

|    | A            | F                          | G        | H   | I                                  | J               | K   | L            | O                  | V         | W                | Z                                       | AA            | AB   |
|----|--------------|----------------------------|----------|---|------------------------------------|-----------------|-----|--------------|--------------------|-----------|------------------|---|---------------|--|
| 1  | PROJECT TYPE | FISCAL YEAR FINAL AMT PAID | DISTRICT | PROJECT NAME                                      | DEVELOPER                          | PROJECT ADDRESS | DIR | STREET       | TOTAL PROJECT COST | MRA TOTAL | OTHER INVESTMENT | FULL TIME EQUIVALENT (FTE) JOBS CREATED | HOUSING UNITS | NOTES  |
| 2  | PP           | 1981                       | 1        | Caras Park  | MRA                                |                 |     |              | 10,844,110         | 200,000   | 10,644,110       | N/A                                     |               | Initial work on Caras Park with federal and other funds.   |
| 3  | PP           | 1982                       | 1        | Greyhound Depot                                   | MPC                                | 110             | W   | Broadway     | 1,700              | 1,700     | -                | N/A                                     |               | Purchased by Parking Commission for surface parking lot - TIF assistance was for demolition  |
| 4  | PP           | 1982                       | 1        | Milwaukee Depot                                   | John McAfee                        | 250             |     | STATION DR   | 1,100,000          | 7,973     | 1,092,027        |   |               | TIF helped install sidewalk on South Third West  |
| 5  | PP           | 1983                       | 1        | Central Square                                    | Central Square Partners            | 201             | W   | FRONT & MAIN | 3,713,617          | 31,000    | 3,682,617        | 80                                      |               | TIF for sidewalk, street trees, demolition for new office building. Project financing included federal UDAG funds requiring significant job creation and a lease-purchase of the land from the City.   |
| 6  | PP           | 1983                       | 1        | Comfort Inn                                       | Comfort Inn                        | 1021            | E   | Broadway     | 3,261,000          | 36,740    | 3,224,260        |   |               | Sidewalk and portion of demo.  |
| 7  | PP           | 1983                       | 1        | Missoulain  | Lee Enterprises                    | 500             | S   | HIGGINS      | 2,700,000          | 123,800   | 2,576,200        |   |               | TIF used for utility relocation and demo of former building foundation and used car lot in relocation of century-old newspaper publishing company from 500 North Higgins Ave. MRA negotiated a permanent public trail conservation easement along the River.   |
| 8  | PP           | 1983                       | 1        | Office Supply                                     | Office Supply                      | 115             | W   | Broadway     | 4,000              | 542       | 3,458            |   |               | Bank loan interest "write-down" for awning on façade (Commercial Rehabilitation Loan Program (CRLP))   |
| 9  | PP           | 1983                       | 1        | Palace Hotel                                      | Palace Development Ltd Partnership | 147             | W   | BROADWAY     | 1,500,000          | 8,546     | 1,491,454        |   |               | TIF funds for façade interest "write down"(CRLP) and sidewalk work associated with repurposing vacant Palace Hotel lobby and other street level to restaurant and tavern use.  |
| 10 | PP           | 1984                       | 1        | Acapulco Restaurant                               | MacDonald, Green & McDonald        | 145             | W   | FRONT ST     | 25,407             | 3,803     | 21,604           |   |               | Façade interest "write down" for historic Star Garage building.  |
| 11 | PP-NP-MX     | 1984                       | 1        | Belmont Hotel                                     | CCSD Properties                    | 430             | N   | HIGGINS AVE  | 800,000            | 6,450     | 793,550          | N/A                                     | 60            | TIF for sidewalk and void filling work associated with renovation of upper floors to low-income housing.   |
| 12 | PP           | 1984                       | 1        | Chausee' Jewelry                                  | Chausee                            | 228             | N   | Higgins      | 155,000            | 4,635     | 150,365          |   |               | Major façade renovation of historic building to house jewelry business (CRLP).   |
| 13 | PW           | 1984                       | 1        | Creek Crossing                                    |                                    |                 |     |              | 30,618             | 30,618    | -                |   |               | McDonald's E Broadway development included easement and TIF funds for public trail along Rattlesnake Creek.  |
| 14 | PP           | 1984                       | 1        | Depot Restaurant                                  | Depot Corporation                  | 201             | W   | RAILROAD ST  | 77,332             | 4,951     | 72,381           |   |               | Initial renovation of former hotel building to hose restaurant. CRLP Façade Program funds.   |
| 15 | PP           | 1984                       | 1        | Eye Care Northwest                                | Eye Care Northwest                 | 101             | E   | MAIN ST      | 613,224            | 16,497    | 596,727          |   |               | Exterior and interior renovation from retail to medical use with offices on second floor (CRLP).   |
| 16 | PP           | 1984                       | 1        | Golden Pheasant                                   | Jack Wong                          | 316-318         | N   | HIGGINS AVE  | 21,771             | 2,826     | 18,945           |   |               | Façade interest "write down" for long time downtown restaurant (CRLP).   |
| 17 | PP           | 1984                       | 1        | Higgins Building                                  | Freeman - Penrose & Associates     | 200             | N   | HIGGINS      | 1,018,000          | 20,956    | 997,044          |   |               | Façade (CRLP) and sidewalk assistance in renovation of one of the most significant historic buildings in downtown.   |
| 18 | PP-NP-MX     | 1984                       | 1        | Park Hotel  | CCSD Properties                    | 118             | W   | ALDER ST     | 1,000,000          | 20,683    | 979,317          | N/A                                     | 32            | Sidewalk and void filling assistance in initial renovation of former hotel to low-income housing. Included CRLP funds  |
| 19 | PW           | 1984                       | 1        | Parking SID 470                                   | MPC                                |                 |     |              | 2,184,600          | 108,990   | 2,075,610        | N/A                                     |               | Parking Commission used Special Improvement District funds to acquire and develop several surface parking lots. TIF contribution for demo and sidewalks.   |
| 20 | PP-MX        | 1984                       | 1        | Smith Drug  | Dodd Developmen Partnership        | 301             | N   | HIGGINS AVE  | 73,302             | 15,280    | 58,022           |   | 4             | Sidewalk and void filling along with CRLP Façade Program assistance in initial renovation of former hotel to second-floor low-income housing and street level retail.  |
| 21 | PP           | 1984                       | 1        | Western Montana Clinic                            | Western Montana Clinic             | 515             | W   | Front St     | 375,953            | 10,193    | 365,760          |   |               | Sidewalk assistance in expansion of medical clinic on W Front Street.  |
| 22 | PP           | 1984                       | 1        | Wyckman's   | William Wyckman                    | 330             | N   | HIGGINS AVE  | 62,569             | 3,511     | 59,058           |   |               | CRLP interest write-down Façade Program assistance along with sidewalk repair for office materials retail store.   |
| 23 | PP           | 1985                       | 1        | Garden City News/Sharon Apts.                     | Wayne Burnham                      | 329             | N   | HIGGINS AVE  | 11,277             | 6,758     | 4,519            |   |               | Sidewalk repair and façade upgrade and awning for long-time book and newspaper store.  |
| 24 | PP           | 1985                       | 1        | Lily Restaurant/Crystal Theatre                   | Lily Building                      | 515             | S   | HIGGINS AVE  | 5,000              | 482       | 4,518            |   |               | CRLP Façade Program assistance in awning and doorway upgrade   |
| 25 | PP           | 1985                       | 1        | Mullan Building                                   | JKW Investments                    | 345             | W   | Front St     | 26,345             | 2,815     | 23,530           |   |               | CRLP Façade Program assistance in renovation of vacant retail building to office use   |
| 26 | PP           | 1985                       | 1        | Musicians Union (AKA Independent Telephone Bldg.) | Daniel Burns & Catherine Pend      | 207             | E   | MAIN ST      | 48,728             | 2,834     | 45,894           |   |               | Façade assistance in renovation of significant historic downtown structure.  |
| 27 | PT           | 1985                       | 1        | Riverfront  |                                    |                 |     |              |                    | 7,628     |                  | N/A                                     |               | May be River cleanup or completion of study/design for riverfront parks. (No file found).  |
| 28 | PP           | 1985                       | 1        | Top Hat   | Mary Jane Bader &Aline Mosby       | 134             | W   | Front St     | 23,112             | 2,828     | 20,284           |   |               | CRLP Façade Program assistance in entry relocation and awning.   |
| 29 | PP           | 1985                       | 1        | Trappings   | Kuehn & McGill Jensen              | 225             | E   | MAIN ST      | 21,272             | 1,759     | 19,513           |   |               | CRLP Façade Program assistance in upgrade of street front and entry  |
| 30 | PA           | 1986                       | 1        | "Crossing" Public Art - RFP                       | MRA and City Public Art Committee  |                 |     |              | 15,000             | 5,000     | 10,000           |   |               | Initial preparation for "Crossing" public art at north end of Higgins Ave. selected by Public Art Committee. Taag Peterson - artist  |
| 31 | PT           | 1986                       | 1        | Bess Reed Park                                    | MRA                                |                 |     |              | 246,119            | 246,119   | -                | N/A                                     |               | Riverfront Park constructed in conjunction with development of Sheraton Hotel (later Holiday Inn Parkside). Also, extended the riverfront trail to Clay Street. Bess Reed was one of Missoula's first teachers and lived in the development area as a retiree.   |
| 32 | PP           | 1986                       | 1        | Capital Building                                  | Dexter Delaney                     | 100             |     | RYMAN ST     | 47,925             | 4,336     | 43,589           |   |               | CRLP Façade assistance in renovation of building to house office uses.   |
| 33 | PT           | 1986                       | 1        | Caras Park East                                   | MRA                                |                 |     |              | 5,809              | 5,809     | -                | N/A                                     |               | Extension of Caras Park and riverfront trail east of the Higgins Ave. Bridge. When connected with Bess Reed Park, doubled the riverfront trail and park on the north side of the River.  |
| 34 | PP-MX        | 1986                       | 1        | Creative Concepts                                 | Dale Karlberg                      | 180-204         | S   | THIRD ST W   | 12,568             | 1,720     | 10,848           |   | 4             | CRLP Façade assistance in renovation of building that houses residential and retail uses.  |
| 35 | PW           | 1986                       | 1        | Downtown Alleys                                   | MRA & City PW                      |                 |     |              | 10,373             | 10,373    | -                | N/A                                     |               | Reconstruction of four alley aprons in downtown.   |
| 36 | PW           | 1986                       | 1        | Downtown Sidewalks                                | MRA & City PW                      |                 |     |              | 1,588              | 1,588     | -                | N/A                                     |               | Initial project to repair, upgrade and replace downtown sidewalks  |
| 37 | PP           | 1986                       | 1        | Humble Building                                   | Thomas & Barbara Ferguson          | 730             | S   | HIGGINS      | 36,406             | 2,379     | 34,027           |   |               | CRLP Façade assistance in renovation of building that houses residential and retail uses.  |
| 38 | PF-School    | 1986                       | 1        | Missoula County High Schools                      | MCPS                               | 900             | S   | HIGGINS AVE  | 9,226              | 9,226     | -                | N/A                                     |               | May have been assistance to Helgate High School or help to MCPS to find redevelopment for closed Central School (later MCT). (No file found).  |
| 39 | PP           | 1986                       | 1        | Montagne Building (AKA Penwell Building)          | Kenneth Allen                      | 101             | S   | THIRD ST W   | 35,650             | 16,620    | 19,030           |   |               | Assistance in façade work (CRLP), sidewalk replacement, and sidewalk void abandonment in residential building with retail on street level.   |
| 40 | PP           | 1986                       | 1        | Northern Pacific                                  | Reinhard Schulte                   | 100             |     | RAILROAD ST  | 786,621            | 38,816    | 747,805          | 20                                      |               | Complete renovation of historic former rail passenger station to house restaurant and brewery. Brewery (Bayern) was the first new beer brewing operation in Montana in several decades and first project to use the expanded financing interest "write down" program section (CRLP-ED) based on creation of at least five jobs to be maintained for a minimum of five years. |
| 41 | PA           | 1986                       | 1        | Public Art Mural (Kites)                          | MRA                                |                 |     |              | 4,545              | 4,545     | -                | N/A                                     |               | Mural on Montana Power Substation south of 1st Interstate Bank. Steve LaRance & Kirk Johnson (artists)   |
| 42 | PW           | 1986                       | 1        | Riverfront Lift Station                           | MRA and City PW                    |                 |     |              | 3,137              | 3,137     | -                | N/A                                     |               | In conjunction with new sewer main along riverfront. The lift building constructed to serve as base for a stairway to Higgins Ave. Bridge.   |
| 43 | PW           | 1986                       | 1        | Ryman Street Property                             | MRA                                |                 |     |              | 32,587             | 32,587    | -                | N/A                                     |               | Purchase of property for access to Caras Park - Became an extension of Ryman Street  |
| 44 | PP           | 1986                       | 1        | Uptown Cafe                                       | Claude & Charlotte Chadwick        | 307             | N   | HIGGINS AVE  | 1,577              | 78        | 1,499            |   |               | CRLP Façade assistance for awning.   |
| 45 | PP           | 1986                       | 1        | Weston Building                                   | Florence Weston Young              | 103             | W   | SPRUCE ST    | 15,577             | 3,507     | 12,070           |   |               | Initial façade work on downtown retail building (CRLP).  |
| 46 | PP           | 1986                       | 1        | Williams Law Firm                                 | Shelton Williams                   | 235             | E   | PINE ST      | 191,211            | 3,944     | 187,267          |   |               | Façade work on major renovation of building to house an expanding law firm (CRLP)  |
| 47 | PP           | 1986                       | 1        | Zimorino Brothers                                 | Zimorino Restaurant                | 424             | N   | HIGGINS AVE  | 4,407              | 282       | 4,125            | 11                                      |               | Initial façade work on downtown building being renovated to restaurant use (CRLP)  |

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| 48 | PW           | 1987                       | 1        | Brick Pavers  | MRA                            |                 |     |             | 65,977             | 65,977    | -                | N/A                                     |               | Downtown beatification by making sidewalk aprons at key intersections more attractive and distinctive.   |
| 49 | PT           | 1987                       | 1        | Caras Park  | MRA and City Parks             |                 |     |             | 1,040,274          | 1,040,274 | -                | N/A                                     |               | Next phase of Caras Park development.  |
| 50 | PF-School    | 1987                       | 1        | Central School                                      | MRA and MCPS                   | 200             | N   | ADAMS       | 19,599             | 19,599    | -                | N/A                                     |               | Assist MCPS in securing the closed school building and in marketing it for use as the State Police Academy. (Academy eventually was located in Bozeman).   |
| 51 | PP           | 1987                       | 1        | Garlington, Lohn & Robinson                         | Garlington, Lohn & Robinson    | 199             | E   | PINE ST     | 599,000            | 17,984    | 581,016          |   |               | CRLP Façade work portion on renovation of building for law office work. Included TIF assistance for sidewalk replacement.  |
| 52 | PP           | 1987                       | 1        | Hoffmann Building                                   | James Hoffmann                 | 265             | W   | FRONT ST    | 95,000             | 5,773     | 89,227           |   |               | Renovation of historic building from pornography theater to architect offices.   |
| 53 | PT           | 1987                       | 1        | Market Plaza  | MRA                            |                 |     |             | 244,507            | 244,507   | -                | N/A                                     |               | Construction of Market Plaza from intersection of Higgins, Alder and Railroad Streets reusing historic brick pavers from streets, moving Locomotive 1356 from Higgins to current location, adding the plaza with power and water, and creating an area for a Farmer's Market and other events to be held.  |
| 54 | PA           | 1987                       | 1        | Market Plaza Sculpture (Crossing)                   | MRA and Public Art Committee.  |                 |     |             | 7,630              | 7,630     | -                | N/A                                     |               | "Crossing" a/k/a "Xs". Taag Peterson (artist) Public art at north end of Higgins Ave   |
| 55 | PP           | 1987                       | 1        | Touch America                                       | Jack Pippo & Savik, Marlen     | 815             | E   | FRONT ST    | 337,008            | 40,914    | 296,094          |   |               | Construction of a new office building. TIF assistance included relocation of tenants of a very dilapidated structure, building demolition and utility main upgrade. Assistance was contingent on a public easement for a riverfront trail and 1/2 of a trail connection easement to Front Street.  |
| 56 | PP           | 1987                       | 1        | Worden's Market                                     | Tim & Exie France              | 450             | N   | HIGGINS AVE | 33,204             | 2,265     | 30,939           |   |               | Renovation of vacant Westerners clothing store to retail grocery, deli, beer and wine sales. Worden's was previously located directly across Higgins Ave. for nearly 100 years and expanded its business into the larger historic structure.   |
| 57 | PW           | 1988                       | 1        | BN Depot  |                                | 100             | E   | RAILROAD ST | 8,947              | 8,947     | -                |   |               | May be work around former NP Passenger Depot (No file found)   |
| 58 | PP           | 1988                       | 1        | Circle Square Building                              | Morganroth                     | 500             | N   | HIGGINS     | 70,000             | 10,720    | 59,280           |   |               | CRLP façade assistance in initial renovation of former Missoulian newspaper publishing location into office uses.  |
| 59 | PF           | 1988                       | 1        | Courthouse Roof                                     | Missoula County                | 200             | W   | Broadway    | 36,000             | 36,000    | -                | N/A                                     |               | Assistance to project at historic Missoula County Courthouse   |
| 60 | PF           | 1988                       | 1        | Courthouse Sidewalks                                | Missoula County                | 200             | W   | Broadway    | 4,448              | 4,448     | -                | N/A                                     |               | 300' of West Broadway sidewalks at Missoula County Courthouse  |
| 61 | PP           | 1988                       | 1        | Florence Weston                                     | Florence Weston Young          | 315             | N   | HIGGINS AVE | 11,997             | 1,800     | 10,197           |   |               | Replacement of sidewalk sections adjacent to downtown building in conjunction with retail project.   |
| 62 | PW           | 1988                       | 1        | Glacier Building Alley                              | MRA & City PW                  |                 |     |             | 14,816             | 14,816    | -                | N/A                                     |               | Repair and concrete paving of alley. Glacier Insurance Building later reassumed its former name as "The Florence".   |
| 63 | PP           | 1988                       | 1        | Greenleaf Cafe                                      | Ibrahim Ghaddar                | 101             | S   | HIGGINS AVE | 81,042             | 1,477     | 79,565           |   |               | Renovation of former pharmacy and retail store and pharmacy to restaurant use. (Later became El Cazador).  |
| 64 | PW           | 1988                       | 1        | Higgins Stairtower                                  | MRA                            |                 |     |             | 23,618             | 23,618    | -                | N/A                                     |               | Construction of a covered pedestrian stair tower between Caras Park and Higgins Bridge levels using lift station as base. For many years, the only connection other than at the bridge approaches. (Removed in 2021 Bridge project).   |
| 65 | PP           | 1988                       | 1        | Kerr's Draperies                                    | Dale Karlberg                  | 206-208         | S   | THIRD ST W  | 5,272              | 679       | 4,593            |   |               | Façade work on retail building (CRLP)  |
| 66 | PT           | 1988                       | 1        | Riverbank Beautification                            | MRA and City P&R               |                 |     |             | 18,925             | 18,925    | -                | N/A                                     |               | North shore cleanup, remove dangerous concrete blocks, remove large trees from flood levee pursuant to order by US Army Corps of Engineers..   |
| 67 | PW           | 1988                       | 1        | Riverfront Survey                                   | MRA                            |                 |     |             | 23,618             | 28,537    | (4,919)          | N/A                                     |               | Comprehensive land and boundary survey of properties along the north shore of the River between Van Buren Bridge and the intersection of West Front St. and West Broadway. Survey turned up many boundary/structure conflicts that could slow or prevent property transactions, encroachments on City parks, and areas to be acquired to solidify public ownership and access to the riverfront. |
| 68 | PP           | 1988                       | 1        | Shack Restaurant                                    | William Warden, Robin Hamilton | 230             | W   | MAIN ST     | 300,000            | 21,914    | 278,086          |   |               | Renovation of vacant retail storefront to restaurant use for expanding Shack Restaurant which relocated from its historical location on Front Street.  |
| 69 | PP           | 1988                       | 1        | Spiker Communications                               | Spiker Communications          | 229             | E   | MAIN ST     | 300,000            | 32,271    | 267,729          | 10                                      |               | Renovation of former retail/manufacturing location to office use. TIF included sidewalk replacement, façade work, and interest "write down" of certain interior work contingent on creation and maintaining jobs for 10 years (CRLP-ED).   |
| 70 | PW           | 1988                       | 1        | Stoverud Clock                                      | Public Art Committee           |                 |     |             | 2,000              | 2,000     | -                | N/A                                     |               | Repair of historic clock in Higgins Ave. sidewalk at the Florence Building.  |
| 71 | PP           | 1988                       | 1        | Weston Building                                     | Florence Weston Young          | 319             | N   | HIGGINS AVE | -                  | 350       |                  |   |               | CRLP Interest "write down" for façade work on third portion of downtown building   |
| 72 | PP           | 1989                       | 1        | Big Sky Chili                                       | Anderson, Michael & Clare      | 123             | E   | MAIN ST     | 43,817             | 236       | 43,581           |   |               | Façade work for restaurant on Main Street (CRLP)   |
| 73 | PP           | 1989                       | 1        | Depot Restaurant Expansion                          | Depot Corporation              | 201             | W   | RAILROAD ST | 450,000            | 62,141    | 387,859          | 10                                      |               | Expansion of restaurant into the vacant second floor of former hotel building and addition to the west side for secondary restaurant that can be open air in warmer weather. Included expansion and paving of the parking area west of the building. TIF for CRLP façade, interior work contingent on job creation (CRLP-ED) and demolition of vacant warehouse structures for the parking lot.  |
| 74 | PP           | 1989                       | 1        | Garden City Floral                                  | Garden City Floral             | 129             | W   | FRONT ST    | 33,220             | 5,748     | 27,472           |   |               | Façade work on retail building (CRLP) (Later became Montgomery Distillery)   |
| 75 | PP           | 1989                       | 1        | Goldsmith's Bed & Breakfast                         | Goldsmith, Richard & Jean      | 803-809         | E   | FRONT ST    | 215,000            | 36,878    | 178,122          | 5                                       |               | TIF for demolition of very dilapidated structures along with relocation of tenants, façade work (CRLP) and interior work contingent on job creation and maintenance (CRLP-ED). Building for Bed & Breakfast was moved from the NE corner of Arthur and Beckwith Ave. It was Missoula's first official bed & breakfast operation and required development of new zoning language.                 |
| 76 | PW           | 1989                       | 1        | North Higgins Parking Lot                           | MPC                            | 500             | N   | HIGGINS AVE | 109,279            | 109,279   | -                | N/A                                     |               | Development of a new parking lot for MPC adjacent to former Missoulian building (Circle Square Bldg.).   |
| 77 | PP-MX        | 1989                       | 1        | Pattee Street Apartments (a/k/a Tremper Apartments) | Skornagowsky                   | 140             | E   | Broadway    | 306,000            | 22,668    | 283,332          |   | 24            | Federal CDBG Program supported project for low-income housing. TIF was for façade work (CRLP) and sidewalk replacement.  |
| 78 | PW           | 1989                       | 1        | South Side River Survey                             | MRA                            |                 |     |             | 4,998              | 4,998     | -                | N/A                                     |               | Property boundary survey along the south side of the river from Orange to Van Buren Streets.   |
| 79 | PP           | 1989                       | 1        | Toole & Easter                                      | T & E Building Partnership     | 145             | W   | FRONT ST    | 581,150            | 19,398    | 561,752          |   |               | Façade change of former Star Garage building (CRLP).   |
| 80 | PT           | 1990                       | 1        | Caras Park Tent                                     | Missoula Downtown Assoc        |                 |     |             | 29,481             | 29,481    | -                | N/A                                     |               | Circus tent to replace aging tent. Used for summer performing arts including plays, comedy and music productions.  |
| 81 | PW           | 1990                       | 1        | Central Park Parking Structure                      | MRA and Parking Commission     | 128             | W   | MAIN ST     | 3,250,000          | 120,934   | 3,129,066        |   |               | Construction of Central Park Parking Structure on the corner of Main and Ryman Streets. Buildings on the site had burned several years earlier and the site was purchased by the Parking Commission and used as a surface lot. TIF funds were for construction of the 300-vehicle parking structure, the first public structured parking in Missoula (and first TIF bond).                       |
| 82 | PF           | 1990                       | 1        | County Courthouse                                   | Missoula County                | 200             | E   | Broadway    | 37,946             | 37,946    | -                | N/A                                     |               | Exterior repairs to historic Missoula County Courthouse  |
| 83 | PP           | 1990                       | 1        | Dajon Enterprises                                   | Dajon Enterprises              | 120             |     | HICKORY ST  | 52,248             | 16,374    | 35,874           |   |               | Former unheated and vacant glass warehouse redeveloped for commercial use. CRLP facade interest write-down and Life Safety Code Compliance Program (CCP) used to help occupy about 1/2 of the building while the remainder was blocked off.  |
| 84 | PP           | 1990                       | 1        | Giant Associates                                    | Giant Associates               | 624             |     | WOODY ST    | 265,000            | 37,423    | 227,577          |   |               | Demolition of storage building to allow construction of parking lot in conjunction with new office use in long vacant adjacent buildings.  |
| 85 | PW           | 1990                       | 1        | Independent Oil Station (United Way)                | Earl Morganroth                | 534             | N   | HIGGINS AVE | 66,649             | 66,649    | -                | N/A                                     |               | Renovation of vacant 1920s historical vehicle repair and fuel station included in project to redevelop Circle Square Building (former Missoulian Publishing) and adjacent parking lot. Initial tenant was United Way offices.  |
| 86 | PP           | 1990                       | 1        | JRJ Partnership/Gordon-Prill                        | JRJ Partnership                | 269             | W   | FRONT ST    | 358,000            | 21,393    | 336,607          |   |               | Major façade changes and expansion of building to allow for office uses (CRLP).  |
| 87 | PP           | 1990                       | 1        | Kadena's Take-Away                                  | Nancy Takumoto                 | 231             | W   | FRONT ST    | 430,000            | 11,474    | 418,526          |   |               | CCP matching grant for exiting requirements and sidewalk work renovating and combining a dilapidated and aging former bar and adjacent electrical supply store to restaurant use.  |

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| 88  | PP           | 1990                       | 1        | Lily Restaurant/Crystal Theatre        | Lily Building                     | 515             | S   | HIGGINS     | -                  | 14,422    |                  |   |               | Code Compliance (CCP) matching grant to bring building into Fire Code  |
| 89  | PW           | 1990                       | 1        | Milwaukee Station                      | Milwaukee Station Associates      | 250             |     | STATION DR  | 60,262             | 60,262    | -                | N/A                                     |               | Purchase of property connecting the south shore riverfront trail to City-owned property to the west (eventually Clark Fork Natural Park). The cost of the approximately 2 1/2 acres was the amount of delinquent taxes on the overall Milwaukee Station property. In addition to connecting the trail system on publicly owned property, it gave access between the trail and S 3rd Street W by way of Station Drive. 28% of the delinquent taxes paid were ultimately for City and MRA. |
| 90  | PP-NP-C      | 1990                       | 1        | Missoula Children's Theater            | MCT                               | 200             | N   | ADAMS       | 1,050,000          | 300,000   | 750,000          | 20                                      |               | 1st of multi-phase project. In this one, MRA purchases former Central School from MCPS and delivers the deed to MCT upon evidence their completing at least \$300,000 of building improvements. The actual Phase 1 MCT improvement cost was \$750k   |
| 91  | PP-MX        | 1990                       | 1        | Montagne Apartments                    | Kenneth & Susan Allen             | 107             | S   | THIRD ST W  | 24,895             | 10,000    | 14,895           |   | 45            | Fire Code compliance assistance (CCP) for sprinkler system.  |
| 92  | PP           | 1990                       | 1        | New Era Bicycles                       | Dennis Sparrow                    | 741             |     | HIGGINS AVE | 197,933            | 14,905    | 183,028          | 10                                      |               | Replacement of vacant fuel station with bicycle retail and repair business. TIF included demolition, sidewalk/curb/gutter/ and landscaped boulevard. Trees planted in boulevard were relocated from Central Park Parking Structure construction site.  |
| 93  | PA           | 1990                       | 1        | Returnings                             | MRA and City Public Art Committee |                 |     |             | 9,325              | 9,325     | -                | N/A                                     |               | Sculpture of trout in Caras Park East designed to be used as play structure for children or adults. The artist was Jeffrey Funk. Chosen by Public Art Committee  |
| 94  | PW           | 1990                       | 2        | Shady Grove Sidewalks and Trail        | Eagle Watch                       | 565             |     | BURTON ST   | 1,500,000          |           | 1,500,000        |   |               | Construction of accessible riverfront trail between Burton and California Streets along with street trees on W. Broadway. Project was, in part, adjacent to Eagle Watch Estates fully accessible affordable housing project.   |
| 95  | PT           | 1990                       | 1        | South Shore Lights                     | MRA                               |                 |     |             | 112,380            | 112,380   | -                | N/A                                     |               | Installation of 88 pedestrian-scale lights along the trail on the south shore of the River between Milwaukee Station and east of Van Buren St.   |
| 96  | PW           | 1990                       | 1        | Street Trees                           | MRA                               |                 |     | Various     | 310,121            | 310,121   | -                |   |               | Downtown street tree program   |
| 97  | PP           | 1990                       | 1        | Sun Mountain Sports                    | Eric Reimers                      | 401             |     | RAILROAD ST | 515,000            | 29,380    | 485,620          | 45                                      |               | Major expansion of golf bag design and manufacturing company to a vacant warehouse owned by MRL. New site allowed major expansion of business and workforce. TIF was used for Fire Code compliance exiting and fire sprinklers, and sidewalk work.   |
| 98  | PP           | 1990                       | 1        | The Trail Head                         | Charles & Elizabeth Stevens       | 420             | N   | HIGGINS AVE | 467,000            | 53,062    | 413,938          | 10                                      |               | Relocation and expansion of long time outdoor sporting goods retailer from the corner of S Higgins and 3rd Street to the corner of North Higgins and Pine Street. The building, which had been a vehicle parts store, had been vacant for several years prior to The Trail Head acquisition.   |
| 99  | PP           | 1990                       | 1        | Worden, Thane & Haines/Glacier General | Worden, Thane & Haines            | 111             | N   | HIGGINS AVE | 1,200,000          | 26,873    | 1,173,127        |   |               | Acquisition and initial redevelopment of former Florence building which had been vacant for several years. The project marked a milestone in downtown recovery with a major law firm relocating and expanding to Higgins Avenue. TIF included CRLP-ED interest write-down for job creation and sidewalk repair.  |
| 100 | PA           | 1990                       | 1        | Youth Home Mural                       | Missoula Youth Homes              |                 |     |             | 567                | 567       | -                | N/A                                     |               | MRA participation was for materials in Missoula Youth Homes mural painted by youth clients   |
| 101 | PP           | 1991                       | 1        | Capers Catering                        | Marcia Pilgeram                   | 111             | N   | HIGGINS AVE | 50,000             | 12,250    | 37,750           | 5                                       |               | Catering business in Florence Building re-opened the long closed "Governor's Ballroom" for gatherings. TIF for CRLP-ED interest write-down job creation and to bring room to current Fire Code. (CCP).   |
| 102 | PF           | 1991                       | 1        | Courthouse Gazebo                      | Missoula County                   | 200             | W   | Broadway    | 20,000             | 5,000     | 15,000           | N/A                                     |               | MRA portion of construction grant for new gazebo. The first gazebo on the site was used for many years as a music and political speech venue.  |
| 103 | PF           | 1991                       | 1        | Courthouse Windows                     | Missoula County                   | 200             | W   | Broadway    | 200,000            | 70,000    | 130,000          | N/A                                     |               | TIF funds used to asset in the cost difference in replacement of windows between aluminum to historically appropriate wood framed on the historic school structure.  |
| 104 | PW           | 1991                       | 1        | Fox Theatre                            | MRA                               | 411             | W   | FRONT ST    | 188,712            | 188,712   | -                | N/A                                     |               | The former Fox Theater and adjacent land was given to the City in 1987 by the Mann Corp. After attempts to find an adaptive reuse of the building and weather damage to the roof, the 1,000 seat movie theater that opened in 1950 was demolished after asbestos remediation.  |
| 105 | PP-MX        | 1991                       | 1        | Howard's Apartments                    | Howard Horton                     | 141-147         | W   | MAIN ST     | 30,936             | 15,468    | 15,468           |   | 83            | Use of CCP to help owner comply with Fire Code for basement sprinkler system and work on fire escape.  |
| 106 | PP           | 1991                       | 1        | JKW Investments                        | JKW Investments                   | 227             | W   | FRONT ST    | 175,000            | 31,514    | 143,486          | 5                                       |               | Substantial remodeling of historic structure to house Missoula Aging Services who expanded their programs and number of employees in relocating to this building   |
| 107 | PP-H         | 1991                       | 1        | Leary/White                            | Bob Leary and Cynthia White       | 208             | W   | SPRUCE ST   | 5,000              | 620       | 4,380            |   | 3             | Interest "write-down" for façade repair and painting on apartment house (CRLP).  |
| 108 | PP           | 1991                       | 1        | Lily Restaurant/Crystal Theatre        | Lily Building                     | 515             | S   | HIGGINS     | 3,849              | 350       | 3,499            |   |               | Interest "write down" for façade work - awning (CRLP).   |
| 109 | PP           | 1991                       | 1        | Mammyth Bakery/Cafe                    | Kimberly Kuethe                   | 131             | W   | MAIN ST     | 309,000            | 32,606    | 276,394          | 10                                      |               | Major expansion of bakery services to allow production of wholesale baked goods. Used façade, job creation and maintenance sections of the CRLP.   |
| 110 | PF           | 1991                       | 1        | Museum of the Arts                     | Missoula Art Museum               | 335             |     | PATTEE      | 6,500              | 1,135     | 5,365            | N/A                                     |               | Initial work in publicly-owned former library to allow MAM use.  |
| 111 | PT           | 1991                       | 1        | North Shore Lighting                   | MRA                               |                 |     |             | 16,500             | 8,250     | 8,250            | N/A                                     |               | Retrofit of lighting components in Caras/Bess Reed Parks lighting system.  |
| 112 | PW           | 1991                       | 1        | Northshore Walkway                     | MRA                               |                 |     |             | 122,858            | 122,858   | -                | N/A                                     |               | Construction of riverfront trail from Van Buren Bridge and the west three private properties along the River with two accesses to East Front Street.   |
| 113 | PP           | 1991                       | 1        | Ogg's Shoes                            | Dorothy and Bob Ogg               | 223             | N   | HIGGINS     | -                  | 2,500     |                  |   |               | Probably façade upgrade of retail store (CRLP). (File not found)   |
| 114 | PP           | 1991                       | 1        | Wells, Evonne Smith                    | Evonne Smith Wells                | 218-222         | E   | PINE ST     | 22,725             | 1,034     | 21,691           |   |               | CRLP for facade repair assistance renovation of office building into house law firm.   |
| 115 | PP           | 1991                       | 1        | Williams, Ranney P.C.                  | Shelton Williams                  | 235             | E   | PINE ST     | 150,000            | 7,952     | 142,048          | 5                                       |               | Project was renovation of vacant office building for an expanding law firm hiring new staff. (CRLP-ED)   |
| 116 | PP           | 1991                       | 1        | Wright Leasing                         | Wright Leasing                    | 510             | W   | SPRUCE ST   | 18,135             | 4,641     | 13,494           |   |               | Code compliance (CCP) and façade (CRLP) assistance in converting vacant warehouse into equipment rental, fitness and cabinet manufacturing uses.   |
| 117 | PP           | 1991                       | 1        | Zimorino's                             | Zimorino Restaurant               | 424             | N   | HIGGINS     | 11,497             | 5,749     | 5,748            |   |               | Initial work on to bring vacant areas of a building into compliance Fire and Building Codes to expand use of building beyond street level and basement. Ground floor was Zimorino Restaurant.  |
| 118 | PW           | 1992                       | 1        | Bicycle Racks                          | MRA & PW                          |                 |     |             | 13,550             | 13,550    | -                | N/A                                     |               | This project file includes installation of bike racks in several locations 1984-90.  |
| 119 | PP-NP-C      | 1992                       | 1        | BikeCentennial                         | BikeCentennial                    | 138-150         | E   | PINE ST     | 145,400            | 11,069    | 134,331          |   |               | Redevelopment of former church building to house the office and production facilities of Bike Centennial (later renamed Adventure Cycling). MRA was able to secure HUD 312 loan funds to assist the rehabilitation project. MRA funds included façade interest write-down (CRLP), code compliance matching grant (CCP) and the cost of independent construction inspections required for use of HUD funds.   |
| 120 | PP-H         | 1992                       | 1        | Buckley Apartments                     | James Buckley                     | 715-721         | W   | SPRUCE ST   | 37,800             | 1,400     | 36,400           |   | 4             | TIF was used for sidewalk work associated with substantial renovation of historic apartment building.  |
| 121 | PT           | 1992                       | 1        | Caras Park Kiosk                       | MRA                               |                 |     |             | 3,839              | 3,837     | 2                | N/A                                     |               | TIF participated in fabrication and installation of an announcement board requested by MDA.  |
| 122 | PA           | 1992                       | 1        | Cattin' Around                         | MPC                               | 128             | W   | MAIN ST     | 18,000             | 18,000    | -                | N/A                                     |               | A "1 Percent-for-Art" piece for construction of public buildings associated with Central Park Parking Structure. Chosen by Public Art Committee. Mike Hollern (artist)   |

