



Fiscal Year 2024 Budget Presentation

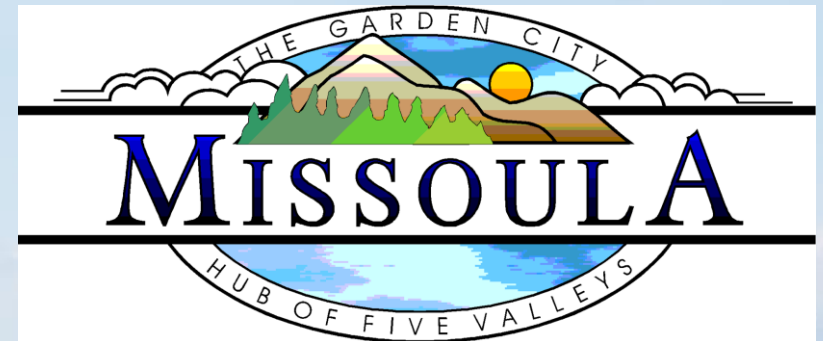
JULY 19, 2023 |

ELLEN BUCHANAN, DIRECTOR & JIL DUNN, BUSINESS/PROJECT MANAGER

City of Missoula Community Priorities

MRA staff ensures that TIF projects align with the City of Missoula 2024-2026 Strategic Goals:

- Community Safety, Health And Well-being
- Community Design And Livability
- Economic Health
- Organizational Excellence And Resilience

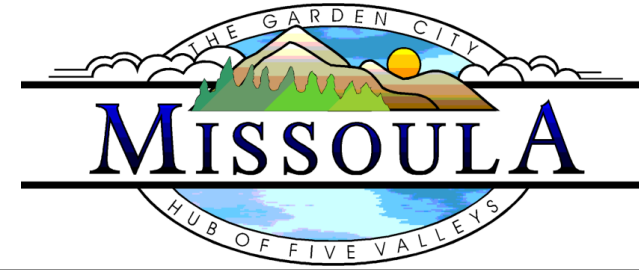


And considers decisions through 3 decision lenses:

Climate & Resilience | Equity | Housing



MRA Staff



Ellen Buchanan, Director

Annie Gorski, Deputy Director

Annette Marchesseault, Project Manager/ Redevelopment Specialist

Tod Gass, Project Manager

Jil Dunn, Business/Project Manager

Maci MacPherson, Communications Specialist

Lesley Pugh, Administrative Assistant



Urban Renewal District (URD) II

- **FY23 Estimated Carry Over:** \$ 5,434,233
- **Revenue:** \$ 4,541,781
- **Debt Service:** \$1,422,208
- **Bonded Projects:** Old Sawmill District Lease Buyout, Brownfields Remediation, Safeway/City Shops, Silver Park/Wyoming Street/MRL Trestle, Intermountain Site, Bridge Apartments Acquisition
- **Total Available Funds:** \$8,553,806
- **Budgeted Projects:** \$4,443,167
- **Projected FY24 Uncommitted Balance:** \$4,110,639
- **Bonding Capacity (7/1/22):** \$16.9 million



URD II- 9 Year Exit Strategy Priority Projects

Sidewalk
Network
Buildout

Water Main
Network
Buildout

MRL Trestle
Trail

W. Broadway
River Corridor

Land Banking

Bitterroot Trail
Lighting

California
Street
Reconstruction

URD II- 9 Year Exit Strategy Priority Projects

- Sidewalk Buildout
- Water Main Buildout
- W. Broadway River Corridor
- Bitterroot Railroad Pedestrian Bridge
- Sleepy Inn Redevelopment
- Land Banking
- California St. Reconstruction



URD II Example Projects: 9 Year Exit Strategy



Project: Sidewalks



TIF: \$635,000

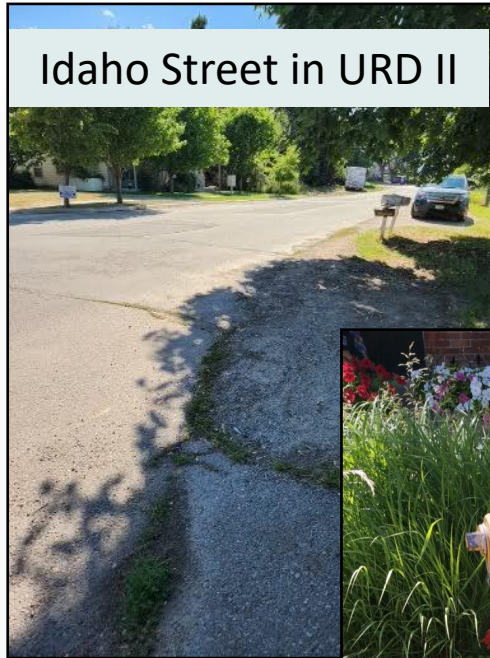


Strategic Plan Goals Met:



**- Community Safety, Health,
and Well-Being**

Idaho Street in URD II



Project: Water Mains



TIF: \$500,000



Strategic Plan Goals Met:



**- Community Safety, Health,
and Well-Being**

URD II Example Projects: 9 Year Exit Strategy



Project: MRL Trestle Trail



Project: W. River Corridor



TIF: \$3.5 million (estimate)



TIF: \$300,000 for planning



Strategic Plan Goals Met:



Strategic Plan Goals Met:



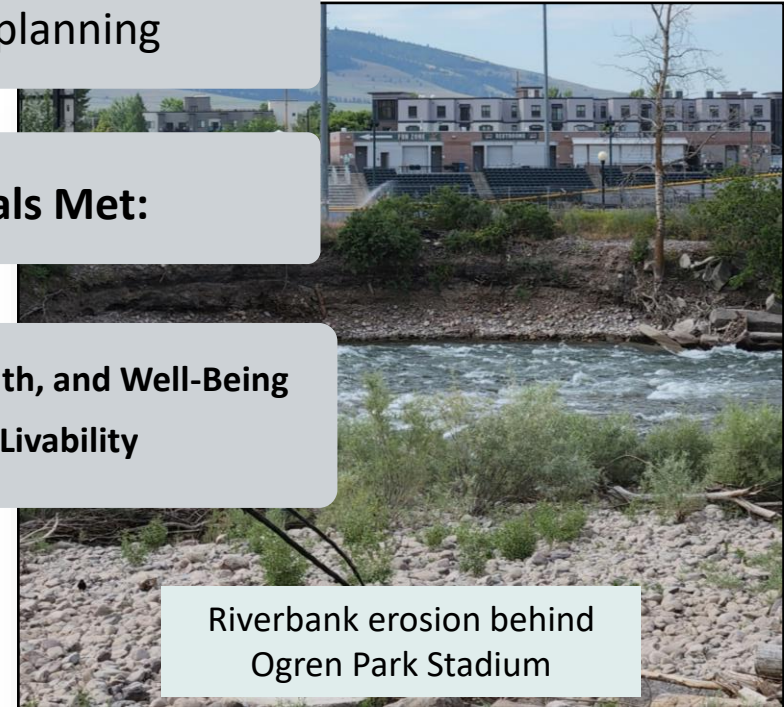
- Community Safety, Health, and Well-Being



