



MEMORANDUM

TO: MRA Board of Commissioners

FROM: Ellen Buchanan, Director *EB*

DATE: February 12, 2023

SUBJECT: Director's Report

Scott Street Area Redevelopment

- The soil sampling results that were required on the site have all come back with no adverse findings. They have been sent to the MT Department of Environmental Quality and we are waiting for a formal response from them before we can begin the soil removal and site prep. We continue to work with Ravara to determine the number of income qualified units that can be provided on the Community Land Trust acreage and the magnitude of the gap between what it costs to build the units and the sale price. The market rate development south of Charlo Street is moving forward with design and assemblage of the financing package.

Midtown Planning Efforts

- Midtown Master Plan - The attendance for the January public meeting with the EcoNorthwest team exceeded all expectations with well over the hoped for 150 people participating. There was a lot of good feedback and response/opinions around the options presented by the design team based on the earlier public meetings and survey responses. We will have Mel give us a brief update at the Board meeting.
- Brooks BRT/TOD Corridor - There is an agenda item on this project on the Board agenda this month. If we have not reached an appropriate resolution on the scope of services and budget, Annette will provide a briefing on that process.

Project Updates

- MRL Trestle Project – HDR and staff are working with Montana Rail Link (MRL) and the Montana Department of Transportation (MDT) as they identify design options that will meet everyone's needs. We are also working with both MRL and

MDT on removal of the tracks that cross Broadway and how that will impact the trail project since there will likely be a timing issue between removal of the tracks and modifications to the trestle.

- Payne/Library Block – The Missoula Economic Partnership (MEP) continues to work with potential development partners, of which there are quite a few. They have identified several that appear to be a good match with the City's goals for that block. We are currently working with MEP on process as we carry this forward with the goal of being in a position to conduct a more public process later this year.
- Bitterroot Trail Lighting – Staff has been working with Parks on how best to manage this project. MRA (Tod) will manage the project in close coordination with Parks staff. He will be asking the Board for authorization to issue an RFP for design services, possibly at the March Board meeting if his schedule permits.

2023 State Legislative Session

- There are no bills that have been introduced that deal directly with TIF. There are some tax reform bills that could have a negative impact on local government revenues and could also impact our tax increment revenues. The City and our lobbyists are closely monitoring new bills in anticipation that the volume of bills will continue to increase. There continues to be an increasing number of bills dealing with housing and land use regulation.

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.