|     | A            | F                          | G        | H  | I                            | J               | K   | L           | O                  | V         | W                | Z                                       | AA            | AB   |
|-----|--------------|----------------------------|----------|--|------------------------------|-----------------|-----|-------------|--------------------|-----------|------------------|---|---------------|--|
| 1   | PROJECT TYPE | FISCAL YEAR FINAL AMT PAID | DISTRICT | PROJECT NAME   | DEVELOPER                    | PROJECT ADDRESS | DIR | STREET      | TOTAL PROJECT COST | MRA TOTAL | OTHER INVESTMENT | FULL TIME EQUIVALENT (FTE) JOBS CREATED | HOUSING UNITS | NOTES  |
| 123 | PP           | 1992                       | 2        | Champion Site Environmental Survey (a/k/a Millsite and Old Sawmill District) |                              |                 |     |             | 6,410              | 6,410     | -                |   |               | Environmental soils study of the NW corner of the former Champion Lumber Site as precursor to accepting the land as a gift for construction of a baseball stadium  |
| 124 | PP           | 1992                       | 1        | Double J L Corporation   | East Gate Rental             | 500             | E   | ALDER ST    | 10,570             | 953       | 9,617            |   |               | Façade program (CRLP) participation for a yard, home improvement and party equipmen of a rental business in former vacant warehouse.   |
| 125 | PP           | 1992                       | 1        | Florence Building  | Worden, Thane & Haines       | 111             | N   | HIGGINS AVE | 123,000            | 20,000    | 103,000          |   |               | Participation in major fire code compliance upgrade work at historic Florence Building. CCP augmented federal HUD 312 Program funds.   |
| 126 | PT           | 1992                       | 1        | Fox Site Walkway   | MRA                          |                 |     |             | 153,697            | 153,697   | -                | N/A                                     |               | Construction of a lighted extension of the north shore riverfront trail east from the Orange St. Bridge to the western edge of City-owned former Fox Theatre property  |
| 127 | PP           | 1992                       | 1        | Great Northern Building  | Koelbel, John & Lenora       | 133-135         | N   | HIGGINS AVE | 45,000             | 7,207     | 37,793           |   |               | Façade (CRLP) program and code compliance program (CCP) assistance in retail building.   |
| 128 | PT           | 1992                       | 1        | Locomotive 1356  | MRA                          |                 |     |             | 20,712             | 20,712    | -                |   |               | Initial asbestos mitigation on locomotive located in Market Square at the north terminus of Higgins Ave. The locomotive was given to the City by Northern Pacific RR in 1955 for display. Asbestos lining from the boiler and brake area became exposed and required sealing. Other repairs were made along with remediation.  |
| 129 | PP-MX        | 1992                       | 1        | Montagne Building (AKA Penwell Building)                                     | Kenneth Allen                | 101             | S   | THIRD ST W  | 24,500             | 10,000    | 14,500           |   | 35            | Life-Safety Code Compliance Program (CCP) matching grant for fire suppression sprinkler system for residential and commercial building.  |
| 130 | PP           | 1992                       | 1        | Mortan, Inc.   | Daniel Morgan                | 329             | E   | PINE ST     | 35,306             | 8,710     | 26,596           |   |               | Code Compliance Program (CCP) assistance in retrofitting former funeral home structure for eye product distribution business.  |
| 131 | PP           | 1992                       | 1        | Randy Peterson   | Randy Peterson               |                 |     |             | 8,834              | 4,417     | 4,417            |   |               | (No file found)  |
| 132 | PW           | 1992                       | 1        | Smith Hotel Demolition   | City and MRA                 | 225             | W   | RAILROAD ST | 67,946             | 67,946    | -                | N/A                                     |               | After condemnation of the building by the City Building Official and upon request of the Mayor, TIF funds were used to relocate the owner and single tenant from the very dilapidated former hotel building and demolish it. The exterior had been shedding sections of façade bricks into adjacent properties, there was no roof for several years. Using the sales value of the property and TIF, the owner was relocated to a nearby house on Spruce St. Major renovation of a building for moving and expansion of a diner from the 300 block of N Higgins Ave. CRLP-ED for job creation and CCP for fire code work. |
| 133 | PP           | 1992                       | 1        | Uptown Diner   | Shawn Nichols                | 120             | N   | HIGGINS AVE | 100,000            | 32,299    | 67,701           | 10                                      |               |  |
| 134 | PP           | 1993                       | 1        | Avalon Cafe  | Joel Rasmussen               | 141             | S   | THIRD ST W  | 17,000             | 1,135     | 15,865           |   |               | Code compliance participation in redevelopment of a retail location into a restaurant.   |
| 135 | PP           | 1993                       | 1        | Bluebird Building  | James McDonald               | 224             | N   | HIGGINS AVE | 175,000            | 6,310     | 168,690          |   |               | MRA was able to secure federal HUD 312 loan funds for renovation of this historic building including preservation of parts of the former second level theater used in the early 1900s (Bluebird Theater). Code Compliance Program matching funds were also included.   |
| 136 | PT           | 1993                       | 1        | Caras Park Overlook  | MRA                          |                 |     |             | 24,904             | 24,904    | -                | N/A                                     |               | Construction of a deck/overlook in Caras Park which overlooks the later constructed Brennan's Wave.  |
| 137 | PT           | 1993                       | 1        | Caras Park Utilities   | MPR & MRA                    |                 |     |             | 50,500             | 50,500    | -                | N/A                                     |               | Upgrade of electrical utilities to allow wider variety of use of the Caras Park plaza.   |
| 138 | PF           | 1993                       | 1        | Courthouse Lamp Posts  | Missoula County              | 200             | W   | Broadway    | 3,980              | 3,980     | -                | N/A                                     |               | Installation of four decorative sidewalk light posts for the Courthouse lawn.  |
| 139 | PP           | 1993                       | 1        | Cowell Trust   | Cowell Trust                 | 227             | N   | HIGGINS AVE | 1,965              | 983       | 982              |   |               | Combined project made up of four properties near the SW corner of W Broadway and N Higgins. Each property required basement fire suppression sprinklers. The water source was, with extensive negotiations with Mountain Water Co., co-located in one access pipe and then, by way of a manifold, to the individual properties. This avoided four water line trenches in Broadway and Higgins, shortening the life of the street surfaces and disrupting traffic.  |
| 140 | PW           | 1993                       | 1        | Downtown Streets   | MRA & City PW                |                 |     |             | 363,545            | 363,545   | -                | N/A                                     |               | Program to repair and replace street surfaces downtown.  |
| 141 | PP           | 1993                       | 1        | Forkenbrock Building   | Baltic Avenue Partnership    | 234             | E   | PINE ST     | 100,000            | 16,500    | 83,500           |   |               | Fire Code compliance (CCP) in redevelopment of a vacant former funeral home to office uses.  |
| 142 | PP           | 1993                       | 1        | Gilligan's Rentals   | David & Carma Gilligan       | 206             | W   | MAIN ST     | 17,823             | 8,911     | 8,912            |   |               | Code compliance matching grant (CCP) for fire-rated separation between businesses and sprinkler fire suppression equipment.  |
| 143 | PP           | 1993                       | 1        | Hansen's Ice Cream   | Michael & Jane McMahon       | 519             | S   | HIGGINS AVE | 45,000             | 19,000    | 26,000           |   |               | TIF reimbursement to demolish a very dilapidated and safety issue lean-to shed in alley. MRA acted on strong advise of City/County Health Department and City Building Official.   |
| 144 | PP           | 1993                       | 1        | Montana Pizza (Godfather's)  | Montana Pizza, Inc.          | 247             | W   | FRONT       | 10,000             | 2,936     | 7,064            |   |               | Fire Code Compliance (CCP) conducted during interior renovation of corporate office.   |
| 145 | PP           | 1993                       | 1        | Perfect Ten  | Scott Cooney                 | 403             | N   | HIGGINS     | 240,000            | 43,685    | 196,315          | 5                                       |               | Façade CRLP and job creation CRLP-ED, and CCP assistance to upgrade and renovate vacant former clothing store to personal grooming studio and office uses. The building is on national historic list as it was designed by A.J. Gibson. Originally a three-story building, the third story burned in 1930s.  |
| 146 | PP           | 1993                       | 1        | Ron's Roost  | Ron's Roost Bookstore        | 541             | S   | HIGGINS     | 11,262             | 5,631     | 5,631            |   |               | CCP assistance for meeting fire code exiting requirements for book and music store.  |
| 147 | PW           | 1993                       | 1        | Street Furniture   | MRA                          |                 |     |             | 1,767              | 24,412    | (22,645)         | N/A                                     |               | Benches and Missoula Downtown Association requested street improvements.   |
| 148 | PP           | 1993                       | 1        | Sutton West Gallery  | Geoffrey Sutton              | 121             | W   | BROADWAY    | 50,000             | 12,915    | 37,085           |   |               | CCP assistance for installation of a sprinkler system and new dedicated water line to meet Fire Code.  |
| 149 | PP           | 1993                       | 1        | Tangles Salon  | Kim Deanda                   | 275             | W   | MAIN ST     | 7,000              | 692       | 6,308            |   |               | CRLP interest write-down for façade upgrade of beauty salon.   |
| 150 | PF           | 1993                       | 1        | Transit Meet (Mountain Line)   | MUTD                         | 100             | E   | MAIN ST     | 6,049              | 6,049     | -                | N/A                                     |               | Sidewalk upgrade and shelter for original Mountain Line bus station.   |
| 151 | PP           | 1993                       | 1        | Union Hall Building  | Union Hall Company, Inc.     | 208             | E   | MAIN ST     | 21,216             | 4,347     | 16,869           |   |               | Repairs and historically appropriate upgrades of façade of historic Union Building (CRLP). Painted advertising from the early 1900s was preserved.   |
| 152 | PP           | 1993                       | 1        | Western Federal Savings  | Western Federal Savings Bank | 100             | E   | BROADWAY    | 133,415            | 20,000    | 113,415          |   |               | CCP participation to provide fire escape on exterior of this six-story building.   |
| 153 | PP           | 1993                       | 1        | Weston Building  | Florence Weston Young        | 315             | N   | HIGGINS AVE | 85,283             | 8,733     | 76,550           |   |               | CRLP Façade and CCP assistance to allow new retail business to occupy a portion of the building.   |
| 154 | PP           | 1993                       | 1        | Worden's Market  | Worden's Market, Inc.        | 451             | N   | HIGGINS AVE | 25,000             | 6,720     | 18,280           |   |               | Façade and sidewalk work on historic North Higgins Ave. building (CRLP).   |
| 155 | PP           | 1993                       | 1        | Zimorino's   | Zimorino Restaurant          | 424             | N   | HIGGINS     | 260,000            | 31,394    | 228,606          |   |               | Second project to utilize the second and third floors of this building. Major structural work was involved along with façade upgrade (CRLP) and code compliance (CCP) for a fire escape.   |
| 156 | PP           | 1994                       | 1        | Bagels on Broadway   | Sue Hulme, Janet Thompson    | 223             | W   | BROADWAY    | 30,000             | 1,767     | 28,233           |   |               | Code compliance (CCP) in project to renovate vacant space to retail and wholesale bagel production.  |
| 157 | PP           | 1994                       | 1        | Bank of Montana, Missoula  | Bank of Montana              | 201             | N   | HIGGINS AVE | 205,000            | 15,000    | 190,000          |   |               | CCP assistance to install a fire suppression sprinkler system in large downtown building as required by Fire Code.   |
| 158 | PP           | 1994                       | 1        | Circle Square Building   | Earl Morganroth              | 500             | N   | HIGGINS     | 200,000            | 33,300    | 166,700          | 10                                      |               | Continued renovation of former Missoulian to allow home health business who increased its size and employment. TIF used for code compliance (CCP) and interior fixed-asset construction assistance for job creation (CRLP-ED).   |
| 159 | PP           | 1994                       | 1        | Dolack Gallery   | Monte Dolack                 | 139             | W   | FRONT ST    | 30,000             | 3,398     | 26,602           |   |               | CCP assistance to provide fire-rated access to business on Front Street and Caras Park level.  |
| 160 | PP           | 1994                       | 1        | Jay's Bar Building   | Jay LaFlesch                 | 119             | W   | MAIN ST     | 8,800              | 3,752     | 5,048            |   |               | Provide adequate emergency egress with CCP assistance  |
| 161 | PP           | 1994                       | 1        | KLS Partnership  | Dale Karlberg,               | 180-210         | S   | THIRD ST W  | 150,000            | 770       | 149,230          |   |               | Sidewalk repair associated with renovation of upper level apartments   |
| 162 | PP-NP-C      | 1994                       | 1        | Missoula Children's Theater Phase 2  | MCT                          | 200             | N   | ADAMS       | 1,529,912          | 146,955   | 1,382,957        |   |               | 2nd phase further renovated the former Central School. Addition of a lobby and meeting rooms. TIF assistance used for sidewalks, demolition of outbuilding, removal of old fuel oil tank, sanitary sewer main capacity upgrade, etc.   |
| 163 | PP           | 1994                       | 1        | Montana Bldg.  | Richard Williams             | 101             | E   | BROADWAY    | 100,000            | 12,880    | 87,120           |   |               | CCP support for fire-suppression sprinkler system. Other code work was conducted simultaneously by owner.  |

|     | A            | F                          | G        | H  | I                                  | J               | K   | L           | O                  | V         | W                | Z                                       | AA            | AB   |
|-----|--------------|----------------------------|----------|--|------------------------------------|-----------------|-----|-------------|--------------------|-----------|------------------|---|---------------|--|
| 1   | PROJECT TYPE | FISCAL YEAR FINAL AMT PAID | DISTRICT | PROJECT NAME                               | DEVELOPER                          | PROJECT ADDRESS | DIR | STREET      | TOTAL PROJECT COST | MRA TOTAL | OTHER INVESTMENT | FULL TIME EQUIVALENT (FTE) JOBS CREATED | HOUSING UNITS | NOTES  |
| 164 | PP           | 1994                       | 1        | Northwest Distributing                     |                                    | 125             | E   | MAIN ST     | 7,482              | 3,741     | 3,741            |   |               | CCP participation in egress upgrade in electronic equipment and supply store.  |
| 165 | PP           | 1994                       | 1        | Old Town Cafe                              | Ram Murphy,                        | 127             | W   | ALDER ST    | 260,000            | 3,599     | 256,401          |   |               | Façade upgrade (CRLP) and Fire Code compliance conducted along with interior renovation including relocation of kitchen and expansion of seating area of long-time downtown café.  |
| 166 | PP           | 1994                       | 1        | OZ Partnership                             | OZ Building Partnership            | 502             | W   | SPRUCE ST   | 104,000            | 8,232     | 95,768           |   |               | Façade upgrade on historic residential building converted to office use (CRLP).  |
| 167 | PP           | 1994                       | 1        | Parkside Townhomes                         | Badeum Partnership                 | 204             |     | CHESTNUT    | 700,000            | 77,675    | 622,325          |   |               | Construction of condominiums in vacant lot next to Clark Fork Natural Park. TIF for utility extensions and sidewalks.  |
| 168 | PP           | 1994                       | 1        | Radio Central Building                     | Richard Williams                   | 127             | E   | MAIN ST     | 130,816            | 15,408    | 115,408          |   |               | Provide fire-suppression sprinkler system with new dedicated water supply line through CCP for three-story building plus basement. Owner conducted additional interior upgrades and repairs in conjunction with the code project.  |
| 169 | PP           | 1994                       | 1        | Schubert Buildings                         | John & Tammy Schubert              | 525-531         | S   | HIGGINS AVE | 96,385             | 9,086     | 87,299           | 5                                       |               | Assistance under façade and economic development (ED/job creation) sections of the CRLP in addition to CCP to upgrade exterior and interior of three adjacent business locations to meet code and be attractive to customers.  |
| 170 | PT           | 1994                       | 1        | South Shore Park / Clark Fork Natural Park | MRA                                |                 |     |             | 371,423            | 671,423   | (300,000)        | N/A                                     |               | Construction of Clark Fork Natural Park along the south side of the River east of the Orange St. Bridge. The new Park replaced denuded riparian area with a natural environment with trails, pedestrian bridges across irrigation ditches and stone/wood benches.  |
| 171 | PP           | 1994                       | 1        | SSS Investments Building                   | Tim & Jeff Skiftun and Scott, Mars | 103-115         | W   | MAIN ST     | 12,000             | 4,982     | 7,018            |   |               | Code assistance (CCP) for sprinkler supply upgrade in conjunction with neighboring property at 129 N Higgins Ave.  |
| 172 | PP           | 1994                       | 1        | Thrifty Travel Building                    | Ferguson, Jim                      | 129             | N   | HIGGINS AVE | 8,300              | 3,970     | 4,330            |   |               | Code assistance (CCP) for sprinkler supply upgrade in conjunction with neighboring property at 103-115 Main St.  |
| 173 | PP           | 1994                       | 1        | Wyckman's Office Supply                    | William Wyckman                    | 320             | N   | HIGGINS AVE | 18,458             | 9,229     | 9,229            |   |               | CCP assistance for emergency exiting from mezzanine and first floor.   |
| 174 | PP-NP-C      | 1995                       | 1        | Carousel for Missoula                      | A Carousel for Missoula            | 110             |     | CAROUSEL DR | 790,000            | 790,000   | -                | N/A                                     |               | Construction of a publically owned building to house under a lease to the first hand-made carousel made in USA in over fifty years. The carousel and horses were made through volunteer efforts and donors.  |
| 175 | PP           | 1995                       | 1        | Depot Restaurant Building                  | Depot Corporation                  | 201             | W   | RAILROAD ST | 200,000            | 11,341    | 188,659          |   |               | Conversion of third floor of the building to office uses and upgrade of the entire building to comply with life-safety codes.  |
| 176 | PP           | 1995                       | 1        | Giant Associates                           | Giant Associates                   | 624             |     | WOODY ST    | 26,617             | 9,814     | 16,803           |   |               | TIF for demolition of a dilapidated shed building to make way for a private parking lot.   |
| 177 | PP-MX        | 1995                       | 1        | Golden Pheasant Building                   | William & Marlene Wiles            | 318             | N   | HIGGINS AVE | 106,344            | 4,159     | 102,185          |   | 2             | Façade upgrade as building moves from very long-time Asian restaurant to cocktail lounge use with residential upstairs.  |
| 178 | PF-School    | 1995                       | 1        | Hellgate High School Windows               | MCPS                               | 900             | S   | HIGGINS AVE | 400,000            | 150,000   | 250,000          | N/A                                     |               | Aid to MCPS in window replacement at Hellgate High School to allow replacement to be historically appropriate design.  |
| 179 | PP           | 1995                       | 1        | Perfect Ten Building                       | Scott Cooney                       | 403             | N   | HIGGINS AVE | 100,000            | 9,500     | 90,500           |   |               | Second project at this historic building to restore exterior and bring the structure fully into compliance with life-safety codes (CCP).   |
| 180 | PP           | 1995                       | 1        | Pine Street Tavern                         | Timberline Tavern, Inc.            | 130             | W   | PINE ST     | 200,000            | 4,932     | 195,068          |   |               | CCP participation in major renovation of building needed to continue tavern and restaurant use (later Sean Kelly's, later Thomas Meagher).   |
| 181 | PP           | 1995                       | 1        | Red Rooster Trading Company                | Red Rooster Inc.                   | 301             | N   | HIGGINS AVE | 100,000            | 6,910     | 93,090           |   |               | CCP and Façade CRLP assistance for historic building that formerly housed Smith Drug. Red Rooster eventually moved north on Higgins Ave.   |
| 182 | PP           | 1995                       | 1        | Riverfront Place                           | Long, Scott & Phillips, Robert     | 283             | W   | FRONT ST    | 2,300,000          | 205,831   | 2,094,169        |   |               | Downtown's first new major office building on Front Street in many years. Replaced a dilapidated vacant wood framed building and a concrete block structure. The four-story 31,000 sq.ft. building's primary tenants are DA Davidson, Long and Company, and Phillips Law. TIF was for demolition, Front St sidewalks, water and sewer extension to the property, and construction of a concrete public walkway from Front Street to the Caras Park/Riverfront Trail level on a new permanent easement from the developer. Developer agreed to maintain the public walkway. |
| 183 | PW           | 1995                       | 1        | SID 505 - Southshore Sewer                 | City and MRA                       |                 |     |             | 296,745            | 296,745   | -                | N/A                                     |               | Participate with SID and CDBG funds to provide wastewater sewer to neighborhoods between Russell and Orange Streets and between Third Street and the Clark Fork River. This included providing sewer to McCormick Park swimming pool replacing the State's largest wastewater drain field.   |
| 184 | PT           | 1995                       | 1        | South Side Neighborhood                    |                                    |                 |     |             | 251                | 251       | -                | N/A                                     |               | Neighborhood landscaping project.  |
| 185 | PP           | 1996                       | 1        | Birnbaum's Broadway Frame                  | Nancy Birnbaum                     | 331             | E   | BROADWAY    | 25,000             | 2,258     | 22,742           |   |               | CCP participation in larger project to add fire-rated windows and an exiting system from the basement in this historic building built between 1891 and 1902.   |
| 186 | PP           | 1996                       | 1        | Boone & Crockett Club                      | Boone & Crockett Club              | 250             |     | STATION DR  | 200,000            | 44,322    | 155,678          |   |               | Both façade and job creation (economic development) sections of the interest write-down CRLP for interior and exterior repairs and upgrade to allow the international headquarters of Boone and Crockett Club. The former Milwaukee RR passenger depot had been converted to restaurant use in the 1980s, then was vacant for some time before purchased by Boone and Crockett.  |
| 187 | PP-NP-H      | 1996                       | 2        | C.O.A.D. Housing I                         | Greg Nemoff                        | 640             |     | RIVER ST    | 418,000            | 11,542    | 406,458          |   | 6             | TIF for sewer, water, curb and sidewalk in newly constructed apartments built with financing including federal Low-Income Housing Tax Credits (LIHTC) for long-term affordability. Design of all 3 buildngs was inspired by historic structures in nearby neighborhoods.   |
| 188 | PP-NP-H      | 1996                       | 2        | C.O.A.D. Housing II                        | Greg Nemoff                        | 514             |     | RIVER ST    | 418,000            | 16,450    | 401,550          |   | 6             | TIF for sewer, water, curb and sidewalk, and demolition in newly constructed apartments built with financing including federal Low-Income Housing Tax Credits (LIHTC) for long-term affordability.   |
| 189 | PP-NP-H      | 1996                       | 2        | C.O.A.D. Housing III                       | Greg Nemoff                        | 1250            | S   | FIRST ST W  | 418,000            | 19,531    | 398,469          |   | 6             | TIF for sewer, water, curb and sidewalk in newly constructed apartments built with financing including federal Low-Income Housing Tax Credits (LIHTC) for long-term affordability. Design of all 3 buildngs was inspired by historic structures in nearby neig   |
| 190 | PW           | 1996                       | 1        | Dajon Parking Lot                          | MRA AND MPR                        | 120             |     | HICKORY ST  | 75,000             | 33,000    | 42,000           |   |               | TIF Program used to construct parking lot for both the building and Parks and Rec employees next door. It also included a trail easement and construction costs of a connection of the Milwaukee Trail between Cottonwood and Hickory Streets. Interior renovations for a business were conducted simultaneously.  |
| 191 | PP           | 1996                       | 1        | Elks Lodge                                 | Elks Hellgate Lodge 383            | 112             | N   | PATTEE ST   | 60,000             | 25,000    | 35,000           |   |               | Code compliance through CCP for upper story apartments and basement egress.  |
| 192 | PA           | 1996                       | 1        | Fire Station #1                            | City of Missoula                   | 625             | W   | PINE ST     | 6,000              | 6,000     | -                |   |               | Public Art associated with construction of MFD Station 1. Stained glass and ceramic panel artist was Rudy Autio.   |
| 193 | PP           | 1996                       | 1        | Gardengate                                 | James Pool & Renate Bush,          | 121             | S   | HIGGINS AVE | 28,000             | 1,290     | 26,710           |   |               | Façade CRLP for business entry upgrade   |
| 194 | PP           | 1996                       | 1        | Gleim Building II                          | P & B, LLC                         | 255-257         | W   | FRONT ST    | 500,000            | 101,166   | 398,834          |   |               | Major renovation of historic building originally constructed as a brothel in the late 1800s into law office use. Assistance though both façade and economic development sections of the financing interest write-down CRLP, fire code compliance though CCP, and TIF for sidewalks, access to sewer to the south rather than the poor line in Front Street, and remediation of dozens of vehicle batteries buried south of the building in the 1940s.  |
| 195 | PP           | 1996                       | 1        | Headquarters Building                      | Headquarters, LLC                  | 115-119         | W   | FRONT ST    | 930,000            | 93,669    | 836,331          |   |               | Historically appropriate renovation to return these twp buildings to their original later 1800s appearance to now be used as upper-level offices and street-level retail businesses. One building was constructed as a men's club and the other as a butcher and meat wholesaler. Assistance was for demolition of a shed, relocation of utilities, sidewalks, upgrading to meet fire code with sprinkler system and rated separation (CCP) and facade restoration (CRLP).   |
| 196 | PP           | 1996                       | 1        | Kadena's Restaurant                        | Nancy Takumoto                     | 231             | W   | FRONT ST    | 40,000             | 4,022     | 35,978           |   |               | Overall project to upgrade and improve interior and exterior. CRLP Façade assistance in exterior work.   |
| 197 | PT           | 1996                       | 1        | Kiwanis Park Lighting                      | MPR & MRA                          |                 |     |             | 47,446             | 47,446    | -                |   |               | Providing lighting along the riverfront trail through Kiwanis Park.  |

