



# Annual Report

**Fiscal Year 2022**



## Community Priorities



**Safety and Wellness:** Working in partnership with the community, the City of Missoula will provide a high level of public safety and wellness that reflects a thriving community in which to live, work and play.



**Community Design and Livability:** The City of Missoula will create policy and support development that leads to equitable, responsive and adaptive growth that reflects our community values.



**Environmental Quality:** The City of Missoula will maintain and improve our natural environment to support individual and community health.



**Economic Health:** The City of Missoula will maintain and grow a diverse economy through partnerships and innovation to support large and small business and entrepreneurs while providing employment opportunities for all residents.



**Organizational Excellence:** The City of Missoula will foster a transparent, nimble organization of employees challenged to provide high quality, responsive and innovative services efficiently and effectively.

*MRA Staff works to ensure all projects support community adopted priorities.*

# MRA Board of Commissioners



**Karl Englund**

*Chair*

*Board member since 1996*



**Ruth Reineking**

*Board member since 2011*



**Natasha Prinzing Jones**

*Vice-chair*

*Board member since 2017*



**Jack Lawson**

*Board member since 2022*



**Melanie Brock**

*Board member since 2015*

We are thankful for Nancy Moe for her 32 years of service on the MRA Board of Commissioners. Nancy retired in June 2022. Thank you Nancy!

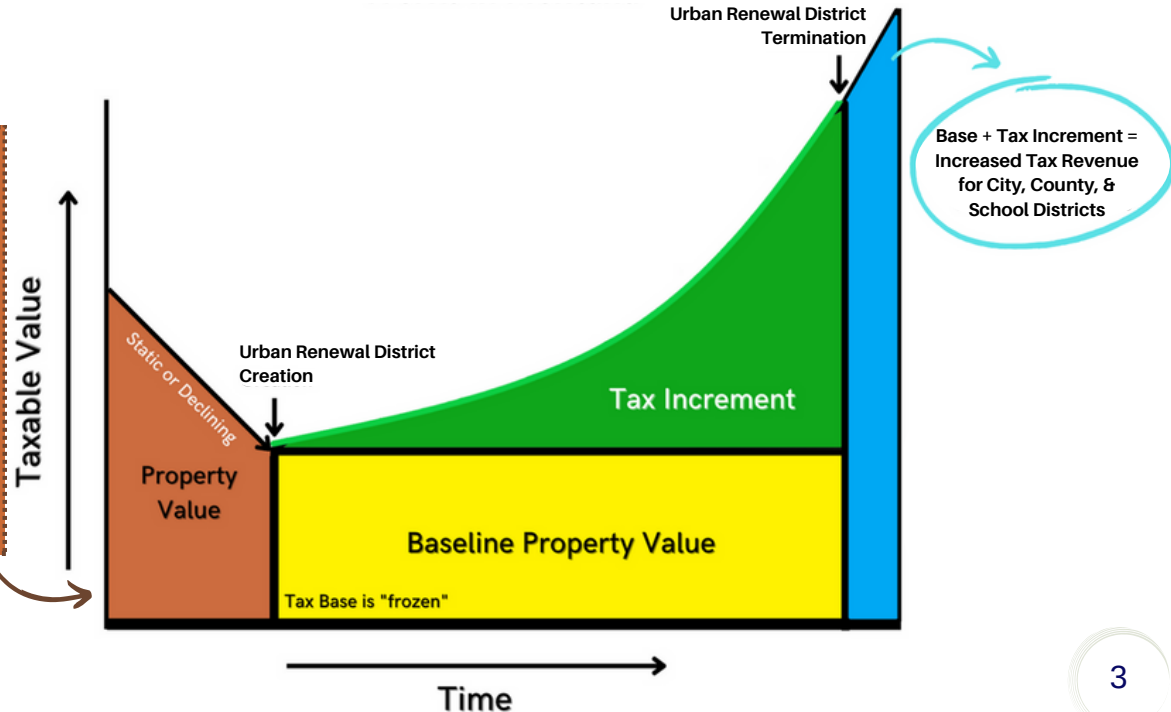
*MRA Board members are appointed by the Mayor and confirmed by City Council*

# What is Tax Increment Financing (TIF)?

In accordance with Montana State Law, when blighting conditions are identified, an Urban Renewal District (URD) is created. The MRA uses Tax Increment Financing to foster improvements in the area through public-private partnerships, or direct public improvement projects.

