



MEMORANDUM

TO: MRA Board of Commissioners

FROM: Ellen Buchanan, Director *EB*

DATE: March 11, 2023

SUBJECT: Director's Report

Scott Street Area Redevelopment

- The City and Ravara team continues to work together 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. This is just one of the case studies that we are using to help the Housing Policy Working Group develop policy around the use of TIF funds to subsidize workforce housing. The market rate development south of Charlo Street continues to move forward with design and financing models.

Midtown Planning Efforts

- Midtown Master Plan – The EcoNorthwest team is working with all of the feedback, responses and opinions around the options presented by the design team at the well-attended workshop in January. The goal is to bring a draft plan back to the Master Plan Steering Committee by the end of the month. We will have Mel give us a brief update at the Board meeting if she has anything to add to this.
- Brooks BRT/TOD Corridor – The contract with HDR Engineering has been executed. Annette and Chris Proud, HDR project lead, are working on process and committee composition.

Project Updates

- MRL Trestle Project – HDR and Tod met with Montana Rail Link (MRL) staff earlier this month. They reviewed the results of the structural investigation of the trestle and discussed design options that could meet everyone's needs. MRL will have more in depth internal discussion around the possible design options. At this point, those include a cantilevered trail on each side of the trestle and a center running trail created by placing removable panels on the existing tracks. Discussions will continue with MRL once they have adequate time to discuss the concepts.
- 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 April Board meeting since his schedule did not permit him to be able to make the March meeting.

- Sleepy Inn Property – Work is underway and the listing is active. Annie will provide an update at the meeting.

2023 State Legislative Session

- There are still no bills that have been introduced that we believe will have a negative impact on TIF. There has been one bill specifically related to TIF that was introduced by Senator Hertz which simply clarifies a bill that was passed in the 2021 session and contained language that was unclear as to how the bill should be applied. The legislature will be back in session this week after the midterm break and we expect to see a number of new bills introduced before the filing deadline.

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.