|     | A            | F                          | G        | H                                  | I                                  | J               | K   | L             | O                  | V         | W                | Z                                       | AA            | AB  |
|-----|--------------|----------------------------|----------|------------------------------------|------------------------------------|-----------------|-----|---------------|--------------------|-----------|------------------|---|---------------|---|
| 1   | PROJECT TYPE | FISCAL YEAR FINAL AMT PAID | DISTRICT | PROJECT NAME                       | DEVELOPER                          | PROJECT ADDRESS | DIR | STREET        | TOTAL PROJECT COST | MRA TOTAL | OTHER INVESTMENT | FULL TIME EQUIVALENT (FTE) JOBS CREATED | HOUSING UNITS | NOTES   |
| 198 | PP           | 1996                       | 1        | MacKenzie River Pizza              | Mackenzie River Pizza Co.          | 137             | W   | FRONT ST      | 400,000            | 33,115    | 366,885          |   |               | Former location of DA Davidson offices, project renovated interior to accommodate restaurant use and exterior to reflect historical origins. TIF assistance through both the Façade and Economic Development sections of the CRLP interest write-down program and CCP for items that any occupant would be required to do to meet minimum life-safety code compliance.  |
| 199 | PP           | 1996                       | 1        | Masonic Temple Building            | Masonic Temple Association         | 126             | E   | BROADWAY      | 100,000            | 24,955    | 75,045           |   |               | Code Compliance Program participation in a basement fire-suppression sprinkler system.  |
| 200 | PP           | 1996                       | 2        | Micromedia                         | Richard Perlata                    | 101             | S   | CALIFORNIA ST | 186,000            | 10,259    | 175,741          |   |               | Conversion of an aging vacant metal warehouse to a document microfilming business. Assistance for sewer and curb work, façade improvement (CRLP) and life-safety code compliance (CRLP).  |
| 201 | PP           | 1996                       | 1        | Moose Lodge                        | Loyal Order of the Moose           | 140             | W   | PINE ST       | 10,490             | 5,245     | 5,245            |   |               | CCP participation in providing a dedicated water line for basement sprinkler system (later owned by City).  |
| 202 | PP-NP-H      | 1996                       | 1        | Palace Apartments                  | Palace Development Ltd Partnership | 147             | W   | BROADWAY      | 4,280,000          | 565,000   | 3,715,000        |   | 60            | Major interior renovation of former, nearly vacant, historic hotel building. The hotel was constructed in two sections, one in 1905 and one in the 1950s. Although physically connected, the floors did not match. This project melded the two sections and combined small rooms into apartments. Low Income Housing Tax Credits and Historical Preservation Tax Credits were both used to help finance the project. TIF funds were used to upgrade utilities, sidewalks and for demolition activities.   |
| 203 | PP           | 1996                       | 1        | Press Box                          | Gordie Fix                         | 835             | E   | BROADWAY      | 240,000            | 6,714     | 233,286          |   |               | Upgrade exiting systems in restaurant building to current life-safety code (CCP).   |
| 204 | PP           | 1996                       | 1        | Russell Smith Federal Courthouse   | GW Development                     | 201             | E   | BROADWAY      | 6,250,000          | 348,500   | 5,901,500        |   |               | Conversion of a former bank building into a federal court facility with offices, secure courtrooms, conference rooms, offices for US Marshal's Office and multiple law libraries. Property is privately owned and leased to the federal government but chose to continue to pay state and local taxes. TIF for demo of auxiliary structures, sidewalk replacement, parking improvements and fire code upgrades (CCP) that would be necessary for any occupant.  |
| 205 | PW           | 1996                       | 2        | South Shore Sewer Line             | MRA with Public Works Dept         | ROW             |     | WYOMING       | 175,000            | 175,000   | -                |   |               | Continuation of South Shore Sewer Project to provide Hickory St. neighborhood with sewer. TIF paid all the cost.  |
| 206 | PP           | 1996                       | 1        | Spiker Communications              | Spiker Communications              | 223-229         | E   | MAIN ST       | 400,000            | 22,150    | 377,850          |   |               | Originally built as a Packard car dealership then converted to office and repair shop use, this project converted the interior to Class A office space for national advertising design firm. TIF assistance for job creation and façade work of the CRLP and basement sprinkler system (CCP).   |
| 207 | PP           | 1996                       | 1        | Spiker Communications              | Spiker Communications              | 229             | E   | MAIN ST       | 8,625              | 4,313     | 4,312            |   |               | Continuation of previous project with code work (CCP) on adjacent building while merging the buildings and expanding the business..   |
| 208 | PT           | 1996                       | 2        | West Broadway CTEP project         | MRA and City PW                    |                 |     |               | 120,520            | 32,657    | 87,863           |   |               | Relocation of three businesses and acquisition of property between West Broadway and the River for future pedestrian trail. Building was very dilapidated and beginning to slide down the riverbank. CTEP paid roughly 85% of total costs. MRA funding included grant match, survey and engineering studies.  |
| 209 | PW           | 1996                       | 1        | Wilma Building                     | Tracy Blakeslee                    | 121             | S   | HIGGINS AVE   | -                  | 18,652    |                  |   |               | Stabilize sidewalk and a study process to acquire public ownership of the building.   |
| 210 | PT           | 1997                       | 1        | Caras Park Pavilion                | Missoula Downtown Assoc            |                 |     |               | 550,000            | 275,000   | 275,000          |   |               | Participation with MDA to replace performing arts and event tent.   |
| 211 | PT           | 1997                       | 1        | Clark Fork Natural Park Gateway    | MRA                                |                 |     | CHESTNUT ST   | -                  | 10,300    |                  |   |               | Create a formal entry to Clark Fork Natural Park from Chestnut St.  |
| 212 | PF           | 1997                       | 1        | Emerald Line Trolley               | MUTD                               |                 |     |               | 298,728            | 26,000    | 272,728          |   |               | Intended as a downtown circulator bus. The cost of the historic trolley-appearing vehicle was shared between MRA, MPC and a federal CMAQ grant.   |
| 213 | PP           | 1997                       | 1        | Goldsmith's Ice Cream              | Richard & Jean Goldsmith           | 803-809         | E   | FRONT ST      | 650,000            | 25,350    | 624,650          |   |               | Construction of a new building for business with ice cream manufacturing and retail. TIF funds were used for demolition of two structures in poor condition and assistance to tenants in finding replacement housing.   |
| 214 | PP           | 1997                       | 1        | Higgins Avenue Plaza               | Allan Kelley                       | 415             | N   | HIGGINS AVE   | 16,256             | 7,989     | 8,267            |   |               | Life-Safety Code Compliance Program assistance in extending a new water line to the building dedicated to the existing fire sprinkler system.   |
| 215 | PT           | 1997                       | 1        | Hilda Street Ditch Crossing        | MRA                                |                 |     | HILDA ST      | 42,108             | 10,910    | 31,198           |   |               | Stairs and crossing over irrigation ditch at Hilda Street as additional access to John Toole Park.  |
| 216 | PP           | 1997                       | 1        | Kadena's Restaurant                | Valerie Spencer                    | 231             | W   | FRONT ST      | -                  | 4,022     |                  |   |               | Façade CRLP for business entry upgrade and exterior repairs.  |
| 217 | PT           | 1997                       | 1        | Market Plaza                       | MRA                                |                 |     |               | 176,000            | 176,000   | -                |   |               | Expansion of Farmer's Market public parking area using brick salvaged from original nearby streets.   |
| 218 | PP           | 1997                       | 1        | McCaffery Building                 | Buffalo Gals, LLC                  | 501             | W   | ALDER ST      | 400,000            | 18,421    | 381,579          |   |               | Renovation of historic boarding house to accommodate families of St. Patrick Hospital patients. TIF funds included Façade CRLP interest write-down, CCP for providing rated separation walls and fire code compliant egress.  |
| 219 | PT           | 1997                       | 1        | Millstone and Markers              | MRA                                |                 |     |               | 38,429             | 14,406    | 24,023           |   |               | Placement of the millstone from the original structure in Missoula, a gristmill south of the current downtown First Interstate Bank Building. The millstone was placed near the "Returnings" public art piece (fish). The project also included providing historical informational plaques on stone bases along the south shore trail from Van Buren to near Orange Street and along the Milwaukee Trail. Federal funds (CTEP) financed the bulk of the cost with a 13% TIF match.  |
| 220 | PT           | 1997                       | 1        | Milwaukee RR ROW Acquisition       | MRA                                |                 |     |               | 98,038             | 30,868    | 67,170           |   |               | Acquisition of nearly a mile of former Milwaukee RR ROW for use as a pedestrian trail. Federal CTEP funds paid for the purchase by the City with TIF providing the match. (File in PW CTEP/CMAQ storage under bus terminal).  |
| 221 | PP           | 1997                       | 1        | Redbird Restaurant                 | C & M, Inc.                        | 120             | W   | FRONT ST      | -                  | 5,032     |                  |   |               | Façade CRLP and CCP assistance for new business in Florence Building utilizing both interior and alley entrance.  |
| 222 | PP-NP-H      | 1997                       | 1        | River Street Family Estate         | Emma Court Development, Inc.       | 1200 blk        |     | RIVER ST      | 550,000            | 16,510    | 533,490          |   | 10            | Affordable housing development. TIF funds for sidewalk and site clearing.   |
| 223 | PT           | 1997                       | 2        | Shady Grove Trail                  | MRA                                |                 |     |               | 82,915             | 14,983    | 67,932           |   |               | Construction of a pedestrian/bike trail from the north California St. Bridge approach to Russell Street. Federal transportation enhancement funds (CTEP) were matched with TIF.   |
| 224 | PP           | 1997                       | 1        | Short Stop/Tremper's Distributing. | Tremper's Distributing             | 820             | E   | BROADWAY      | 1,200,000          | 78,500    | 1,121,500        |   |               | Construction of a new fuel station and convenience store at the NW corner of East Broadway and Van Buren Street. The two-floor structure has offices on the second floor. TIF funds were used for demolition and environmental soils work (later 5 Guys Restaurant).  |
| 225 | PP           | 1997                       | 1        | Studebaker Building                | Michael Boehme/Steve Nelson        | 216             | W   | MAIN ST       | 600,000            | 73,167    | 526,833          |   |               | Originally a Studebaker dealership (internal car ramp to second floor) the building had been used for a variety of manufacturing, retail and offices uses for many years. This project converted it all to office use with ground-floor retail in a historically appropriate manner. TIF funds helped remove the ramp, write-down interest on facade work (CRLP) as well as interior renovations related to job creation (CRLP-ED), maintenance for at least 10 years and fire code work (CCP) that would have been necessary for any occupant. |
| 226 | PP-H         | 1997                       | 1        | Worden House                       | Henry & Tommy Lu Worden,           | 328             | E   | PINE ST       | 14,640             | 7,320     | 7,320            |   | 5             | Code compliance work necessary to remodel apartment and retail building that was the original home of Missoula's co-founder.  |
| 227 | PW           | 1998                       | 1        | 100 E Broadway Alley Paving        | MRA & City PW                      |                 |     |               | 32,108             | 16,054    | 16,054           |   |               | Program to convert downtown alley surfaces to concrete.   |
| 228 | PP           | 1998                       | 1        | Bernice's Bakery                   | Esther Chessin                     | 200             | S   | THIRD ST W    | 62,500             | 2,075     | 60,425           |   |               | Egress improvements for fire safety (CCP) and sidewalk repairs during renovation of popular bakery.   |
| 229 | PP-NP-H      | 1998                       | 2        | Bridge Apartments (WMMHC)          | Garden City Comm. Dev. Org         | 1205            | W   | BROADWAY      | 1,200,000          | 20,000    | 1,180,000        |   |               | Construction of housing for clients of the Western Montana Mental Health Center. TIF funds used for site clearing. (Housing number included in 2021 property acquisition)   |
| 230 | PP           | 1998                       | 1        | Cedar Street Enterprises           | Land & Water, Inc.                 | 1120            |     | CEDAR         | 241,000            | 16,882    | 224,118          |   |               | Renovation and expansion of an existing retail building to house an environmental engineering firm. MRA participation though assistance with façade upgrade (CRLP), clearing the building expansion and parking lot section, and sidewalks.   |
| 231 | PP           | 1998                       | 1        | Desmonds                           | Bill Chavez                        | 129             | N   | HIGGINS AVE   | 60,000             | 8,967     | 51,033           |   |               | CCP assistance related to exiting from a new retail outlet in older building.   |

|     | A            | F                          | G        | H   | I                               | J               | K   | L           | O                  | V         | W                | Z                                       | AA            | AB  |
|-----|--------------|----------------------------|----------|---|---------------------------------|-----------------|-----|-------------|--------------------|-----------|------------------|---|---------------|---|
| 1   | PROJECT TYPE | FISCAL YEAR FINAL AMT PAID | DISTRICT | PROJECT NAME                              | DEVELOPER                       | PROJECT ADDRESS | DIR | STREET      | TOTAL PROJECT COST | MRA TOTAL | OTHER INVESTMENT | FULL TIME EQUIVALENT (FTE) JOBS CREATED | HOUSING UNITS | NOTES   |
| 232 | PW           | 1998                       | 1        | Downtown Street Renovation                | City PW & MRA                   |                 |     |             | -                  | 18,161    |                  |   |               | Program repaving and repairing downtown streets.  |
| 233 | PP           | 1998                       | 1        | Far East Foods                            | Richard Bruce                   | 211             | W   | BROADWAY    | 80,000             | 9,533     | 70,467           | 5                                       |               | New restaurant and retail outlet in vacant former street-level office location. Participation was for current life-safety code compliance (CCP) and for interior fixed-asset renovation based on job creation (CRLP-ED). (later SawWaDee)   |
| 234 | PP-NP-H      | 1998                       | 1        | Human Resource Council (HRC)-2            | Georgia & Rex Bowels,           | 714             |     | TOOLE AVE   | 18,500             | 1,260     | 17,240           |   | 1             | One of three projects in association with HRC to provide safety repairs to owner occupied homes in URD I.   |
| 235 | PP-NP-H      | 1998                       | 2        | Human Resource Council (HRC)-32           | Harriet Melton                  | 924             |     | TOOLE AVE   | 7,300              | 900       | 6,400            |   | 1             | One of three projects in association with HRC to provide safety repairs to owner occupied homes in URD I.   |
| 236 | PP-NP-H      | 1998                       | 1        | Human Resource Council (HRC_ -1           | Janice Kahm                     | 215             | E   | ALDER ST    | 8,810              | 4,670     | 4,140            |   | 1             | One of three projects in association with HRC to provide safety repairs to owner occupied homes in URD I.   |
| 237 | PP           | 1998                       | 1        | Iron Horse Pub & Grill                    | Tami Knoeller,                  | 501             | N   | HIGGINS AVE | 650,000            | 74,482    | 575,518          |   |               | Expansion of vacant former café to large restaurant building. TIF Program used for clearing the site, sidewalks and street trees. CRLP interest write-down program used to renovate retained portions of the existing façade.   |
| 238 | PP           | 1998                       | 1        | Lucy Bldg.                                | William Wyckman                 | 330             | N   | HIGGINS AVE | 1,500,000          | 72,758    | 1,427,242        |   |               | Renovation of former retail store to office use. Included expansion to finish the basement and create a second floor from a mezzanine. TIF used for sidewalks, abandoning a sidewalk void, CCP assistance in installing a fire-suppression sprinkler and code egress in the basement, and CRLP assistance for façade work   |
| 239 | PP           | 1998                       | 1        | MacArthur, Means & Wells                  | 3TG, LLP                        | 603             |     | WOODY ST    | 195,000            | 7,494     | 187,506          |   |               | Interest write-down for façade work (CRLP) and TIF Program funds for sidewalk work to create a more fully accessible entry, assisted renovation of long-vacant warehouse to architectural office use.   |
| 240 | PP-NP-C      | 1998                       | 1        | Missoula Children's Theater               | MCT                             | 200             | N   | ADAMS       | 4,100,000          | 72,556    | 4,027,444        | 50                                      |               | Third Missoula Children's Theatre expansion phase at former Central School. Included construction of a 300-seat performing arts theater. TIF for sidewalks, site clearing, etc.   |
| 241 | PP           | 1998                       | 1        | Simons Bldg.                              | Midnite Development, LLC        | 312-314         | N   | HIGGINS AVE | 500,000            | 82,065    | 417,935          | 5                                       |               | Renovation of historic building used by offices on the upper flow and retail on the street level. Assistance was under all of MRA's programs at the time, TIF for demolition of a lean-to addition; CCP for fire suppression sprinkler system, fire escape and dedicated water service, and appropriate facade restoration. |
| 242 | PW           | 1998                       | 1        | Streetscape Amenities                     | MRA                             |                 |     |             | -                  | 3,610     |                  |   |               | Benches, trash receptacles, etc. in concert with Missoula Downtown Association requested improvements.  |
| 243 | PP-NP-S      | 1998                       | 1        | YWCA Secret Seconds                       | YWCA of Missoula                | 1136            | W   | BROADWAY    | 290,955            | 17,115    | 273,840          |   |               | Sidewalks associated with retail store expansion.   |
| 244 | PF           | 1999                       | 1        | Art Museum                                | MAM                             | 335             |     | PATTEE      | 30,000             | 13,190    | 16,810           |   |               | Fire code compliance at City-owned Art Museum building.   |
| 245 | PP           | 1999                       | 2        | Aspen Sound                               | Stewart Hilleboe                | 1300            | W   | BROADWAY    | 40,000             | 6,500     | 33,500           |   |               | Sidewalks and street trees associated with new construction of a retail building on a vacant lot.   |
| 246 | PT           | 1999                       | 1        | Caras Park Improvements                   | MRA                             |                 |     |             | 4,374              | 4,374     | -                |   |               | Physical improvements to Caras Park trail and events area.  |
| 247 | PT           | 1999                       | 1        | Caras Park Stairs                         | MRA                             |                 |     |             | 32,989             | 32,989    | -                |   |               | Safe, attractive steel staircase to Caras Park on west side of Higgins Ave. Bridge.   |
| 248 | PW           | 1999                       | 1        | Downtown Street Renovation                | MRA & City PW                   |                 |     |             | -                  | 18,161    |                  |   |               | Program of repair and replacement of street surfaces downtown.  |
| 249 | PP-NP-H      | 1999                       | 2        | Fireweed Court Apartments                 | homeWORD                        | 1437            | S   | FIRST ST W  | 1,200,000          | 25,955    | 1,174,045        |   | 12            | Demolition, site clearing and pedestrian connections in ROW in low-income housing project for families with children.   |
| 250 | PW           | 1999                       | 1        | Fox Site (Holiday Store Demolition)       | MRA                             | 111             | N   | ORANGE ST   |                    |           | 10,649           |   |               | Demolition (after removal of glass for reuse and aluminum for recycle) of former convenience store to be included in Fox Site. Seller removed all fuel tanks, delivery equipment and contaminated soils.  |
| 251 | PW           | 1999                       | 1        | Fox Site (Holiday Store Purchase)         | MRA                             | 111             | N   | ORANGE ST   |                    | 425,000   |                  |   |               | Purchase of Holiday Convenience and fuel store from Rocky Mountain Oil, Inc. to be included in overall Fox Site for major redevelopment.  |
| 252 | PP           | 1999                       | 1        | Hathaway House                            | Thomas Bulman                   | 416             | E   | PINE ST     | 21,645             | 10,000    | 11,645           |   |               | CCP for fire suppression sprinkler system in former residence being converted to business use.  |
| 253 | PP           | 1999                       | 1        | Import Market thru Bagels on Broadway     | Gene Senne                      | 201-223         | W   | BROADWAY    | 65,445             | 32,724    | 32,721           |   |               | Code compliance (CCP) for three buildings along West Broadway for a dedicated water line and fire suppression sprinkler systems.  |
| 254 | PP           | 1999                       | 1        | Johnston Bldg.                            | Joan Johnston                   | 180             | S   | THIRD ST W  | 450,000            | 15,894    | 434,106          |   |               | Construction of a building at site of long vacant fuel station. TIF assistance for demolition and site clearing, sidewalks, upgrade water main. Original use was Brookie's Cookies and later Meadowsweet Herbs.   |
| 255 | PP           | 1999                       | 1        | Montana Bldg.                             | Montana Building Condo Asso.    | 101             | E   | BROADWAY    | 325,000            | 150,000   | 175,000          |   |               | Council approved amount higher than Life-Safety Code Compliance Program (CCP) general limit to help provide adequate emergency egress for the six-story building.   |
| 256 | PF           | 1999                       | 1        | Partnership Health Center                 | Missoula County                 | 301             | W   | ALDER ST    | 1,750,000          | 56,764    | 1,693,236        | 20                                      |               | Expansion of income-qualified health care associated with Missoula City-County Health Department. TIF used for clearing the site (including moving a structure to Hickory St. to be used by the Food Bank), utilities and ROW work.   |
| 257 | PP-H         | 1999                       | 1        | Rys-Sikora Project                        | Adam & Anne Rys-Sikora          | 240-244         | S   | THIRD ST W  | 400,000            | 27,288    | 372,712          |   | 5             | Renovation of two-story brick historic apartment building. Assistance included code compliance (CCP) for emergency egress, CRLP façade interest write-down, and TIF Program for utility upgrades, sidewalks, and alley paving.  |
| 258 | PP-NP-C      | 1999                       | 1        | Senior Citizen Center                     | Missoula Senior Citizens Center | 705             | S   | HIGGINS AVE | 16,680             | 8,340     | 8,340            |   |               | Fire suppression sprinkler system and dedicated water line through CCP for historic building (built in 1934 as a grocery store) occupied by the Senior Citizens' Center.  |
| 259 | PW           | 1999                       | 1        | South 3rd St West Alley                   | City PW                         |                 |     |             | 2,925              | 2,925     | -                |   |               | Program of replacement of surfaces of downtown alleys.  |
| 260 | PP-NP-S      | 1999                       | 2        | St Pat's - Big Broadway                   | St. Patrick Health Sciences     | 800             | w   | BROADWAY    | 900,000            | 89,500    | 810,500          |   |               | Demolition and paving to be used as a displaced employee parking area while former St. Patrick Hospital is demolished and a new medical office building is constructed several blocks away (later Safeway, later Fresh Market).   |
| 261 | PW           | 1999                       | 1        | Streetscape Amenities                     | MRA                             |                 |     |             | -                  | 18,156    |                  |   |               | Street trees and other amenities  |
| 262 | PP           | 1999                       | 1        | Trappings                                 | Buffalo Gals, LLC               | 129             | W   | ALDER ST    | 120,000            | 7,144     | 112,856          |   |               | Renovation of vacant structure to office and showroom of interior design business. TIF Program for demolition of lean-to building and façade CRLP.  |
| 263 | PP-NP-S      | 1999                       | 2        | Western MT Mental Health Center - Phase 1 | WMMHC                           | 1305            |     | WYOMING     | 700,000            | 23,514    | 676,486          |   |               | TIF for water main extension from Dakota to Wyoming Streets across easement by developer for Phase I of WMMHC Campus. Waterline has capacity for use by neighborhood to the north.  |
| 264 | PP           | 2000                       | 2        | 1112 W Broadway (Grunow)                  | Grunow                          | 1112            | W   | BROADWAY    | 19,530             | 7,530     | 12,000           |   |               | TIF for demolition of vacant and structurally unsound building. Negotiations needed additional W. Broadway ROW with project approval.   |
| 265 | PP           | 2000                       | 1        | 121 Hickory St (Ward)                     | Katie Ward                      | 121             |     | HICKORY ST  | 850,000            | 56,743    | 793,257          |   |               | TIF for site clearing, trail re-routing, lighting and utility extension in project to construct a new office building along the newly finished Milwaukee Trail.   |
| 266 | PP           | 2000                       | 1        | 140 W Pine St                             | City of Missoula                | 140             | W   | PINE ST     | 70,000             | 12,272    | 57,728           |   |               | Façade interest write-down (CRLP) and code compliance assistance (CCP) in building upgrade and basement fire sprinkler. (former Moose Lodge, later City-owned)  |
| 267 | PP           | 2000                       | 1        | 180-210 S 3rd St W (Kalberg)              | Dale Kalberg                    | 180-210         | S   | THIRD ST W  | 22,404             | 11,202    | 11,202           |   |               | Code compliance (CCP) for apartment building with retail on the ground floor.   |
| 268 | PP-H         | 2000                       | 1        | 224 East Pine St (Warren)                 | Daniel & Faye Hansen-Warren     | 224             | E   | PINE ST     | 300,000            | 13,241    | 286,759          |   | 9             | CRLP for current façade and egress and separation code compliance (CCP) in project that added a third floor to historic brick apartment house. Won "Best Historic Addition" from City's Historic Preservation Commission.   |

|     | A            | F                          | G        | H  | I  | J               | K   | L                            | O                  | V         | W                | Z                                       | AA            | AB  |
|-----|--------------|----------------------------|----------|--|--|-----------------|-----|------------------------------|--------------------|-----------|------------------|---|---------------|---|
| 1   | PROJECT TYPE | FISCAL YEAR FINAL AMT PAID | DISTRICT | PROJECT NAME   | DEVELOPER  | PROJECT ADDRESS | DIR | STREET                       | TOTAL PROJECT COST | MRA TOTAL | OTHER INVESTMENT | FULL TIME EQUIVALENT (FTE) JOBS CREATED | HOUSING UNITS | NOTES   |
| 269 | PP           | 2000                       | 1        | 228 N Higgins (Nelson Brothers)                      | Steve Nelson   | 228             | N   | HIGGINS AVE                  | 360,000            | 31,935    | 328,065          |   |               | Interior fixed-asset improvements subsidized through job creation and maintenance section of the CRLP (CRLP-ED) and code compliance (CCP) for proper exiting from upper floor and rated separation from adjacent buildings. Building is historic resource for downtown built in the late 1800s.   |
| 270 | PP-H         | 2000                       | 1        | 319 W Pine St (Maphis/Lentz)                         | Jeff & Lentz, Jeff & JoAne Maphis                            | 319             | W   | PINE ST                      | 225,000            | 19,520    | 205,480          |   | 3             | Historically appropriate renovation of building built as residential but converted to office use. Assistance for life-safety code compliance (CCP) in rated separation of exterior walls from adjacent property and façade CRLP.  |
| 271 | PP           | 2000                       | 1        | 323 W Pine St (Willis)                               | Shelly Wills   | 323             | W   | PINE ST                      | 255,000            | 19,644    | 235,356          |   |               | Life-Safety Code Compliance Program (CCP) assistance for code exiting from upper level and exterior rated separation from adjacent building as well as façade (CRLP) to renovate former residential building to office use. Project won annual City Historic Preservation Commission award for "Best Historic Renovation".  |
| 272 | PP           | 2000                       | 1        | Bitterroot Flower Shop                               | Thomas Wilkins   | 811             | S   | HIGGINS AVE                  | 105,000            | 8,286     | 96,714           |   |               | Assistance in façade replacement in historic building originally built as a warehouse then grocery then flower shop for many decades.   |
| 273 | PP           | 2000                       | 1        | Broadway / Higgins CCP Project - 4 properties        | Oddfellows Club, Ogg Family, Cowell Estate, Office Supply Co | 219 thru 227    | N   | HIGGINS AVE + 115 W BROADWAY | 210,000            | 41,571    | 168,429          |   |               | Four adjacent property owners created a group project to bring one dedicated water line and install basement fire-suppression sprinkler systems.  |
| 274 | PT           | 2000                       | 1        | Broadway/Rattlesnake Trail                           | MRA  |                 |     |                              |                    | 1,000     |                  |   |               | TIF to study feasibility of trail along Rattlesnake Creek between River and Broadway.   |
| 275 | PT           | 2000                       | 1        | California St. Bridge                                | MRA  |                 |     |                              | 1,401,768          | 228,991   | 1,172,777        |   |               | MRA obtained Congestion Mitigation and Air Quality (CMAQ) federal grant for construction of pedestrian bridge across the Clark Fork River at California Street. TIF provided required match and some amenities not eligible for CMAQ funding.   |
| 276 | PP           | 2000                       | 1        | Catalyst   | The Catalyst   | 111             | N   | HIGGINS AVE                  | 60,000             | 4,099     | 55,901           | 5                                       |               | Interest write-down for interior improvements under the Economic Development section of CRLP based on creation and maintenance of jobs.   |
| 277 | PF           | 2000                       | 1        | City Hall Generator                                  | City of Missoula   | 435             |     | RYMAN ST                     | -                  | 69,999    |                  |   |               | City Council appropriated TIF funds to finance a generator to back up essential service communications in the event of a power outage.  |
| 278 | PF           | 2000                       | 1        | City Hall Remodel                                    | City of Missoula   | 435             |     | RYMAN ST                     | -                  | 250,000   |                  |   |               | TIF funds used in major renovation of City Hall including expansion by filling a breezeway and office use of a former basement shooting range.  |
| 279 | PP-H         | 2000                       | 2        | Cozy Court   | Duane (Dave) Harmon & Amy Rubin                              | 1430            | W   | BROADWAY                     | 7,000              | 2,857     | 4,143            |   | 10            | Code compliance assistance in exiting and separation of apartments.   |
| 280 | PW           | 2000                       | 1        | Downtown Alleys                                      | MRA & City PW  |                 |     |                              | 91,386             | 45,693    | 45,693           |   |               | Reconstruct 200 block between Ryman & Woody Street and 400 block between Pine & Spruce Streets.   |
| 281 | PW           | 2000                       | 1        | Downtown Corner Pavers                               | MRA & City PW  |                 |     |                              | 18,917             | 18,917    | -                |   |               | Rehabilitation & replacement of Downtown corner pavers.   |
| 282 | PW           | 2000                       | 1        | Downtown Street Renovation                           | MRA & City PW  |                 |     |                              | -                  | 43,187    |                  |   |               | Program for downtown street rehabilitation and replacement.   |
| 283 | PP-NP-S      | 2000                       | 1        | First Baptist Church/School                          | First Baptist Church   | 308             | W   | PINE ST                      | 31,000             | 11,262    | 19,738           |   |               | Life-Safety Code Compliance Program (CCP) assistance in providing a basement fire-suppression sprinkler system for building with long-term lease to a school.   |
| 284 | PP           | 2000                       | 1        | Import Market  | Gene Senne   | 201-211         | W   | BROADWAY                     | 18,900             | 9,450     | 9,450            |   |               | Phase 2 of code compliance work in corner building extending fire-suppression sprinklers to upper floors.   |
| 285 | PP-NP-S      | 2000                       | 1        | Knights of Columbus                                  | Knights of Columbus  | 312             | E   | PINE ST                      | 130,000            | 16,062    | 113,938          |   |               | Fire Code compliance (CCP) in project to convert fraternal organization building to private office use.   |
| 286 | PP-H         | 2000                       | 2        | Loken Builders                                       | Steve Loken  | 1327 1/2        |     | DAKOTA ST                    | 15,000             | 4,010     | 10,990           |   | 3             | Code compliance assistance (CCP) for separate uses and exiting for disabled persons in mixed-use (residential, office, shop) building.  |
| 287 | PT           | 2000                       | 2        | Milwaukee Trail                                      | MRA  |                 |     | Milwaukee RR ROW             | 255,250            | 47,050    | 208,200          |   |               | Construction of paved and landscaped pedestrian trail between Hickory and California Streets adjacent to former lumber mill site (now Old Sawmill District). Federal CTEP funding matched by TIF.   |
| 288 | PW           | 2000                       | 1        | Missoula Art Museum                                  | MAM  | 335             |     | Pattee                       | 20,716             | 10,358    | 10,358           |   |               | Repair and upgrade of roof, soffits and cornice of historic building owned by the City and occupied by the Missoula Art Museum (MAM).   |
| 289 | PP           | 2000                       | 1        | Missoula Textile Services                            | Missoula Textile Services                                    | 111             | E   | SPRUCE ST                    | 253,000            | 25,000    | 228,000          |   |               | Life-Safety Code Compliance Program (CCP) assistance in exiting and sprinkler system expansion in renovation project of very long-time dry cleaning business.   |
| 290 | PF           | 2000                       | 1        | Mountain Line Transfer Center                        | MUTD   | 200             | W   | PINE ST                      | -                  | 118,946   |                  |   |               | Demolition of former Fire Station #1 and other site improvements for permanently locating the Mountain Line center.   |
| 291 | PT           | 2000                       | 1        | Northside RR Crossing                                | MRA  |                 |     |                              | 1,922,504          | 1,148,278 | 774,226          |   |               | CMAQ and TIF funds to construct a pedestrian bridge across the MRL main tracks to connect the Northside Neighborhood to downtown.   |
| 292 | PP           | 2000                       | 1        | Paradigm Architects                                  | Carl Posewitz  | 125 1/2         | W   | MAIN ST                      | -                  | 3,636     |                  |   |               | Façade CRLP assistance to create business front in alley between Front and Main Streets.  |
| 293 | PP-NP-S      | 2000                       | 1        | Salvation Army                                       | Salvation Army Western Territory                             | 339             | W   | BROADWAY                     | 22,000             | 10,000    | 12,000           |   |               | Code Compliance Program participation in extending a dedicated fire suppression system water line across Broadway Street to Salvation Army store.   |
| 294 | PW           | 2000                       | 1        | Streetscape Amenities                                | MRA  |                 |     |                              | -                  | 3,471     |                  |   |               | Program for street trees with other fixed amenities.  |
| 295 | PP           | 2000                       | 1        | Swift Building                                       | Linda & Judy Smith   | 315             | S   | FOURTH ST E                  | 250,000            | 33,380    | 216,620          |   |               | Façade CRLP interest write-down and Code Compliance Program assistance for emergency egress from basement and two floors of offices.  |
| 296 | PP           | 2000                       | 1        | W Railroad St Parking Lot                            | MPC  |                 |     |                              | 19,900             | 6,000     | 13,900           |   |               | Assistance to MPC in building a parking lot on MRL property west of the NP Depot Building.  |
| 297 | PP-NP-S      | 2000                       | 1        | Western MT Mental Health Center - Phase 2 Water Main | W MT Mental Health Center                                    | 1305            |     | WYOMING                      | 3,000,000          | 47,000    | 2,953,000        |   |               | TIF Program assistance for Wyoming Street sidewalks, curbs and gutters, as well as partial cost of parking lot in exchange for allowing Civic Stadium parking on evenings and weekends. Also received an easement adjacent to Milwaukee Trail for an irrigation well used for trail landscaping.  |
| 298 | PT           | 2001                       | 2        | California St. Bridge - Vandalism                    | MRA  |                 |     |                              | 2,630              | 2,630     | -                |   |               | Help Parks Dept. in repair of major vandalism to Bridge. Design and construct alternatives to vandalized portions such as handrail attachment and lighting.   |
| 299 | PP           | 2001                       | 1        | DeMarois Building                                    | Western Montana Development, LLC (S.Nelson, M.Boehm)         | 228-230         | W   | MAIN ST                      | 950,000            | 77,903    | 872,097          | 10                                      |               | Exterior renovation and interior reconstruction for office and service use, and expansion into the long-vacant second floor. TIF funds for sidewalk and alley work. Façade CRLP subsidized the exterior work. CRLP ED assisted with interior fixed-asset work based on creation and maintenance of jobs. CCP helped with sprinkler system throughout and fire-rated walls and ceilings. City Council approved CCP participation greater than the general cap. |
| 300 | PW           | 2001                       | 1        | Fox Site (Mustard Seed Purchase)                     | MRA  | 419             | W   | FRONT ST                     | 582,982            | 582,982   | -                |   |               | Purchase of downtown Mustard Seed restaurant as it moved its operations to Southgate Mall. The acquisition helped consolidate City's Fox Site property intended for major riverfront redevelopment.   |
| 301 | PP           | 2001                       | 1        | Goldsmith's B&B - CCP                                | Richard & Jean Goldsmith                                     | 803-809         | E   | FRONT ST                     | 45,000             | 7,950     | 37,050           |   |               | CCP assistance in complying with Fire Code for emergency egress from upper story.   |
| 302 | PP-NP-H      | 2001                       | 1        | Lennox Flats   | homeWORD   | 307             |     | WOODY ST                     | 1,080,000          | 47,475    | 1,032,525        | 5                                       | 10            | Historically appropriate renovation of former hotel to low-income housing. Assistance included sidewalk and other ROW improvements, removal of several sheds attached to the building, and fire code compliance (CCP) for a fire suppression system with new dedicated water line, and emergency exiting.   |
| 303 | PP           | 2001                       | 1        | McArthur, Means & Wells                              | 3TG, LLP   | 125             | W   | ALDER ST                     | 150,000            | 7,480     | 142,520          |   |               | Interest write-down CRLP for façade work and emergency exiting through CCP in renovation of former warehouse to office use by architectural firm.   |
| 304 | PT           | 2001                       | 2        | Milwaukee Trail Markers (West of Orange St)          | MRA  |                 |     |                              | 1,380              | 1,380     | -                |   |               | Informational markers (brass plaques on stone pedestals) for Milwaukee Trail extended the markers already installed along riverfront trail east of Orange Street.   |