## Examples of blight:

- Dilapidated buildings
- Inadequate sewer, water, sidewalks, or streets
- Inappropriate land use
- Unsanitary or unsafe conditions
- And more as defined by Montana State Law



# Reinvesting in our Community

## Public-Private Partnerships

### Community Livability

Public-private partnerships improve community livability by investing in:

- Streets, Sidewalks
- Water, Sewer, Power
- Parks, Trails, Bridges
- Housing
- Economic Vitality
- Publicly Owned Facilities
- Historic Preservation

## How it Works: Front Street URD



*Mercantile Hotel*

Generates  
new property  
tax revenue

Tax Increment is  
reinvested in public  
facilities and  
infrastructure

### New Missoula Public Library

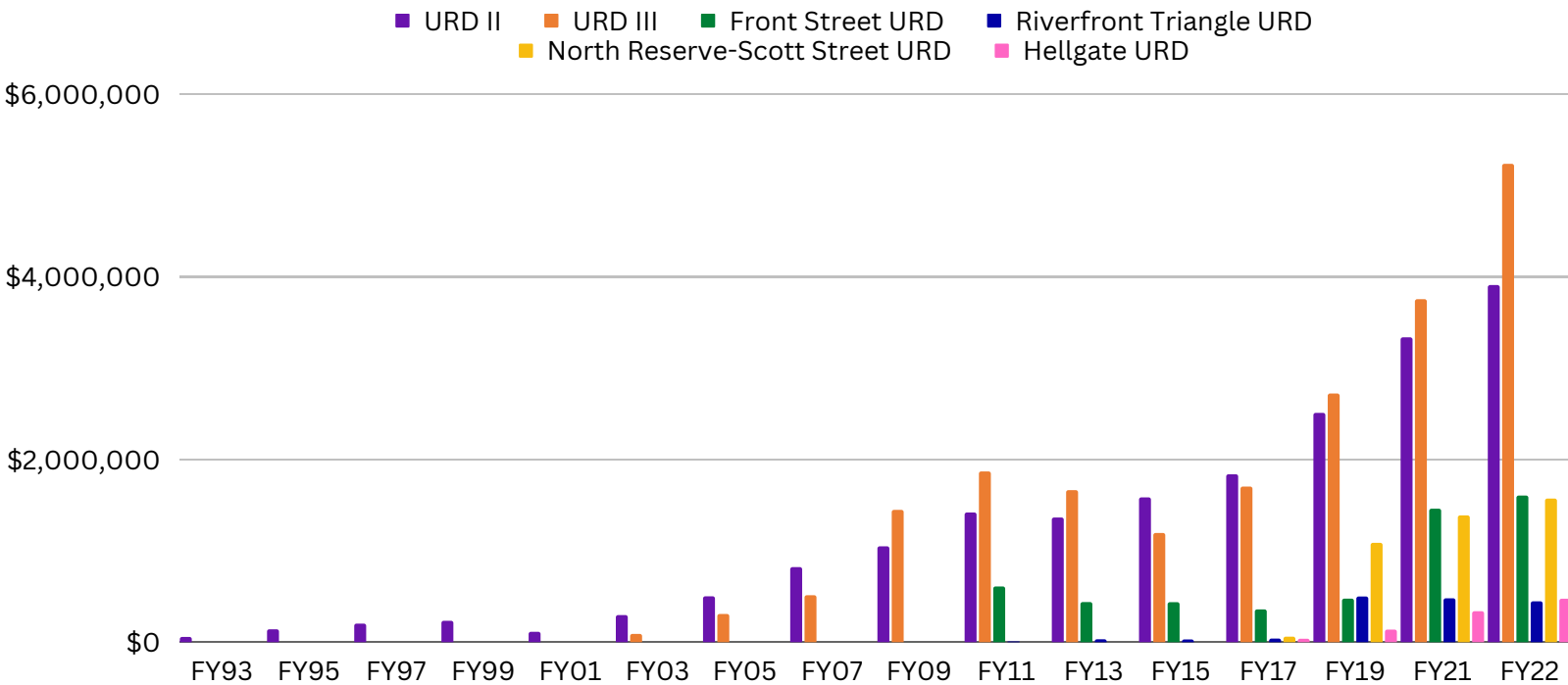


### Caras Park Improvements



# Urban Renewal District Tax Increment Revenue Over Time

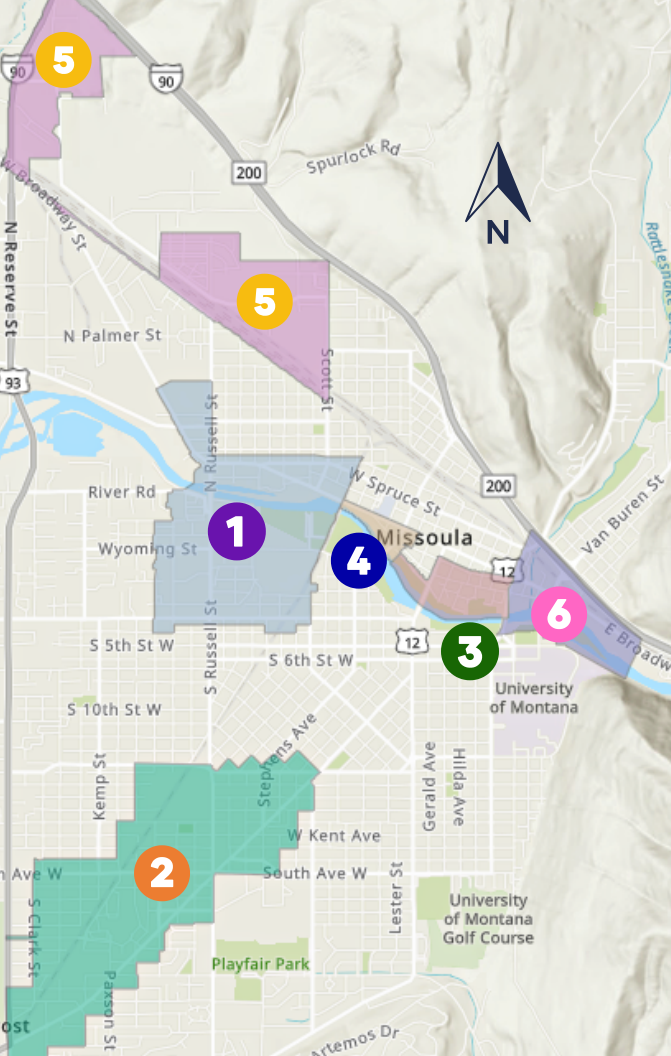
Data below shows the change in tax increment in each URD over time. As redevelopment occurs, tax increment in each district increases resulting in additional funds for reinvestment.



# Missoula Urban Renewal Districts

- 1 URD II - *Broadway to Russell* (created 1991)
- 2 URD III - *Brooks Corridor* (created 2000)
- 3 Front Street URD (created 2007)
- 4 Riverfront Triangle URD (created 2008)
- 5 North Reserve-Scott Street URD (created 2014)
- 6 Hellgate URD (created 2014)

For detailed URD plans, maps and more,  
visit the MRA website:



# Fiscal Year 2022



The Missoula Redevelopment Agency (MRA) staff collaborated on several projects in fiscal year 2022. This report includes both completed and in-progress projects. For a full list of MRA projects, please see the *Master Project List* on the MRA website.



