b>\$ 75,000</b>	<b>\$ 75,000</b>	<b>\$ 75,000</b>	<b>\$ -</b>	<b>\$ 75,000</b>	NA

### Public-Private Partnership Projects (tax generating):

	-	-	-	-	-	
<i>subtotal</i>	<b>\$ -</b>	NA				

### Public Improvement Projects:

Front/Main Two-Way Conversion - Design & Engineering	-	58,563	58,563	-	58,563	ongoing
Missoula Economic Partnership - Professional Services	-	8,000	8,000	8,000	-	done
Railroad Quiet Zone	200,000	190,572	190,572	-	190,572	ongoing
	-	-	-	-	-	
<i>subtotal</i>	<b>\$ 200,000</b>	<b>\$ 257,135</b>	<b>\$ 257,135</b>	<b>8,000</b>	<b>\$ 249,135</b>	3%

<i>subtotal</i>	<b>\$ -</b>	NA				
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<b>TOTAL EXPENDITURES</b>	<b>\$ 275,000</b>	<b>\$ 332,135</b>	<b>\$ 332,135</b>	<b>8,000</b>	<b>\$ 324,135</b>	2%
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## CONTINGENCY FUNDS

### Contingency Funds Available:

Acquisition of Property	-	-	-	-	-	
Public Works	1,044,000	1,010,713	1,010,713	-	1,010,713	
CRLP/CCP Assistance	-	-	-	-	-	
Relocation Assistance	-	-	-	-	-	
Planning & Management	-	-	-	-	-	
Clearing & Demolition	-	-	-	-	-	
<i>subtotal</i>	<b>\$ 1,044,000</b>	<b>\$ 1,010,713</b>	<b>\$ 1,010,713</b>	<b>\$ -</b>	<b>\$ 1,010,713</b>	NA

### Effect of Tax Appeals as of XX/XX/22

**Adjusted Contingency \$ 1,010,713**

## BUDGET SUMMARY

	FY23 BUDGET	FY23 ADJUSTED	FY23 COMMITTED	FY23 TO DATE	FY23 REMAINING	
TOTAL FUNDS AVAILABLE	\$ 1,319,000	\$ 1,342,848	\$ 1,342,848	\$ 1,092,529	\$ 250,319	
TOTAL EXPENDITURES	\$ 275,000	\$ 332,135	\$ 332,135	\$ 8,000	\$ 324,135	
TOTAL CONTINGENCY	\$ 1,044,000	\$ 1,010,713	\$ 1,010,713		\$ 1,010,713	
TOTAL BUDGETED BUT UNCOMMITTED	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 1,319,000</b>	<b>\$ 1,342,848</b>	<b>\$ 1,342,848</b>	<b>\$ 8,000</b>	<b>\$ 1,334,848</b>	1%

CURRENT FUND BALANCE	\$ (0)	\$ -	\$ -	\$ 1,084,529		
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CONTINGENCY + PROJECT SAVINGS					<b>\$ 1,010,713</b>	
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