|     | A            | F                          | G        | H                                   | I                                   | J               | K   | L           | O                  | V         | W                | Z                                       | AA            | AB   |
|-----|--------------|----------------------------|----------|-------------------------------------|-------------------------------------|-----------------|-----|-------------|--------------------|-----------|------------------|---|---------------|--|
| 1   | PROJECT TYPE | FISCAL YEAR FINAL AMT PAID | DISTRICT | PROJECT NAME                        | DEVELOPER                           | PROJECT ADDRESS | DIR | STREET      | TOTAL PROJECT COST | MRA TOTAL | OTHER INVESTMENT | FULL TIME EQUIVALENT (FTE) JOBS CREATED | HOUSING UNITS | NOTES  |
| 305 | PP           | 2001                       | 1        | Montana Antique Mall                | Charles Hurt                        | 331             | W   | RAILROAD ST | 65,000             | 19,400    | 45,600           |   |               | Fire Code compliance (CCP) assistance in historic boarding house and hotel, now a retail use throughout. Sprinkler system and emergency exiting were addressed.  |
| 306 | PT           | 2001                       | 1        | Northside Crossing - Elevators      | MPR                                 |                 |     |             | 18,208             | 18,208    | -                |   |               | Repair elevators for Northside Crossing Pedestrian Bridge across MRL tracks.   |
| 307 | PT           | 2001                       | 1        | Public Basketball Courts            | MPC                                 |                 |     |             | 20,000             | 20,000    | -                |   |               | Match private grant from Jeff Ament (Pearl Jam musician) to renovate, replace and install public outdoor basketball courts throughout the City. This portion of the project was focused in URD I.  |
| 308 | PP           | 2001                       | 2        | Sentinel Mechanical                 | Thrasher, Gerald & Denise           | 1308            |     | RIVER ROAD  | 210,000            | 22,241    | 187,759          | 3                                       |               | Renovation of warehouse to office and shop uses. Assistance in construction of sidewalk/curb/gutter, extension of water and sewer mains of the property, removal of a shed and paving the alley adjacent to the project.   |
| 309 | PA           | 2001                       | 1        | Studebaker Public Art               | Public Art Committee                | 216             | E   | MAIN ST     | 15,000             | 15,000    | -                |   |               | Mural - Stanley C. Hughes (artist)   |
| 310 | PP           | 2001                       | 2        | Sweetheart Bread                    | JM Investments                      | 1340            | W   | BROADWAY    | 310,000            | 36,312    | 273,688          | 7                                       |               | New construction for a baked goods warehouse and retail store. TIF was used for demolition of vacant garage, sidewalks/curb/gutters, and street trees with grates.   |
| 311 | PP-MX        | 2001                       | 1        | Wilma Building                      | 131 S Higgins LLC - Tracy Blakeslee | 131             | S   | HIGGINS     | 2,400,000          | 350,000   | 2,050,000        |   | 20            | Built in 1921 as a performing arts theater and residential tower, the building was facing closure due to fire code violations. The concrete structure (including interior walls) made it prohibitively expensive to add fire sprinkler lines and better exiting. Special authorization was received from City Council to help save the downtown landmark. New retail and restaurants were added during renovation of lower (Caras Park) level which also exposed a grand ballroom that had been covered and unseen in fifty years which was then renovated.            |
| 312 | PP           | 2002                       | 1        | 124 W Pine (Kosena)                 | Kosena, Kraig                       | 124             | W   | FRONT ST    | 180,000            | 7,231     | 172,769          |   |               | Façade CRLP interest write-down and CCP code compliance assistance in renovation of downtown office building.  |
| 313 | PW           | 2002                       | 1        | Bank St Pedestrian Mall             | MRA                                 |                 |     |             | 622,292            | 622,292   | -                |   |               | Construction of a public area with seating, a variety of art works, a fountain and landscaping celebrating the recent and pre-settlement history and founding of Missoula.   |
| 314 | PF           | 2002                       | 1        | City-County Health Dept.            | Missoula County                     | 301             | W   | ALDER ST    | 400,000            | 56,618    | 343,382          |   |               | Upgrades to publicly owned building.   |
| 315 | PP           | 2002                       | 1        | Dolack Gallery                      | Dolack, Monte                       | 139             | W   | FRONT ST    | 22,710             | 2,057     | 20,653           |   |               | Façade CRLP interest write-down for downtown building as it was renovated for art gallery use.   |
| 316 | PW           | 2002                       | 1        | Downtown Alleys                     | MRA & City PW                       |                 |     |             | 130,000            | 60,781    | 69,219           |   |               | Alley reconstruction program from asphalt to concrete to substantially increase longevity and for easier use by pedestrians. This project was alleys between the 100 block of West Pine and West Spruce Streets & 100 block between West Pine & West Broadway Streets.   |
| 317 | PW           | 2002                       | 1        | Downtown Streets - Phase 8          | MRA & City PW                       |                 |     |             | 49,988             | 49,988    | -                |   |               | Program of repair and replacement of street surfaces downtown.   |
| 318 | PT           | 2002                       | 1        | Evelyn Borg Johnson Park            | MRA                                 | 100             | S   | THIRD ST W  | 176,000            | 150,665   | 25,335           |   |               | Construction of a small landscaped park with trail connecting S. 3rd St. W to lower Station Dr. and a metal staircase for pedestrians extending between S 3rd St. W to the River level near Higgins Ave. Bridge.   |
| 319 | PW           | 2002                       | 1        | Fox Site (Mustard Seed Demolition)  | MRA                                 | 419             | W   | FRONT ST    | 21,348             | 21,348    | -                |   |               | Demolition and removal of former Mustard Seed Restaurant building on property acquired by City as an addition to land intended for major riverfront development. Demolition was interrupted and delayed by 9/11/2001 tragedies.  |
| 320 | PT           | 2002                       | 1        | Kiwanis Park Tennis Courts          | MRA & Parks                         |                 |     |             | 47,220             | 40,000    | 7,220            |   |               | Upgrade and expansion of tennis courts in Kiwanis Park upon request by the Parks Dept.   |
| 321 | PT           | 2002                       | 1        | Kiwanis Park Trail                  | MRA & Parks                         |                 |     |             | 14,435             | 14,435    | -                |   |               | Pavement and lights on existing riverfront trail and adding a new connection trail in Kiwanis Park.  |
| 322 | PP           | 2002                       | 1        | Meadowsweet Herbs                   | Peach Fuzz Enterprises, LLC         | 180             | S   | THIRD ST W  | 35,000             | 1,803     | 33,197           | 5                                       |               | Façade CRLP and CCP assistance in renovation of a former cookie manufacturing business to retail and internet sales uses.  |
| 323 | PP           | 2002                       | 1        | Millennium Bldg.                    | Millennium, LLC (Allen Fetcher)     | 125             |     | BANK ST     | 5,150,000          | 327,529   | 4,822,471        |   |               | TIF for demolition, utility extension, and a public parking deck in conjunction with construction of the first major new office building in downtown in several years. The building was built as six stories of office uses plus two stories of residential condominiums and included a partnership with 1st Interstate Bank in adding a two-level private and public parking facility.  |
| 324 | PA           | 2002                       | 1        | MUTD-Trans Center Pub Art           | MUTD                                | 200             | W   | PINE ST     | 30,000             | 15,000    | 15,000           |   |               | Public art associated with construction of the MUTD (Mountain Line) transit center called Proper Shoppers. The artist was Tom Rippon.  |
| 325 | PT           | 2002                       | 1        | NS RR Crossing Enclosure            | MPC                                 |                 |     |             | 33,960             | 33,960    | -                |   |               | Enclose the Northside Overpass Pedestrian Bridge due to vandalism of areas below the bridge.   |
| 326 | PP           | 2002                       | 2        | Nutritional Labs Inc.               | Nutritional Laboratories            | 1001            | S   | THIRD ST W  | 3,000,000          | 53,000    | 2,947,000        | 100                                     |               | Renovation of a 50,000 sq.ft. vacant former furniture store to manufacturing of nutritional supplements and other pharmaceutical drugs. TIF used for demolition of a storage building, sidewalk/curb/gutter, street trees, and utility transmission line extension to the site.  |
| 327 | PP-NP-S      | 2002                       | 1        | St Patrick Hospital                 | St. Patrick Health Sciences         | 500             | W   | BROADWAY    | 51,000,000         | 1,891,295 | 49,108,705       | 75                                      |               | Removal of former St. Patrick Hospital building, partially used as offices, and construction of a six-floor medical office and treatment building with two levels of underground parking and a large meeting room wing. The building is attached to Providence St. Patrick Hospital. TIF funds reimbursed the cost of implosion demolition and removal of the former hospital building, extension of upsized water, sewer, power, and gas main lines to the site, repaving of adjacent streets and construction of new sidewalks and landscaped boulevards in the ROW. |
| 328 | PW           | 2002                       | 1        | Streetscape Amenities               | MRA                                 |                 |     |             | 53,261             | 53,261    | -                |   |               | Program of installing street trees, trash receptacles and other fixed amenities in conjunction with the Missoula Downtown Association.   |
| 329 | PW           | 2002                       | 1        | Tree Grates                         | MRA                                 |                 |     |             | 5,600              | 5,600     | -                |   |               | Pre-project purchase of materials for street trees downtown.   |
| 330 | PP           | 2003                       | 2        | Bayern Brewery                      | Bayern Brewing, Inc.                | 1507            |     | MONTANA ST  | 980,000            | 33,862    | 946,138          |   |               | Expansion and complete renovation of former warehouse to brewery and bottling operations. TIF Program funds for sidewalk, water and sewer main lines. CCP for code compliance work that would have been necessary for any use of the original building.  |
| 331 | PT           | 2003                       | 1        | Caras Park Trail Paving             | MRA                                 |                 |     |             | 30,342             | 30,342    | -                |   |               | Repaving and widening of Caras Park riverfront trail upon request by the Parks Dept.   |
| 332 | PW           | 2003                       | 1        | Clark Fork Manor Lighting           | Clark Fork Riverside Manor          | 301             | W   | FRONT ST    | 280                | 280       | -                |   |               | Assistance in providing a living center for seniors on fixed incomes with decorative exterior lighting.  |
| 333 | PP           | 2003                       | 1        | Doubletree Hotel                    | Village Motor Inn                   | 100             |     | MADISON     | 3,500,000          | 50,000    | 3,450,000        |   |               | Life-safety code (CCP) work in emergency exiting and separation of uses.   |
| 334 | PW           | 2003                       | 1        | Downtown Alleys                     | MRA & City PW                       |                 |     |             | 19,910             | 19,910    | -                |   |               | Program of replacing asphalt surface alleys with concrete of longevity, better drainage and additional pedestrian use.   |
| 335 | PW           | 2003                       | 1        | Downtown Streets                    | MRA & City PW                       |                 |     |             | 80,822             | 80,822    | -                |   |               | Program to repair and replace street surfaces in the downtown.   |
| 336 | PP-NP-C      | 2003                       | 2        | Good Food Store                     | Good Food Store                     | 1600            | S   | THIRD ST W  | 1,820,000          | 19,933    | 1,800,067        |   |               | Assistance for improving façade (CRLP), code compliance (CCP) necessary for any use of the building and sidewalk work in project of complete renovation to house the Good Food Store.  |
| 337 | PF-School    | 2003                       | 1        | Hellgate High Auditorium            | MCPS                                | 900             | S   | HIGGINS AVE | 350,000            | 69,960    | 280,040          |   |               | TIF assistance in expansion, renovation and emergency egress upgrade of auditorium at Hellgate High School.  |
| 338 | PP           | 2003                       | 1        | Janacek Project                     | Ed Janacek                          | 133-135         | W   | MAIN ST     | 400,000            | 32,097    | 367,903          |   |               | Renovation of building to allow retail and office businesses. Assistance for façade changes (CRLP) and to address substantial fire code issues (CCP).  |
| 339 | PW           | 2003                       | 1        | McAdams Property Appraisal          | MRA                                 |                 |     |             | 5,000              | 5,000     | -                |   |               | Appraisal of riverfront property for acquisition negotiations which were not successful.   |
| 340 | PF           | 2003                       | 1        | Missoula Library Garden             | Library Foundation                  | 301             | E   | MAIN ST     | 18,000             | 5,000     | 13,000           |   |               | Assistance in upgrading the grounds of the publicly-owned library with memorial flower and shrub garden.   |
| 341 | PW           | 2003                       | 1        | Orange Street Bridge & Trail Tunnel | MDT & MRA                           |                 |     |             | 7,573,816          | 881,256   | 6,692,560        |   |               | TIF partnership with CMAQ and MDT funds assisted fill and structural base issues (for trails), paid for lighted tunnel for Milwaukee Trail, and added amenities and finishes for a more attractive design, and public art (Bitterroot medallions) to the new multi-million dollar bridge which was expanded from two to four lanes providing much safer facilities for pedestrians and bicycles and better access to the riverfront trails beneath.  |

|     | A            | F                          | G        | H   | I                                | J               | K   | L           | O                  | V         | W                | Z                                       | AA            | AB  |
|-----|--------------|----------------------------|----------|---|----------------------------------|-----------------|-----|-------------|--------------------|-----------|------------------|---|---------------|---|
| 1   | PROJECT TYPE | FISCAL YEAR FINAL AMT PAID | DISTRICT | PROJECT NAME                              | DEVELOPER                        | PROJECT ADDRESS | DIR | STREET      | TOTAL PROJECT COST | MRA TOTAL | OTHER INVESTMENT | FULL TIME EQUIVALENT (FTE) JOBS CREATED | HOUSING UNITS | NOTES   |
| 342 | PL           | 2003                       | 1        | Riverfront Triangle Master Plan           | MRA                              | 411             | W   | FRONT ST    | 78,690             | 78,690    | -                |   |               | Consultant hired to conduct broad public process and produce a master plan for the downtown area west of Orange Street, east of the Bitterroot Branch MRL tracks, and between the River and West Broadway.  |
| 343 | PP-H         | 2003                       | 1        | Spruce Rooms                              | WAMM, LLC                        | 335             | W   | SPRUCE ST   | 674,000            | 52,315    | 621,685          |   |               | Assistance in project to renovate a brick three-story apartment building constructed in 1906. Included emergency egress from upper floors under the CCP, façade work under CRLP, and demolition of a storage lean-to structure, sidewalk repairs and telecommunication and power main line upgrades to the property. Included in the facade CRLP was expansion in eligible activities to specifically include accessibility ramps and other similar exterior accommodations.  |
| 344 | PW           | 2003                       | 1        | Streetscape Amenities                     | MRA                              |                 |     |             | 6,524              | 6,524     | -                |   |               | Program to provide street trees, trash receptacles and other amenities.   |
| 345 | PP           | 2003                       | 1        | Wordens Bakery & Deli                     | MIF Partnership                  | 107             | W   | SPRUCE ST   | 254,000            | 23,701    | 230,299          |   |               | Project to convert two long-vacant and dilapidated apartments to house bakery and catering portion of the Worden's business and to renovate the basement to an events' location for small parties and gatherings, wine tastings, etc. Fire code work involved rectifying existing violations but allowed use of those spaces too (CCP).   |
| 346 | PP           | 2004                       | 1        | 603 Woody Street                          | 3TG, LLP                         | 603             |     | WOODY ST    | 250,000            | 10,796    | 239,204          |   |               | TIF was used to install a sidewalk accessibility ramp and code compliance in expanding office use of building.  |
| 347 | PT           | 2004                       | 1        | Bess Reed Park Boat Ramp                  | MRA                              |                 |     |             | 3,500              | 3,500     | -                |   |               | Upgrade of informal raft and kayak take-out along the Clark Fork River near the south terminus of Pattee Street.  |
| 348 | PP           | 2004                       | 1        | Bob's Sew & Vac                           | Robert Snodgrass                 | 120             | W   | BROADWAY    | 518,000            | 51,936    | 466,064          |   |               | Renovation to allow expanded use of second floor and basement of this building. Added alley entrance to new business in basement. Assistance included CCP matching grant for sprinkler system in basement and dedicated water line, façade (CRLP) work for the alley side of the building and alley paving.   |
| 349 | PP           | 2004                       | 1        | Boone & Crockett Club                     | Boone & Crockett Club            | 250             |     | STATION DR  | 1,110,000          | 84,300    | 1,025,700        |   |               | Boone and Crockett Club moved its national headquarters to the nearly vacant building built in the early 1900s as the passenger depot for the Milwaukee Railroad. Assistance included matching CCP grant for fire-code compliance needed by any business occupying the building and TIF program assistance in upgrading Station Drive, stabilizing the bank under the road and relocation of a pedestrian trail.  |
| 350 | PP           | 2004                       | 1        | Ditchstone Project                        | Ditchstone, LLP                  | 305             | S   | FOURTH ST E | 2,856,000          | 279,409   | 2,576,591        |   |               | New business office building constructed on site of former headstone monument business. TIF used for demolition, site clearing and extension of water and other utility main transmission lines.  |
| 351 | PP           | 2004                       | 1        | Ed Janacek                                | Ed Janacek                       | 133-135         | W   | MAIN ST     | 225,000            | 15,285    | 209,715          |   |               | Second phase of building renovation to change the interior for new tenants that will create at least five FTE jobs and maintain them for the life of the commercial loan subsidized through the CRLP Economic Development section.  |
| 352 | PT           | 2004                       | 1        | Evelyn Borg Johnson Park Amenities        | MRA                              |                 | S   | THIRD ST W  | 9,451              | 4,491     | 4,960            |   |               | Changes to trail and seating area at the park near the corner of S 3rd St. West and Higgins Ave.  |
| 353 | PW           | 2004                       | 1        | Higgins Ave/Pine St CCP Projects          | MRA and City PW                  | 323 - 337       | N   | HIGGINS AVE | 24,746             | 24,746    | -                |   |               | Four properties partnered to extend one dedicated water line for basement sprinkler systems in each building. The water line work was timed so it would be placed under the sidewalk as it was being replaced.  |
| 354 | PP           | 2004                       | 1        | iConnect Fiber Hotel                      | Iconnect Montana                 | 100             | E   | BROADWAY    | 314,000            | 18,000    | 296,000          |   |               | TIF participation in extending large trunk internet lines to agreed upon central location. Also, code compliance through CCP work in building of proper emergency egress.   |
| 355 | PP           | 2004                       | 1        | LA Design                                 | Lynne Himes                      | 337             | E   | BROADWAY    | 570,950            | 14,626    | 556,324          |   |               | Interior expansion of business within the building to include upper floor and basement. Assistance through the Life-Safety Code Compliance Program (CCP) for egress work and interest subsidy through Façade CRLP.  |
| 356 | PW           | 2004                       | 1        | McAdams Property Negotiations             | MRA                              |                 |     |             | 5,000              | 1,736     | 3,264            |   |               | Negotiation by consultant/agent, Bruce Bugbee, for riverfront property for acquisition negotiations which were not successful.  |
| 357 | PP           | 2004                       | 1        | Missoula Federal Credit Union             | Missoula Federal Credit Union    | 126             | W   | SPRUCE ST   | 533,887            | 33,980    | 499,907          |   |               | TIF assistance in complete remodeling of building for expanded MFCU (later Clearwater Credit Union) use, sidewalk replacement and alley repaving.   |
| 358 | PF           | 2004                       | 1        | Missoula Library                          | Library Foundation               | 301             | E   | MAIN ST     | 223,371            | 63,420    | 159,951          |   |               | TIF reimbursement in providing better handicap access to publicly-owned library.  |
| 359 | PP           | 2004                       | 2        | Morgan Project                            | Morgan, Brian & Cara             | 1655            | S   | THIRD ST W  | 12,000             | 4,895     | 7,105            |   |               | Fire Code compliance (CCP) for building with a guided tour business, insurance company and four residential units.  |
| 360 | PW           | 2004                       | 1        | Orange Street Bridge Amenities            | MDT & MRA                        |                 |     |             | 9,774              | 9,774     | -                |   |               | Add brass medallion art work to the new bridge. Artists were Rolf Tandberg and Jim Dunlap.  |
| 361 | PP           | 2004                       | 1        | Paoli Building                            | Paoli Building Partners          | 259             | W   | FRONT       | 1,021,000          | 36,149    | 984,851          |   |               | Building had an additional floor added and was expanded to the south (River side) and remained architecturally in keeping with adjacent historic structures. Assistance was through the façade interest write-down CRLP for façade work on existing building, CCP matching grant for the portion of required fire suppression sprinkler systems and exiting in the original building, and TIF Program for extension of all basic utilities to the site, demolition of rear add-on shed, and contaminated soils remediation. |
| 362 | PP           | 2004                       | 1        | Pearl Cafe & Bakery                       | 231 East Front Street, LLP       | 231             | E   | FRONT       | 750,000            | 40,844    | 709,156          |   |               | Renovation of former warehouse building to high-end restaurant use. Assistance included TIF Program for water and sewer main upgrade and alley paving, Code Compliance Program for fire sprinkler system and emergency egress from basement, and historically appropriate facade restoration on both the north and south sides.   |
| 363 | PP           | 2004                       | 1        | Rockin' Rudy's                            | Funk Booty, LLC                  | 509             | S   | HIGGINS AVE | 118,057            | 10,000    | 108,057          |   |               | Fire Code compliance (CCP) assistance for expansion of a long-time downtown retail store to occupy a vacant building originally built for a regional-scale bakery operation.  |
| 364 | PP           | 2004                       | 1        | Sean Kelly's Façade CRLP                  | Big Fork Garden Corporation      | 130             | W   | PINE ST     | 27,000             | 1,194     | 25,806           |   |               | Façade changes (CRLP) for new tavern operation in building built as a car parts store in 1928.  |
| 365 | PP           | 2005                       | 1        | Atlantic Hotel                            | Martin Staab                     | 519-521         | N   | HIGGINS AVE | 65,500             | 25,000    | 40,500           |   |               | Emergency exiting systems and expansion of the existing fire sprinkler system helped preserve historic hotel building currently used as apartments and shops for artists.   |
| 366 | PT           | 2005                       | 1        | Badenoch Recognition Plaque               | MRA                              |                 |     |             | 1,000              | 389       | 611              |   |               | Plaque recognizing MRA's 2nd Director, Geoff Badenoch.  |
| 367 | PP           | 2005                       | 2        | Big Sky Lube                              | Greg Lundin                      | 1301            | W   | BROADWAY    | 450,000            | 3,636     | 446,364          |   |               | Sidewalk installation under TIF Program in project constructing a new vehicle repair facility.  |
| 368 | PP           | 2005                       | 1        | BON Macy's Awning                         | Bon Marche                       | 110             | N   | HIGGINS AVE | 65,000             | 28,500    | 36,500           |   |               | Repair and restoration of historic copper and glass awning which had hung over the main Higgins Ave. entry of the Mercantile Building (later Bon Marche', later Bon, later The Mercantile) for 100 years. The awning was saved when the building was demolished in 2017 and reused in the new Mercantile Hotel.   |
| 369 | PT           | 2005                       | 1        | Boone & Crockett Trail                    | MRA & Parks                      | 250             |     | STATION DR  | 8,749              | 8,749     | -                |   |               | Trail connecting lower terminus of Station Drive to South Shore Riverfront Trail near Clark Fork Natural Park.  |
| 370 | PW           | 2005                       | 3        | Brooks St Streetscape Design              | City Public Works Dept           |                 |     |             | 7,180              | 6,510     | 670              |   |               | Program to begin future design and traffic flow for Brooks Street.  |
| 371 | PT           | 2005                       | 1        | Caras Park Restrooms                      | MRA                              |                 |     |             | 139,995            | 104,468   | 35,527           |   |               | Restroom rehabilitation plus a storage addition in Caras Park.  |
| 372 | PP-NP-C      | 2005                       | 1        | Carousel for Missoula                     | Carousel for Missoula Foundation |                 |     |             | 95,999             | 95,999    | -                |   |               | Upgrades and expansion of the City-owned building housing A Carousel For Missoula.  |
| 373 | PP           | 2005                       | 1        | Clark Fork Riverside                      | Clark Fork Riverside             | 301             | W   | FRONT ST    | 1,125              | 1,125     | -                |   |               | Additional exterior decorative lighting for low-income seniors' housing.  |
| 374 | PT           | 2005                       | 1        | Cottonwood Trail & Bridge                 | MPR                              |                 |     |             | 30,448             | 15,000    | 15,448           |   |               | Pedestrian bridge connecting 1st St to Milwaukee Trail.   |
| 375 | PT           | 2005                       | 1        | Currents Aquatics Center (McCormick Park) | Missoula Parks and Rec           | 600             |     | CREGG LN    | 11,000,000         | 1,800,000 | 9,200,000        |   |               | TIF contribution for construction of publicly-owned Currents water recreation center and Parks Dept. offices.   |

|     | A            | F                          | G        | H  | I                            | J               | K   | L           | O                  | V         | W                | Z                                       | AA            | AB   |
|-----|--------------|----------------------------|----------|--|------------------------------|-----------------|-----|-------------|--------------------|-----------|------------------|---|---------------|--|
| 1   | PROJECT TYPE | FISCAL YEAR FINAL AMT PAID | DISTRICT | PROJECT NAME                               | DEVELOPER                    | PROJECT ADDRESS | DIR | STREET      | TOTAL PROJECT COST | MRA TOTAL | OTHER INVESTMENT | FULL TIME EQUIVALENT (FTE) JOBS CREATED | HOUSING UNITS | NOTES  |
| 376 | PL           | 2005                       | 1        | Downtown Historic Survey                   | MRA                          |                 |     |             | 56,800             | 25,000    | 31,800           |   |               | UM students research and update existing data on downtown structures. Led to federal and state "Historic District" designation for the downtown area.  |
| 377 | PW           | 2005                       | 1        | Downtown St Reno. - Phase X (Railroad St)  | MRA & City PW                |                 |     |             | 96,000             | 52,000    | 44,000           |   |               | Program of repair and replacement of street surfaces downtown.   |
| 378 | PW           | 2005                       | 1        | Downtown Street Replacement                | MRA & City PW                |                 |     |             | 7,000              | 4,443     | 2,557            |   |               | Program of repair and replacement of street surfaces downtown (engineering).   |
| 379 | PP           | 2005                       | 1        | Florence Bldg.                             | Worden, Thane & Haines       | 111             | N   | HIGGINS AVE | 3,000,000          | 182,839   | 2,817,161        |   |               | Emergency exiting systems and sprinkler system expansion assistance under CCP and sidewalk replacement on Front St. and Higgins Ave. sides of the building including preservation of building projection under the sidewalk on Higgins Ave.  |
| 380 | PP-NP-C      | 2005                       | 2        | Good Food Store                            | Good Food Store              | 1600            | S   | THIRD ST W  | 650,000            | 23,226    | 626,774          |   |               | TIF assistance in expansion of parking lot used by the public and construction of sidewalk on S 3rd St. W which included the owner giving the City a permanent ROW easement for the sidewalk.  |
| 381 | PP           | 2005                       | 3        | Herring Project                            |                              | 3401            | S   | RESERVE ST  | 440,000            | 15,000    | 425,000          |   |               | TIF Program funds assisted in demolition and removal of an aging small office building to make way for a new larger office structure for two or more businesses.   |
| 382 | PW           | 2005                       | 1        | Hickory St - Cregg Lane Realign.           | MRA & City PW                |                 |     |             | 6,500              | 6,500     | -                |   |               | Upgrade the intersection of HickoryStreet and Cregg Lane for greater sight lines and pedestrian safety.  |
| 383 | PT           | 2005                       | 1        | Hickory St to Orange St Trail Paving       | MPR                          |                 |     | COTTONWOOD  | 5,070              | 1,336     | 3,734            |   |               | Pave Milwaukee Trail between Orange and Hickory Streets.   |
| 384 | PT           | 2005                       | 1        | Kiwanis Park Improvements                  | MPR                          |                 |     |             | 298,304            | 162,404   | 135,900          |   |               | Partnership w/ MPC & PW to build parking, improve trails and make streets more efficient.  |
| 385 | PP           | 2005                       | 1        | Laurie Lane Studio                         | Laurie Lane                  | 141             | S   | THIRD ST W  | 51,660             | 4,818     | 46,842           |   |               | Interest write-down subsidy under CRLP for exterior remodeling.  |
| 386 | PT           | 2005                       | 1        | LeVasseur St Sidewalk                      | City of Missoula             |                 |     | LEVASSEUR   | 7,888              | 7,888     | -                |   |               | Install new sidewalk as part of the main pedestrian route between Bess Reed and Kiwanis Parks.   |
| 387 | PT           | 2005                       | 1        | Locomotive 1356                            | MRA                          |                 | N   | HIGGINS AVE | 23,900             | 22,292    | 1,608            |   |               | Asbestos abatement & rehabilitation of a locomotive given to the City upon its retirement in 1955. Originally patched to contain asbestos some years ago, this project removed all asbestos, painted the entire engine and coal car, replaced wood steps, landings and bumpers, etc.   |
| 388 | PF           | 2005                       | 1        | Missoula Art Museum                        | MAM                          | 335             |     | PATTEE ST   | 4,700,000          | 577,506   | 4,122,494        |   |               | Major expansion of the art museum including building a large two-story addition. TIF contribution for participating improvements and expansion of a publicly-owned building.   |
| 389 | PP           | 2005                       | 1        | Missoula Bicycle Works                     | Alex Gallego                 | 708             | S   | HIGGINS AVE | 400,000            | 5,203     | 394,797          |   |               | Built in the 1930s the building has remained a retail store its entire existence. The new owner renovated the building to accommodate his bicycle sales and repair business. The façade was restored to near its original appearance after brick and other added treatments were removed. Assistance included life-safety work (CCP) in providing better emergency exiting and interest write-down (CRLP) for the street-front facade work.  |
| 390 | PP           | 2005                       | 1        | Montana Bldg.                              | Montana Building Condo Asso. | 101             | E   | BROADWAY    | 4,800              | 1,000     | 3,800            |   |               | Removal of unused, unsightly and highly vandalized sign from roof.   |
| 391 | PP-NP-C      | 2005                       | 1        | Montana Natural History Center             | Dajon Enterprises            | 120             |     | HICKORY ST  | 500,000            | 16,979    | 483,021          |   |               | Additional fire code work in closed section of building to allow the Montana Natural History Center to have displays and conduct classes. CCP for expanding fire sprinkler system and creating new emergency egress routes and exits.  |
| 392 | PP-NP-S      | 2005                       | 1        | Poverello Center                           | Poverello Center, Inc.       | 535             |     | RYMAN ST    | 35,580             | 17,790    | 17,790           |   |               | CCP assistance for expanding sprinkler system, construction of a dedicated water line for that system and exiting improvements in building that houses and feeds homeless persons.   |
| 393 | PT           | 2005                       | 1        | Ron MacDonald Mem. Trail Marker            | MRA                          |                 |     |             | 18,598             | 18,598    | -                |   |               | Fabrication and installation of recognition plaque of the namesake of the North Shore Trail System. Ron MacDonald was a tireless advocate for downtown and development of the riverfront trails and parks system and longtime member of the MRA Board.   |
| 394 | PT           | 2005                       | 1        | Silver Lagoon                              | MRA & MPR                    |                 |     | CREGG LN    | 82,000             | 45,000    | 37,000           |   |               | Renovation of Silver's Lagoon near McCormick Park for fully accessible youth fishing.  |
| 395 | PP           | 2005                       | 1        | The Trail Head                             | Todd Frank                   | 221-229         | E   | FRONT ST    | 979,000            | 107,600   | 871,400          |   |               | Project to locate The Trailhead from N Higgins Ave. to East Front St. The building was a warehouse until converted to a live theater venue in the 1980s, then was vacant for several years when MCT moved to the former Central School. TIF funds were utilized for demolition activities, water and stormwater upgrades.  |
| 396 | PP           | 2005                       | 1        | Warehouse Mall                             | Searle Street Estates, Inc.  | 725             | W   | ALDER ST    | 72,000             | 25,000    | 47,000           |   |               | CCP assistance for expanding sprinkler system, construction of a dedicated water line for that system, and exiting improvement.  |
| 397 | PP           | 2005                       | 1        | Woody St Parking Lot                       | MRC                          | 218             | W   | PINE ST     | 46,247             | 13,461    | 32,786           |   |               | Reconditioning public parking lots in conjunction with MPC.  |
| 398 | PA-0007      | 2006                       | 1        | Allegra Printing Mural                     | Public Art Committee         | 113             | W   | BROADWAY    | 31,033             | 17,625    | 13,408           |   |               | Wall mural depicting the history of Missoula on easement from building owner. "Heart of Missoula" - the artist was Hadley Ferguson.  |
| 399 | PP           | 2006                       | 1        | Barrett Productions                        | Barrett Productions          | 218             | E   | FRONT ST    | 2,500,000          | 109,818   | 2,390,182        |   |               | Both the Façade and Economic Development (job creation) sections of the Commercial Rehabilitation Loan Program (CRLP), Code Compliance Program, and TIF Program were used to remodel, renovate and expand the penthouse floor of this 1950s building, originally used for a medical office. A portion of the TIF Program funds were used in environmental cleanup and filling in of sidewalk voids.  |
| 400 | PT           | 2006                       | 1        | Brennan's Wave / Weir Debris               | MSLA White Water Assoc       |                 |     |             | 323,000            | 205,000   | 118,000          |   |               | Augmenting private funds, removed concrete and metal debris from dangerously dilapidated irrigation diversion and replaced it with a rock structure that efficiently diverted water to the canal and created a series of waves used by kayakers and river surfers.   |
| 401 | PW           | 2006                       | 1        | Brooks/South/Russell                       | City Public Works Dept       |                 |     |             | 5,000,000          | 63,904    | 4,936,096        |   |               | Re-routing and construction of the 6-leg intersection that had caused much traffic disruption and constant air quality issues for decades - generally referred to as "Malfunction Junction". TIF augmented federal funds for a decorative brick diversion structures and landscaping.  |
| 402 | PW           | 2006                       | 2        | Civic Stadium                              | Playball Missoula            | 700             |     | CREGG LN    | 10,000,000         | 2,222,019 | 7,777,981        |   |               | Assistance to private fundraising in two phases of construction of civic stadium on riverfront near Old Sawmill District (OSD). Leased to professional baseball seasonally, also used for concerts, evening movies, etc.   |
| 403 | PP-NP-H      | 2006                       | 1        | Clark Fork Commons                         | North Missoula CDC           | 1375            |     | CEDAR ST    | 3,232,175          | 144,631   | 3,087,544        |   | 25            | Income-qualified condominiums with underlying property held by a land trust (NMDC) to help the units remain affordable. Additionally, increased equity is controlled by the trust to assure affordability into the future. TIF assistance for demolition of prior vacant buildings, water main extension, curb/gutter/sidewalks and a bridge over an irrigation canal to access the riverfront trail.  |
| 404 | PF           | 2006                       | 1        | County Courthouse Renovation               | Missoula County              | 200             | W   | BROADWAY    | 923,520            | 461,761   | 461,759          |   |               | Accessibility compliance, fire code compliance as well as sidewalk & exterior improvements during major renovation of historic publicly-owned Courthouse.  |
| 405 | PL           | 2006                       | 1        | Downtown Streets & Traffic Project         | MRA, MPC, & City PW          |                 |     |             | 88,790             | 22,304    | 66,486           |   |               | Plan and initial design of downtown streets with emphasis on N Higgins Ave.  |
| 406 | PW           | 2006                       | 1        | Fox Site Soil Remediation/Landfill Removal | MRA                          | 411             | W   | FRONT ST    | 1,951,462          | 1,951,462 | -                |   |               | Remove former landfill from City-owned land intended for major riverfront redevelopment. The area was the City's unofficial landfill from about 1885 - 1935 when the original Orange Street Bridge was constructed (originally called "Parkway Bridge"). Material did not contain contaminants or environmental hazards but was nearly 30 feet deep in places near the aquifer. A large retaining wall structure was required to assure stability of Orange Street Bridge. All (except gas) major utilities crossing the site were rerouted. The riverfront trail was reconstructed. |

