



## Fiscal Year 2025 Budget Presentation

JUNE 26, 2024 |

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



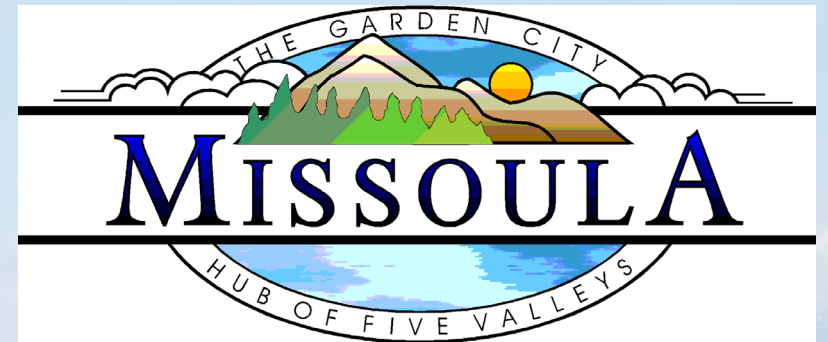
- Created in 1978, the MRA operates in accordance with state law to revitalize Missoula's Urban Renewal Districts (URD).
- MRA partners with public and private entities to help improve economic vitality, create jobs and encourage investment in the Districts.
- MRA invests in public improvements such 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

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**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



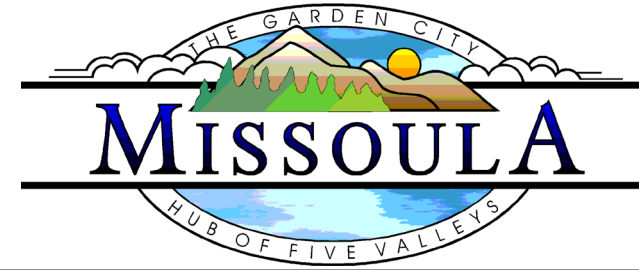
**And considers decisions through 3 lenses:**

**Climate & Resilience | Equity | Housing**



# MRA Staff

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**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

