

**Missoula City Council Housing, Redevelopment, and Community Programs Committee Minutes**

**DRAFT**

**February 8, 2023**

**2:00 PM**

**Council Chambers (in person) or TEAMS (virtually)**

**Attend in person: City Council Chambers, 140 W Pine, Missoula MT**

**Members present: Stacie Anderson, Daniel Carlino, John P. Contos, Sierra Farmer, Gwen Jones, Mike Nugent, Amber Sherrill, Sandra Vasecka, Heidi West**

**Members absent: Mirtha Becerra, Kristen Jordan, Jennifer Savage**

**1. ADMINISTRATIVE BUSINESS**

Committee Chair, Heidi West called the meeting to order at 2:00 p.m.

**1.1 Roll Call**

Rhea Sanders called the roll.

**1.2 Approval of the Minutes**

**1.2.1 Minutes from the January 11, 2023 Meeting**

The minutes were approved as submitted.

**1.2.2 Minutes from the January 18, 2023 Meeting**

The minutes were approved as submitted.

**2. PUBLIC COMMENT**

There was no public comment.

**3. COMMITTEE BUSINESS**

**3.1 Affordable Housing Trust Fund Reserve Balance Funding Recommendation for Bonnie's Place Resident Owned Community**

Emily Harris-Shears, the Housing Policy Specialist in the Department of Community Planning, Development and Innovation presented on the recommendation from the Affordable Housing Resident Oversight Committee (AHROC) to award NeighborWorks Montana funding to acquire and convert a manufactured home community (Bonnie's Place) to a Resident Owned Community. She reviewed the Affordable Housing Trust Fund (AHTF) structure as well as the purpose of the reserve funds; she also touched upon the governing values and policies. She highlighted NeighborWorks Montana's request and reasoning behind the application. She described how the request met the use of the reserve balance funds guidelines and goals. Ms. Harris-Shears recapped the AHROC's discussion and recommendations regarding the application and the financial implications of awarding the funds.

The committee, Ms. Harris-Shears, and Kaia Peterson of NeighborWorks Montana discussed the long-term goals of the acquisition, the resident ownership opportunities, and the benefits of the conversion to a Resident Owned Community in relation to the preservation of affordable housing. They also discussed the financial impacts of depleting the reserve funds and the details of the AHROC meeting including the committee and public discussion.

Committee member, Mike Nugent made the recommended motion.

There was no public comment.

There was no further discussion from the committee.

**Moved by:** Mike Nugent

Set a public hearing for Monday, February 27, 2023, to consider the funding recommendation made by the Affordable Housing Resident Oversight Committee to fund NeighborWorks Montana to facilitate the acquisition of a manufactured home community in the Franklin to the Fort neighborhood.

AYES: (9): Stacie Anderson, Daniel Carlino, John P. Contos, Sierra Farmer, Gwen Jones, Mike Nugent, Amber Sherrill, Sandra Vasecka, and Heidi West

ABSENT: (3): Mirtha Becerra, Kristen Jordan, and Jennifer Savage

**Vote results: Approved (9 to 0)**

### **3.2 Contract for Montana Rail Link (MRL) Triangle Remediation and Delisting**

Tyler Walls, Brownfields Program Specialist in the Department of Community Planning, Development and Innovation provided a MRL Triangle Remediation project overview, the site location, and site history. He outlined the Request for Qualifications (RFQ) process, the remediation aspects, the next steps, and the estimated completion schedule. He proceeded to describe the financial implications, grant requirements and the selection of the WGM Group. He reiterated the project alignment with the city's growth and housing policies/goals. For further information, please see the attached video.

The committee and Mr. Walls discussed the following:

- The potential impact on the Bitterroot trail system in the area.
- The extent and focus of the cleanup as well as the delisting of the property.
- The abatement timeline and grant requirements.
- The difference between the total funding request and the contract amount and the intended use of those funds.
- The potential impact on existing buildings and amenities.
- Brownfields roll in the process.

Committee member, Amber Sherrill made the recommended motion.

There was no public comment.

A committee member expressed, for the record, their excitement for the execution of the project.

**Moved by:** Amber Sherrill

Approve and authorize the Mayor to sign and execute a contract with WGM Group, Inc. for the remediation and delisting of the MRL Triangle, a city-owned property, at a cost not to exceed \$200,000.

AYES: (9): Stacie Anderson, Daniel Carlino, John P. Contos, Sierra Farmer, Gwen Jones, Mike Nugent, Amber Sherrill, Sandra Vasecka, and Heidi West

ABSENT: (3): Mirtha Becerra, Kristen Jordan, and Jennifer Savage

**Vote results: Approved (9 to 0)**

#### **4. ADJOURNMENT**

The meeting was adjourned at 2:41 p.m.