|     | A            | F                          | G        | H   | I   | J               | K   | L                    | O                  | V         | W                | Z                                       | AA            | AB   |
|-----|--------------|----------------------------|----------|---|---|-----------------|-----|----------------------|--------------------|-----------|------------------|---|---------------|--|
| 1   | PROJECT TYPE | FISCAL YEAR FINAL AMT PAID | DISTRICT | PROJECT NAME  | DEVELOPER                                     | PROJECT ADDRESS | DIR | STREET               | TOTAL PROJECT COST | MRA TOTAL | OTHER INVESTMENT | FULL TIME EQUIVALENT (FTE) JOBS CREATED | HOUSING UNITS | NOTES  |
| 407 | PW           | 2006                       | 3        | HomeWord Competition  | homeWORD                                      |                 |     |                      | 1,000              | 1,000     | -                |   |               | Help fund design competition for Brooks St corridor.   |
| 408 | PP           | 2006                       | 1        | LaFlesch Bldg.  | Jay & Stephanie Laflesch                      | 119             | W   | MAIN ST              | 400,000            | 21,348    | 378,652          |   |               | Upper story renovation of the building from storage to event space for parties, gatherings and meetings. Also historic restoration of building's exterior. Assistance for Fire Code compliance to install a fire-suppression sprinkler system and emergency egress from 2nd floor.   |
| 409 | PP           | 2006                       | 2        | Lease Purchase for Millsite Development                               | Millsite Revitalization Project, LLC and City |                 |     | Old Sawmill District | 3,600,000          | 3,600,000 | -                |   |               | URD II Tax Increment Bonds issued for purchase of lease of Millsite (a/k/a Old Sawmill District) from Idaho Timber which enabled Millsite Revitalization Project (MRP) to purchase the underlying fee ownership from Morris and Helen Silver Foundation and then begin site cleanup and development of 26 acres, with the City owning 14 acres for park.   |
| 410 | PT           | 2006                       | 1        | Madison Street Underbridge  | MRA   |                 |     | MADISON ST           | 1,257,182          | 1,053,719 | 203,463          |   |               | TIF and some federal Community Transportation Enhancement Program (CTEP) funds constructed a cable pedestrian bridge at river-level beneath and using the structure of the Madison Street vehicle bridge. The name "Madison St. Underbridge" was organic and not formally assigned.  |
| 411 | PT           | 2006                       | 1        | McCormick Park Lighting   | MRA & Parks                                   |                 |     |                      | 80,018             | 80,018    | -                |   |               | Pursuant to a request by Parks Dept., install pedestrian lighting along South Shore Riverfront Trail.  |
| 412 | PP-H         | 2006                       | 2        | McKenzie Project (Toole Ave. Apartments)                              | Condo Builders, LLC                           | 1144            | W   | BROADWAY             | 1,900,000          | 97,000    | 1,803,000        |   | 44            | TIF assistance in demolition of abandoned foundations and sheds, extending sewer to the property, stormwater and sidewalk/curb/gutter in project to build 44 apartment units. Also cleared property intended for commercial development on West Broadway.  |
| 413 | PP           | 2006                       | 2        | Metalworks of Montana   | WMS Contracting                               | 109             | S   | CALIFORNIA ST        | 23,760             | 23,760    | -                |   |               | A developer agreed to purchase the very blighted property conditioned on cleanup and demolition of existing sheet metal-working shop building. TIF used to assure the sale closed by helping the purchaser obtain financing that was also contingent on cleanup.   |
| 414 | PL           | 2006                       | 2        | Millsite Revitalization Project Planning (a/k/a Old Sawmill District) | MRP, LLC                                      |                 |     |                      | 150,000            | 150,000   | -                |   |               | TIF contribution for environmental cleanup and to develop master planning effort for the former lumber mill site.  |
| 415 | PP           | 2006                       | 1        | Peak Development  | Peak Development, LLP                         | 400             | W   | BROADWAY             | -                  | 100,000   |                  |   |               | TIF for building demolition and removal of fuel tanks from former vehicle repair and fuel site to make way for a mixed residential/retail building. TIF assistance also included sidewalk/curb/gutter replacement and upgrading sanitary sewer and potable water mains to the site.  |
| 416 | PP-NP-S      | 2006                       | 2        | Second St Community Gardens   | Neighborhood                                  |                 | S   | 2ND W                | 9,119              | 3,734     | 5,385            |   |               | TIF used to extend water to a community garden developed by the surrounding neighborhood. MRA worked with Garden City Harvest to oversee plot allocation and operations.   |
| 417 | PW           | 2006                       | 3        | Southgate Area Planning   | MRA   |                 |     |                      | 17,386             | 8,693     | 8,693            |   |               | Master plan for the area in and around Southgate Mall.   |
| 418 | PW           | 2006                       | 1        | Space Needs Assessment  | MRA & City of Missoula                        |                 |     |                      | 25,000             | 25,000    | -                |   |               | Assist City in analyzing future space needs.   |
| 419 | PW           | 2006                       | 1        | URD I Sunset Publication  | MRA   |                 |     |                      | 11,570             | 11,570    | -                |   |               | Publication distributed through Missoulian newspaper and other means recapping URD I history and accomplishments.  |
| 420 | PP-NP-H      | 2006                       | 2        | Western MT Mental Health Center                                       | Western MT Mental Health Center               | 1285            |     | DAKOTA ST            | 874,000            | 14,000    | 860,000          |   | 6             | Project to construct six residential units to be used for "graduates" of certain treatment programs. TIF used for construction of sidewalks, curbs, gutters and installation of street streets along Dakota St.  |
| 421 | PP-MX        | 2007                       | 2        | 1101 S Third St West (Easton)   | WTC Investments                               | 1101            | S   | THIRD ST W           | 900,000            | 84,279    | 815,721          |   | 5             | Project to expand building to a three-story multi-use building with apartments, a condominium and retail services on the street level. Assistance included TIF Program funds for demolition, sidewalk/curb/gutter/boulevard tree and paving the alley. CCP matching grant funds helped with a new fire suppression sprinkler system and emergency egress of existing structure. Facade CRLP subsidy used for widow, siding, doors and masonry replacement. |
| 422 | PP           | 2007                       | 2        | Bike Doctor   | Bike Doctor                                   | 1101            |     | TOOLE AVE            | -                  | 10,639    |                  |   |               | TIF funds for sidewalks and Code Compliance funds for proper egress were used to renovate a long-vacant storage building into a bicycle sales and repair shop. The owner also built a course for BMX and mountain bikes that is open to the neighborhood.  |
| 423 | PT           | 2007                       | 2        | MOBASH Skatepark Project  | MRA & Parks                                   |                 |     |                      | 697,413            | 378,436   | 318,977          |   |               | TIF and private donations were used to build a skateboard park adjacent to McCormick Park. Design assistance and major donations from Jeff Ament.  |
| 424 | PP           | 2007                       | 3        | Pruyn Veterinary Hospital   | Earl Pruy                                     | 2501            |     | RUSSELL ST           | 520,000            | 20,789    | 499,211          |   |               | Sidewalk/curb/gutter and street trees were funded through the TIF Program in conjunction with renovation project of a veterinary clinic.   |
| 425 | PP           | 2008                       | 2        | 1272 S. 1st St. W.  | Huff, Rod & Barbara                           | 222-224         |     | INEZ ST              | 775,000            | 59,250    | 715,750          |   |               | Relocation of a mobile home (kept existing tenant), utility extensions to the property, and sidewalk/curb/gutter in project constructing two residential buildings with four condominium units each.   |
| 426 | PP-NP-S      | 2008                       | 3        | City Life Community Center  | Youth for Christ                              | 1515            |     | FAIRVIEW AVE         | 3,900,000          | 37,000    | 3,863,000        |   |               | Sidewalks to offset costs for opening the building to the public and Parks Dept. programs.   |
| 427 | PL           | 2008                       | 1        | Greater Downtown Master Plan  | Missoula Downtown Assoc                       |                 |     |                      | 500,000            | 100,000   | 400,000          |   |               | Participate in master planning effort for the greater downtown area.   |
| 428 | PW           | 2008                       | 3        | Jefferson School Traffic Calming                                      | MCPS  | 1700            |     | SOUTH AVE            | 65,500             | 21,382    | 44,118           |   |               | Upon request by MCPS, construction of traffic calming at several intersections near Jefferson School.  |
| 429 | PW           | 2008                       | 3        | South Avenue Tree Maintenance   | MRA   |                 |     | SOUTH AV             | 20,000             | 20,000    | -                |   |               | Maintain street trees as agreed with Parks Department.   |
| 430 | PP-H         | 2008                       | 3        | The Dearborn  | B & E Corporation                             | 2101            |     | DEARBORN AVE         | 4,700,000          | 50,270    | 4,649,730        |   | 47            | TIF Program assistance in demolition and sidewalk/curb/gutter related to construction of a condominium complex.  |
| 431 | PW           | 2008                       | 2        | West Broadway Corridor Plan   | MRA and City                                  |                 | W   | BROADWAY             | 120,000            | 64,254    | 55,746           |   |               | Public master planning effort to guide development of the West Broadway neighborhood. Superseded by Downtown Master Plan.  |
| 432 | PW           | 2008                       | 2        | West Broadway Corridor ROW Surveying                                  | MRA   |                 | W   | BROADWAY             | 38,494             | 38,494    | -                |   |               | Land surveying along West Broadway between Orange and Russell Streets to determine ROW deficiencies for optimal pedestrian and bicycle use.  |
| 433 | PP-H         | 2009                       | 3        | 2200 Dixon  | Kelly Gregory                                 | 2200            |     | DIXON AVE            | 723,000            | 35,534    | 687,466          |   | 3             | Demolition of a vacant dilapidated house to allow construction of three condominium units in one building. Assistance for the cost of demolition, sanitary sewer, water, power and gas extension to the property, replace sidewalk, landscape ROW boulevard, and pave adjacent alley.  |
| 434 | PW           | 2009                       | 2        | California St Design - River to Dakota St                             | MRA   |                 |     | CALIFORNIA ST        |                    | 45,110    |                  |   |               | Design for future project for installation of curb, gutter, sidewalks, storm drainage, and asphalt surfacing on California St. and portions of Wyoming St. which will provide a safer north-south connection between the California St. Bridge and the Milwaukee Trail.  |
| 435 | PT           | 2009                       | 2        | California St. Bridge - Repairs                                       | MRA & Parks                                   |                 |     |                      | 2,396              | 2,396     | -                |   |               | Assisted the Parks Dept. in repairing key portions of bridge.  |
| 436 | PW           | 2009                       | 2        | Dakota Greens   | Steve Loken                                   |                 |     | DAKOTA ST            | 45,170             | 21,353    | 23,817           |   |               | TIF, private donations and in-kind labor to create linear park between Dakota St. and the Milwaukee Trail from California to Russell Streets.  |
| 437 | PW           | 2009                       | NA       | Hip Strip Study Of Blight   | MRA   |                 |     |                      | -                  | -         |                  |   |               | Study requested by neighborhood and City Council. The study did not find sufficient blight to recommend creation of an urban renewal district.   |
| 438 | PP           | 2009                       | 3        | Missoula Federal Credit Union   | MFCU  | 1903            |     | RUSSELL ST           | 2,855,000          | 59,900    | 2,795,100        |   |               | TIF Program assistance included the cost of extending water and sanitary sewer and construction of sidewalk/curb/gutter on Russell Street adjacent to the project site. Additional funds were allocated to Prudential Real Estate to continue the utilities past the site but those were not utilized.   |

|     | A            | F                          | G        | H   | I                                 | J               | K   | L                      | O                  | V         | W                | Z                                       | AA            | AB   |
|-----|--------------|----------------------------|----------|---|-----------------------------------|-----------------|-----|------------------------|--------------------|-----------|------------------|---|---------------|--|
| 1   | PROJECT TYPE | FISCAL YEAR FINAL AMT PAID | DISTRICT | PROJECT NAME                                    | DEVELOPER                         | PROJECT ADDRESS | DIR | STREET                 | TOTAL PROJECT COST | MRA TOTAL | OTHER INVESTMENT | FULL TIME EQUIVALENT (FTE) JOBS CREATED | HOUSING UNITS | NOTES  |
| 439 | PP           | 2009                       | 2        | Safeway/St Pats/City Shops                      | Safeway                           | 800             | W   | BROADWAY               | 2,267,000          | 1,578,923 | 688,077          |   |               | Owner purchased private and City-owned land through an RFP process (site of former City shops vacant for several years) and constructed a new Safeway grocery store - the first in the downtown area (later purchased by Fresh Market grocery). TIF was expended on relocation of 22 residents from an apartment building and two single-family homes on the site, all in advanced states of disrepair, and reimbursed costs associated with environmental clean up of lead contaminated soils originating from hand recycling of vehicle batteries for many years at a business located on a portion of the site between the 1930s and 1980s. Demolition, sidewalk/curb/gutter/street trees/landscaped boulevard and relocation/upgrade/extension of basic utilities to the site. |
| 440 | PW           | 2009                       | 3        | South Ave. Streetscape Improvements             | City PW                           |                 |     |                        | -                  | 99,815    |                  |   |               | Street improvements along South Ave. near Brooks/South/Russell intersection included stamped concrete traffic diversions, boulevard trees, etc.  |
| 441 | PP           | 2010                       | 3        | 1701 Brooks St. (Holiday Station)               | Brent Small                       | 1701            |     | BROOKS                 | 171,476            | 41,350    | 130,126          |   |               | First project under new Façade Improvement Program (FIP). FIP grant of 25% of the total project cost or \$50,000 - whichever is less. Project renovated vacant fuel station/convenience store to office use.   |
| 442 | PP           | 2010                       | 3        | 1720 Brooks - Wally World                       | Brian Salonen                     | 1720            |     | BROOKS ST              | 118,037            | 35,345    | 82,692           |   |               | Second FIP project renovated an architecturally challenged office building to fit in with the urban image of the Brooks St. Corridor. In addition to façade work, the owner installed a new fire escape, roof, private parking lot and interior renovations.   |
| 443 | PP           | 2010                       | 3        | 2204 Dixon                                      | Carrie Schreiber                  | 2204            |     | DIXON AVE              | 99,756             | 19,000    | 80,756           |   |               | TIF assistance to pave an adjacent alley and extend sanitary sewer to the site in conjunction with project to renovate a former single-family home to commercial offices for medical use.  |
| 444 | PP           | 2010                       | 2        | Abbey Carpet                                    | Bowler, Curt                      | 401-409         | S   | CATLIN ST              | 600,000            | 25,558    | 574,442          |   |               | Sidewalk and on-street parking supported by TIF in renovation and expansion project of retail business.  |
| 445 | PP           | 2010                       | 2        | Aspen Sound                                     | Aspen Sound                       | 1300            | W   | BROADWAY               | 40,000             | 5,640     | 34,360           |   |               | Redevelopment of former automobile sales and repair shop into a sound equipment dealer/installer.  |
| 446 | PW           | 2010                       | 2        | Best Place Project                              | St Pat's Hospital Foundation      |                 |     |                        | 25,000             | 5,000     | 20,000           |   |               | Planning effort partnership including the City and St. Patrick Hospital.   |
| 447 | PP-NP-MX     | 2010                       | 2        | Equinox / Solstice Projects                     | homeWORD                          | 1515            |     | LIBERTY LN             | 8,500,000          | 709,100   | 7,790,900        |   | 69            | Construction of two multi-use, residential/office/retail buildings on site of former bowling alley. The 69 (35 Equinox, 34 Solstice) housing units to accommodate a variety of family sizes are lower income-qualified. TIF funds were used in deconstruction of the bowling alley (much of the material reused in the new buildings), asbestos abatement, construction of a public roads sidewalks/curbs/gutters, extension of utilities to the site and to stabilize and landscape the public riverfront.  |
| 448 | PP-NP-MX     | 2010                       | 2        | Garden District Housing Project                 | Missoula Housing Authority        | 226             | S   | CATLIN ST              | 6,649,000          | 100,000   | 6,549,000        |   | 37            | Public Housing project by MHA. TIF used in construction of sidewalk/curb/gutter/boulevard landscaping on Catlin St. as well as bridging an irrigation canal to allow vehicle access from Catlin. (The bridge became part of Milwaukee Way, a new road connecting Catlin and Russell Streets.)  |
| 449 | PP           | 2010                       | 3        | Missoula Housing Summit                         | Missoula Organization of Realtors |                 |     |                        | 5,000              | 5,000     | -                |   |               | Sponsorship of affordable housing summit.  |
| 450 | PT           | 2010                       | 2        | Silver Park Design (ADG)                        | Abbottswood Design Group          |                 |     | SILVER PARK            | 24,929             | 24,929    | -                |   |               | Master plan and initial design of Silver Park.   |
| 451 | PW           | 2010                       | 2        | Streets Project - Burton/Cedar                  | MRA & City PW                     |                 |     | BURTON & CEDAR ST      | 33,286             | 33,286    | -                |   |               | Program of repair and upgrade of streets in URD II - milling & repaving.   |
| 452 | PW           | 2010                       | 3        | Streets Project - Dearborn                      | MRA & City PW                     |                 |     | DEARBORN AVE           | 37,547             | 37,547    | -                |   |               | Program of repair and upgrade of streets in URD III - milling & repaving.  |
| 453 | PW           | 2010                       | 3        | Streets Project - Fairview/Washburn             | MRA & City PW                     |                 |     | FARIVIEW & WASHBURN ST | 66,970             | 66,970    | -                |   |               | Program to repair and upgrade streets in URD III.  |
| 454 | PW           | 2011                       | 3        | Kent Ave Crosswalks                             | MRA                               |                 | W   | KENT                   | 11,693             | 11,693    | -                |   |               | Construct crosswalks north of Tremper's on Kent Ave.   |
| 455 | PP           | 2011                       | 3        | Missoula Federal Credit Union                   | MFCU                              | 3600            |     | BROOKS ST              | 8,941,723          | 136,529   | 8,805,194        |   |               | Project to expand and remodel the existing facility and construct a new meeting and training building. TIF funds used for reconstruction of sidewalks and driveways along with irrigation and landscaping in the Dore Lane and Brooks Street ROWs.   |
| 456 | PP-NP-S      | 2011                       | 3        | Red Willow Learning Center (Women's Club)       | Pat & Sandy Lawler                | 825             | W   | KENT AVE               | 858,186            | 256,000   | 602,186          |   |               | Project to fully renovate the interior and exterior of the vacant former warehouse portion of a building into a health club and another portion of it into health care uses. Assistance included replacing sidewalk on the entire Kent Ave. block face in a manner to permit back-in, angled on-street parking, and Facade Improvement Program (FIP) participation to convert the warehouse to an attractive part of the neighborhood that included the full grant limit plus the first FIP loan (10 year at 0% interest).   |
| 457 | PP-MX        | 2011                       | 2        | Spruce Street Plaza                             | DeMeester, Talbert                | 838             | W   | SPRUCE ST              | 4,810,300          | 161,240   | 4,649,060        |   |               | Repurposing a former creamery building, dairy goods warehouse and shipping area to mixed residential and commercial uses. TIF was used for demolition and utility upgrade and extension to the site, sidewalk/curb/gutter with a portion requiring safety handrails and structural walls, parking improvements and construction of an extension of a pedestrian trail approximately 1/2 block along the MRL Bitterroot Branch RR.  |
| 458 | PW           | 2011                       | 2        | Streets Project - Burton/Cedar                  | MRA & City PW                     |                 |     | BURTON & CEDAR ST      | 7,814              | 7,814     | -                |   |               | Program of repair and replacement of streets in URD II.  |
| 459 | PW           | 2011                       | 3        | Streets Project - Dearborn/Fairview/Washburn    | MRA & City PW                     |                 |     |                        | 19,718             | 19,718    | -                |   |               | Program of street repair and upgrade of streets in URD III - milling & repaving.   |
| 460 | PP           | 2011                       | 3        | Tremper's Shopping Center                       | Tremper's Shopping Center         | 2301            |     | BROOKS ST              | 6,614,412          | 125,638   | 6,488,774        |   |               | Project to completely renovate the interior, exterior and parking lot of the 1960s shopping center. TIF funds were used for relocation of a loading dock, reconfiguration of drain system, stormwater, sewer service, concrete & asphalt removal, street trees, tree planter areas, irrigation, Russell Street median and utility relocation (water and gas).  |
| 461 | PP           | 2011                       | 3        | Tremper's Shopping Center - Rear Façade         | Tremper's Shopping Center         | 2301            |     | BROOKS ST              | 27,058             | 27,058    | -                |   |               | Assistance in rear façade renovation of Tremper's shopping center to improve aesthetics from Russell St.   |
| 462 | PW           | 2011                       | 2        | URD 2 - Traffic Signal Boxes Public Art         | Public Art Committee              |                 |     |                        | 4,000              | 4,000     | -                |   |               | Upon request of Public Art Committee reimburse the cost of art painted on traffic signal boxes in URD II.  |
| 463 | PW           | 2011                       | 2        | URD 2 Catlin/Wyoming Sidewalk Project - Phase 1 | MRA                               |                 |     | CATLIN & WYOMING ST    | 707,836            | 707,836   | -                |   |               | 2011 Phase of the MRA URD II Sidewalk Program which was established to carry out the URD II Urban Renewal Plan goal of reducing blight by building out the City Sidewalk Network in URD II prior to sunset of the District.  |
| 464 | PW           | 2011                       | 3        | URD 3 - Traffic Signal Boxes Public Art         | MRA                               |                 |     |                        | 5,000              | 5,000     | -                |   |               | Pursuant to request by Public Art Committee, reimburse the cost of installing art on traffic signal boxes in URD III.  |
| 465 | PW           | 2011                       | 3        | URD 3 Commercial Sidewalks - Phase 1            | MRA                               |                 |     |                        | 571,126            | 571,126   | -                |   |               | 2011 phase of the MRA URD III Sidewalk Program which was established to carry out the URD III Urban Renewal Plan goal of reducing blight by building out the City Sidewalk Network in URD III prior to sunset of the District.   |
| 466 | PW           | 2011                       | 3        | URD 3 Residential Sidewalks - Phase 1           | MRA                               |                 |     |                        | 611,996            | 611,996   | -                |   |               | 2011 phase of the MRA URD III Sidewalk Program which was established to carry out the URD III Urban Renewal Plan goal of reducing blight by building out the City Sidewalk Network in URD III prior to sunset of the District.   |

|     | A            | F                          | G          | H   | I                               | J               | K   | L                       | O                  | V         | W                | Z                                       | AA            | AB  |
|-----|--------------|----------------------------|------------|---|---------------------------------|-----------------|-----|-------------------------|--------------------|-----------|------------------|---|---------------|---|
| 1   | PROJECT TYPE | FISCAL YEAR FINAL AMT PAID | DISTRICT   | PROJECT NAME                                      | DEVELOPER                       | PROJECT ADDRESS | DIR | STREET                  | TOTAL PROJECT COST | MRA TOTAL | OTHER INVESTMENT | FULL TIME EQUIVALENT (FTE) JOBS CREATED | HOUSING UNITS | NOTES   |
| 467 | PW           | 2011                       | 3          | URD 3 Residential Sidewalks - Phase 2             | MRA                             |                 |     |                         | 356,299            | 356,299   | -                |   |               | 2011 phase of the MRA URD III Sidewalk Program which was established to carry out the URD III Urban Renewal Plan goal of reducing blight by building out the City Sidewalk Network in URD III prior to sunset of the District.  |
| 468 | PP           | 2011                       | Front St   | Wilma Building                                    | RMDG                            | 131             | S   | HIGGINS AVE             | 1,000,000          | 250,000   | 750,000          |   |               | Project to restore exterior lobby and a portion of the theater in the historic Wilma. Pursuant to a façade historic preservation conservation easement to the City, TIF funds were used to repair and restore window casements, roof cornice, clean brick on entire seven-stories, repair failing balcony on south side of building and install new sidewalk on Higgins Ave.  |
| 469 | PP-H         | 2011                       | 3          | Wilson Heights Apartments                         | Nate Tollefson                  | 2430            |     | 39th ST                 | 2,956,000          | 107,678   | 2,848,322        |   | 84            | Project was to construct 84 apartment units in two buildings. TIF was used for sidewalk/curb/gutter and demolition of existing house.   |
| 470 | PP           | 2012                       | 2          | 806 West Spruce Street Renovation                 | Richlen/Stewart Partnership     | 806             | W   | SPRUCE ST               | 1,434,026          | 215,572   | 1,218,454        |   |               | This project was renovation of a former warehouse and recycling center into a brewery with taproom and several retail businesses. MRA negotiated a trail easement along the MRL Bitterroot Branch RR that will eventually connect West Broadway and Toole Ave. TIF assistance included facade interest write-down through CRLP, Code Compliance Program (CCP) matching grant to provide better emergency egress, TIF funds for a block-long sidewalk on Toole Ave., two blocks on Spruce St. (economy of scale - PW Dept. requested adding a block) and trail improvements.   |
| 471 | PP           | 2012                       | 3          | Allegiance Customer Service Call Center           | Dagger, LLC                     | 1100            |     | SOUTH AVE WEST          | 228,605            | 56,843    | 171,762          |   |               | Project to renovate interior of former retail building for call center office use. Façade Improvement Program (CRLP) included windows, screening of large rooftop HVAC system, and exterior lighting. TIF Program included removal of sidewalk ramp, ROW landscaping and curbs.   |
| 472 | PP-H         | 2012                       | 2          | Ashlyn Place Apartments                           | Aultco Construction, Inc.       | 155             | N   | CALIFORNIA ST           | 6,082,000          | 149,885   | 5,932,115        |   | 68            | New construction of a 68-unit, four-story apartment complex built around a central parking area. The land had previously been cleared with MRA assistance. TIF Program reimbursed relocation of a high-tension power line to allow the taller building and sidewalk/curb/gutter on California St.   |
| 473 | PP           | 2012                       | 3          | Bitterroot Trail Townhomes                        | B & E Corporation               |                 |     | EATON AND AGNES STREETS | 1,168,408          | 84,450    | 1,083,958        |   |               | TIF assistance included demolition of two garages, landscaping Agnes and Eaton Street ROWs, extending water and sanitary sewer to the site, and installation of a fire hydrant in this project to construct two townhouse buildings of three (Eaton) and four (Agnes) units on the street intersection.   |
| 474 | PP           | 2012                       | 3          | Elbow Room  | Wayne Paffhausen & Son's Inc.   | 1800            |     | STEPHENS AVE            | 5,197,465          | 353,888   | 4,843,577        | 25                                      |               | Construction of two buildings, one a 9,326 sq.ft. restaurant/tavern building and the second an office building initially to be occupied by State offices. TIF was used for demolition of long vacant tavern building and tire dealership structure, sidewalk/curb/gutter around the entire block, upgrading utilities to the site and relocating primary power and communication lines underground to allow full use of the site.   |
| 475 | PP           | 2012                       | Front St   | First Interstate Bank                             | First Interstate Bank           | 127             | E   | FRONT ST                | 38,000,000         | 1,623,380 | 36,376,620       | 80                                      |               | Construction of a six-story office building (plus basement) with First Interstate Bank occupying a majority of the basement, 1st, 2nd, and 6th floors with the other floors as private business condominiums. The building replaced a deteriorating 1960s one-story (plus basement) bank building. The project was the impetus for development of the Park Place parking structure, without which a much smaller, bank-focused building would have been built. TIF for demolition and ROW improvements. Much of the Bank Street Plaza was dismantled and reconstructed during the project.  |
| 476 | PF           | 2012                       | 3          | Missoula County - Records Center                  | Missoula County                 | 2147            |     | ERNEST AVE              | 718,680            | 194,046   | 524,634          |   |               | Reimbursement for life-safety fire suppression sprinklers and ADA improvements.   |
| 477 | PP           | 2012                       | 3          | Missoula Nissan                                   | Cary Larson                     | 2715            |     | BROOKS ST               | 1,531,834          | 125,678   | 1,406,156        |   |               | New automobile dealership and repair shop building replacing a previous small structure of the same use and an adjacent vacant retail building. TIF used for demolition of structures with asbestos abatement and sidewalk/curb/gutter on Garfield St.  |
| 478 | PL           | 2012                       | Riverfront | Riverfront Triangle Parking Study                 | MRA, St. Patrick Hospital, MPC  |                 |     |                         | 57,000             | 14,250    | 42,750           |   |               | The MRA, MPC and St. Patrick Hospital joined forces to fund a study that uses expert analysis for parking, planning and modeling for potential future needs of the Riverfront Triangle URD.   |
| 479 | PW           | 2012                       | 3          | Sidewalk costs at 2605 Eaton St. (Ramos)          | Maria Ramos - City              | 2605            |     | EATON ST                | 7,468              | 7,468     | -                |   |               | SID costs for curb and sidewalk (Maria Ramos).  |
| 480 | PP           | 2012                       | 3          | Southgate Animal Hospital                         | Joseph Thompson                 | 2405            |     | BROOKS ST               | 275,412            | 50,000    | 225,412          |   |               | Renovation to the interior and exterior of a former fast food outlet for veterinary use. Façade Improvement Program assistance included changing 1980s metal siding with rock wainscot and concrete board siding.   |
| 481 | PW           | 2012                       | 2          | URD 2 Western Sidewalks Project - Phase 1         | MRA                             |                 |     |                         | 288,989            | 288,989   | -                |   |               | 2012 phase of the MRA URD II Sidewalk Program which was established to carry out the URD II Urban Renewal Plan goal of reducing blight by building out the City Sidewalk Network in URD II prior to sunset of the District.   |
| 482 | PW           | 2012                       | 3          | URD 3 Commercial Sidewalks - Phase 2              | MRA                             |                 |     |                         | 549,655            | 549,655   | -                |   |               | 2012 phase of the MRA URD III Sidewalk Program which was established to carry out the URD III Urban Renewal Plan goal of reducing blight by building out the City Sidewalk Network in URD III prior to sunset of the District.  |
| 483 | PW           | 2012                       | 3          | URD 3 Needs Assessment                            |                                 |                 |     |                         | 49,977             | 49,977    | -                |   |               | Plan to assess all URD III infrastructure needs to create a plan to prioritize construction during the lifetime of URD III.   |
| 484 | PW           | 2012                       | 3          | URD 3 Residential Sidewalks - Phase 3             | MRA                             |                 |     |                         | 921,840            | 921,840   | -                |   |               | 2012 phase of the MRA URD III Sidewalk Program which was established to carry out the URD III Urban Renewal Plan goal of reducing blight by building out the City Sidewalk Network in URD III prior to sunset of the District.  |
| 485 | PP-H         | 2013                       | 2          | 310 Inez Street (Huff) Project                    | Rodney & Barbara Huff           | 310 & 316       |     | INEZ ST                 | 1,134,400          | 74,000    | 1,060,400        |   | 4             | Construction of four condominiums within two, 2-story buildings. TIF assistance included site clearing, sidewalk/curb/gutter and extension of sanitary sewer, potable water, and power.   |
| 486 | PL           | 2013                       | Front St   | Downtown Building & Business Inventory            | MRA, BID, MDA                   |                 |     |                         | -                  | 2,875     |                  |   |               | Jointly funded by the MRA, BID and MDA to create an inventory of downtown buildings and business. MRA's participation is in the form of funding the cost of an intern to gather information and begin the creation of a necessary database.   |
| 487 | PP           | 2013                       | 3          | First Security Bank - Catlin Plaza                | First Security Bank             | 2501            |     | CATLIN ST               | 1,556,518          | 53,522    | 1,502,996        |   |               | FIP including restoration or re-siding of building facades, awnings/canopies, exterior lighting and street-grade entrances. TIF assistance for installation of curbs and sidewalks within the Catlin St. ROW.   |
| 488 | PL           | 2013                       | 2          | LiDAR Mapping (California St & W Broadway Island) | MRA                             |                 |     | CALIFORNIA ST           | 12,950             | 12,950    | -                |   |               | Specialized aerial mapping to reveal all surface issues that could hinder development.  |
| 489 | PW           | 2013                       | Front St   | Park Place Parking Structure                      | Missoula Parking Commission MPC | 201             | E   | FRONT ST                | 9,000,000          | 3,000,000 | 6,000,000        | 2                                       |               | This project was a joint venture with MPC to construct a 350-space parking structure. The structure, fulfillment of one of the primary recommendations of the Downtown Master Plan, includes a private condominium retail space at the corner of Pattee and Front Streets. Great effort was made to make the building aesthetically pleasing as well as sustainable. Perforated wall panels were used to mask the concrete floors and vehicles in colors matching seasonal background of the sky and hills. Rooftop solar panels are nearly sufficient for all the structure's power needs. A TIF Bond supported about 40% of the Parking Bond used to construct the structure. |
| 490 | PF           | 2013                       | Front St   | Pattee Street Crosswalk                           | MRA                             | 201             | E   | FRONT ST                | 22,131             | 22,131    | -                | N/A                                     |               | During construction of the Park Place parking structure on East Front St., this work was added per a request from the MRA Board to provide safer pedestrian travel.   |

