



Fiscal Year 2025 Budget Presentation

JUNE 26, 2024 |

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



- Created in 1978, the MRA operates in accordance with state law to revitalize Missoula's Urban Renewal Districts (URD).
- MRA partners with public and private entities to help improve economic vitality, create jobs and encourage investment in the Districts.
- MRA invests in public improvements such parks, trails, streets, water and sewer mains, and sidewalks. A recent change in state law now allows TIF to be used for construction of workforce housing.
- Increased Taxable Value (tax increment) generated by reinvestment, can only be invested back into the district until it sunsets.

City of Missoula Community Priorities

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

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



And considers decisions through 3 lenses:

Climate & Resilience | Equity | Housing

MRA Staff

Ellen Buchanan, Director

Annie Gorski, Deputy Director

Annette Marchesseault, Senior Project Manager

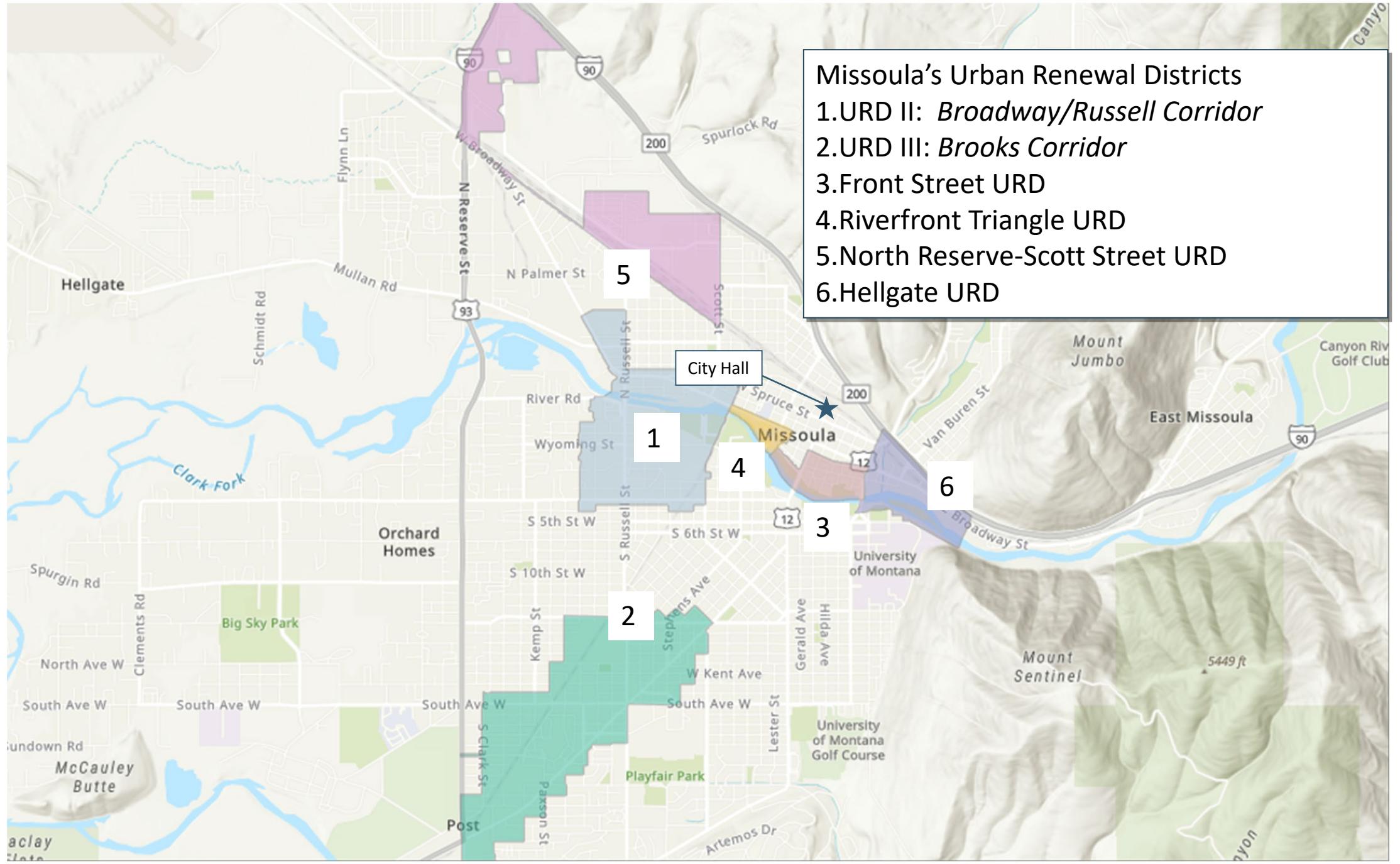
Vacant, Redevelopment Project Manager

Jil Dunn, Business/Project Manager

Maci MacPherson, Communications Specialist

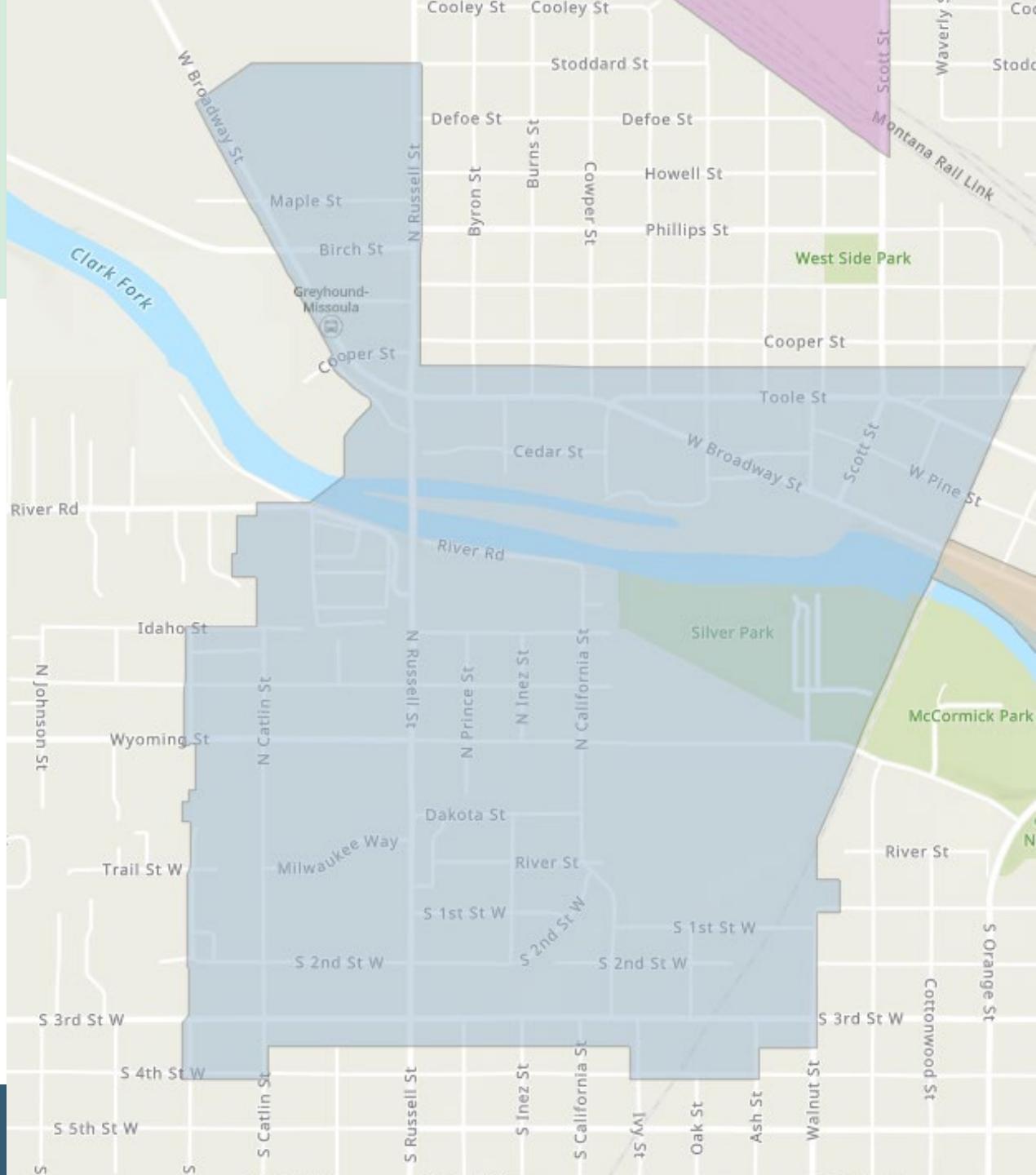
Lesley Pugh, Administrative Specialist III





Urban Renewal District (URD) II

- **FY25 Estimated Beginning Fund Balance: \$4,737,283**
- **Revenue: \$5,352,554**
- **Debt Service Payments: \$1,425,946**
- **Total Available Funds: \$8,663,891**
- **Budgeted Projects: \$6,960,126 (incl. recent Board action)**
- **Projected FY25 Uncommitted Funds: \$1,339,645**



URD II- 9 Year Exit Strategy Priority Projects

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



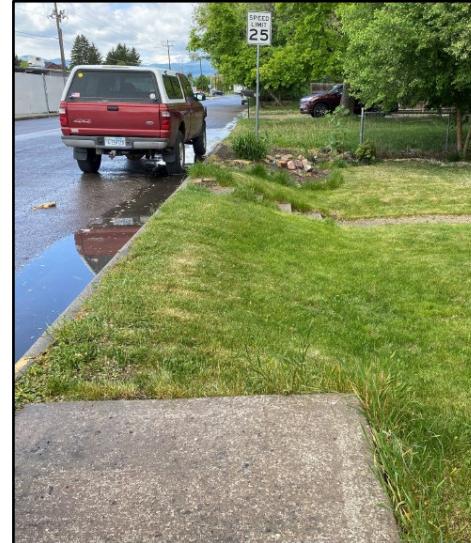
URD II Example Projects: 9 Year Exit Strategy



Project: Maple, Birch, Sherwood Sidewalks



TIF: \$700,000



Project: Washburn, Idaho, Montana, Catlin Water Mains and Sidewalks



TIF: \$800,000



Strategic Plan Goals Met:



- Community Safety, Health, and Well-Being



URD II Example Projects: 9 Year Exit Strategy



Project: Bitterroot Railroad Pedestrian Bridge



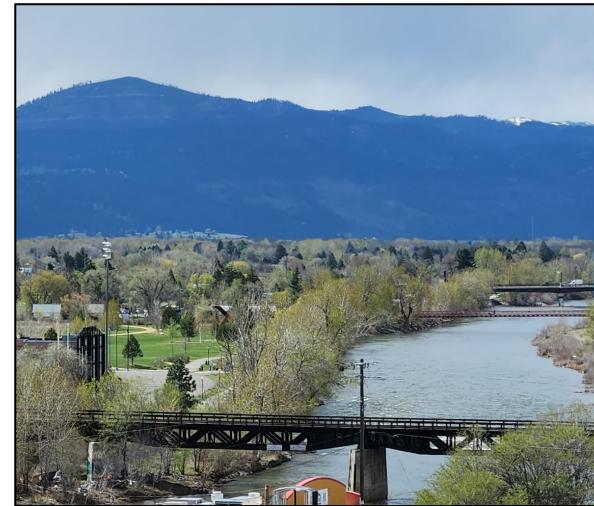
TIF: \$3.5 Million (estimate)



Strategic Plan Goals Met:



- Community Safety, Health, and Well-Being



Project: W. Broadway River Corridor



TIF: TBD



Strategic Plan Goals Met:



- Community Safety, Health, and Well-Being

- Community Design and Livability



URD II Example Projects: 9 Year Exit Strategy



Project: Land banking (Opportunistic)



TIF: TBD



Strategic Plan Goals Met:



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

Trail Lighting on the Milwaukee Trail



Project: Bitterroot Trail Lighting



TIF: \$616,793



Strategic Plan Goals Met:



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



Public-Private Partnership

URD II Example Project: Completed



Project: 1245 3rd St W



TIF Façade Improvement: \$45,185



Strategic Plan Goals Met:



- Community Design & Livability

“This project has created more local jobs, improved energy efficiency, and improved the look and safety of the neighborhood on a high traffic Missoula street. TIF Funding through the MRA has made this improvement possible!”
– Colin Rimel, building owner



Public-Private Partnership

URD II Example Project: Budgeted



Project: Opportunity Place



Deconstruction and Public Improvements: \$929,566

Workforce Housing: \$1,563,170



Strategic Plan Goals Met:



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

Opportunity Place Rendering



SCHEMATIC IMAGERY -- OPPORTUNITY PLACE

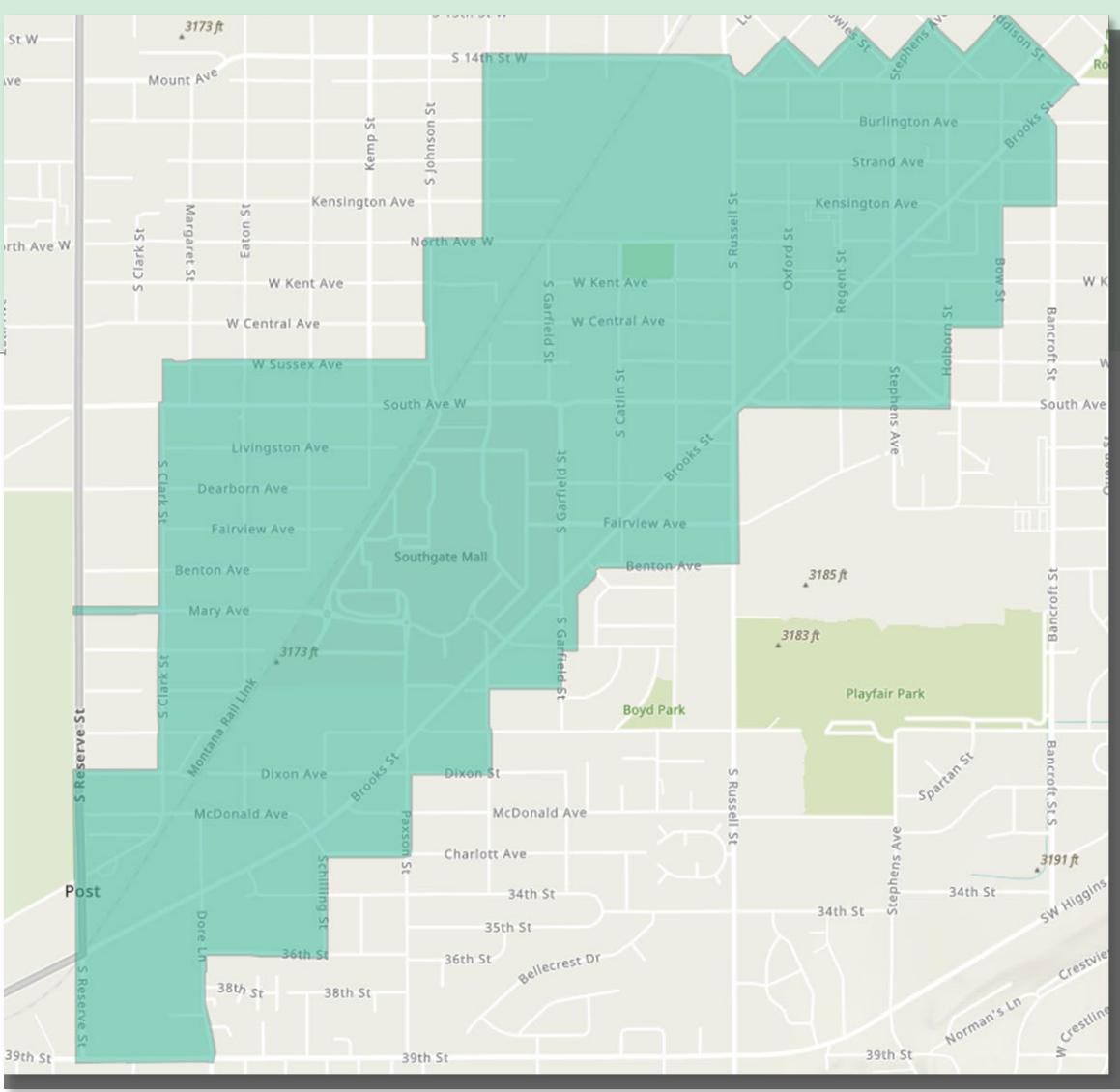
MISSOULA MONTANA

JUNE 3, 2024



Urban Renewal District (URD) III

- **FY25 Estimated Beginning Fund Balance: \$11,671,296**
- **Revenue: \$8,546,054**
- **Debt Service Payments: \$1,237,061**
- **Total Available Funds: \$18,980,289**
- **Budgeted Funds: \$14,329,116**
- **Projected FY25 Uncommitted Funds: \$3,796,916**



Public Improvement Project

URD III Example Project: **Budgeted**



**Project: Water Network - main
in Kensington Ave**



TIF: \$700,000



Strategic Plan Goals Met:



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



Public Improvement Project

URD III Example Project:



**Project: MRL Property Planning
Public Process**



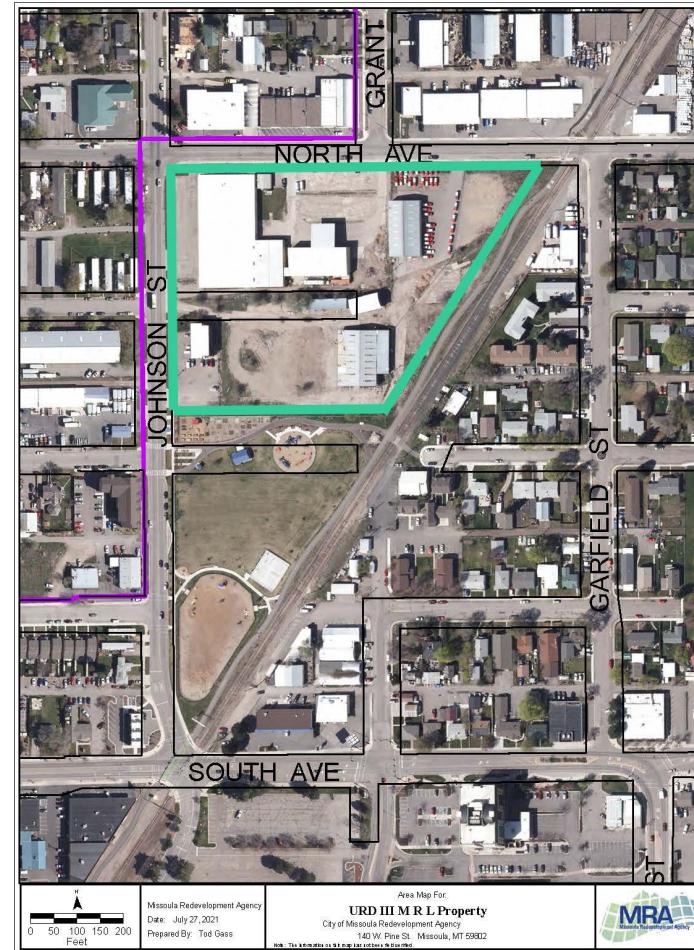
TIF: TBD



Strategic Plan Goals Met:



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



Public Improvement Project

URD III Example Project:



Project: City of Missoula Acquisition of the Southgate Crossing Property



TIF: \$6 Million



Strategic Plan Goals Met:



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



Public Improvement Project

URD III Example Project: Budgeted



Project: Transform Brooks – Connect Midtown



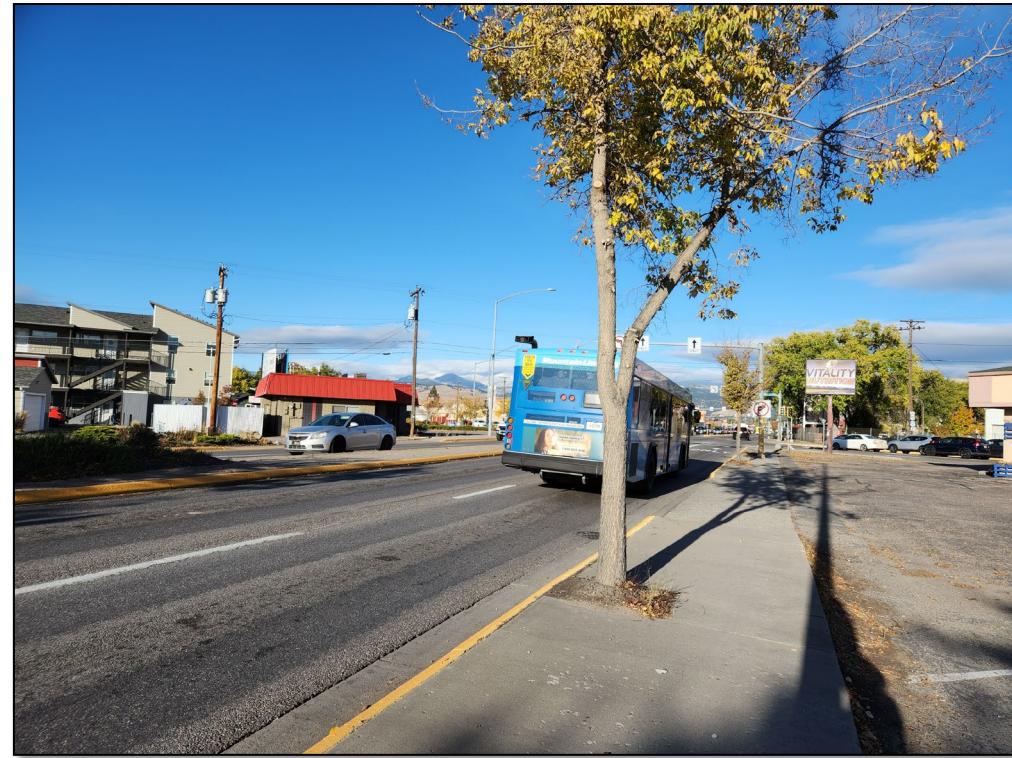
TIF: Planning Grant Remaining: \$339,096
Construction Estimate: \$10 Million



Strategic Plan Goals Met:



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



Brooks Street in Midtown Missoula

Public Improvement Project

URD III Example Project: Budgeted



Project: Kent Avenue Greenway



TIF: \$268,412



Strategic Plan Goals Met:



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



Public Improvement Project

URD III Example Project: **Budgeted**



Project: Bitterroot Trail Lighting



TIF: \$1,848,000



Strategic Plan Goals Met:

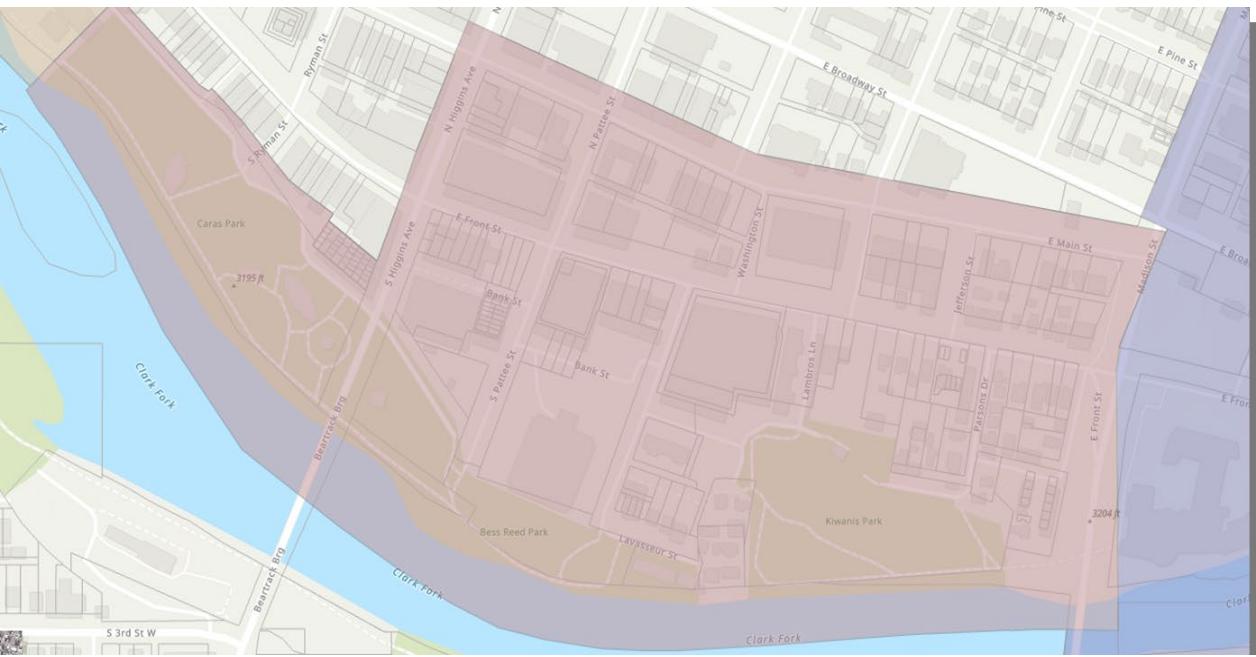


- Community Design & Livability
- Community Safety, Health & Well-being



Front Street Urban Renewal District (URD)