**- Community Safety, Health, and Well-Being
- Community Design and Livability**



MRL Trestle



Riverbank erosion behind Ogren Park Stadium

URD II Example Projects: 9 Year Exit Strategy



Project: Land banking (Opportunistic)



TIF: TBD



Strategic Plan Goals Met:



- Community Design & Livability
- Community Safety, Health, and Well-Being



Project: Bitterroot Trail Lighting



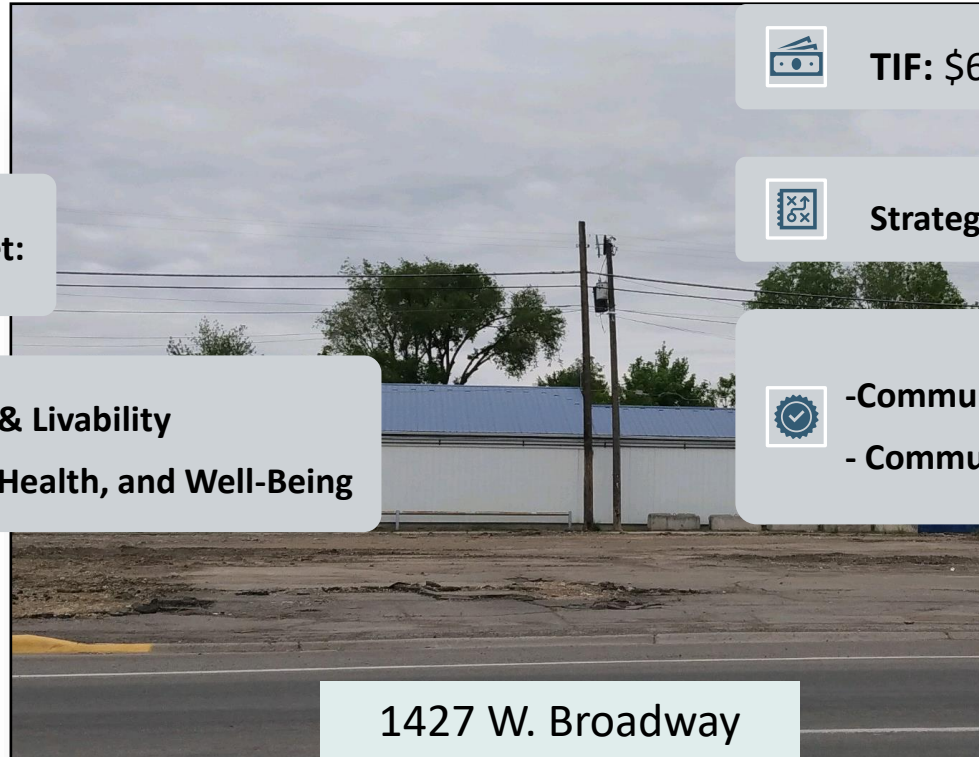
TIF: \$625,000



Strategic Plan Goals Met:



- Community Safety, Health and Well-Being
- Community Design & Livability



1427 W. Broadway



Trail Lighting on the Milwaukee Trail

URD II Example Projects: **Committed**



Project: Missoula County Election Complex



**TIF: \$233,718
(Total = \$726,334)**



Strategic Plan Goals Met:



- Community Design & Livability



Election Buildings on Russell St and Wyoming St

URD II Example Projects: Committed



Project: Bissinger Place



TIF: \$269,000



Strategic Plan Goals Met:

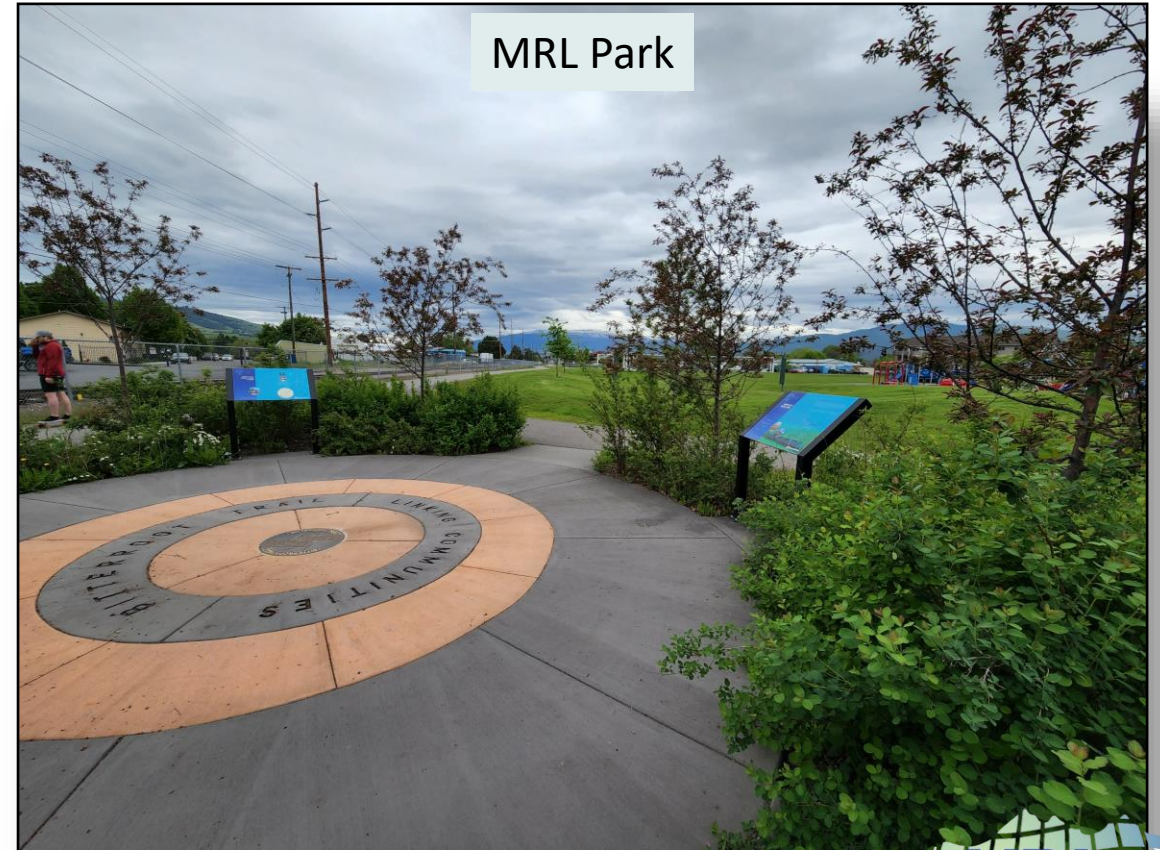


- Community Design & Livability
- Community Safety, Health & Well-being



Urban Renewal District (URD) III

- **FY23 Estimated Carry Over:** \$11,053,729
- **Revenue:** \$7,696,993
- **Debt Service:** \$1,233,150
- **Bonded Projects:** South Reserve Pedestrian Bridge, Mary Ave, MRL Property Purchase
- **Total Available Funds:** \$17,517,572
- **Committed Projects:** \$8,523,585
- **Projected FY24 Uncommitted Balance:** \$8,328,290
- **Bonding Capacity (7/1/22):** \$39.8 million



MRL Park

URD III Example Projects: Committed



Project: Water & Sidewalk Network



TIF: \$500,000



Strategic Plan Goals Met:



- Community Design & Livability
- Community Safety, Health & Well-being



North Ave. water main project location

URD III Example Projects: **Committed**



Project: MRL Property Remediation



TIF: \$73,826



Strategic Plan Goals Met:

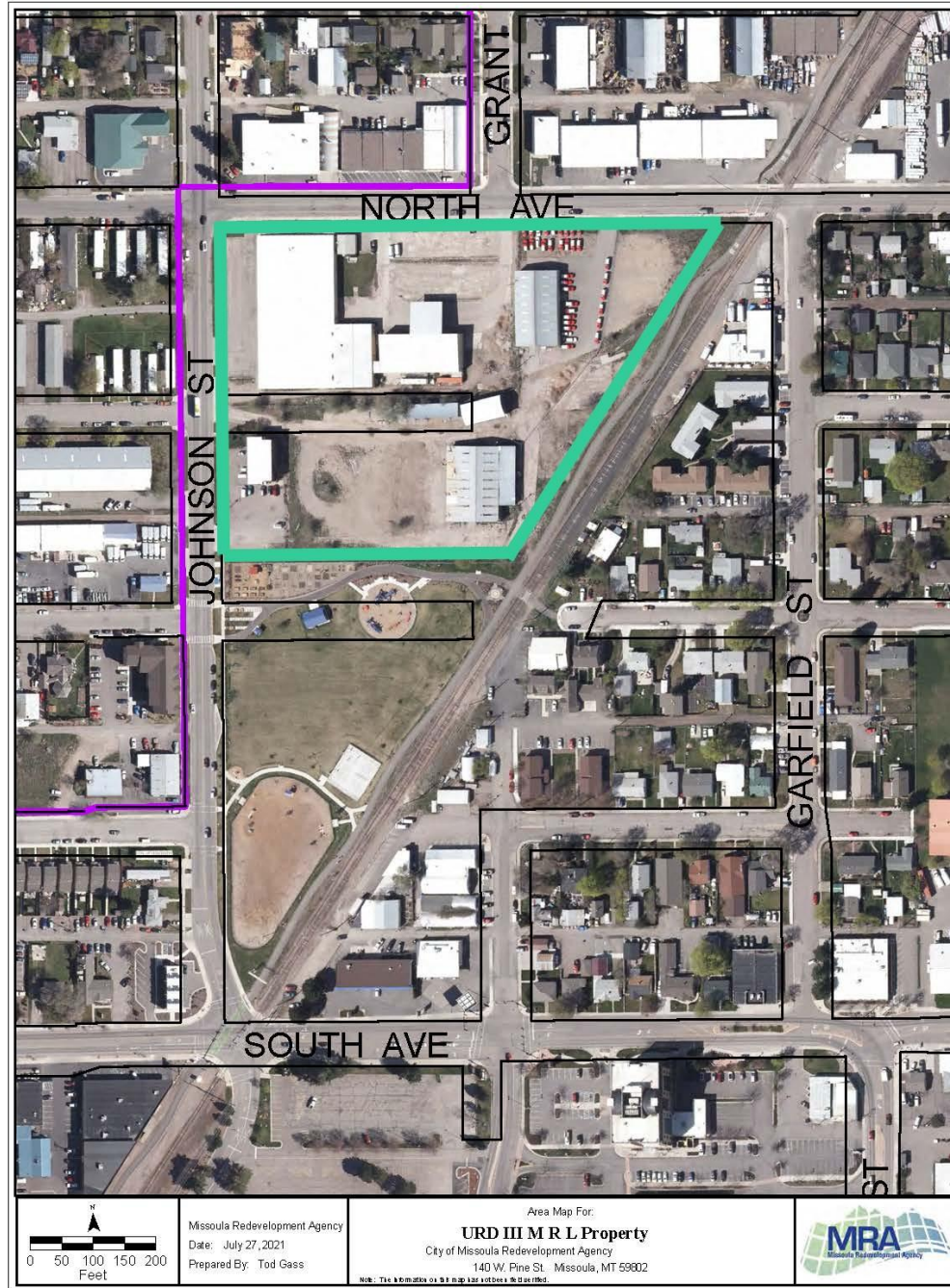


- Community Design & Livability
- Community Safety, Health & Well-being

MRL Property on North Ave.



MRL Property in URD III



URD III Example Projects: Committed



Project: Transform Brooks – Connect Midtown



TIF: \$50,000



Strategic Plan Goals Met:



- Economic Health
- Community Safety, Health & Well-being



Brooks Street in Midtown Missoula



URD III Example Projects: Committed



Project: Kent Ave. Greenway



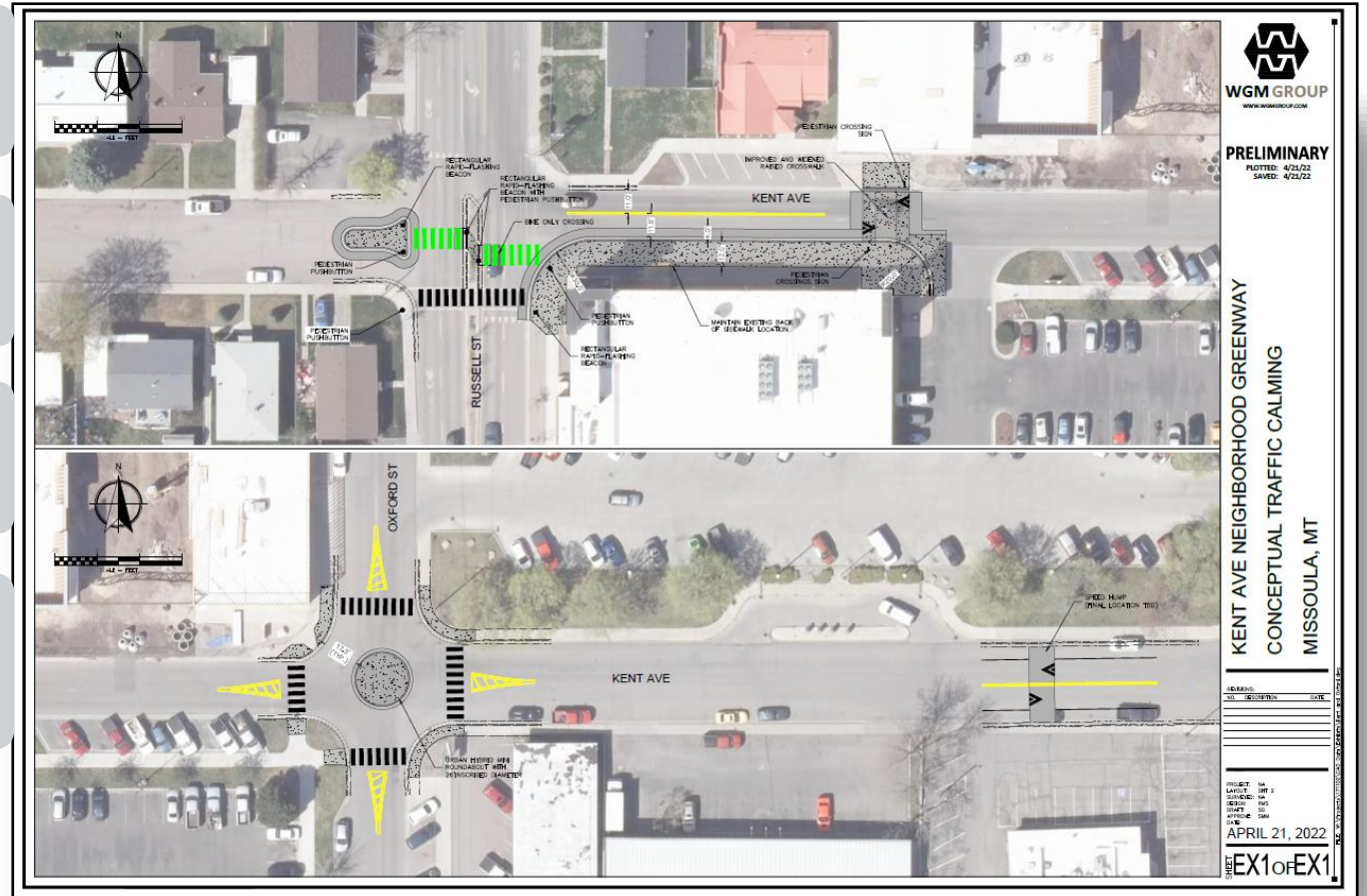
TIF: \$304,927



Strategic Plan Goals Met:



- Community Design & Livability
- Community Safety, Health & Well-being



URD III Example Projects - Aspirational

| Project | TIF | Strategic Plan Goals Met |
|--|-----------------|--|
| Bitterroot Trail Lighting | \$1,848,000 | <ul style="list-style-type: none"> • Community Development & Livability • Safety & Wellness |
| Land Banking (Opportunistic) | TBD | <ul style="list-style-type: none"> • Safety & Wellness • Community Development & Livability |
| Transform Brooks - Connect Midtown RAISE Grant Match (FY24) | \$10-15 million | <ul style="list-style-type: none"> • Safety & Wellness • Community Development & Livability • Economic Health |

URD III Example Projects: Aspirational



Project: Bitterroot Trail Lighting



TIF: \$1,848,000



Strategic Plan Goals Met:



- Community Design & Livability

- Community Safety, Health & Well-being



Bitterroot Trail in URD III

URD III Example Projects: Aspirational



Project: Water Main Network



TIF: \$500,000



Strategic Plan Goals Met:



- Community Design & Livability
- Community Safety, Health & Well-being



Front Street Urban Renewal District (URD)

- **FY23 Estimated Carry Over:** \$1,118,908
- **Revenue:** \$ 1,866,114
- **Debt Service:** \$944,146
- **Bonded Projects:** First Interstate Bank, Park Place, ROAM Public Parking, Merc Hotel, AC Hotel
- **Total Available Funds:** \$2,040,876
- **Committed Projects:** \$846,644
- **Projected FY24 Uncommitted Balance:** \$1,194,232
- **Bonding Capacity (7/1/22):** \$8.2 million



Front Street URD Example Projects: **Committed**



Project: Downtown SAM: Front St., Main St., Higgins Ave, and Trail Connectivity



TIF: \$1 M TIF Match for \$24.5 M RAISE Grant



Strategic Plan Goals Met:



- Community Design & Livability
- Community Safety, Health & Well-being
- Economic Health



*Funding would be split between three URDs – Front Street, Riverfront Triangle & Hellgate



Front Street URD Example Projects: Committed



Project: Front St Apartments



TIF: \$257,924



Strategic Plan Goals Met:



- Community Design & Livability
- Economic Health



Front St. Apartments existing (top) and rendering (below)

Front Street URD Example Projects: **Committed**



Project: Pattee St. Streetlights



TIF: \$47,300



Strategic Plan Goals Met:



- Community Design & Livability
- Economic Health



Pattee St. lighting now (L) and future pedestrian streetlights (R)