|     | A            | F                          | G        | H  | I   | J               | K   | L                    | O                  | V         | W                | Z                                       | AA            | AB   |
|-----|--------------|----------------------------|----------|--|---|-----------------|-----|----------------------|--------------------|-----------|------------------|---|---------------|--|
| 1   | PROJECT TYPE | FISCAL YEAR FINAL AMT PAID | DISTRICT | PROJECT NAME   | DEVELOPER                                     | PROJECT ADDRESS | DIR | STREET               | TOTAL PROJECT COST | MRA TOTAL | OTHER INVESTMENT | FULL TIME EQUIVALENT (FTE) JOBS CREATED | HOUSING UNITS | NOTES  |
| 491 | PP-H         | 2013                       | 3        | Shelby Apartments  | Nate Tollefson                                | 2405            |     | 38th STREET          | 1,127,526          | 41,983    | 1,085,543        |   | 15            | Construction of a three-story, 15-unit apartment building in place of single-family home. TIF Program reimbursed the cost of deconstruction/demolition of buildings and a pool, moving a utility pole, constructing sidewalk/curb/gutter and installing ROW boulevard trees.   |
| 492 | PP           | 2013                       | 3        | Territorial Landworks, Inc.  | Territorial Landworks, Inc.                   | 1817            |     | SOUTH AVENUE         | 1,160,000          | 50,000    | 1,110,000        | 5                                       |               | Renovation of retail outlet vacant for several years to house civil engineering firm. FIP assistance in recreating the exterior to reflect professional office use.  |
| 493 | PW           | 2013                       | 2        | URD 2 Catlin/Wyoming Sidewalk Project - Phase 2                                | MRA   |                 |     | CATLIN & WYOMIN      | 23,559             | 23,559    | -                |   |               | URD II Catlin/Wyoming Sidewalk Project Phase 2 - Landscaping related to the URD II Catlin/Wyoming Sidewalk Project.  |
| 494 | PW           | 2013                       | 2        | URD 2 Western Sidewalk Project - Phase 2                                       | MRA   |                 |     |                      | 207,962            | 207,962   | -                |   |               | 2013 phase of the MRA URD II Sidewalk Program which was established to carry out the URD II Urban Renewal Plan goal of reducing blight by building out the City Sidewalk Network in URD II prior to sunset of the District.  |
| 495 | PT           | 2013                       | 2        | Walnut St Neighborhood Landscape Project                                       | Walnut Street Neighborhood                    |                 |     | WALNUT ST            | -                  | 2,700     |                  |   |               | The neighborhood installed a landscaped boulevard on Walnut Street between 1st and 2nd Streets. This funding will get them water service so they no longer have to drag hoses to irrigate the landscaping which is in the public ROW.  |
| 496 | PL           | 2013                       | 2, 3     | Wayfinding Design  |   |                 |     |                      | 100,000            | 25,000    | 75,000           |   |               | Planning and design of City-wide wayfinding signage.   |
| 497 | PP-NP-S      | 2013                       | 2        | Western MT Mental Health - Recovery Center                                     | Western MT Mental Health Center               | 1200            |     | WYOMING ST.          | 102,639            | 102,639   | -                |   |               | Construction of a 9,000 sq.ft..., 16-bed inpatient addiction treatment center. TIF assisted with a water main extension to the site, sidewalk/curb/gutter on Wyoming and California Streets, and boulevard landscaping.  |
| 498 | PF           | 2013                       | 2        | Wyoming St. Irrigation Ditch Culvert   | MRA   |                 |     | WYOMING ST.          | 26,821             | 26,821    | -                |   |               | The irrigation ditch was a critical path item impacting the replacement of the MRL Trestle, the construction of Wyoming St. and the completion of Silver Park.   |
| 499 | PP-NP-S      | 2013                       | 2        | YWCA Secret Seconds  | YWCA of Missoula                              | 1130            | W   | BROADWAY             | 633,528            | 25,893    | 607,635          |   |               | Project expanded YWCA's retail store and also provided new space for education and job training of victims of domestic violence. TIF assisted project provided sidewalk/curb/gutter and ROW landscaping.   |
| 500 | PW           | 2014                       | 2        | 2012 MRA Street Tree Project - URD 2   | MRA   |                 |     |                      | 5,884              | 5,884     | 0                |   |               | Street tree planting program for URD II.   |
| 501 | PW           | 2014                       | 3        | 2012 MRA Street Tree Project - URD 3   | MRA   |                 |     |                      | 15,974             | 15,974    | -                |   |               | Street tree planting program for URD III.  |
| 502 | PT           | 2014                       | 3        | Bitterroot Trail - Livingston to South   | MRA   |                 |     | SOUTH AV             |                    |           |                  |   |               | Partnered with Parks Dept. to try to get this segment completed. It was ultimately completed as part of Bitterroot Trail - Johnson St Extension in 2018.   |
| 503 | PP           | 2014                       | 2        | Brownfields Revolving Loan - Millsite Remediation (a/k/a Old Sawmill District) | Millsite Revitalization Project, LLC and City |                 |     | Old Sawmill District | 1,775,000          | 1,775,000 | -                |   |               | Brownfields RLF was used to secure funds for Millsite environmental remediation. MRA Board approved a TIF grant to repay RLF with tax increment revenues generated by increased value of Millsite property subsequent to remediation and final platting by developer.  |
| 504 | PP           | 2014                       | 2        | Lifestyle Fitness (The Source)   | Dallas Neil                                   | 255             | S   | RUSSELL ST           | 4,200,000          | 257,780   | 3,942,220        |   |               | Project was construction of two-floor, 28,000 sq.ft. (excluding rooftop yoga and dance area) fitness center. TIF Program was used for demolition and site clearing of former lumber warehouse and concrete foundations, sidewalk/curb/gutter on Russell St., public easement on west side of property, landscape buffers in public property and utility relocations from east side of Russell St. (gas, power, communication).   |
| 505 | PP           | 2014                       | 3        | Montana Mapping & GPS  | Fried Heart Holdings, LLC                     | 1925            |     | BROOKS ST            | 990,000            | 75,368    | 914,632          | 45                                      |               | Starting with small, one-story former drive-through café building, this project added a floor, expanded to the rear (west) and added a parking lot. TIF Program funds were used for alley paving, sidewalks and fiber main line extension.   |
| 506 | PW           | 2014                       | 2        | MRL Trestle at Wyoming/Cregg   | MRA   |                 |     | WYOMING ST           | 815,154            | 815,154   | -                |   |               | Over a hundred years ago there was a south flood channel of the Clark Fork River that passed through what is now the Old Sawmill District and Silver Park. In late 1800s, the Northern Pacific RR built a 350-foot long railroad bridge or trestle over the channel for a line to access the Bitterroot Valley and bring logs to the lumber mill. The channel was later filled in to enable expansion of the mill. For safety in connecting Cregg Lane and extended Wyoming St., as well as Silver Park and Civic Stadium, a portion of the trestle had to be replaced. The new trestle section was completed using a design and materials that reflect both the historic railroad use and the site's industrial past. |
| 507 | PP-NP        | 2014                       | 2        | Poverello Center   | Poverello Center                              | 1110            | W   | BROADWAY             | 3,600,000          | 119,600   | 3,480,400        | N/A                                     |               | TIF used for demolition/deconstruction of buildings on the property. The Poverello Center provides an essential service in the community. They provide a safety net for many of the homeless population and working poor that depend on the meals and services the Center provides to families and individuals.  |
| 508 | PW           | 2014                       | 2        | Scott Street & Toole Avenue Intersection                                       | City of Missoula / MRA                        |                 |     | SCOTT ST & TOOLE AVE | 228,544            | 125,810   | 102,734          |   |               | TIF used in conjunction with City funds for intersection improvements including a mini-roundabout and street lighting at a congested five-leg intersection with a history of pedestrian safety issues and vehicle crashes.   |
| 509 | PF           | 2014                       | Front St | spectrUM Discovery Area  | University of Montana                         | 218             | E   | FRONT ST             |                    |           | 101,787          |   |               | spectrUM is a unique children's science museum. Funding from National Institutes of Health (NIH) allows college and high school students employed by spectrUM to interact with neuroscience researchers and the public will be able to engage in activities as well. The opportunity for MRA to assist the UM in their efforts to locate in the downtown should have far reaching impacts as UM makes decisions about other facilities and programs on a campus with limited space available.  |
| 510 | PW           | 2014                       | 2        | URD 2 Western Sidewalk Project - Phase 3                                       | MRA   |                 |     |                      | 302,143            | 302,143   | -                |   |               | 2014 phase of the MRA URD II Sidewalk Program which was established to carry out the URD II Urban Renewal Plan goal of reducing blight by building out the City Sidewalk Network in URD II prior to sunset of the District.  |
| 511 | PW           | 2015                       | 3        | Burlington Ave Fire Hydrant Relocation   | MRA   |                 |     | BURLINGTON AVE       | 8,283              | 8,283     | -                |   |               | Relocation of a fire hydrant at the corner of Burlington Ave. and Regent St. that interfered with the alignment of new sidewalk being installed by MRA.  |
| 512 | PP-H         | 2015                       | 2        | Corso Apartments   | Montana Apartment LP                          | 1580            |     | Milwaukee Way        | 22,000,000         | 1,353,225 | 20,646,775       | 12                                      | 224           | Construction of a 224-unit apartment complex in seven buildings called Corso Apartment Homes plus resident amenities such as laundry, workout facility, theater, community rooms, etc. The developer provided the City with a nearly one-acre easement along the project's border with the Milwaukee Trail for a community garden to be managed by Garden City Harvest for use by residents and the surrounding neighborhood. TIF assistance was in providing utility main lines to the site, demolition and site clearing, installation of public sidewalks required by the City and construction of the new public street (Milwaukee Way) including pedestrian facilities connecting Russell and Catlin Streets.     |
| 513 | PP           | 2015                       | 3        | Dollar Tree - Ponderosa Center   | Ponderosa Partners, LLP                       | 2704            |     | BROOKS ST            | 235,743            | 50,000    | 185,743          |   |               | With assistance under Facade Improvement Program, owner improved aesthetics for two adjacent buildings. New siding increased the insulation level of the Dollar Tree building by 50%.  |
| 514 | PP           | 2015                       | 2        | Doug Hawes-Davis 1205 Idaho  | Doug Hawes-Davis                              | 1205            |     | IDAHO ST             | 153,736            | 53,736    | 100,000          |   |               | TIF Program assisted land owner's project by reimbursing the cost of required ROW improvements including sidewalks.  |
| 515 | PL           | 2015                       | Front St | Front/Main Street Two-Way Conversion Feasibility Study                         |   |                 |     | FRONT & MAIN ST      | 129,121            | 21,805    | 107,316          |   |               | MRA, MDA, BID federal CMAQ and State MDT funding assisted with costs for a report evaluating existing conditions, projected future conditions, analysis of the alternatives considered and recommendations for two-way traffic.  |

|     | A            | F                          | G          | H  | I                                  | J               | K   | L                       | O                  | V         | W                | Z                                       | AA            | AB  |
|-----|--------------|----------------------------|------------|--|------------------------------------|-----------------|-----|-------------------------|--------------------|-----------|------------------|---|---------------|---|
| 1   | PROJECT TYPE | FISCAL YEAR FINAL AMT PAID | DISTRICT   | PROJECT NAME   | DEVELOPER                          | PROJECT ADDRESS | DIR | STREET                  | TOTAL PROJECT COST | MRA TOTAL | OTHER INVESTMENT | FULL TIME EQUIVALENT (FTE) JOBS CREATED | HOUSING UNITS | NOTES   |
| 516 | PP           | 2015                       | 3          | Great Burn Brewing Company   | Mike Howard                        | 2230            |     | MCDONALD ST             | 430,000            | 53,449    | 376,551          | 5                                       |               | Transformed an overhead door shop to a brewery and taproom. TIF for sidewalks and public bike racks. FIP for renovation of new façade, adding a seating area deck, and pergola.   |
| 517 | PP           | 2015                       | 2          | Imagine Nation Brewery   | Imagine Nation Brewing Co. LLC     | 1111            | W   | BROADWAY                | 366,000            | 100,000   | 266,000          |   |               | TIF assisted renovation of former used car dealership (prior use was geotechnical engineering shop) to brewery and tap room with meeting rooms for community events by reimbursing the cost of sidewalks, street trees and pedestrian lighting. Second phase TIF created shared businesses/public parking on City property at east end of property. This project is an example of transformation of vacant and deteriorated buildings on W. Broadway that serves as a gateway to downtown.  |
| 518 | PT           | 2015                       | 2          | Milwaukee Trail Lighting - 3 Phases incl. CTEP Phase                 | MRA                                |                 |     | ORANGE ST - GARFIELD ST | 426,742            | 426,742   | -                |   |               | This project included installation of LED pedestrian trail lighting from California Street to Garfield Street (western boundary of URD II) in three phases. The final phase received federal funding through the Community Transportation Enhancement Program (CTEP).   |
| 519 | PL           | 2015                       | Riverfront | Riverfront Triangle - Conference Center - Feasibility & Market Study | MRA                                | 401             |     | Front Street            | 40,000             | 15,000    | 25,000           |   |               | A public/private partnership funded the cost of an in-depth conference center market and feasibility study of the Fox Site. Partners included a developer, MRA, Tourism Business Improvement District (TBID), BID and MDA.  |
| 520 | PF           | 2015                       | 2          | S. 3rd Street Bus Shelters   | Mountain Line                      |                 | S   | THIRD WEST              | 30,466             | 15,233    | 15,233           |   |               | MRA partnered with Mountain Line to install two bus shelters.   |
| 521 | PT           | 2015                       | 2          | Silver Park Phases I - IV  | MRA                                |                 |     | WYOMING ST.             | 3,599,521          | 3,599,521 | -                |   |               | Silver Park was built in four phases which included construction of: a riverfront trail across the former Champion Lumber Mill Site, a large parking lot to serve the park/river users/civic stadium events, a river access and ramp for non-motorized watercraft, a pedestrian/bike bridge across an irrigation canal to connect the Park to the California St. Bridge, landscaped approximately 14.5 acres of open lawns, groves of trees & shrubs, timber frame pavilion and picnic shelter, restroom facilities, internal trails, and re-formed a dangerous irrigation ditch outflow along the Park's western boundary to a shallow play area. The National Timber Framers' Guild constructed three timber and log open-air shelter structures along the trail. The Park is a model for redevelopment of former lumber product production sites. All soils were created onsite by screening (using Missoula College Heavy Equipment Program) clean overburden and mixing it with material excavated to remove buried methane producing wood waste south of the Civic Stadium. Nearly all materials for the structures were reused from buildings formerly on the site and the logs supporting the timber frame structures are 100+ year old "sinker logs" salvaged from the former Bonner Dam on the Blackfoot River. The Park overlies large deposits of wood waste which shifts, so the surfaces of internal trails are a mix compacted of decomposed granite and ground psyllium seed hulls which creates an easily repaired hard surface. |
| 522 | PP           | 2015                       | 3          | Starbucks  | Wadsworth 5900 South State LLC     | 1108            | W   | CENTRAL AVE             | 1,258,163          | 60,000    | 1,198,163        |   |               | Demolition of a former fuel station and cigarette outlet and replaced with a new café building. TIF Program funds were for demolition and sidewalk/curb/gutter.   |
| 523 | PW           | 2015                       | 2          | URD 2 Cedar St Triangle Public Improvements                          | City of Missoula                   |                 |     | CEDAR ST                | 449,659            | 449,659   | -                |   |               | 2015 URD II MRA Sidewalk Program - Cedar St. reconstruction to create a "parking street" with new sidewalk/curb/gutter, pedestrian scale street lights and landscaping.   |
| 524 | PL           | 2015                       | 3          | URD 3 -2015 Modification of Boundary                                 | MRA                                |                 |     |                         | -                  | -         | -                |   |               | Modify URD III boundary to include Mary St. ROW between the existing boundary and Reserve St. and the Southgate Mall properties east of the MRL Bitterroot Branch.  |
| 525 | PW           | 2015                       | 3          | URD 3 Grant St Sidewalk Project                                      | MRA                                |                 |     | GRANT ST                | 452,177            | 452,177   | -                |   |               | 2015 phase of the MRA URD III Sidewalk Program which was established to carry out the URD III Urban Renewal Plan goal of reducing blight by building out the City Sidewalk Network in URD III prior to sunset of the District.  |
| 526 | PW           | 2015                       | 3          | URD 3 Residential Sidewalks - Phase 4 (South Ave Properties)         | MRA                                |                 |     |                         | 38,711             | 38,711    | -                |   |               | 2015 phase of the MRA URD III Sidewalk Program which was established to carry out the URD III Urban Renewal Plan goal of reducing blight by building out the City Sidewalk Network in URD III prior to sunset of the District.  |
| 527 | PL           | 2015                       | Hellgate   | URD Hellgate - Creation pf Plan                                      | MRA                                |                 |     |                         | 20,000             | 20,000    | -                |   |               | Consultant study and formation of the Hellgate Urban Renewal District Plan.   |
| 528 | PW           | 2015                       | 2          | Wyoming St Construction - California St. to Cregg Ln                 | MRA                                |                 |     | WYOMING ST              | 1,608,547          | 1,608,547 | -                |   |               | Wyoming Street east of Russell Street terminated at California Street, the west edge of the Old Sawmill District. Cregg Lane extended westward from Orange Street and terminated at MRL's Bitterroot Branchline Railway. In this project, Wyoming Street was extended across the former lumber mill site to connect with Cregg Lane providing a needed east-west link between Russell and Orange Streets. It also included construction of all primary utility mains essential to development of the adjacent vacant property. The street design won national awards as a new "Complete Street" which includes enhanced bicycle and pedestrian facilities, traffic calming techniques, on-street parking, historically appropriate street lights and street trees.  |
| 529 | PP           | 2016                       | 2          | 501 Russell (Hicks Bldg.)  | Hicks Family                       | 501             | S   | RUSSELL ST              | 356,190            | 48,837    | 307,353          |   |               | TIF reimbursed the cost of improving public ROW in alley paving, curb/gutter/sidewalk and landscaping in a project that renovated a former car wash into office uses.   |
| 530 | PT-NP        | 2016                       | Front St   | A Carousel for Missoula  | A Carousel for Missoula Foundation | 101             |     | CAROUSEL DR             | 308,788            | 50,000    | 258,788          | N/A                                     |               | A Carousel for Missoula project expanded the building by constructing a 640 sq. ft. addition which will house a museum, larger workshop and an office. Project converted former Goodwill Store (previously Bob Ward's Sporting Goods) to office and call center use by an insurance company. TIF assistance was for new and repaired public sidewalks/cub/gutter/street trees and FIP grant for upgrading existing EIFS panels to extend their useful life, new windows and entry.  |
| 531 | PP           | 2016                       | 3          | Allegiance Building  | Allegiance Benefit Plan Management | 2300            |     | BROOKS ST               | 1,700,000          | 67,700    | 1,632,300        | 100                                     |               | FIP grant assisted in replacing aging EIFS facade with stone, metal, brick and stucco, added a window and removed mansard roof. Project enhanced aesthetics, energy efficiency, accessibility, parking efficiency and increased landscaping between the building and Brooks St.   |
| 532 | PP           | 2016                       | 3          | Arby's   | Carisch, Inc.                      | 2900            |     | BROOKS ST               | 770,000            | 50,000    | 720,000          |   |               | FIP grant assisted in replacing aging EIFS facade with stone, metal, brick and stucco, added a window and removed mansard roof. Project enhanced aesthetics, energy efficiency, accessibility, parking efficiency and increased landscaping between the building and Brooks St.   |
| 533 | PW           | 2016                       | Front St   | Caras Park Storm Water Improvements                                  | City of Missoula                   |                 |     |                         | 200,000            | 25,000    | 175,000          |   |               | A hydrodynamic separator system was installed to remove pollutants from downtown stormwater prior to its discharge into the Clark Fork River.   |
| 534 | PP           | 2016                       | 3          | Dairy Queen  | Peterson Group Montana, LLC        | 2515            |     | BROOKS ST               | 185,693            | 30,345    | 155,348          |   |               | FIP assistance to change the building's appearance from Brooks St and re-route drive-through traffic (later Frugals).   |
| 535 | PP           | 2016                       | 2          | Dakota Street - Loken Bldg.  | Steve Loken                        | 1303-1327       |     | DAKOTA ST               | 2,154,000          | 149,734   | 2,004,266        | N/A                                     |               | A two-phase project to construct a 12-unit apartment building and six owner-occupied townhouses. TIF assistance was for deconstruction of existing buildings, site clearing, water main line extension, alley paving required by City, and sidewalk/curb/gutter/street trees/ROW landscaping on Dakota St.  |
| 536 | PP           | 2016                       | 3          | Glidewell Investments & Insurance Group (GiiG)                       | GiiG                               | 1750            |     | SOUTH AVE W             | 396,956            | 166,103   | 230,853          | 4                                       |               | A complete exterior renovation changing the wood lap-siding to weathering steel panels, adding many windows and altering the primary entry system. TIF assistance was for demolition of outbuildings and sidewalk/curb/gutter in the public ROW. FIP assisted the facade work.  |
| 537 | PP           | 2016                       | 3          | Krispy Kreme   | Sweet Treat Holdings, LLC          | 119             | W   | CENTRAL AVE             | 1,709,500          | 38,000    | 1,671,500        | 15                                      |               | Project involved removal of dilapidated vacant former glass repair shop and building a fast food bakery. TIF assistance was for deconstruction with asbestos abatement, sidewalk/curb/gutter and landscaping in the ROW.  |



|     | A            | F                          | G        | H  | I                               | J               | K   | L                       | O                  | V         | W                | Z                                       | AA            | AB  |
|-----|--------------|----------------------------|----------|--|---------------------------------|-----------------|-----|-------------------------|--------------------|-----------|------------------|---|---------------|---|
| 1   | PROJECT TYPE | FISCAL YEAR FINAL AMT PAID | DISTRICT | PROJECT NAME   | DEVELOPER                       | PROJECT ADDRESS | DIR | STREET                  | TOTAL PROJECT COST | MRA TOTAL | OTHER INVESTMENT | FULL TIME EQUIVALENT (FTE) JOBS CREATED | HOUSING UNITS | NOTES   |
| 538 | PP-H         | 2016                       | 2        | Midtown Apartments   | Fishmore, LLP                   | 555             | S   | CATLIN ST               | 4,786,500          | 147,514   | 4,638,986        | 1                                       | 40            | Several older trailers and mobile homes were removed and 40 apartment units on three floors were constructed along South 4th St. W between Catlin and Garfield Streets. To partially replace the removed very low-income housing, the owner agreed to six Section 8 Voucher units to be managed by Missoula Housing Authority for six years. TIF was used for sidewalk/curb/gutter/ROW landscaping, paving on 4th St., Garfield St., and alley, and upgrade and relocation of utility main lines.   |
| 539 | PP           | 2016                       | 3        | Ole's Country Store  | Mount Russell Partnership       | 1600            | S   | RUSSELL ST              | 489,747            | 73,210    | 416,537          |   |               | Extensive renovation to exterior of building on site that houses a vehicle fuel and convenience store. Façade Improvement Program (FIP) matching grant included reimbursement for removal of heavy metal awning, replacing siding, exterior lighting and repointing existing brick. TIF assistance included sidewalk/curb/gutter/ROW landscaping.   |
| 540 | PP           | 2016                       | 3        | South Crossing   | Woodbury Corp.                  |                 |     | BROOKS ST & DORE LN     | 25,000,000         | 2,397,367 | 22,602,633       | 75                                      |               | This project was a redevelopment of the former vacant Kmart and Safeway buildings and property. In May 2013, the Agency committed \$565,543 for demolition of the dilapidated Kmart site. As a result of negotiations between the Agency and the developers, the proposed development was modified to meet the Agency's urban design goals for URD III, leading to an additional \$1,831,824 TIF being committed for total reconstruction of Dore Lane with sidewalks on both sides, construction of new sidewalks with pedestrian-scale street lighting and street trees on Brooks St. It also included total reconstruction of the Brooks/Dore Lane intersection with curb extensions, pedestrian islands, a traffic signal and street lighting. Developer built a new Cabela's, Kohl's and Boot Barn with three pads for buildings along Brooks St. which were later filled by Men's Warehouse, Noodle Company, Jimmy Johns and City Brew. |
| 541 | PP           | 2016                       |          | South Crossing Phase II  | Woodbury Corp.                  | 3620-3680       |     | RESERVE ST              | 12,000,000         | 424,303   | 11,575,697       | 50                                      |               | South Crossing II consisted of construction of four new buildings housing a number of commercial uses including retail and food and beverage services in a former large parking lot. It was designed in a way that meets the Agency's goals of improving the pedestrian environment and enhancing aesthetic appeal. TIF funds were used for demolition of a vacant 6-plex movie theater, curb/gutter/sidewalk, lighting and ROW landscaping.  |
| 542 | PP-NP-H      | 2016                       | 2        | Sweetgrass Commons - California Street   | homeWORD                        | 1137            |     | MONTANA ST              | 5,924,000          | 250,000   | 5,674,000        |   | 27            | Pursuant to state statute, TIF was used for the City to purchase a parcel of land (Lots 6 through 12 of Eddy Addition) and then immediately sell the property to Homeword, Inc. at a discounted price for use as permanent deed-restricted low-income/affordable housing. This was the first time this section of the law had been used in Montana to promote attainable housing.   |
| 543 | PP           | 2016                       | 3        | TC Glass   | TC Glass Commercial Contracting | 1100            |     | KENSINGTON AVE          | 93,926             | 23324     | 70,602           |   |               | Project was renovation of older warehouse for use as a commercial window and glass business. FIP was used to change the façade and significantly improve energy efficiency.   |
| 544 | PW           | 2016                       | 2        | URD 2 Western Sidewalk Project - Phase 4   | MRA                             |                 |     |                         | 287,831            | 287,831   | -                |   |               | 2016 phase of the MRA URD II Sidewalk Program which was established to carry out the URD II Urban Renewal Plan goal of reducing blight by building out the City Sidewalk Network in URD II prior to sunset of the District.   |
| 545 | PW           | 2016                       | 3        | URD 3 Burlington Garfield Sidewalk Project   | MRA                             |                 |     | GARFIELD ST             | 656,839            | 656,839   | -                |   |               | 2016 phase of the MRA URD III Sidewalk Program which was established to carry out the URD III Urban Renewal Plan goal of reducing blight by building out the City Sidewalk Network in URD III prior to sunset of the District.  |
| 546 | PL           | 2016                       | NRSS     | URD NRSS - Creation & 2015 Modification  | MRA                             |                 |     |                         | 20,000             | 20,000    | -                |   |               | Consultant performed study and planning for forming the North Reserve-Scott Street Urban Renewal District.  |
| 547 | PT           | 2016                       | 2        | West Broadway Island - Open Space Restoration & Public Access - Design & Engineering | MRA                             |                 |     | BURTON ST               | 135,272            | 135,272   | -                |   |               | Included initial research and data, permitting, design development, final design, parking lot engineering and geotechnical survey for potential cantilever walkway along the north bank in front of the condos and bidding services for the project to improve public access to offshore conservation land and start extensive weed mitigation process.   |
| 548 | PT           | 2016                       | 2        | Westside Neighborhood Assoc. Landscaping & Sign                                      | Rachelle Glasgow                | 1408            |     | COOPER ST               | 6,846              | 6,846     | -                |   |               | TIF used to assist neighborhood to landscape and sign a pocket park. TIF was used instead of neighborhood improvement funds from City's General Fund to allow additional projects outside URDs.   |
| 549 | PL           | 2017                       | 3        | Bitterroot Trail - Crossing Study at South Ave. & Johnson St.                        | City of Missoula                |                 |     |                         | 10,000             | 10,000    | -                |   |               | Study to find the safest way for pedestrians to cross the Johnson/South intersection on the Bitterroot Trail.   |
| 550 | PP           | 2017                       | NRSS     | Bretz RV and Marine  | Bretz RV and Marine             | 4800            |     | OLD GRANT CREEK RD.     | 4,000,000          | 122,917   | 3,877,083        | 25                                      |               | First approved project in the new NRSS URD. The project was a new water main along the ROW and an easement from the owner that allowed expansion of business and provided water for future development in the area. TIF financing was combined with two other projects (Consumer Direct and Scott St. Village Phase 1) in a TIF bond.   |
| 551 | PP           | 2017                       | 3        | Felton Dental Clinic   | Felton Dental Clinic            | 1760            |     | BROOKS ST               | 1,234,375          | 97,984    | 1,136,391        | 2                                       |               | Project deconstructed/demolished a former pizza outlet (prior use was fuel station) and constructed a two-story building for medical and other office uses. TIF Program assistance was for the cost of clearing the site and for new sidewalk/curb/gutter in permanent easement where the previous ROW was too narrow for a sidewalk on Brooks St.  |
| 552 | PP-NP-S      | 2017                       | 2        | Garden City Harvest - River Road Complex   | Garden City Havest              | 1657            |     | RIVER RD                | 2,400,000          | 53,000    | 2,347,000        | 2                                       |               | Project to construct three buildings for office use, training/meeting center and barn/community gathering space. TIF was used to reimburse deconstruction of a former house that had served as Garden City Harvest (GCH) offices for many years and sidewalk/curb/gutter on River Road.   |
| 553 | PP-H         | 2017                       | FRONT ST | Helen Apartments   | Jim Betty                       | 534             | E   | FRONT St                | 800,000            | 22,216    | 777,784          |   | 16            | Complete remodel of an early 20th Century boarding house, now an apartment complex. MRA participation was for alley paving and sidewalk replacement.  |
| 554 | PL           | 2017                       | 3        | Johnson St Triangle Survey   | MRA                             |                 |     |                         | 5,026              | 5,026     | -                |   |               | COS & Planimetric Survey of MRL Property on Johnson Street as part of due diligence prior to City purchase of the property with TIF for a park and a multi-use development.   |
| 555 | PP           | 2017                       | 3        | Lucky Diamond Plaza  | N&G LLC (Nancy & Gene Mostad)   | 3700            |     | BROOKS ST               | 609,000            | 82,482    | 526,518          | 2                                       |               | Building addition and major remodel of interior and exterior of casino to add liquor store and leasable retail space. TIF was used to replace sidewalks, install landscaping in ROW and site clearing. FIP was used to renovate the exterior that eliminated garish casino signage and defined entrances to separate uses.  |
| 556 | PP           | 2017                       | 3        | Lucky Strike/Five Valleys Bowling - Phase I-II (Les Schwab Tires 2 phases)           | Woodbury Corporation/Bowlywood  | 1515            |     | DEARBORN AVE            | 3,600,000          | 541,172   | 3,058,828        |   |               | TIF assistance for curb/gutter/sidewalk and landscaping within the ROW on the east end of the site associated with the construction of a new Les Schwab tire facility.  |
| 557 | PW           | 2017                       | 3        | Mary Avenue West - Planning, Design & Engineering - Ph I                             | MRA                             |                 | W   | MARY AVE                | 117,561            | 117,561   | -                | N/A                                     |               | Approved in several pieces due to CMAR model - Issued a \$1,600,000 TIF Revenue Bond to fund construction and reimburse for prior planning & design expenses. This phase was initial design and public outreach.  |
| 558 | PL           | 2017                       | 3        | MRL Property - Acquisition Due Diligence   | MRA                             |                 |     | JOHNSON ST AND NORTH AV | 20,000             | 20,000    | -                | N/A                                     |               | Associated with property purchase.  |
| 559 | PL           | 2017                       | 3        | MRL Property - Environmental Assessment  | MRA                             |                 |     | JOHNSON ST AND NORTH AV | 30,000             | 30,000    | -                | N/A                                     |               | Associated with property purchase.  |
| 560 | PL           | 2017                       | NRSS     | North Reserve Signal Warrant Study   | City of Missoula                |                 |     | RESERVE ST              | 7,550              | 7,550     | -                |   |               | Morrison-Maierle conducted a traffic signal warrant study on North Reserve St. north of Ruby's Inn.   |