- **FY25 Estimated Beginning Fund Balance:**
\$1,919,165
- **Revenue:** \$ 2,423,719
- **Debt Service Payments:** \$882,535
- **Total Available Funds:** \$3,460,350
- **Budgeted Funds:** \$532,825
- **Restricted Funds for Debt Service:** \$227,606
- **Projected FY25 Uncommitted Funds:** \$2,699,919



Public Improvement Project

Front Street URD Example Project:

Budgeted



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



TIF: \$200,000 partial match for \$24.5 M RAISE Grant*



Strategic Plan Goals Met:



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



*Funding contributed from three URDs – Front Street, Riverfront Triangle & Hellgate

Public Improvement Project

Front Street URD Example Project:

Budgeted



Project: Caras Park ADA River Access and Riverbank Restoration



TIF: \$100,000



Strategic Plan Goals Met:



- Community Design & Livability**
- Economic Health**



Public-Private Partnership

Front Street URD Example Project: Budgeted



**Project: Former Library Block
Redevelopment Plan**



TIF: \$32,825



Strategic Plan Goals Met:



- Community Design & Livability**
- Economic Health**



Riverfront Triangle Urban Renewal District (URD)

- **FY25 Estimated Beginning Fund Balance: \$807,358**
- **Revenue: \$466,951**
- **Debt Service Payments: \$94,391**
- **Total Available Funds: \$1,179,918**
- **Budgeted Funds: \$194,350**
- **Projected FY25 Uncommitted Funds: \$985,568**



Public Improvement Project

Riverfront URD Example Project: **Budgeted**



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



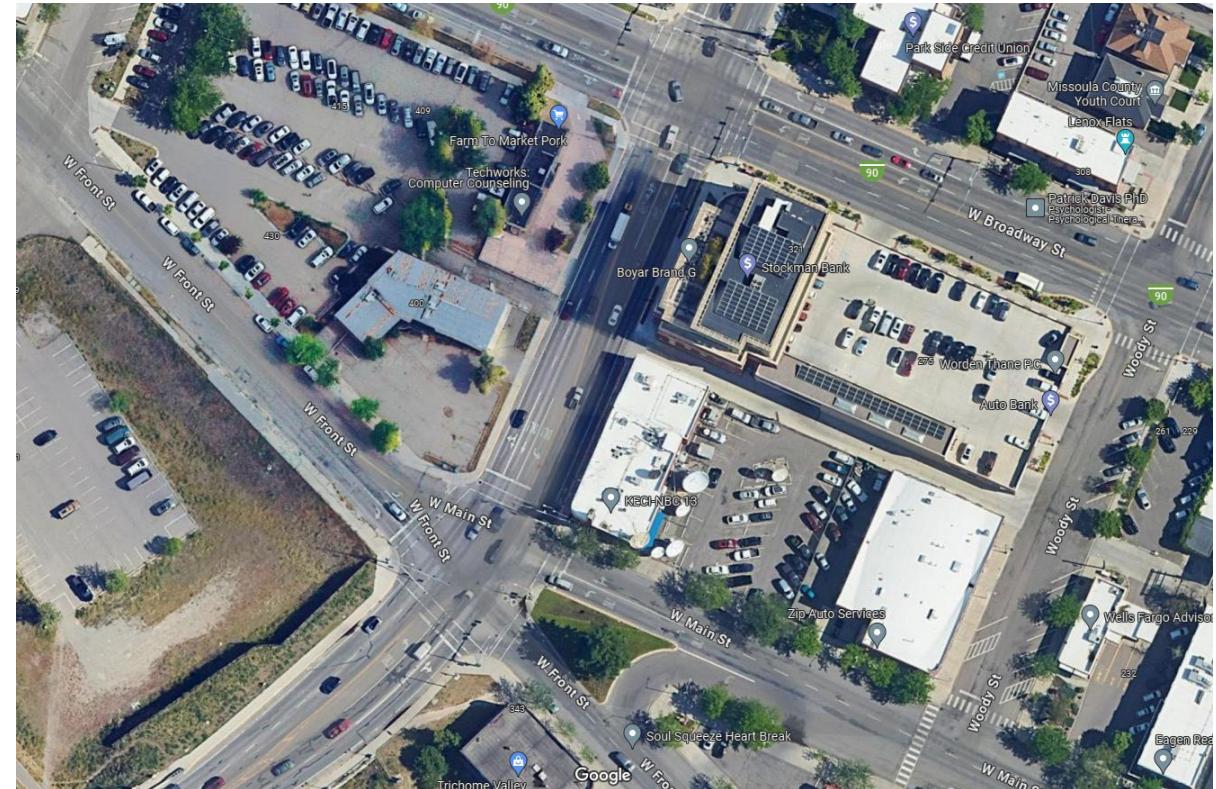
TIF: \$94,350 partial match for \$24.5 M RAISE Grant*



Strategic Plan Goals Met:



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



*Funding contributed from three URDs – Front Street, Riverfront Triangle & Hellgate