(L) AC Hotel (R) Radio Central (Union Block) Building, E Main St

# Fiscal Year 2022 *Completed Projects*

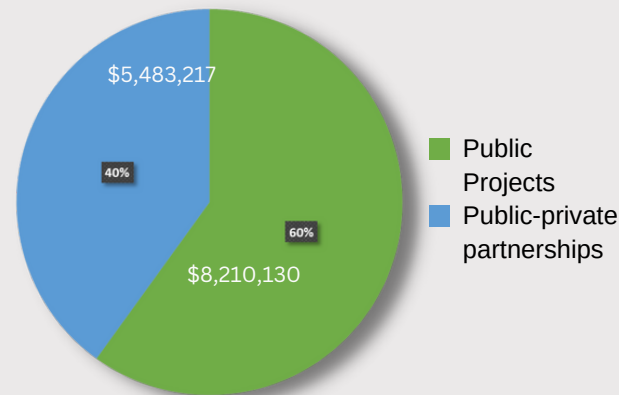
## **Public-Private Partnerships** - *(MRA invests in removal of blight and public improvements)*

- 1901 Maple St - MSJ Properties - *Housing*
- 304 Levasseur St - Levasseur St Townhomes - *Housing*
- 1900 W Broadway St - Sentinel Property Medical Offices
- 1502 Dearborn Ave - Horizon Credit Union
- 1200 W Kent Ave Tremper's Kent Plaza
- 127 E Main St - Union Block Restoration - *Historic Façade*

## **Public Projects**

- 1205 W Broadway St - Bridge Apartments - *Housing*
- Street Trees
- Sidewalks - URD II & III
- 140 N Russell St - County Elections Building
- Midtown Master Plan
- Caras Park Improvements

*MRA Fiscal Year 2022 investments in public infrastructure leveraged new investments in housing, small business, and commercial projects. These private investments generate new property tax to reinvest in the Urban Renewal Districts.*



*Sentinel Property Medical Offices*



# Fiscal Year 2022 *In-Progress Projects*

## Public-Private Partnerships

- 1417 1/2 S 2nd St W - Duplex - *Housing*
- 1600 Otis St - Apartments - *Housing*
- 903 S 1st St W - Bissinger Place - *Housing/Mixed Use*
- 525 Burton St - Apartments - *Housing*
- 201 E Main St - Wren Hotel
- 124 N Higgins Ave - Relic Gallery
- Rogers St - Scott St Village Apartments - *Housing*
- 900 Block of South Ave - Casa Loma - *Housing/Mixed Use*

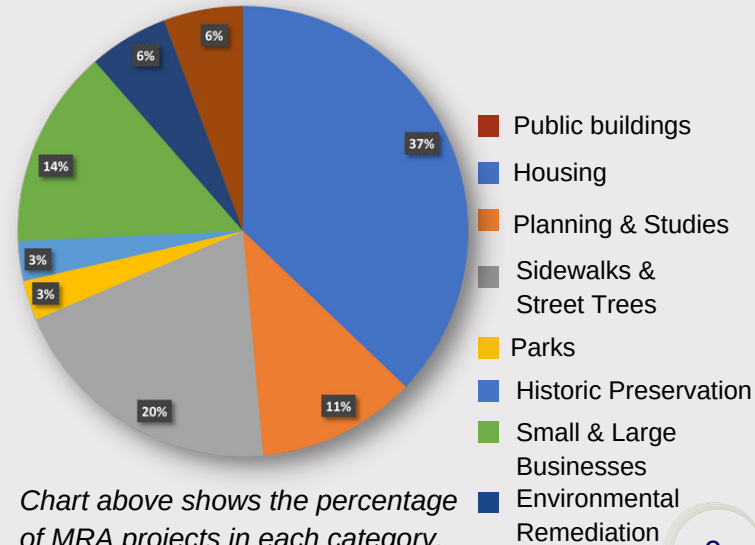
## Public Projects

- Scott St Property (Ravara) - Development Plan and Redevelopment Project - *Housing/Mixed use*
- Kent Ave Greenway Improvements
- Missoula Public Library - Annual pledge
- 1359 W Broadway St - Environmental Remediation & Deconstruction
- Burton St (500 Block) - Public improvements
- Flynn-Lowney Ditch - Acquisition
- Street Trees
- Brooks St Corridor - Transit Oriented Development Planning
- Front/Main St Two-Way Conversion - Design
- MRL Property on Johnson and North Ave - Environmental Remediation