|     | A            | F                          | G          | H   | I                           | J               | K   | L                       | O                  | V         | W                | Z                                       | AA            | AB  |
|-----|--------------|----------------------------|------------|---|-----------------------------|-----------------|-----|-------------------------|--------------------|-----------|------------------|---|---------------|---|
| 1   | PROJECT TYPE | FISCAL YEAR FINAL AMT PAID | DISTRICT   | PROJECT NAME  | DEVELOPER                   | PROJECT ADDRESS | DIR | STREET                  | TOTAL PROJECT COST | MRA TOTAL | OTHER INVESTMENT | FULL TIME EQUIVALENT (FTE) JOBS CREATED | HOUSING UNITS | NOTES   |
| 561 | PW           | 2017                       | 2          | Orchard Homes Ditch Culvert   | Orchard Homes Ditch Company |                 |     | GARFIELD/WYOMING ST.    | 15,000             | 15,000    | -                | N/A                                     |               | This culvert, with open areas to a public sidewalk, was upgraded to address a safety hazard in the public ROW.  |
| 562 | PT           | 2017                       | Front St   | Ron's River Trail   | MRA                         |                 |     |                         | 2,642              | 2,642     | -                |   |               | Create a new Ron's River Trail Map & develop signage with the Parks Dept. A memorial to Ron MacDonald, an advocate of trails, public riverfront improvement and redevelopment of Downtown.  |
| 563 | PP           | 2017                       | 3          | The Vintage Home  | Branson Properties, LLC     | 2405            |     | MCDONALD AVE            | 31,100             | 7,775     | 23,325           | 4                                       |               | FIP improvements made a significant visual impact at the corner of old Hwy 93 and McDonald Ave. Improvements will extend the life of the building, particularly through installation of a new roof.   |
| 564 | PP-H         | 2017                       | 2          | Thompson Apartments   | Don Thompson                | 210             | N   | CALIFORNIA ST           | 2,300,000          | 48,500    | 2,251,500        |   | 24            | The project was moving a mobile home, deconstruction of a small house and construction of a 4-story, 24-unit apartment building. TIF assistance included moving the mobile home to an alternate location, detonation of other structures and sidewalk/curb/gutter on California St.   |
| 565 | PT           | 2017                       | 2          | West Broadway Island - Open Space Restoration   | MRA                         |                 |     | BURTON ST               | 11,024             | 11,024    | -                |   |               | Native trees and shrubs planted by the Parks Dept. Open Space and Conservation Lands Division (2016), then removal of non-native trees and brush for public safety (2018).  |
| 566 | PP           | 2017                       | 2          | Western Cider Company   | Western Cider Company       | 501             | N   | CALIFORNIA ST           | 950,000            | 76,518    | 873,482          | 15                                      |               | Built as a warehouse in the 1950s, the building was used as a tire retread facility from 1972 until 2000. This project repurposed the building to house cider manufacturing & bottling and a retail taproom. TIF assistance include sidewalk/curb/gutter, accessibility ramps and landscaping in the ROW. FIP grant was for new entry systems for vehicles and people, paint and exterior lighting.   |
| 567 | PT           | 2018                       | 3          | Agnes Avenue Shared Use Path  | MRA                         |                 |     | AGNES ST                | 21,773             | 21,773    | -                |   |               | At the request of City Development Services Dept. during construction of the Mary St. project, construction of a non-motorized connection to the shared-use path along Mary St.   |
| 568 | PP           | 2018                       | 3          | Berkshire Hathaway  | Berkshire Hathaway          | 1020            |     | SOUTH AVE WEST          | 1,148,380          | 64,940    | 1,083,440        | 15                                      |               | Construction of addition and complete interior and exterior remodel for office building. Façade Improvement Program grant to renovate existing entry and re-face the façade with new glass/brick/steel materials. TIF Program participation was for sidewalk/curb/gutter.   |
| 569 | PA           | 2018                       | Riverfront | Bitterroot Mural  | Dan Tabish                  |                 |     |                         | 15,121             | 15,121    | -                | N/A                                     |               | Restore and store the several-paneled Bitterroot Mural that hung in the airport for many years in exchange for Dan Tabish to grant ownership of the painting to the City of Missoula.   |
| 570 | PL           | 2018                       | 3          | Building Design Standards Consultant  | City of Missoula            |                 |     |                         | 160,000            | 5,000     | 155,000          | N/A                                     |               | Consultants Winter & Co. conducted a public process to determine what type of design controls best suit Missoula. The adopted management tools include zoning code amendments and design guidelines for commercial corridors, downtown, and URDs.   |
| 571 | PW           | 2018                       | Front St   | Caras Park Loading Zone   | MRA                         |                 |     | CARAS DR                | 34,500             | 34,500    | -                | N/A                                     |               | MRA staff was successful in having unused ROW on the west side of the Wilma Theater vacated and a loading zone installed for performances. The Wilma Theater provided \$5,000 of the funding, reducing the MRA contribution to a total of \$29,500. The loading zone opens Caras Dr. for much better emergency vehicle access.  |
| 572 | PP           | 2018                       | NRSS       | Consumer Direct   | Consumer Direct             | 3750            | 100 | CONSUMER DIRECT         | 23,000,000         | 630,000   | 22,370,000       | 200                                     |               | This project consolidated a regional home-health provider into a 4-story, 73,000 sq.ft. office headquarters building. The company expects to build two more buildings in the future. TIF assistance was for construction of a new section of Raser Drive and Consumer Direct Way, extension of power, communication and gas mains, upgrade water main to increase volume and ROW landscaping.   |
| 573 | PL           | 2018                       | Riverfront | Fox Site - Environmental Characterization Study of Soils                                  | MRA                         | 411             | W   | FRONT ST                | 25,500             | 25,500    | -                | N/A                                     |               | Environmental assessment work on the City-owned Fox Site associated with additional soils testing and additional information gathering and reports required for the MT Dept. of Environmental Quality (DEQ).  |
| 574 | PP           | 2018                       | 3          | Lucky's Market  | Southgate Mall Associates   |                 |     | SOUTHGATE MALL          | 5,000,000          | 50,000    | 4,950,000        | 60                                      |               | The transformation, using FIP, of the building from a monolithic brick exterior into an appropriately scaled exterior with windows, storefront, lighting, outdoor seating and landscaping is a significant improvement.   |
| 575 | PW           | 2018                       | 3          | Mary Avenue West - Construction   | MRA                         |                 | W   | MARY AVE                | -                  | 1,164,384 |                  | N/A                                     |               | With the Mary Avenue East project through Southgate Mall, the Mary Avenue West street improvements project created an east-west connection between Reserve Street and Brooks Street that has been in City planning documents for more than 25 years. Curbs, sidewalks, a roundabout, narrow travel lanes and on-street parking help calm traffic on Mary Avenue West, which includes a mix of residential and commercial uses.  |
| 576 | PW           | 2018                       | 3          | Mary Avenue West - Ph IV & V - Construction including Contract Administration/Engineering | MRA                         |                 | W   | MARY AVE                | 1,239,285          | 94,902    | 1,144,383        | N/A                                     |               | Construction of improvements including contract administration and construction engineering for fully renovated street between MRL ROW and Reserve St. designed to minimize neighborhood impact of Mall and traffic passing between Reserve and Brooks Streets with pedestrian-scale lighting, landscaped boulevard sidewalks, traffic calming, etc.  |
| 577 | PW           | 2018                       | 3          | Mary Avenue West - Planning, Design & Engineering - Ph II & III                           | MRA                         |                 | W   | MARY AVE                | 199,565            | 199,565   | -                | N/A                                     |               | Approved in several pieces due to CMAR model - Issued \$1,600,000 TIF Revenue Bond to fund construction and reimburse for prior planning & design expenses.   |
| 578 | PP           | 2018                       | 3          | Merle Norman  | Tom & Betty Wilkins         | 2000            |     | SOUTH AVE WEST          | 846,248            | 62,575    | 783,673          | 2                                       |               | The first major improvement along the north side of South Ave. in many years. This project expanded and completely changed the interior and exterior from a small equipment repair business to a beauty salon and wig shop. It also added a paved parking area and improved pedestrian amenities at the South Ave. W & Johnson St. intersection. TIF reimbursed sidewalk/curb/gutter replacement, ROW landscaping and clearing the site of a deteriorated asphalt parking pad. FIP was used to create a new facade using metal and stucco, create a new primary entry and add windows.  |
| 579 | PP-NP        | 2018                       | 2          | Missoula Food Bank/SpectrUM   | Missoula Food Bank          | 1720            | N   | WYOMING ST              | 6,100,000          | 333,300   | 5,766,700        |   |               | TIF assistance to finish a 1,233 sq. ft. building space and provide educational exhibits to create a public space housed in the Missoula Food Bank building.  |
| 580 | PP           | 2018                       | 3          | Missoula Organization of Realtors (MOR)   | MOR                         | 724             |     | BURLINGTON AVE          | 464,760            | 50,000    | 414,760          |   |               | FIP assistance to add four new windows with colored awning constructed of Hardie-plank above the doors and wood-slat above the front windows, sconce lighting and new LED lighting. The renovation will enhance the building's appearance and the adjacent commercial area.   |
| 581 | PL           | 2018                       | 3          | MRL Property - Acquisition  | MRA                         |                 |     | JOHNSON ST AND NORTH AV | 3,921,186          | 1,616,186 | 2,305,000        | N/A                                     |               | After many years of negotiating with Montana Rail Link (MRL) for easements to complete the Bitterroot Trail, which runs adjacent to the Bitterroot Branch Railroad line through Missoula, MRL sold the entire 12-acre property extending from North and South Avenues to the City at substantially less than the appraised value. A TIF revenue bond was used for the acquisition.  |
| 582 | PL           | 2018                       | NRSS       | North Reserve-Scott Street URD Master Plan  | MRA                         |                 |     |                         | 236,250            | 236,250   | -                | N/A                                     |               | MRA contracted with WGM Group and its subconsultant, Winter and Co., to develop a Master Plan for the NRSS URD. The master plan, adopted by the MRA Board, Planning Board, and City Council to guide the Growth Policy, will guide redevelopment in the NRSS URD. It recommends an expanded Northside neighborhood with retail opportunities and parks, and a transition area including the City Cemetery which borders industrial land. West of the industrial area it recommends enhancement of commercial activities. It lays out potential trail connections from Grant Creek to downtown and provides street cross-sections for all current and future streets in the URD. |
| 583 | PP           | 2018                       | 3          | onXmaps   | Eric Siegfried              | 1900            |     | STEPHENS AVE            | 2,768,700          | 291,341   | 2,477,359        | 58                                      |               | Development of a new three-story office building replacing a used vehicle business. onXmaps software developer expanded its adjacent location redeveloped in 2013 on Brooks St. TIF assistance was for deconstruction, site clearing, power main and communication fiber line undergrounding to allow a taller building, sanitary sewer and water main extensions, sidewalk/curb/gutter and ROW landscaping.  |

|     | A            | F                          | G          | H   | I                              | J               | K   | L                   | O                  | V         | W                | Z                                       | AA            | AB   |
|-----|--------------|----------------------------|------------|---|--------------------------------|-----------------|-----|---------------------|--------------------|-----------|------------------|---|---------------|--|
| 1   | PROJECT TYPE | FISCAL YEAR FINAL AMT PAID | DISTRICT   | PROJECT NAME  | DEVELOPER                      | PROJECT ADDRESS | DIR | STREET              | TOTAL PROJECT COST | MRA TOTAL | OTHER INVESTMENT | FULL TIME EQUIVALENT (FTE) JOBS CREATED | HOUSING UNITS | NOTES  |
| 584 | PW           | 2018                       | 2          | Overhead Power Lines Crossing Clark Fork River - Study                                    | City of Missoula               |                 |     | RUSSELL ST          | -                  | 27,000    |                  | N/A                                     |               | Investigate the plans for a new Russell St. Bridge to see if they could be modified to accommodate relocation of unsightly nearby high-voltage power lines.  |
| 585 | PP-H         | 2018                       | NRSS       | Scott Street Village - Phase I  | Edgell Building, Inc.          | 1225            |     | RODGERS ST          | 4,571,000          | 518,230   | 4,052,770        | N/A                                     | 27            | Scott Street Village is a three-phase project with the first two related to residential home ownership. The development is on the former Clausen Manufacturing industrial site at the corner of Scott and Rodgers Streets. The developer's product accommodates home ownership at less than the 2018 median house price. The residential product mix is four townhomes and 23 single-family homes with a central street and open space. TIF was used for extending potable water, sanitary sewer, power and gas main transmission lines to the site, deconstruction/demolition of former industrial buildings and construction of sidewalk/curb/gutter and street/alley in public ROW.                                     |
| 586 | PW           | 2018                       | 3          | South Reserve Bike/Ped Bridge a/k/a Bitterroot Trail Bridge                               | MRA                            |                 | S   | RESERVE ST          | 5,292,468          | 4,825,573 | 466,895          | N/A                                     |               | Construction of a steel arch bicycle/pedestrian bridge spanning South Reserve Street near the intersection of Reserve and Brooks Streets. The bridge is 707 feet long including ramps with a 190-foot span over Reserve Street. The bridge deck is heated to melt snow in winter. The Bitterroot Trail Bridge provides a safe crossing of Reserve Street for pedestrians and cyclists using this 50-mile stretch of world class trail connecting downtown Missoula to Hamilton, Montana.   |
| 587 | PP           | 2018                       | Riverfront | Stockman Bank Downtown  | Stockman Bank                  | 321             | W   | BROADWAY            | 38,600,611         | 1,512,105 | 37,088,506       |   | 50            | The building will function as a regional finance center for the Bank, providing infrastructure and support functions for all western Montana's Stockman Banks and related companies. The facility enables opening branch offices elsewhere in Missoula which could add another 40 employees within ten years. TIF Revenue Bond funds buried overhead utilities to allow a multilevel structure, new pedestrian-scale street lighting, and paving of an alley as well as improvements to the curb/gutter/sidewalk and landscaping in the ROW. Other TIF monies were used for demolition/deconstruction.   |
| 588 | PP           | 2018                       | 2          | Tia's Big Sky   | Big Sky Oasis, LLC             | 1016            | W   | BROADWAY            | 707,000            | 67,215    | 639,785          |   | 6             | The project expanded and renovated a vacant longtime drive-through restaurant for a similar use with seating and take-out products. TIF assistance was for sidewalk/curb/gutter, accessibility ramps in W. Broadway and Hawthorne St. ROW along with ROW landscaping and fencing. FIP assistance was used to improve three façade faces with the fourth used for building expansion and ineligible under the FIP.  |
| 589 | PL           | 2018                       | Front St   | Transportation Study for MUTD/UM  | UM, ASUM, MUTD                 |                 |     |                     | 103,000            | 10,000    | 93,000           | N/A                                     |               | MRA partnered with UM, ASUM, MUTD and MPO and MPC to fund a transportation study to evaluate current transportation demand management and transit services offered through UM, ASUM, and MUTD.   |
| 590 | PW           | 2018                       | 3          | URD 3 Clark St Sidewalk Project   | MRA                            |                 |     | CLARK ST            | 422,073            | 422,073   | -                | N/A                                     |               | 2018 phase of the MRA URD III Sidewalk Program which was established to carry out the URD III Urban Renewal Plan goal of reducing blight by building out the City Sidewalk Network in URD III prior to sunset of the District.   |
| 591 | PW           | 2018                       | 3          | URD 3 Holiday Village Sidewalk Project  | MRA                            |                 |     | BROOKS ST           | 144,740            | 144,740   | -                | N/A                                     |               | 2018 MRA URD 3 Sidewalk Program sidewalk construction and engineering on permanent ROW easement in stretch of Brooks St. with no sidewalks due to inadequate ROW.  |
| 592 | PP-NP        | 2018                       | 3          | YWCA Secret Seconds   | YWCA of Missoula               | 920             |     | KENSINGTON AVE      | 344,121            | 87,921    | 256,200          | N/A                                     |               | Expansion and remodeling of store that helps finance YWCA domestic violence prevention, intervention, and victim protection programs. Façade Improvement Program assistance upgraded and modernized former storage buildings to be more inviting for retail use. TIF funds were used for sidewalk/curb/gutter replacement.   |
| 593 | PT           | 2019                       | 3          | 2019 Street Tree Planting   | MRA                            |                 |     | MARY AV & CLARK S   | 69,660             | 69,660    | -                | N/A                                     |               | Program of street and boulevard tree planting in URD III. 67 street trees planted on Mary Avenue and Clark Street.   |
| 594 | PP           | 2019                       | 3          | Bridge Pizza South  | Bridge South, LLS              | 3000            |     | BROOKS              | 2,925,977          | 80,230    | 2,845,747        |   | 35            | The project expanded and reconstructed the interior and exterior of a longtime pizza restaurant for a business of the same use. The parking lot was also reconfigured. TIF Program assisted in reconstruction of alley for the entire block to improve access to several businesses and houses. Façade Improvement Program helped fund the facade transformation from metal and fiberglass to brick with additional windows and lighting.  |
| 595 | PW           | 2019                       | 2          | California St Design - Dakota to 3rd St   | MRA                            |                 |     | CALIFORNIA ST       | 91,406             | 91,406    | -                |   |               | Preliminary Design of proposed ROW improvements along California St. from the River to S 3rd St. W.  |
| 596 | PP           | 2019                       | Front St   | Conflux Brewing Sidewalk  | Conflux Brewing/Hugh Yeats     | 202             | E   | MAIN ST             | 4,529,000          | 45,765    | 4,483,235        |   | 34            | Project replaced a small vacant building (built as a fuel station office and later used as a retail bird feed store) with a two-story, 10,000 sq.ft. brewery, taproom and restaurant. MRA used the opportunity to promote the Front-Main Conversion study recommendations in providing pedestrian safety in the Pattee/Main St. intersection. TIF funds were used for ROW improvements only, sidewalk/curb/gutter, landscaped bulb out, relocation of storm drain and new fire hydrant.  |
| 597 | PP           | 2019                       | NRSS       | Consumer Direct - Pedestrian Scale Lighting on Howard Raser Ave.                          | Consumer Direct                | 100             |     | CONSUMER DIRECT WAY | 89,477             | 89,477    | -                |   |               | MRA previously assisted Consumer Direct to extend and upgrade public infrastructure and ROW associated with new construction of its headquarters. This project uses remaining TIF funds pledged to the project to install pedestrian-scale lighting along Raser Dr. and providing additional safety to 300 CD employees that use alternate methods to commute to and from work.  |
| 598 | PW           | 2019                       | 3          | Fire Hydrant  | MRA & MFD                      |                 |     | DORE LN/BROOKS S    | 15,000             | 15,000    | -                |   |               | Associated with Stockman Bank new construction project on Brooks Street.   |
| 599 | PP-NP-S      | 2019                       | 2          | Garden City Harvest - Water Line Extension  | Garden City Harvest            | 1657            |     | RIVER RD            | 2,400,000          | 170,696   | 2,229,304        | N/A                                     |               | GCH grows and distributes produce for low income households, provides education for sustainable and highly efficient food production, maintains and oversees three urban farms and several community gardens, and uses its land and work to improve the lives of at-risk youth. While constructing new facilities, GCH was required to install a fire-suppression sprinkler system in the new buildings. The MRA and Missoula Water partnered to provide a new main line for over 1/2 mile south on Russell St., then 900 feet on River Rd. for eventual use by the entire neighborhood which has no access to community water.  |
| 600 | PP-NP-H      | 2019                       | Front St   | Lee Gordon Place  | North Missoula Community CDC.  | 503             | E   | FRONT ST            | 2,305,551          | 81,220    | 2,224,331        |   | 7             | The project entailed deconstruction of a highly dilapidated apartment house and replaced it with 7 townhouses that are income-qualified for homeownership. NMCDC maintains land ownership to decrease land cost and property tax load on units. TIF assistance was for deconstruction, sidewalk/curb/gutter repair and replacement and ROW landscaping.  |
| 601 | PP           | 2019                       | 3          | Lucky Strike/Five Valleys Bowling - Phase III (3 Rivers Pediatric Dental and Dairy Queen) | Woodbury Corporation/Bowlywood | 1515            |     | DEARBORN AVE        | 3,600,000          | 175,585   | 3,424,415        |   |               | TIF assistance for demolition and asbestos abatement of the 30,000 sq. ft. defunct Five Valleys Bowling Center/Lucky Strike Casino and of a former car wash located at 1515 Dearborn Avenue. Funding was also provided for relocation and burial of an overhead utility line.  |
| 602 | PW           | 2019                       | 3          | Mary Avenue East  | MRA                            |                 | E   | MARY AVE            | 71,226,903         | 6,992,119 | 64,234,784       | N/A                                     |               | TIF reimbursed costs related to acquisition of some ROW, demolition/site clearing and complete street construction of a new section of Mary Avenue through Southgate Mall property. The project augmented the Mall's then current projects including a new multi-plex theater and mall expansion, and strategic plan of changing the experience and offerings of the rest of the Mall. For the City, it completes a project envisioned in 25 years of transportation planning by improving the area's street grid and connecting Reserve and Brooks Streets for vehicles and other transportation modes by way of multi-use trail for walking and biking, and enabling neighborhood children to be able to walk to school. |
| 603 | PP-H         | 2019                       | 3          | McElmurry Homes   | Blaine McElmurry               | 1515-1519       |     | SOUTH AVE           | 1,863,949          | 20,000    | 1,843,949        |   |               | Project was construction of two buildings with a total of 18 apartment units and three commercial units on former parking lot. TIF assistance included sidewalk/curb/gutter and ROW landscaping.   |

|     | A            | F                          | G                         | H  | I                                   | J               | K   | L                          | O                  | V         | W                | Z                                       | AA            | AB  |
|-----|--------------|----------------------------|---------------------------|--|-------------------------------------|-----------------|-----|----------------------------|--------------------|-----------|------------------|---|---------------|---|
| 1   | PROJECT TYPE | FISCAL YEAR FINAL AMT PAID | DISTRICT                  | PROJECT NAME   | DEVELOPER                           | PROJECT ADDRESS | DIR | STREET                     | TOTAL PROJECT COST | MRA TOTAL | OTHER INVESTMENT | FULL TIME EQUIVALENT (FTE) JOBS CREATED | HOUSING UNITS | NOTES   |
| 604 | PW           | 2019                       | Front St                  | MDT/ADA Upgrade Project                                      | MDT                                 |                 |     | FRONT & HIGGINS            | 31,400             | 31,400    | -                |   |               | Project added a bulb-out to the northwest corner of Front St. and Higgins Ave. in conjunction with the MDT Missoula accessibility upgrades project.   |
| 605 | PL           | 2019                       | 2, NRSS                   | Missoula Economic Partnership - Competitive Realities Report | Missoula Economic Partnership       |                 |     |                            | 50,000             | 25,000    | 25,000           | N/A                                     |               | Area-wide study and planning document for economic development and community marketing. (50% from NRSS URD and 50% from URD II).  |
| 606 | PP           | 2019                       | 3                         | Montana Ace Fancy Plants Garden Center                       | Montana Ace Inc                     | 1101            |     | BURLINGTON AVE             | 424,000            | 50,000    | 374,000          | 7                                       |               | A former automobile parts warehouse, this project renovated the interior and exterior to house a landscaping and plant sales business. The project was able to utilize a new water main in Burlington Ave., financed by MRA in conjunction with the nearby Solar Plexus project. FIP assistance helped with changing siding, adding windows and doors, and installation of a pergola and awning.  |
| 607 | PP-NP-H      | 2019                       | 2                         | Montana Street Homes   | homeWORD                            | 1717            |     | MONTANA ST                 | 960,065            | 93,673    | 866,392          |   | 6             | The property formerly housed an auto salvage and scrap storage yard. After the site was cleaned up and contaminated soil removed, six small homes were moved onto permanent foundations. The homes were modular structures that had been used in the Bakken oil boom. The homes were sold to households making 80% of AMI while the land is held in a Land Trust to decrease land cost and property tax load on owners. TIF assistance included water and sanitary sewer extension, sidewalk/curb/gutter and upgrade to an irrigation ditch along the property boundary.  |
| 608 | PP           | 2019                       | 3                         | Morrison-Maierle Office                                      | Mount Stephens Corporation          | 1055            |     | MOUNT AVE                  | 3,698,995          | 221,366   | 3,477,629        | 25                                      |               | The project was construction of a two-story, 14,200 sq.ft. office building under long-term lease to a civil engineering firm. TIF assistance was for deconstruction of a metal "Quonset Hut" building and a concrete block structure, alley reconstruction, sidewalk/curb/gutter replacement and extension of a fiber communication main line.  |
| 609 | PT           | 2019                       | 3                         | MRL Park   | MRA                                 | 2300            |     | JOHNSON ST                 | 1,710,351          | 1,710,351 | -                |   |               | TIF funding to construct an approximately 4-acre neighborhood park in the Franklin to the Fort and Southgate Triangle neighborhoods, which sorely needed more park space. Park programming was determined through an extensive public input process and included: dog park, playground, multi-use court, community garden, open space lawn, picnic pavilion and restroom facility. Interpretive signage recognizes Montana Rail Link's role as a project partner in making the property affordably available to the city for the park. The final segment of the Bitterroot Trail running along the eastern perimeter of MRL Park was constructed as a separate TIF project and is a significant amenity to the park.  |
| 610 | PP-NP        | 2019                       | 3                         | MRL Park Community Garden                                    | Garden City Harvest                 | 2300            |     | JOHNSON ST                 | 15,600             | 15,600    | -                | N/A                                     |               | Purchase materials for the Community Garden in MRL Park including garden shed lumber, decomposed granite for ADA walks, crushed rock for standard walks, landscape fabric, compactor rental, edging, shade structure for common area, topsoil and lumber for raised beds.   |
| 611 | PA           | 2019                       | 3                         | MRL Park Public Art - (Includes additional amount)           | MRA                                 | 2300            |     | JOHNSON ST                 | 32,414             | 32,414    | -                |   |               | 1.5% for Art contribution from construction of park; combined with additional \$12,500 paid for "Scratch" art project placed in MRL park near dog park. Artist was Matt Babcock.  |
| 612 | PP           | 2019                       | 3                         | Naylor Building  | Adrastea, LLC                       | 830             | W   | CENTRAL AVE                | 262,427            | 50,000    | 212,427          |   |               | This project is a major exterior renovation of a 1970s office building. FIP assistance helped with new windows and egress doors, awnings, removal of heavy mansard roofline, repointing and expanding brick and replacing siding with more long-lasting material.   |
| 613 | PF           | 2019                       | 2                         | Police Facility on Catlin                                    | City of Missoula                    | 101             | N   | CATLIN ST                  | 4,192,790          | 1,000,000 | 3,192,790        | N/A                                     |               | Fund a portion of constructing a police facility.. The location of a police facility on N. Catlin creates an advantage to the neighborhoods south of the river by providing police presence. It benefits the MPD by having adequate meeting space, evidence preparation and storage, and records storage.   |
| 614 | PF           | 2019                       | Front St                  | Public Parking at E. Front St. Student Housing (ROAM)        | Farran/Lambros, LLC                 | 301             |     | FRONT ST                   | 26,000,000         | 3,200,000 | 22,800,000       |   |               | Project was construction of a 488-room residential building with 2 - 4 rooms w/bathrooms in a pod around a shared living space. Building included construction of two floors of parking and street-front retail and service space. TIF was used to purchase one floor of parking (142 spaces) for public parking to be owned and operated by MPC.   |
| 615 | PP-MX        | 2019                       | 3                         | Solar Plexus   | Solar Plexus                        | 1605            |     | STEPHENS AVE               | 2,246,330          | 251,500   | 1,994,830        |   | 2             | Project removed two of three interconnected buildings and replaced them with construction of a new 2-story structure with business on the street level and residential above. TIF assistance was used for building deconstruction and site clearing, extending a new water main two blocks (will serve entire area), sidewalk/curb/driveway approach and landscaping in the ROW. FIP grant helped upgrade remaining building.   |
| 616 | PP           | 2019                       | Front St                  | The Mercantile Hotel   | Mercantile Investors, LLC           | 110             | N   | HIGGINS AVE                | 37,900,000         | 3,597,844 | 34,302,156       | 75                                      |               | Project redeveloped a critical half block in downtown at the corner of Front Street and Higgins Avenue. The property had contained the oldest commercial buildings in Missoula and had previously been home to Macys-owned Bon Marche Department Store which closed, leaving the building empty for six years during which time it continued to deteriorate even further than it had through long-deferred maintenance. Several efforts to restore and expand the six adjacent buildings found it not feasible and, after considerable public discussion, it was deconstructed and replaced with a five-story extended-stay hotel with several retail and eating establishments. TIF was used to aid deconstruction, salvaging the most architecturally significant portion of the façade to be included in the new one, curb/gutter/sidewalk on Higgins Ave. and Front St., and extending new utility main lines to the block. |
| 617 | PT           | 2019                       | 2                         | West Broadway Island - Public Access - Design & Engineering  | MRA                                 |                 |     | BURTON ST/CLARK FORK RIVER | 111,511            | 111,511   | -                |   |               | Included final design, bridge engineering & construction management for project to reclaim area from noxious weeds and to provide increased public access to conservation lands in downtown.  |
| 618 | PT           | 2020                       | 2                         | Bitterroot Trail - Pine Street Link                          | MRA                                 |                 |     | PINE ST                    | 493,905            | 493,905   | -                | N/A                                     |               | Construction of a trail along MRL's Bitterroot Branch Line north of Pine Street that provides the final link between existing trails that lead south to West Broadway and north to Toole Ave. The project included installation of pedestrian-scale lighting on the entire trail between Broadway and Toole Ave., along with a more accessible sidewalk on Pine Street intersecting the trail from west.  |
| 619 | PP           | 2020                       | 3                         | Cornerstone Dental   | Rogers Real Estate - Lindsay Rogers | 3111            |     | GRANT ST                   | 640,227            | 50,000    | 590,227          | 5                                       |               | Repurposing office building to medical use along with updating the facade and entry systems. Facade Improvement Program (FIP) provided assistance in new masonry and siding, new windows and doors, etc.  |
| 620 | PL           | 2020                       | 2, Front Street, Hellgate | Downtown Master Plan Update                                  | MRA, MDA                            |                 |     |                            | 400,000            | 75,000    | 325,000          | N/A                                     |               | Essentially a new master plan which builds on the success of the previous one. Partners included TIF (from URD II, Front St URD, and Hellgate URD), MDA, BID, and several private sponsors.   |
| 621 | PT-NP        | 2020                       | Front St                  | Dragon Hollow - Refurbishment and Expansion                  | A Carousel for Missoula             | 101             |     | CAROUSEL DR                | 290,000            | 50,000    | 240,000          | N/A                                     |               | A Carousel for Missoula and Dragon Hollow are two of the most popular attractions in downtown Missoula. The Carousel has offered free rides for anyone with physical or mental disabilities since the day it opened. Dragon Hollow, which is already free to everyone, was made into an all-abilities play area and takes Missoula one more step forward toward being a truly inclusive community.  |
| 622 | PP           | 2020                       | 3                         | Fine Line Building   | Fine Line Properties, LLC           | 2505            | S   | RUSSELL                    | 300,000            | 50,000    | 250,000          |   |               | Reconstruction of façade of highly visible office building. A 1970s heavy mansard cedar shake cornice roof was removed and new siding, parapet, windows, entry doors and insulation were included in the overall project with FIP assistance.   |
| 623 | PA           | 2020                       | 2                         | Perseverance Public Art in Silver Park                       | Missoula Public Art Committee       | Silver Park     |     |                            | 50,524             | 50,524    | -                | N/A                                     |               | "Perseverance" was installed at Silver Park in 2015 as a "percent-for-art" project. It was lighted in 2019 as a second phase included here. Artist was George Ybarra.   |