Intersection of Orange, Main, and Broadway

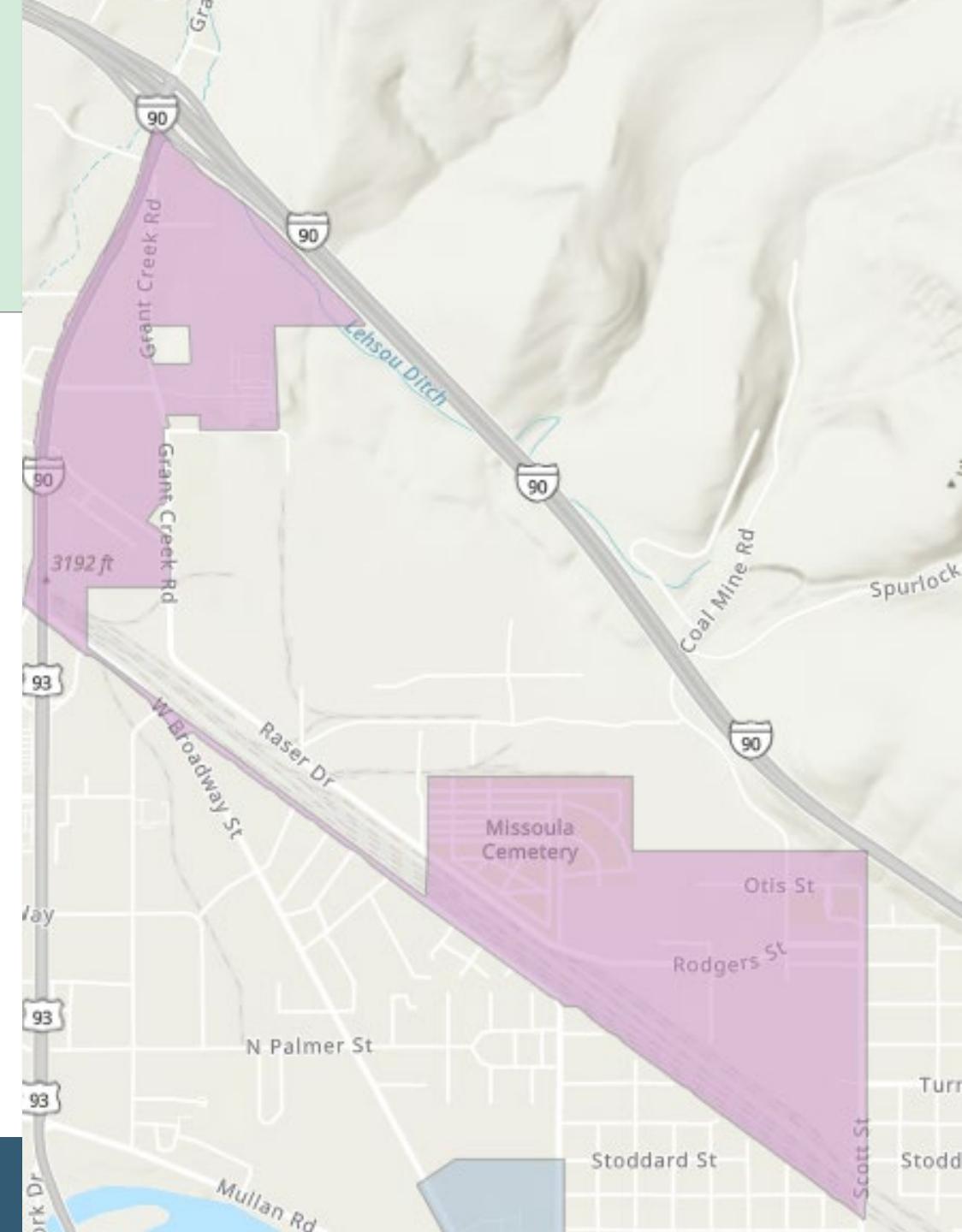


Riverfront Triangle URD Example Projects - Aspirational

Project	TIF	Strategic Plan Goals Met
Riverfront Triangle Development	TBD	<ul style="list-style-type: none">Community Design & LivabilityEconomic Health
Riverfront Trail Connections	TBD	<ul style="list-style-type: none">Community Safety, Health & Wellbeing

North Reserve-Scott Street Urban Renewal District (URD)

- **FY25 Estimated Beginning Fund Balance: \$11,916,320**
- **Revenue: \$2,160,499**
- **Debt Service Payments: \$1,376,434**
- **Total Available Funds: \$12,700,385**
- **Budgeted Funds: \$9,461,514**
- **Projected FY25 Uncommitted Funds: \$3,043,433**



Public-Private Partnership

North Reserve-Scott Street URD Example Project:

Budgeted



**Project: Scott St-Ravara Housing Project:
Planning/Design/Park Acquisition/Site Prep/ Public
Improvements/Workforce Housing**



TIF: \$9.8 Million



Strategic Plan Goals Met:

- Community Development & Livability
- Safety & Wellness
- Economic Health

Rendering of condos at the Ravara Project



Scott St-Ravara Housing Project



Public-Private Partnership

North Reserve-Scott Street URD Example Project:

Budgeted



Project: Otis St Apartments



TIF: \$315,100



Strategic Plan Goals Met:

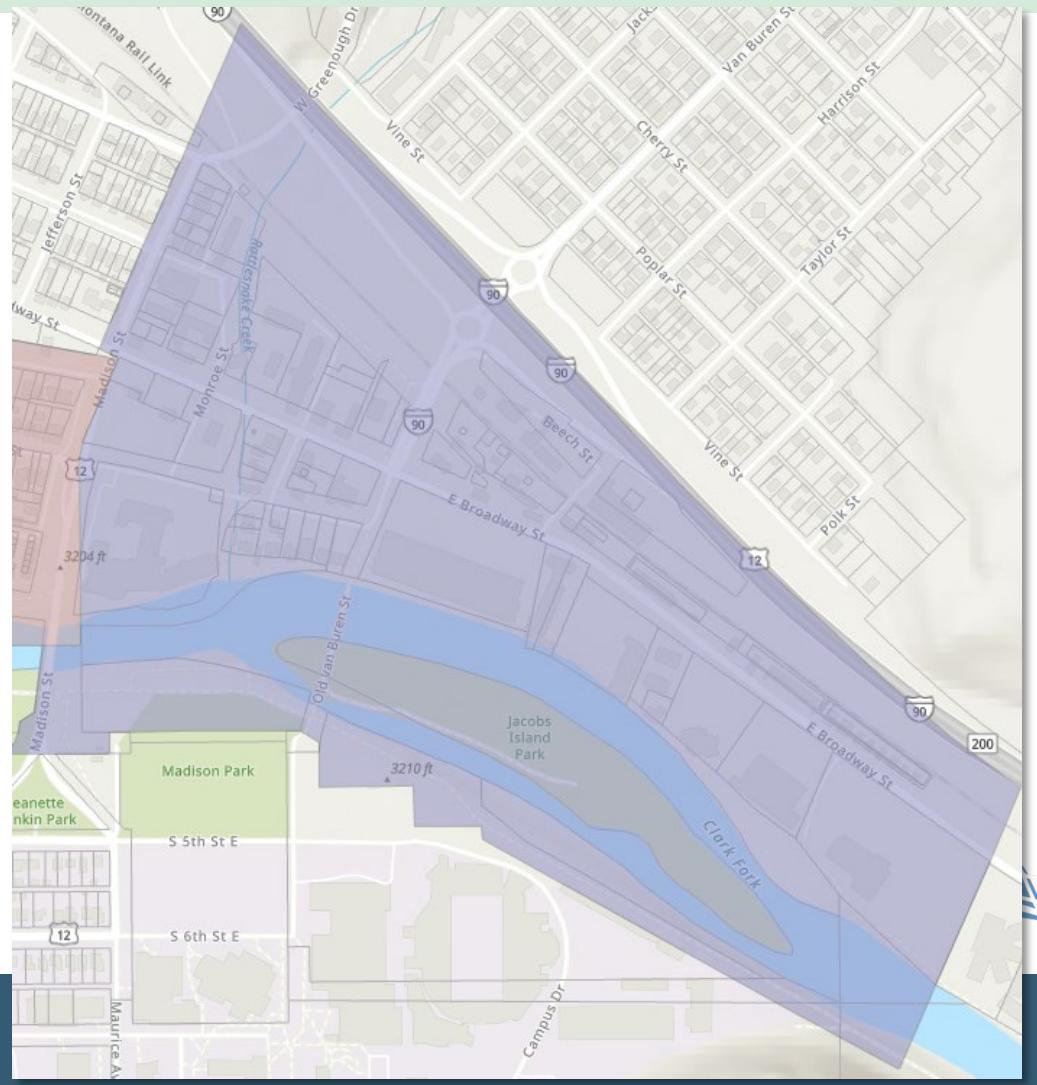


- Community Design & Livability
- Community Safety, Health & Well-being



Hellgate Urban Renewal District (URD)

- **FY25 Estimated Beginning Fund Balance: \$961,415**
- **Revenue: \$490,158**
- **Debt Service Payments: None**
- **Total Available Funds: \$1,451,573**
- **Budgeted Funds: \$1,035,504**
- **Projected FY25 Uncommitted Funds: \$416,069**



Public Improvement Project

Hellgate URD Example Project: **Budgeted**



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



TIF: \$700,000 partial match for \$24.5 M RAISE Grant*



Strategic Plan Goals Met:

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

***Funding contributed from three URDs – Front Street, Riverfront Triangle & Hellgate**



Public Improvement Project

Hellgate URD Example Project: **Budgeted**



Project: Railroad Crossing Wayside Horn



TIF: \$190,572



Strategic Plan Goals Met:



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

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



MRA Communications Update

- MRA staff and Board members engaged with **830** community members between July 2023 – July 2024 in a variety of outreach and engagement event.
- Working with the Downtown SAM (Safety, Access, and Mobility) resident working group
- Maintain MRA's Facebook and Instagram accounts
 - Followers have grown significantly in the past year
- Collaborate with other City communications team members on a variety of projects, including new engagement opportunities with community members
- Work to support the City's equity goals as a member of the Justice, Equity, Diversity and Inclusion (JEDI) Strategic Implementation Team (SIT) and the Climate SIT



Thank you!

Questions?



Click [HERE](#) for Fiscal Year 2025 Proposed Budget