## Public Projects Continued

- Maple St Trinity Apartments - Sidewalks - *Housing*
- Otis St & Shakespeare St - Villagio Project - *Housing*
- Sidewalks - URD III

*Fiscal Year 2022 MRA Projects*



# Fiscal Year 2022 Accomplishments:

7



*Commercial business projects,  
including  
3 small businesses*

9



*Housing projects*

2,200+



*Tons of material salvaged from  
deconstruction at Sentinel  
Property Medical Offices*

## TIF Investments

*Since 1978:*

94



*Park acres improved*

8



*Trail miles built*

17

*Sidewalk miles built*

*Since 2018:*

1,196



*Housing units constructed,  
of which*

62%

*are income-qualified units*

\$12M

*invested in  
housing projects*

## Housing



**Before**



**After**

*Apartments at 1901 Maple St*

### **MSJ Properties Housing**

**1901 MAPLE ST**

***URD II***

**Project Cost: \$2,009,663**

**TIF investment: \$69,885**

**Number of units: 12**

### **TIF grant used for:**

- Deconstruction of existing structure
- Alley pavement
- Sidewalk and curb replacement
- Street trees

*Meets City Strategic Plan Goals:*



## Housing



*Apartments at 320 Clay St*

### **Clay St Apartments**

**320 CLAY ST**

***Front Street URD***

**Project Cost:** \$4,800,000

**TIF investment:** \$211,000

**Number of units:** 22

#### **TIF grant used for:**

- Extending 3-phase power
- Updating water and sewer main lines
- New public sidewalks
- Alley pavement

*Meets City Strategic Plan Goals:*



## Economic Vitality



Sentinel Property Medical Offices

### Sentinel Property Medical Offices

1900 W BROADWAY ST

**URD II**

**Project Cost:** \$7,000,000

**TIF investment:** \$1,170,610

**Jobs Created:** 16.5 new medical professional positions

#### TIF grant used for:

- Deconstruction/demolition of two buildings
- Asbestos remediation
- Utility relocation
- Extension of power, gas, and fiber utility main lines to serve the area

*Meets City Strategic Plan Goals:*



## Public Buildings



*Missoula County Elections Building*

### **Missoula County Elections Building**

140 N RUSSELL ST

**URD II**

**Project Cost:** \$2,853,382

**TIF investment:** \$521,034

#### **TIF grant used for:**

- Upgrade and expansion of former office building
- Create a large public meeting room
- Street trees and façade upgrade to Design Excellence standards
- All-person accessibility

*Meets City Strategic Plan Goals:*



## Parks & Trails



Caras Park July 2022

### Caras Park Improvements - Phase I

123 CAROUSEL DR

**Front Street URD**

**Project Cost:** \$1,250,000

**TIF investment:** \$50,000

#### TIF grant used for:

- Rebuilding the amphitheater
- Accessibility improvements
- Widening the riverfront trail
- Upgrading lighting & electrical infrastructure

*Meets City Strategic Plan Goals:*



## Public Improvements



*Completed sidewalk on 34th St in URD III*

### Sidewalk Projects

**URD II TIF investment:** \$537,857

**URD III TIF investment:** \$308,409

**Goal:** Work with City Public Works & Mobility to carry out Urban Renewal Plan goals of reducing blight by building out the City sidewalk network.

Learn more about City of Missoula  
Sidewalk Projects:  
[www.MissoulaMaps.com](http://www.MissoulaMaps.com)



*Meets City Strategic Plan Goals:*





Radio Central Building on E Main St 2020 (top) and 2022 (bottom)

## Historic Preservation

### Radio Central/Union Block Building

127 E MAIN ST

*Front Street URD*

**Project Cost:** \$4,579,858

**TIF investment:** \$704,858

#### **TIF grant used for:**

- Historic façade restoration

*Meets City Strategic Plan Goals:*





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# Engage with MRA



**MRA website:**

**<https://www.ci.missoula.mt.us/mra>**

**Phone number: (406) 552-6160**

## Social Media

@MissoulaRedevelopment Agency