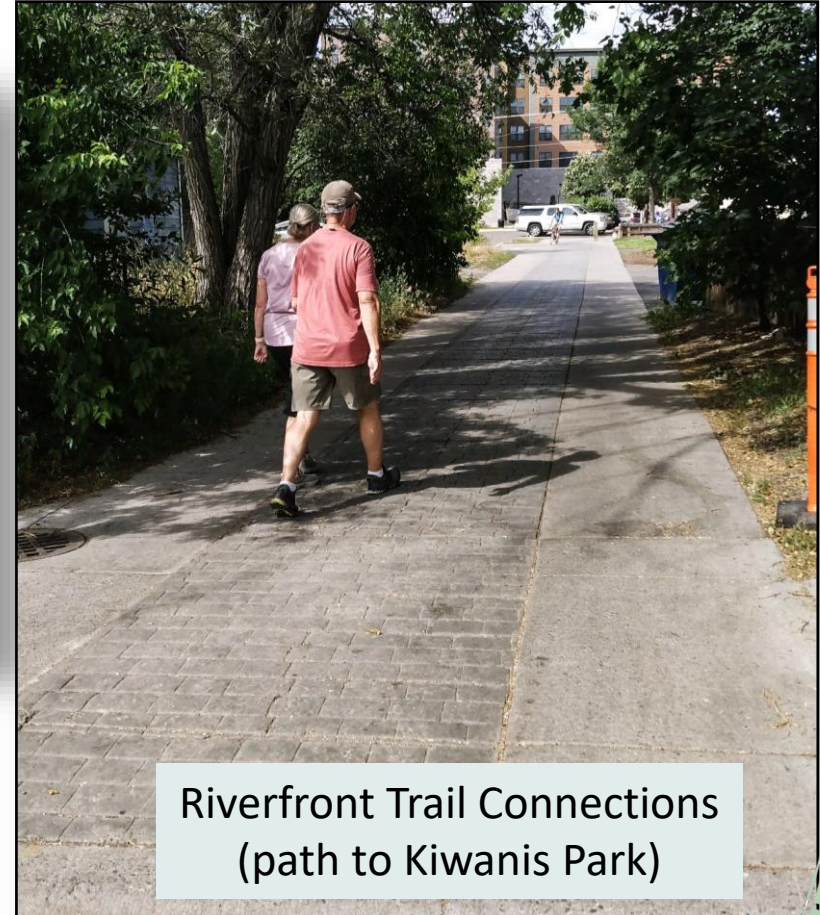
Front Street URD Example Projects - Aspirational

| Project | TIF | Strategic Plan Goals Met |
|------------------------------|-----|--|
| Payne/Library Block | TBD | <ul style="list-style-type: none">• Community Development & Livability• Safety & Wellness• Economic Health |
| Riverfront Trail Connections | TBD | <ul style="list-style-type: none">• Community Development & Livability• Safety & Wellness |

Front Street URD Example Projects: Aspirational



Old Library/Payne Block



Riverfront Trail Connections
(path to Kiwanis Park)

Riverfront Triangle Urban Renewal District (URD)

- **FY23 Estimated Carry Over:** \$616,495
- **Revenue:** \$460,887
- **Debt Service:** \$94,391
- **Bonded Projects:** Stockman Bank
- **Total Available Funds:** \$982,991
- **Committed Projects:** \$200,000
- **Projected FY24 Uncommitted Balance:** \$782,991
- **Bonding Capacity (7/1/22):** \$3.67 million



Riverfront URD Example Projects: **Committed**



Project: Downtown SAM: Front St., Main St., Higgins Ave, and Trail Connectivity



TIF: \$1 M TIF Match for \$24.5 M RAISE Grant



Strategic Plan Goals Met:



- Community Design & Livability
- Community Safety, Health & Well-being
- Economic Health



*Funding would be split between three URDs – Front Street, Riverfront Triangle & Hellgate

Riverfront Triangle URD Example Projects - Aspirational

| Project | TIF | Strategic Plan Goals Met |
|---------------------------------|-----|--|
| Riverfront Triangle Development | TBD | <ul style="list-style-type: none">• Community Development & Livability• Economic Health |
| Riverfront Trail Connections | TBD | <ul style="list-style-type: none">• Safety & Wellness |

North Reserve-Scott Street Urban Renewal District (URD)

- **FY23 Estimated Carry Over:** \$2,889,412
- **Revenue:** \$1,861,367
- **Debt Service:** \$572,176
- **Bonded Projects:** Consumer Direct/Bretz RV Water Main Extension/Scott Street Village, Scott Street Property Acquisition
- **Total Available Funds:** \$4,178,603
- **Committed Projects:** \$2,255,531
- **Projected FY24 Uncommitted Balance:** \$1,923,072
- **Bonding Capacity (7/11/22):** \$10.3 million



North Reserve-Scott Street URD Example Projects: **Committed**

Ravara Mixed Use Development



Project: Scott Street Redevelopment Project - Streets & Utilities – Design & Engineering



TIF: \$305,000



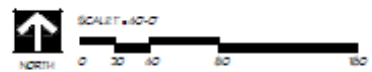
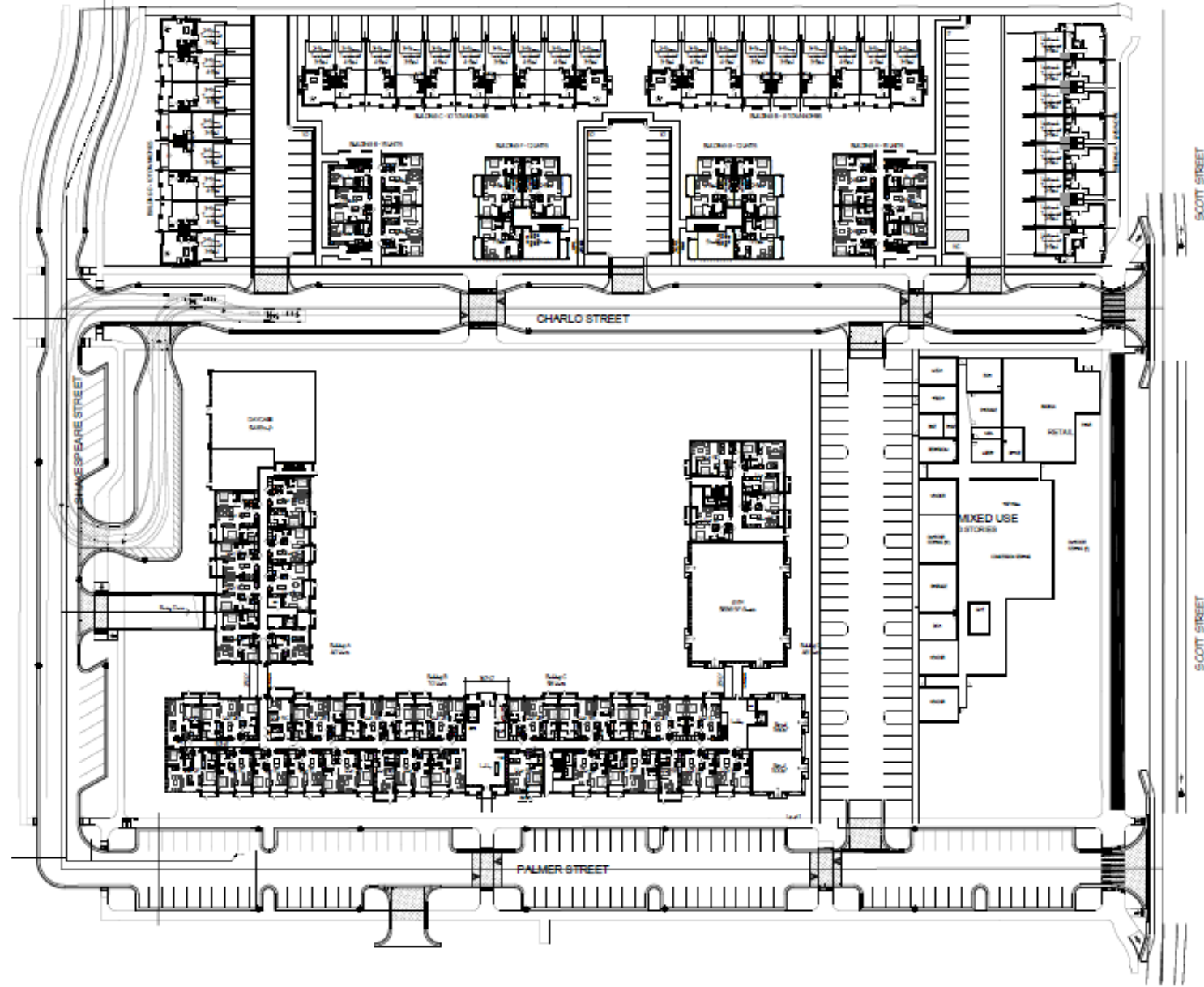
Strategic Plan Goals Met:



- **Community Development & Livability**
- **Safety & Wellness**



1.5 acres in green space preserved through shared parking with the City of Missoula



North Reserve-Scott Street URD Example Projects: **Committed**



Project: Otis St Apartments



TIF: \$315,000



Strategic Plan Goals Met:



- Community Design & Livability
- Community Safety, Health & Well-being



Otis St Apartments rendering (top) and lot before (bottom)

North Reserve-Scott Street URD Example Projects: **Committed**



Project: Villagio Affordable Housing



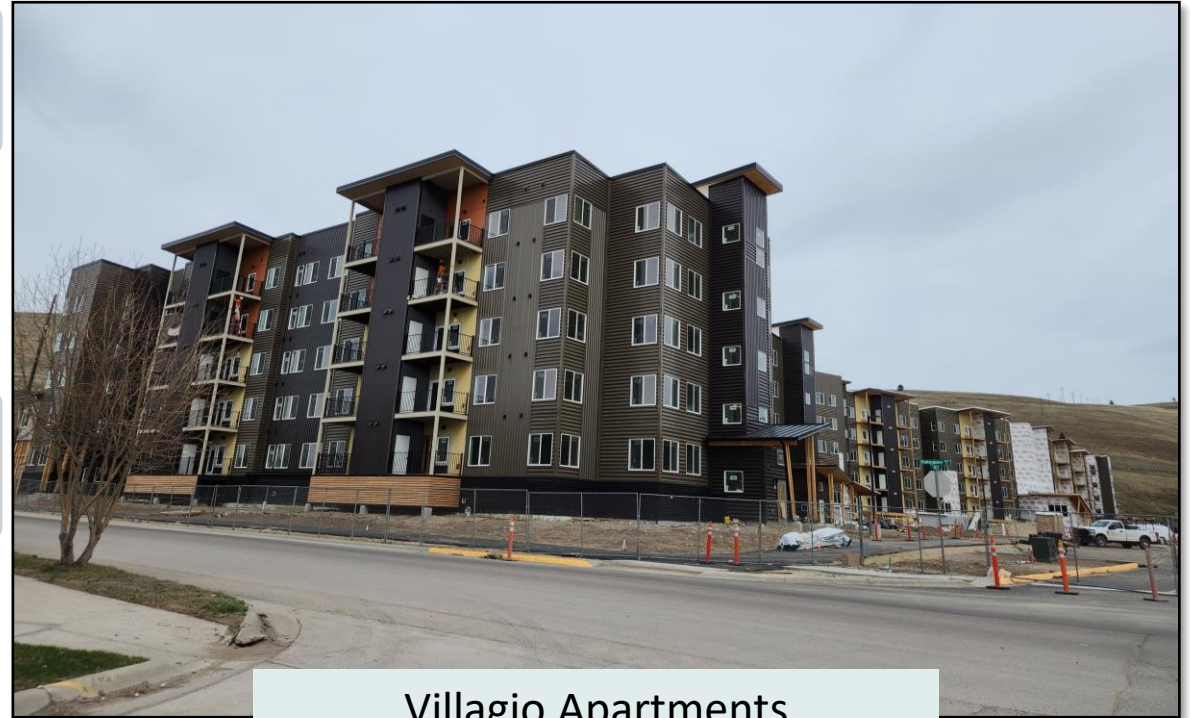
TIF: \$1,339,178



Strategic Plan Goals Met:



- **Community Design & Livability**
- **Community Safety, Health & Well-being**



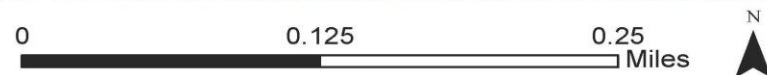
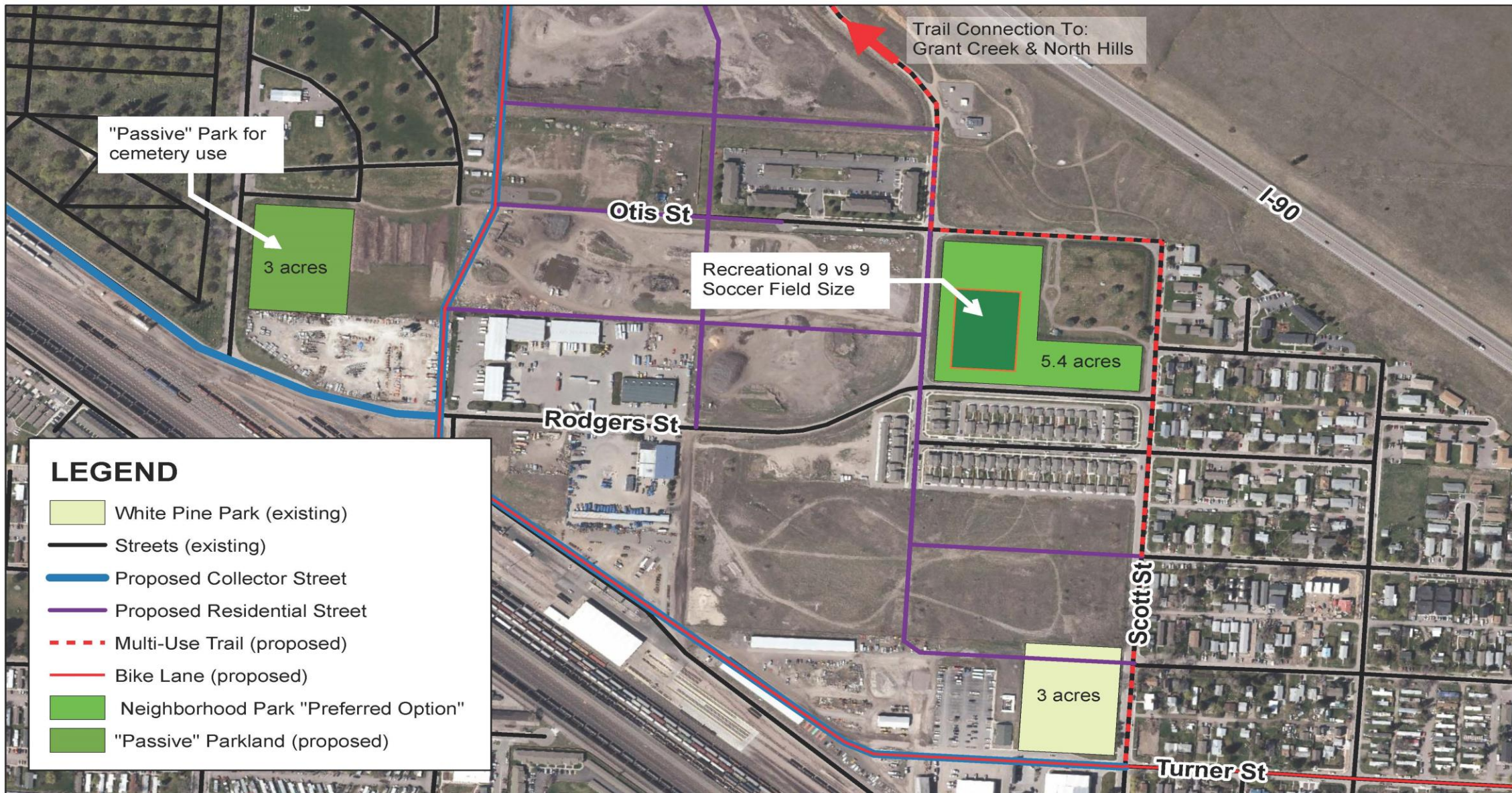
Villagio Apartments

North Reserve-Scott Street URD Example Projects - Aspirational

| Project | TIF | Strategic Plan Goals Met |
|-----------------------------------|-----|--|
| White Pine Park Relocation | TBD | <ul style="list-style-type: none">• Community Development & Livability• Safety & Wellness |



White Pine Park Preferred Option



North Reserve-Scott Street URD Example Projects - Aspirational

| Project | TIF | Strategic Plan Goals Met |
|-------------------------------------|-----|--|
| Trail – Scott Street to Grant Creek | TBD | <ul style="list-style-type: none">• Community Development & Livability• Safety & Wellness |
| Land Banking (Opportunistic) | TBD | <ul style="list-style-type: none">• Community Development & Livability• Safety & Wellness |

Hellgate Urban Renewal District (URD)

- **FY23 Estimated Carry Over:** \$1,213,363
- **Revenue:** \$466,675
- **Debt Service:** None
- **Bonded Projects:** None
- **Total Available Funds:** \$1,680,038
- **Committed Projects:** \$1,023,080
- **Projected FY24 Uncommitted Balance:** \$656,958
- **Bonding Capacity (7/1/22):** \$2.6 million



Hellgate URD Example Projects: **Committed**



Project: Downtown SAM: Front St., Main St., Higgins Ave, and Trail Connectivity



TIF: \$1 M TIF Match for \$24.5 M RAISE Grant



Strategic Plan Goals Met:



- Community Design & Livability
- Community Safety, Health & Well-being
- Economic Health

*Funding will be split between three URDs – Front Street, Riverfront Triangle & Hellgate



Intersection of Main St and Madison Ave

Hellgate URD Example Projects: **Committed**



Project: Railroad Crossing Wayside Horn



TIF: \$200,000



Strategic Plan Goals Met:



- Community Design & Livability
- Community Safety, Health & Well-being

Intersection of Greenough Dr, Spruce St,
and Madison St at the Railroad Crossing



Hellgate URD Example Projects - Aspirational

| Project | TIF | Strategic Plan Goals Met |
|--------------------------------|-----|--|
| Riverfront Trail Connections | TBD | <ul style="list-style-type: none">• Community Development & Livability• Safety & Wellness |
| Affordable Housing Development | TBD | <ul style="list-style-type: none">• Community Development & Livability• Safety & Wellness |
| Land Banking (Opportunistic) | TBD | <ul style="list-style-type: none">• Community Development & Livability• Safety & Wellness |

The following three slides were added
per request of City Council at the
July 19, 2023 Committee Meeting

**MRA
Funded
Housing
since 1978**



\$10.2 million

TIF Funds
spent on
completed
housing
projects



1,966

Housing Units

Including **849** income
restricted
units



\$7 million

TIF Funds
committed
for
projects planned
or underway



503

Housing Units



TOTAL:

2,469

Housing Units

Including

An estimated **894**
permanent, income
restricted units

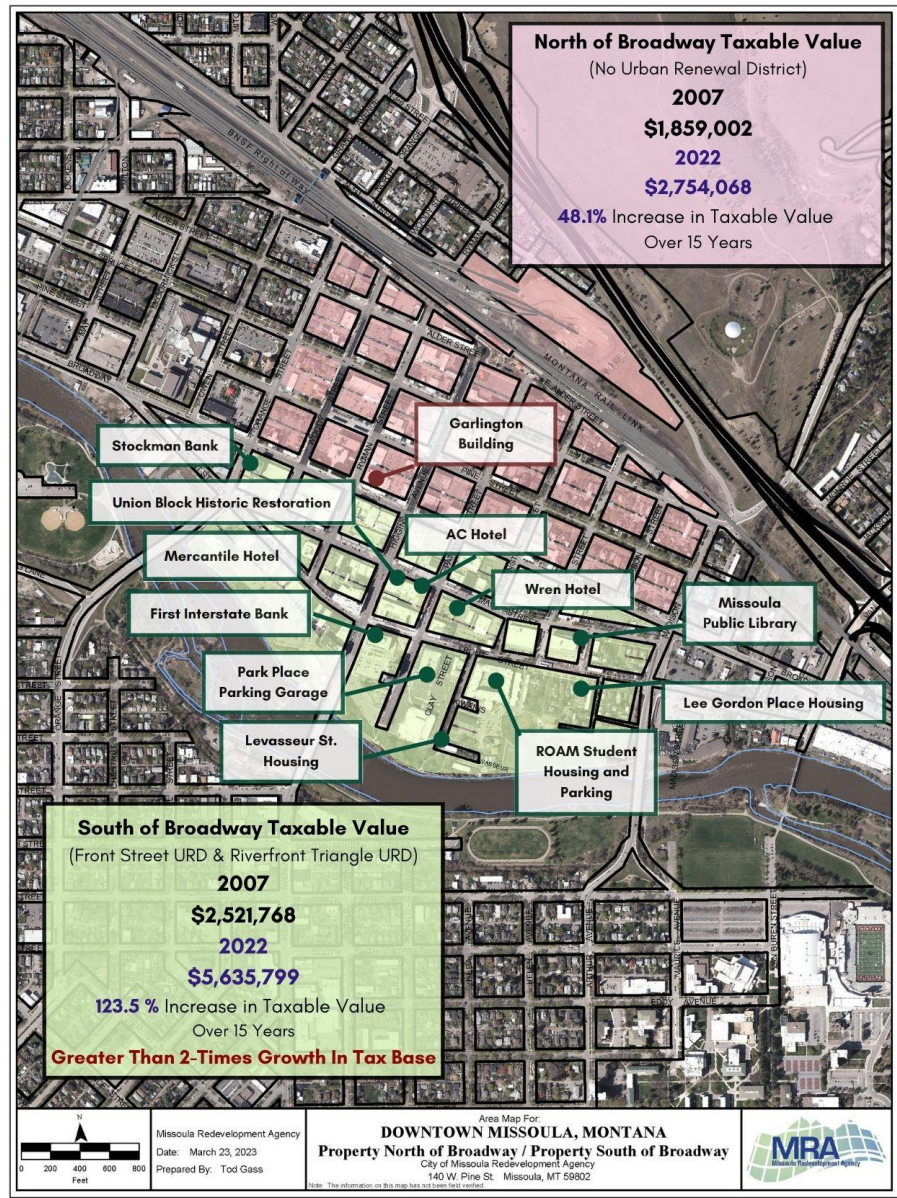


\$17.2 million

**TIF funds
dedicated to
housing to date**

*July 2023 data

General Comparison of Tax Base Growth For
 Downtown Missoula, Montana Area
In An Urban Renewal District VS. Not In An Urban Renewal District

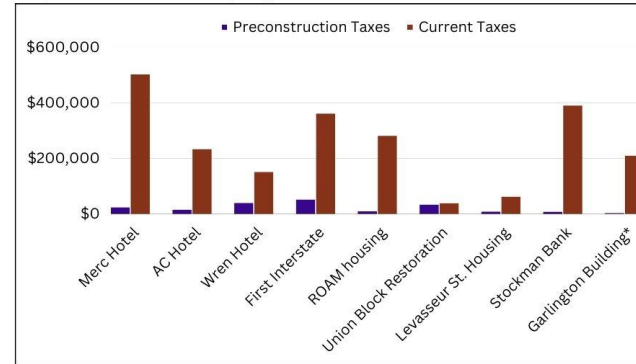


**Downtown Missoula Large Development Projects since 2007:
Within an Urban Renewal District (URD) vs. Outside of an URD**

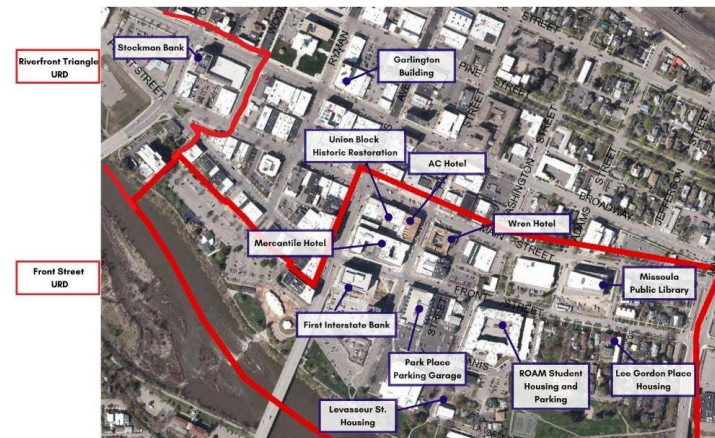
| Project | Construction Cost | TIF Investment | Pre-Construction Taxes* | Current Taxes* |
|----------------------------------|----------------------|---------------------|-------------------------|--------------------|
| Merc Hotel | \$37,900,000 | \$3,597,844 | \$23,640 | \$501,000 |
| AC Hotel | \$20,660,000 | \$1,886,105 | \$15,000 | \$232,000 |
| Wren Hotel | \$15,600,000 | \$587,000 | \$39,400 | \$150,000 |
| First Interstate | \$38,000,000 | \$1,625,580 | \$51,500 | \$560,000 |
| ROAM housing | \$26,000,000 | \$3,200,000 | \$9,440 | \$280,000 |
| Union Block Historic Restoration | \$4,579,800 | \$704,858 | \$35,000 | \$38,000 |
| Levasseur St. Housing | \$4,800,000 | \$211,000 | \$8,200 | \$61,400 |
| Stockman Bank | \$38,600,600 | \$1,512,100 | \$7,800 | \$388,940 |
| Totals | \$186,140,400 | \$15,322,287 | \$187,980 | \$2,011,340 |
| Tax Exempt Development | | | | |
| Public Library | \$40,692,800 | \$500,000 | | |
| Lee Gordon Place Housing | \$2,305,500 | \$81,220 | | |
| Development Not in an URD | | | | |
| Garlington Building | | | \$3,340 | \$208,600 |

*actual property tax revenues

**Downtown Missoula Large Development Projects since 2007:
Comparison of Actual Property Tax Revenue Before and After Construction**



Downtown Missoula Large Development Projects since 2007:
Within an Urban Renewal District (URD) vs. Outside of an URD



MRA Communications Update

- MRA staff and Board members engaged with **656** community members between July 2022 – July 2023
- Created a new MRA annual report for print and view online
- Assisting with City communications and outreach for the Downtown Safety, Access, and Mobility (SAM) project
- Maintain MRA's Facebook and Instagram accounts
 - Followers have grown significantly in the past year
- Collaborate with other City communications team members on a variety of projects, including new engagement opportunities with community members
- Work to support the City's equity goals as a member of the Justice, Equity, Diversity and Inclusion (JEDI) Strategic Implementation Team (SIT)



Thank you!

Questions?



Click [HERE](#) for Fiscal Year 2024 Proposed Budget