|     | A            | F                          | G        | H  | I                                   | J               | K   | L           | O                  | V         | W                | Z                                       | AA            | AB   |
|-----|--------------|----------------------------|----------|--|-------------------------------------|-----------------|-----|-------------|--------------------|-----------|------------------|---|---------------|--|
| 1   | PROJECT TYPE | FISCAL YEAR FINAL AMT PAID | DISTRICT | PROJECT NAME   | DEVELOPER                           | PROJECT ADDRESS | DIR | STREET      | TOTAL PROJECT COST | MRA TOTAL | OTHER INVESTMENT | FULL TIME EQUIVALENT (FTE) JOBS CREATED | HOUSING UNITS | NOTES  |
| 624 | PP           | 2020                       | Front St | Radius Gallery   | Brian & Karen Sippy                 | 120             | N   | HIGGINS AVE | 2,853,920          | 146,888   | 2,707,032        | 4                                       |               | Removal of one-story former restaurant building constructed in the 1950s and replacing it with a two-story art gallery. The new building design utilizes materials and influences from historic downtown buildings.  |
| 625 | PP-H         | 2020                       | NRSS     | Scott Street Village - Phases II-III                     | Edgell Building, Inc.               | 1225            |     | RODGERS ST  | 9,173,800          | 686,896   | 8,486,904        |   | 71            | The 2nd phase of residential construction project was 6 single-family homes and 18 townhouses. The 3rd phase is expected to be up to 60 apartments in one building. The project's home ownership price target is well below the current average price. TIF funds were used to further extend water, sanitary sewer, gas and power transmission main lines, deconstruction of remaining industrial buildings and completion of streets/sidewalk/curb/gutter. The area is deficient in basic infrastructure. A TIF bond was used to finance the investment.  |
| 626 | PF           | 2020                       | 2        | Sleepy Inn Purchase                                      | City of Missoula                    | 1427            | W   | BROADWAY    | 1,100,000          | 1,100,000 | -                |   |               | Purchased to assist housing persons who were COVID-19 quarantining who have no other place to go or are homeless. Intended later to be part of a larger multi-use redevelopment of the area.   |
| 627 | PP           | 2020                       | 3        | South Crossing - Northeast Parcel                        | Woodbury Corp.                      | 3620            |     | BROOKS ST   | 920,055            | 85,997    | 834,058          | 10                                      |               | Property previously acquired by developer of the South Crossing Phases I & II projects. A building built as a restaurant then used as a bar/ casino for several years was demolished and replaced by a retail/office building. TIF was used for demolition/deconstruction.   |
| 628 | PP           | 2020                       | 3        | Stockman Bank Brooks Street                              | Stockman Bank                       | 3601 & 3611     |     | BROOKS ST   |                    | 454,941   |                  | 50                                      |               | This project removed a vacant building that the Police and Fire Depts. felt was a public nuisance. It fits in with the Midtown vision for urban infill and residential/mixed use. The TIF reimbursed the cost of public sidewalks, street trees and pedestrian-scale lighting that will make the area more pedestrian friendly.  |
| 629 | PP-H         | 2020                       | 2        | The Row at Milwaukee Trail Residential Project           | Edgell Building, Inc.               | 201             | S   | CATLIN ST   | 2,200,000          | 122,239   | 2,077,761        |   | 8             | For many years, this neighborhood was a model of an area envisioned in creating the Montana Urban Renewal Statutes in that there was little in the way of public infrastructure, roads were in bad condition, and there were many highly packed and deteriorating mobile home parks interspersed with manufacturing businesses and auto wrecking yards. Recognizing 20 years of slow change, this project removed a poor quality house converted to duplex and three aging mobile homes to construct eight townhouses along the Milwaukee Trail. All tenants were appropriately relocated. TIF was for deconstruction and site clearing along with new natural gas and power main lines to the property. |
| 630 | PP           | 2020                       | 3        | Trailhead River Sports                                   | Todd Frank                          | 2505            |     | GARFIELD ST | 2,050,000          | 150,000   | 1,900,000        | 6                                       |               | Longtime downtown outdoor sports store split off its river sporting division to a new location in a long-vacant former Sears warehouse in URD III. The project received both a Facade Improvement Program grant and 10-year loan. The exterior improvements including installation of windows from near ground to roof line along the NE corner of the building in a highly visible statement that the building had converted from storage to retail use.  |
| 631 | PT           | 2020                       | 2        | West Broadway Island - Public Access - Construction      | MRA                                 |                 |     | BURTON ST   | 607,362            | 607,362   | -                | N/A                                     |               | Construction of a new bridge across the Hellgate Irrigation Ditch and renovation of an existing bridge to provide safe public access to City Conservation Lands in the Clark Fork River. Project included a trail along the south ditch bank between the two bridges and continued noxious weed abatement and replacement with native species.   |
| 632 | PP           | 2020                       | 2        | Westside Lanes & Fun Center                              | Norm Carey                          | 1615            |     | WYOMING     | 245,546            | 50,000    | 195,546          | 5                                       |               | Westside Lanes had recently completed \$521,000 of interior improvements and began exterior improvements to better distinguish between the entrances to the two businesses in the building (a bowling alley and a casino/lounge), making the various segments of the building visually cohesive. They added insulation and generally improved the visual appearance of the building from the public way. FIP assistance aided the exterior conversion.   |
| 633 | PW           | 2020                       | 2        | Wyoming St Reconstruction - California to Prince         | MRA                                 |                 |     | WYOMING ST  | 720,212            | 577,276   | 142,936          |   |               | Reconstruction of Wyoming St. included new curb/gutter/sidewalk and Missoula Water extending new water mains in Wyoming St. and a portion of California St.  |
| 634 | PP-H         | 2021                       | 2        | 1901 Maple Street - MSJ Properties - Residential Project | MSJ Properties, LLC, Michael Priske | 1901            |     | MAPLE ST    | 2,009,663          | 69,885    | 1,939,778        |   | 12            | Removal of dilapidated vacant house and construction of townhomes and apartment building and construction of 12 new housing units. TIF used for installation of sidewalk/curb/gutter and paving a public alley.  |
| 635 | PP           | 2021                       | Front St | AC Hotel by Marriott                                     | Missoula Investors, LLC             | 175             |     | PATTEE ST   | 20,660,000         | 1,886,105 | 18,773,895       | 33                                      |               | The portions of the work that will be reimbursed through TIF funding will be paid based on State Prevailing Wage Rates which are considerably higher than local prevailing wages. The longer term economic impact will be through the creation of new, permanent jobs and by bringing money from outside of Missoula as a result of guests using the hotel and restaurant. The hotel will create almost 33 new FTEs and will have an initial payroll of approximately \$1.6M. These numbers do not include the restaurant that is anticipated to locate in the basement.   |
| 636 | PP           | 2021                       | 3        | Aspen Grove Therapy & Wellness Center                    | Wild Rockies Properties, LLC        | 2126 & 2148     |     | DIXON AV    | 1,995,794          | 154,200   | 1,841,594        | 5                                       |               | The project included deconstruction of two of three buildings on the overall site and expansion of the remaining building to result in a two-story multifaceted health services business. Most of the deconstructed materials were used in the expansion construction. TIF assistance included deconstruction, sidewalk/curb/gutter, pedestrian bulb-out on the corner of Dixon Ave. and Schilling St., and landscaping in the two adjacent street ROWs.   |
| 637 | PP           | 2021                       | 3        | Big Dipper - South                                       | Charles Beaton                      | 2700            |     | PAXON       | 504,000            | 43,986    | 460,014          | 5                                       |               | Long time downtown business expanded to a 2nd location in Midtown near Southgate Mall. Façade Improvement Program assistance was for new siding, attached patio extension, exterior lighting, a new awning, etc..  |
| 638 | PP           | 2021                       | 2        | Blackfoot River Outfitters                               | John Herzer & Terri Raugland        | 235             | N   | RUSSELL ST  | 1,638,438          | 80,582    | 1,557,856        | 5                                       |               | The project demolished an existing concrete bunker probably built for storage but used as a use car lot office and many other small businesses over several decades. The new building houses a variety of retail and service businesses including the developers' Blackfoot River Outfitters. TIF assistance included demolition of the bunker and site clearing of a former parking lot, extension of a sanitary sewer line to the site, and landscaping in the Russell and Montana St. ROWs.   |
| 639 | PF           | 2021                       | 3        | Catlin Police Facility Upgrades                          | Missoula Police Dept.               | 101             | N   | CATLIN ST   | 233,718            | 233,718   | -                | N/A                                     |               | Second phase of renovation and expansion of City Police facility on the corner of Catlin and Wyoming Streets including showers, security upgrades, etc. TIF provided half of the cost of a long range strategic plan for the City Cemetery. The plan provides forecasting space needs, recommendations for new facilities, grounds usage and upgrades.   |
| 640 | PL           | 2021                       | NRSS     | City Cemetery Strategic Plan                             | City Public Works Dept.             | 2000            |     | CEMETERY RD | 25,500             | 12,750    | 12,750           | N/A                                     |               | TIF provided half of a long range strategic plan for City's maintenance facilities. The plan analyzes combining the City's various vehicle maintenance facilities as well as co-locating with those operated by Missoula County, MDT, and MUTD.  |
| 641 | PL           | 2021                       | NRSS     | City Maintenance Facility Master Plan                    | City Public Works Dept.             |                 |     |             | 57,633             | 28,817    | 28,816           | N/A                                     |               | TIF provided half of a long range strategic plan for City's maintenance facilities. The plan analyzes combining the City's various vehicle maintenance facilities as well as co-locating with those operated by Missoula County, MDT, and MUTD.  |
| 642 | PP           | 2021                       | 2        | DJ&A Office Building                                     | Broadway Opportunity Fund           | 2000            |     | MAPLE ST    | 5,800,000          | 301,432   | 5,498,568        | 18                                      |               | New office building with engineering firm as primary tenant on vacant lot located in Missoula's only federal Opportunity Zone. TIF was used for new sewer main, sidewalk/cub/gutter and repaving Cedar Street.   |
| 643 | PP           | 2021                       | 3        | Dram Shop Central  | Zach & Sarah Millar                 | 2700            |     | PAXSON ST   | 235,000            | 50,000    | 185,000          |   |               | Exterior improvements and lighting installed to enhance the character and safety of the pedestrian environment. This section of Paxson Street is devoid of landscaping so the owner installed large landscaped planters around the patio facing Paxson. Awnings introduced color, modulation and human-scale to the nondescript brick wall.  |

|     | A            | F                          | G        | H   | I  | J               | K   | L                              | O                  | V         | W                | Z                                       | AA            | AB  |
|-----|--------------|----------------------------|----------|---|--|-----------------|-----|--------------------------------|--------------------|-----------|------------------|---|---------------|---|
| 1   | PROJECT TYPE | FISCAL YEAR FINAL AMT PAID | DISTRICT | PROJECT NAME  | DEVELOPER  | PROJECT ADDRESS | DIR | STREET                         | TOTAL PROJECT COST | MRA TOTAL | OTHER INVESTMENT | FULL TIME EQUIVALENT (FTE) JOBS CREATED | HOUSING UNITS | NOTES   |
| 644 | PP-H         | 2021                       | Front St | LeVasseur Street Townhomes                                    | LeVasseur St Townhomes                               | 304             |     | LEVASSEUR                      | 4,800,000          | 211,000   | 4,589,000        |   | 27            | A two-phase project in which two apartment facilities (one a 2-story former single-family house, the other a concrete block building) were deconstructed/demolished and replaced by five, 3-story townhouses and a 20-unit apartment structure at 320 Clay Street. One of Missoula's original neighborhoods, redevelopment included TIF covered items of extending 3-phase power, updating water and sanitary sewer, replacing 100-year old sidewalks and paving the alley.   |
| 645 | PL           | 2021                       | 2        | MAX Wave  | MAX Wave Committee                                   |                 |     | Clark Fork River               | -                  | 35,000    |                  |   |               | TIF was used to complete an engineering peer review, conduct a biological assessment and obtain the required permits to enable the project to proceed.  |
| 646 | PT           | 2021                       | 3        | Missoula County Fairgrounds                                   | Missoula County Fairgrounds                          | 1101            |     | SOUTH AVE WEST                 | 1,155,500          | 1,155,500 | -                | N/A                                     |               | TIF provided Missoula County funds to construct public use trails through the Fairgrounds connecting Russell St. and Stephens Ave. and Playfair Park in conjunction with an ongoing redevelopment of the entire Fairgrounds, providing several public uses in new buildings in addition the annual Fair and other events.   |
| 647 | PP-NP        | 2021                       | 2        | Missoula Food Bank/Partnership Health Center Satellite Clinic | Missoula Food Bank                                   | 1720            |     | WYOMING ST                     | 433,840            | 433,840   | -                |   |               | TIF assistance to finish a 1,661 sq. ft. building space and sublease it to Partnership Health Center (PHC) to provide medical services in a public space housed in the Missoula Food Bank building.   |
| 648 | PL           | 2021                       | All URDs | MRA Communications Plan                                       | MRA  |                 |     |                                | 56,000             | 56,000    | -                | N/A                                     |               | MRA realized it needed to better explain the the use of Tax Increment Financing to the public. A significant portion of the population does not understand the tool called TIF, how it's used and how the public benefits from those investments. Many projects have been made possible and made better through the investment of TIF dollars. Most citizens may know of the projects and how they benefit from them but have no way of knowing that TIF financing played a significant role in their existence. The Agency needed a Plan to communicate these things to a broad audience.  |
| 649 | PL           | 2021                       | 3        | MRL Property  | MRA  | 1919            |     | NORTH AVE W                    | 46,500             | 46,500    | -                | N/A                                     |               | Removal of excess soils and other work on property purchased by the City for mixed use/mixed income redevelopment.  |
| 650 | PL           | 2021                       | 3        | MRL Property Building Deconstruction                          | MRA  | 1835            |     | NORTH AVE W                    | 24,800             | 24,800    | -                | N/A                                     |               | Deconstruct former warehouse on property purchased by the City intended for mixed use/mixed income redevelopment.   |
| 651 | PF           | 2021                       | Front St | New Missoula Public Library                                   | Library Foundation                                   |                 | W   | MAIN ST                        | -                  | 500,000   |                  |   |               | TIF contribution to a new public library which will also house several educational non-profits and public meeting areas.  |
| 652 | PP-NP+P-MX   | 2021                       | NRSS     | Scott Street Property Purchase                                | MRA, City  |                 |     | SCOTT ST                       | 6,604,000          | 6,604,000 | -                | N/A                                     | 324           | Pursuant to the NRSS Urban Renewal Plan, NRSS Master Plan, and City's Housing Policy, purchased approx. 19 acres of vacant former industrial land. The east half has been remediated to residential standards while the west half of the parcel is cleaned to commercial standards. The west 9+ acres will be used to consolidate Public Works offices and operations opening several redevelopment opportunities elsewhere, and the east 9+ acres will be developed with private sector partners to housing (250 market-rate units and 74 Community Land Trust permanently affordable units), retail, commercial, and permanently affordable owner-occupied residential uses.  |
| 653 | PW           | 2021                       | 3        | South Reserve Pedestrian Bridge Upgrades                      | MRA, Parks   |                 | S   | RESERVE ST                     | 30,150             | 30,150    | -                | N/A                                     |               | Repair and upgrade ice damage, electrical system, and portions of the heated floor panels   |
| 654 | PP           | 2021                       | 3        | Tremper's Kent Plaza  | Tremper Family                                       | 1200-1210       | W   | KENT AVE                       | 4,418,000          | 376,100   | 4,041,900        |   | 25            | One of four adjacent buildings was removed (a former laundromat) to create off-street parking and much greater access to the other retail and office buildings. The interior of the two buildings adjacent to the parking area were divided into roughly 1,800 sq. ft. spaces that can be aggregated for larger businesses. Each received new window space and their own outdoor access. A 2nd story was added to the westernmost (1210 W. Kent) building for office use and the rest was remodeled to meet codes and standards for retail on the street. Through FIP, the 1980s strip mall exterior façade was removed from all buildings and replaced with a contemporary design. TIF was used for demolition/deconstruction, new sidewalk/curb/gutter, ROW landscaping, and paving the adjacent public alley.  |
| 655 | PP           | 2021                       | Front St | Union Block Building Restoration                              | Radio Central, LLC                                   | 127             | E   | MAIN ST                        | 4,579,858          | 704,858   | 3,875,000        |   |               | Since its construction in 1900, the street level of the building has been occupied by retail uses while the second two levels were office uses and the basement used for storage. While upgrading the Main Street entrance used to access upper story offices, the owner found large decorative columns and an apparently intact brick façade under metal-backed ceramic siding panels installed in the 1950s or 1960s that cover the entire Main St. elevation. Research into the building's original appearance found a remarkable example of late 1800s Victorian architecture. Subsequent studies have found that a majority of the façade materials was preserved enough to allow a historic restoration. Since there is no Facade program in the Front St. URD, MRA followed a direct investment in the facade based on the model used in restoration of The Wilma and The Mercantile Pharmacy buildings and required a historic facade preservation easement. Additional funding was granted to address unforeseen carved granite and wood areas, etc. |
| 656 | PW           | 2021                       | 2        | URD II 2nd and 3rd Street Sidewalks                           | MRA  |                 |     | SOUTH 2ND AND 3RD STREETS WEST | 440,388            | 440,388   | -                | 12-15 Temp                              |               | 2020 phase of the MRA URD II Sidewalk Program which was established to carry out the Urban Renewal Plan goal of reducing blight by building out the City Sidewalk Network in URD II prior to sunset of the District.  |
| 657 | PW           | 2021                       | 3        | URD III Northern Sidewalk Project - Phase 1                   | MRA  |                 |     | VARIOUS STREETS                | 529,652            | 529,652   | -                | N/A                                     |               | 2020 phase of the MRA URD III Sidewalk Program which was established to carry out the URD III Urban Renewal Plan goal of reducing blight by building out the City Sidewalk Network in URD III prior to sunset of the District.  |
| 658 | PP           | 2021                       | Front St | Wren Hotel  | Imperial Six Hundred, LLC, THINKTANK, Brian Caldwell | 201             | E   | MAIN ST                        | 8,750,000          | 587,212   | 8,162,788        |   |               | Adaptive reuse of dilapidated, long-vacant motel building. The project added a fourth floor on the building, reconfigured the original three floors and added 10,000 sq. ft. of ground floor retail. It created 73 hotel rooms and new retail spaces on this important intersection. MRA funds assisted in curb/gutter/sidewalk, utility relocation and alley reconstruction.   |
| 659 | PP-NP-S      | 2021                       | 2        | YWCA Domestic Violence/Family Promise Homeless Family Shelter | YWCA and Missoula/Family Promise                     | 1800            | S   | THIRD WEST                     | 10,900,000         | 142,404   | 10,757,596       | 11                                      |               | Project removed a former automobile repair building to construct a 35,000 sq.ft. structure of varying heights (2-3 stories) made up of: a domestic violence shelter operated by YWCA of up to 13 families with children and a YWCA service center of offices, meeting rooms, crisis center, counseling, etc. The building also directly impacts the unmet need in Missoula to shelter and feed the most vulnerable of the community's homeless population and is a major step to protect families with children and a central homeless shelter operated by Family Promise and YWCA of up to 31 families each night, along with counseling and planning services for that population. TIF funds used for removal of the structure, clearing the site of former parking lots, sidewalk/curb/gutter and ROW landscaping on both 2nd and 3rd Streets.   |
| 660 | PP           | 2022                       | 3        | Align Properties LLC  | Align Properties LLC                                 | 3100            |     | BROOKS ST                      | 408,472            | 50,000    | 358,472          | 3                                       |               | Substantial exterior renovations that will improve energy efficiency with new windows and doors, make the building more pedestrian-friendly, and generally enhance the appearance of the building and of the adjacent commercial area.  |

|     | A            | F                          | G                                       | H   | I  | J               | K   | L   | O                  | V         | W                | Z                                       | AA            | AB  |
|-----|--------------|----------------------------|---|---|--|-----------------|-----|---|--------------------|-----------|------------------|---|---------------|---|
| 1   | PROJECT TYPE | FISCAL YEAR FINAL AMT PAID | DISTRICT                                | PROJECT NAME  | DEVELOPER  | PROJECT ADDRESS | DIR | STREET  | TOTAL PROJECT COST | MRA TOTAL | OTHER INVESTMENT | FULL TIME EQUIVALENT (FTE) JOBS CREATED | HOUSING UNITS | NOTES   |
| 661 | PW           | 2022                       | Front St, Hellgate, Riverfront Triangle | Front St / Main St 2-Way Conversion & Kiwanis Access & Circulation Design | MRA  |                 |     | FRONT & MAIN STREETS BETWEEN MADISON AND ORANGE STREETS | 428,215            | 428,215   | -                | N/A                                     |               | Design and engineering for converting Front and Main Streets to two-way travel between Madison and Orange Streets in accordance with previous feasibility study (PP 277), 2019 Downtown Master Plan, and 2020 Riverside Parks and Trails Plan. Also to design solution to provide residents and emergency vehicles adequate access and circulation in the Kiwanis Neighborhood between Front Street and the Clark Fork River.   |
| 662 | PL           | 2022                       | 3                                       | MRL Triangle Voluntary Cleanup Plan Environmental Assessment              | MRA  | 1930            |     | SOUTH AVE WEST  | 276,500            | 36,000    | 240,500          | N/A                                     |               | TIF funds to supplement Brownfields Assessment Grant funds to complete Montana DEQ Voluntary Cleanup Plan - Environmental Assessment (VCP-EA), as the first step in delisting the property from the Montana State Superfund list.   |
| 663 | PP           | 2022                       | 3                                       | RBH Invesments/Horizon Credit Union                                       | RBH Invesments/Horizon Credit Union                | 1502            |     | DEARBORN AVE  | 1,886,519          | 63,607    | 1,136,519        | 4                                       |               | Gut-renovation of the building, separating it into two separate spaces that will accommodate two individual businesses. Facade improvements to substantially update and upgrade the building and enhance its appearance. TIF assistance to make improvements in the ROW where the private parking lot interfaces with the street/curb/alley.  |
| 664 | PP-NP+P-MX   | 2022                       | NRSS                                    | Scott Street Property Redevelopment Plan                                  | Ravara LLC, City, MRA                              |                 |     | SCOTT ST  | 226,160            | 226,160   | -                | N/A                                     |               | A "master" redevelopment plan for approx 9 1/2 of 19 acres purchased by the City to be used as housing and neighborhood commercial uses. Six acres will be relatively dense lease housing with 250 units and retail/commercial uses while the other 3 acres will be given to a Community Land Trust (CLT) for permanently affordable home ownership of 74 units. The 6 acres will be developed as a partnership with private non-profit and for profit entities. The plan sets forth a model for density while maintaining the sense of being part of the adjacent Northside Neighborhood. The plan also analyzes infrastructure needs related to development of other nearby vacant parcels owned by the City, MRL, and Republic Services. |
| 665 | PP           | 2022                       | 2                                       | Sentinel Property Medical Offices   | Engineering Support Services, LLC                  | 1900            | W   | BROADWAY  | 7,000,000          | 1,170,610 | 5,829,390        | 17                                      |               | Two buildings removed for the project were near the end of their useful life. They were replaced with a medical facility building effectively anchoring the corner and establishing a strong street edge, transforming the site from auto-centric suburban strip to urban infill envisioned in Missoula's City Growth Policy. TIF used for asbestos remediation, deconstruction/demolition, sidewalk/curb/gutter and water main extension.  |
| 666 | PW           | 2022                       | 2                                       | URD II Inez, 1st, 2nd Streets Sidewalk Project                            | MRA  |                 |     | INEZ, SOUTH 1ST & 2ND STREETS WEST                      | 598,082            | 598,082   | -                | N/A                                     |               | 2021 phase of the MRA URD II Sidewalk Program which was established to carry out the URD II Urban Renewal Plan goal of reducing blight by building out the City Sidewalk Network in URD II prior to sunset of the District.   |
| 667 | PW           | 2022                       | 3                                       | URD III Northern Sidewalk Project - Phase 2                               | MRA  |                 |     | VARIOUS STREETS   | 529,745            | 529,745   | -                | N/A                                     |               | 2021 phase of the MRA URD III Sidewalk Program which was established to carry out the URD III Urban Renewal Plan goal of reducing blight by building out the City Sidewalk Network in URD III prior to sunset of the District.  |
| 668 | PP-H         | 2023                       | NRSS                                    | Scott Street Village - Phase III Part 2                                   | Edgell Building, Inc                               | 1315            |     | RODGERS ST  | 9,888,496          | 74,469    | 9,814,027        | N/A                                     | 71            | The third phase of this proejct was expected to be 60 studio apartment units in one building. To comply with current trends and market needs it changed to 71 apartments ranging from studio to 2-bedroom/2-bath in three buildings.  |
| 669 | PP-H         |                            | 2                                       | Bateman Duplex  | John Bateman                                       | 1418            | S   | 2nd Street West   | 518,682            | 10,680    | 508,002          |   | 2             | Clean up of a vacant site in an existing residential neighborhood and replace a derelict building with a new residential duplex (2 bed/2 bath in each unit), off-street parking, and residential landscaping.   |
| 670 | PP           |                            | 2                                       | Bissinger Place   | Bricks and Spurs, LLC (Mike Morgan/Frank Scariano) | 903             | S   | 1st Street West   | 17,009,375         | 319,000   | 16,690,375       |   | 42            | Restoration and re-purposing of a 1905 historic warehouse for mixed-use development commercial/residential, professional office, manufacturing, food service, dwelling units. TIF - asbestos remediation, deconstruction, ROW improvements to 1st Street; FIP - exterior paint removal, windows, door, overhead door, awnings   |
| 671 | PF-H         |                            | 2                                       | Bridge Apartments   | City of Missoula                                   | 1205            | W   | Broadway St.  |                    | 2,230,000 |                  |   | 21            | \$2,195,000 for acquisition of the apartments to keep them affordable in perpetuity and keep the current residents housed, plus \$10,000 for project management. \$25,000 was approved for due diligence on 8/19/21.  |
| 672 | PL           |                            | 3                                       | Brooks Corridor Transit-Oriented Development Infrastructure Study         | MRA  |                 |     | BROOKS ST   | 225,000            | 80,000    | 145,000          | N/A                                     |               | Plan to transform the Brooks Street Corridor into a transit-oriented development (TOD) street.  |
| 673 | PP-H         |                            | 2                                       | Burton Street Apartments  | Alex Subrayan                                      | 525             |     | BURTON ST   | 943,793            | 123,994   | 819,799          |   | 6             | Project removed two small vacant dilapidated houses to construct a 6 unit, two-story building. TIF assistance included reimbursing the cost of deconstruction including asbestos abatement, and sidewalk/curb/gutter along Burton St. designed to be the pedestrian connection between the riverfront trail, Broadway St. and the West Broadway Island.   |
| 674 | PW-PT        |                            | 2                                       | Burton Street Improvements  | MRA  | 500             |     | BURTON ST   | -                  | -         |                  |   |               | \$9,200 for engineering approved, construction costs to be deducted from Burton St. Apartments TIF assistance and additional for paving, etc.   |
| 675 | PT           |                            | Front St                                | Caras Park Improvements - Phase 1   | Missoula Downtown Partnership                      | 123             |     | Carousel Dr   | 1,250,000          | 50,000    | 1,200,000        |   |               | Phase 1 implementation of the North Riverside Parks & Trails Plan includes rebuilding the amphitheater, adding ADA seating and grass, flattening and improving the green hill, widening the riverfront trail, upgrading lighting & electrical infrastructure.   |
| 676 | PP-MX        |                            | 3                                       | Casa Loma   | Casa Loma, LLC                                     | 900             |     | South Avenue  | 29,976,200         | 2,212,046 | 27,764,154       |   | 132           | Mixed income, mixed use development in the 900 block of South Avenue with 132 housing units and 18,880 sq. ft. of commercial space. Developer plans to lease 20% of housing to individuals earning 80% of the Area Median Income (AMI). Traffic will be re-routed to a more traditional grid pattern and aligned with a roundabout at South and Stephens Avenues.   |
| 677 | PW           |                            | 2                                       | Flynn-Lowney Ditch  | City of Missoula                                   |                 |     |   | 990,000            | 57,576    | 932,434          |   |               | City ownership of the ditch will create redevelopment opportunities for housing, open space, better & more effective infrastructure, and possibly trail connections. Removal of the diversion structure and ditch will have environmental impacts to the Clark Fork River, fish habitat, and improve the ability to address and treat storm water.  |
| 678 | PW           |                            | 3                                       | Kent Avenue Greenway Improvements   | City of Missoula - Public Works & Mobility         |                 |     | Kent Avenue   | 304,927            | 304,927   |                  |   |               | Kent Avenue is a crucial part of the Missoula Neighborhood Greenways network. This project is located in an area between Tremper's Shopping Center and Tremper's Kent Plaza, two busy commercial areas. This project will install traffic calming features that will minimize confusion and improve safety for pedestrians and bicyclists. Traffic calming features include speed hump, hybrid urban roundabout, sidewalk and crosswalk improvements, rapid flashing beacons and signage.   |
| 679 | PP-H         |                            | 2                                       | Lainsbury Duplex  | James Lainsbury                                    | 1417            | S   | 2nd Street West   | 477,149            | 13,585    | 463,564          |   | 2             | Removal of an abandoned, derelict structure to build a duplex. Each unit will have 2 bedrooms and 2 bathrooms with ample storage and off-street parking. The project is located in a neighborhood that is near several transit stops and within walking distance of shopping and other services.  |
| 680 | PL           |                            | 3                                       | Midtown Master Plan   | Missoula Midtown Association                       |                 |     |   | 570,000            | 370,000   | 200,000          |   |               | Development of a Midtown Master Plan encompassing all of URD III and surrounding areas of importance in Midtown.  |
| 681 | PF           |                            | 3                                       | Missoula County Elections Complex   | Missoula County                                    | 140             | N   | RUSSELL ST  | 5,750,000          | 726,334   | 5,023,666        | N/A                                     |               | Upgrade and expansion of former office building and warehouse to house the Missoula County Elections Complex. TIF funds used for a large meeting room, landscaping and façade upgrade to Design Excellence standards, and all-citizen accessibility.  |
| 682 | PW           |                            | 2                                       | Montana Idaho Water & Sidewalk Project                                    | MRA  |                 |     |   | -                  |           |                  |   |               | MRA is working with Public Works & Mobility to make sidewalk and water line improvements in URD II.   |

|     | A            | F                          | G        | H  | I  | J               | K   | L                    | O                    | V                  | W                  | Z                                       | AA            | AB  |
|-----|--------------|----------------------------|----------|--|--|-----------------|-----|----------------------|----------------------|--------------------|--------------------|---|---------------|---|
| 1   | PROJECT TYPE | FISCAL YEAR FINAL AMT PAID | DISTRICT | PROJECT NAME                             | DEVELOPER  | PROJECT ADDRESS | DIR | STREET               | TOTAL PROJECT COST   | MRA TOTAL          | OTHER INVESTMENT   | FULL TIME EQUIVALENT (FTE) JOBS CREATED | HOUSING UNITS | NOTES   |
| 683 | PW           |                            | Hellgate | MRL Quiet Zone Study                     | City Public Works  | 435             |     | RYMAN ST             | 31,047               | 28,300             | 2,747              |   |               | Combined multi-phase water and sidewalk project. Water main installation on Idaho, Montana, Inez and California Streets. Curb and sidewalk improvements on Idaho, Montana, Dakota and River Streets.  |
| 684 | PP-H         |                            | NRSS     | Otis St. Apartments                      | Otis, LLC - Clancy Kenck   | 1600            |     | Otis St.             | 5,184,100            | 315,100            | 4,869,000          |   | 39            | TIF \$36,600 demo/decon; \$170,000 ROW; \$83,500 utilities. Remove dilapidated buildings and extend public infrastructure including street, curb/gutter/sidewalk, water and sewer mains and street trees.   |
| 685 | PP           |                            |          | Professional Services for Millsite       | Millsite Revitalization Project, LLC and City                          |                 |     | Old Sawmill District | 143,000              | 143,000            | -                  |   |               | Reimbursement of professional legal and financial services to MRP.  |
| 686 | PL           |                            | Front St | Redevelopment of the Payne/Library Block | City of Missoula   |                 |     | FRONT/MAIN           |                      | 25,000             |                    |   |               | Funding for master planning property acquired from the Payne family related to Library constructing a new facility one block east. The family originally owned the new Library block and traded it to Missoula County for the old Library site. The family then gave its new property to the City for redevelopment.  |
| 687 | PP-C         |                            | Front St | Relic Gallery                            | Apple Lane LLC (Brian & Karen Sippy)                                   | 124             | N   | Higgins Avenue       | 2,337,978            | 94,611             | 2,243,367          |   | 6             | Replace existing opaque, wood, barrel-shaped façade with large, transparent storefront windows, brick masonry and reclaimed glass tiles from the old Mercantile building to achieve architectural appearance similar to the McKay Art Co. located at 120 N. Higgins in the 1930s. Also replace a cobra-head, vehicular light fixture with a standard downtown pedestrian-scale light fixture and replace a galvanized metal bike rack with two ornamental bike racks.   |
| 688 | PP-NP-H      |                            | 2        | Trinity Apartments                       | Trinity Apartments LLLP (Missoula Housing Authority and Homeward, Inc. |                 |     | MULLAN RD AT MA      | 42,010,000           | 53,256             | 41,956,744         |   | 202           | Trinity is a "scattered site" low-income residential project with 72 apartments constructed on the block within Burns/Cooley/Stoddard/Cowper Streets and 130 apartments constructed on land donated by Missoula County off of Mullan Rd west of Broadway next to the County Detention Center. Residents of the Cooley Site and 100 of Mullan Site units are income-qualified at less than 70% AMI. 30 of the Mullan Rd units are Permanent Supportive Housing (PSH) homes. The Mullan Site includes a building with many services to address regional chronically homeless conditions. Only the W Broadway sidewalk at Maple Street at the Mullan Site was eligible for TIF assistance. |
| 689 | PW           |                            | 3        | URD III Southern Sidewalk Project        | MRA  |                 |     |                      | 574,996              | 574,996            |                    |   |               | 2022 Phase of the MRA URD III Sidewalk Program which was established to carry out the URD III Urban Renewal Plan goal of reducing blight by building out the City Sidewalk Network in URD III prior to the sunset of the District. Engineering \$89,996; Construction \$485,000   |
| 690 | PP-NP-H      |                            | NRSS     | Villagio Apartments                      | Missoula Housing Authority   | 1100            |     | OTIS ST              | 53,800,000           | 1,339,178          | 52,460,822         |   | 200           | Construction of two, five-story apartment buildings with a total of 200 units. Rents will be set at 40% - 60% of the Area Median Income (AMI). Parking is underground to maximize outdoor space for residents. Includes a trail that is a section of one that will eventually connect Grant Creek and downtown. TIF was used for sidewalk/curb/gutter, public trail, water and sanitary sewer main line extensions, power line stabilization and a large retaining wall that maximizes use of the property.   |
| 691 |              |                            |          |  |  |                 |     |                      | -                    |                    |                    |   |               |   |
| 692 |              |                            |          |  |  |                 |     | <b>TOTAL</b>         | <b>1,043,952,097</b> | <b>131,288,477</b> | <b>917,744,271</b> | <b>1,814</b>                            | <b>2,403</b>  |   |