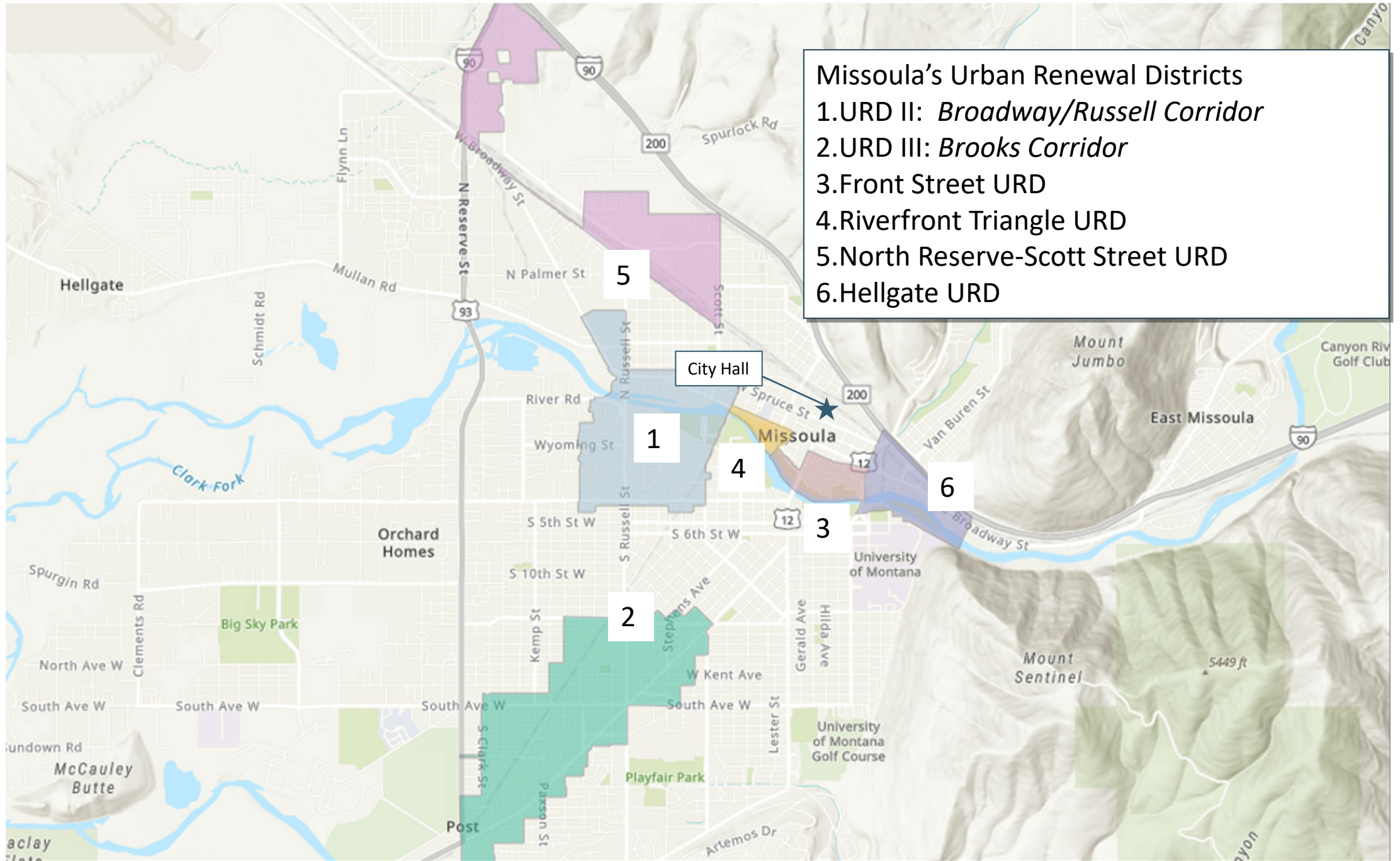




## Missoula's Urban Renewal Districts

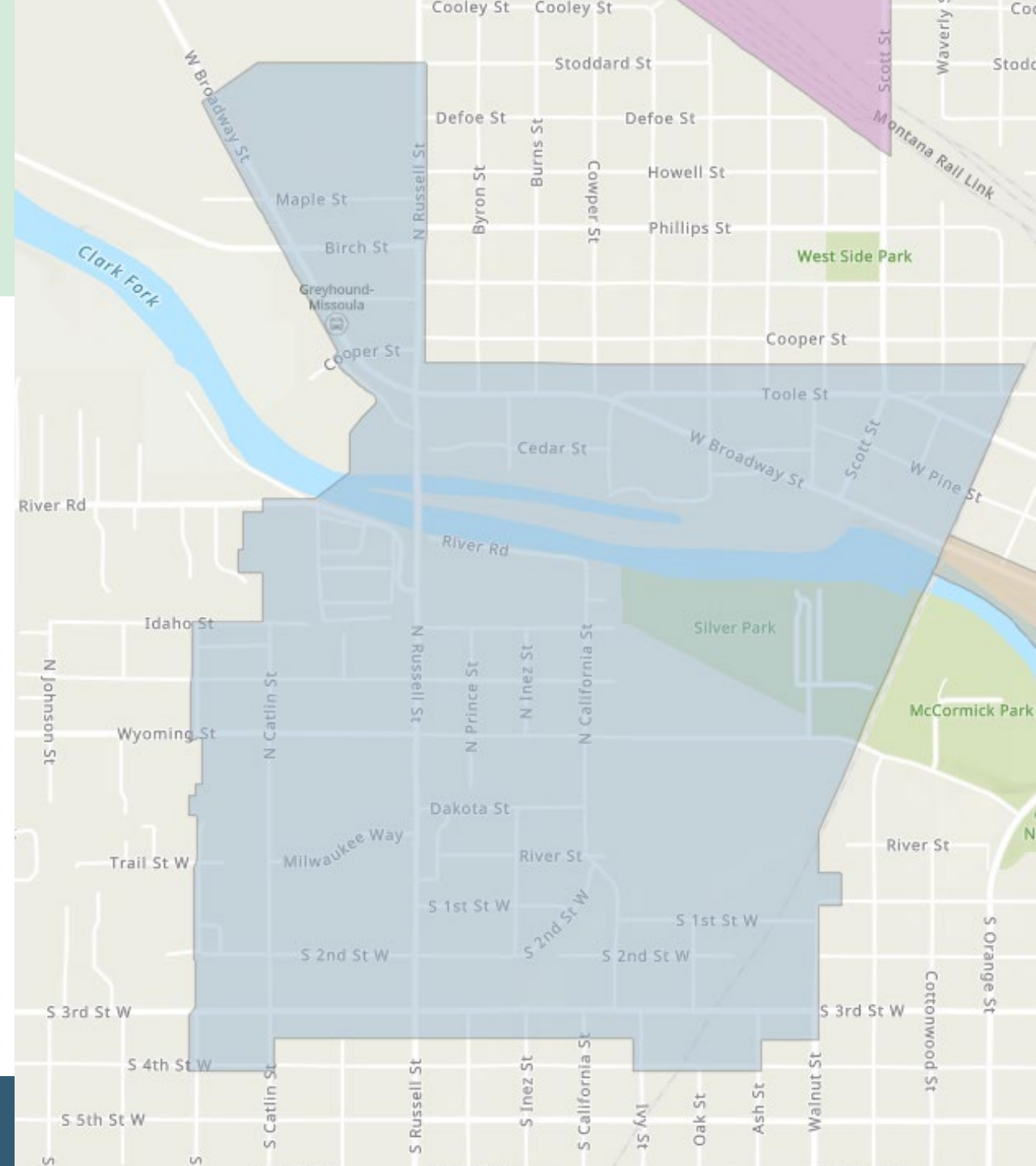
- 1.URD II: *Broadway/Russell Corridor*
- 2.URD III: *Brooks Corridor*
- 3.Front Street URD
- 4.Riverfront Triangle URD
- 5.North Reserve-Scott Street URD
- 6.Hellgate URD

- ## Missoula's Urban Renewal Districts
- 1.URD II: *Broadway/Russell Corridor*
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  - 6.Hellgate URD



# 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**



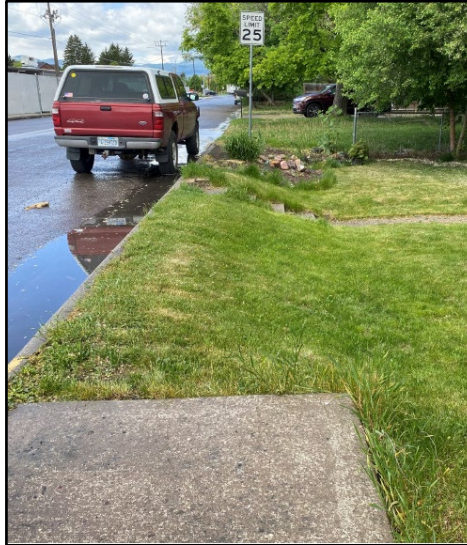
**TIF: \$700,000**



**Strategic Plan Goals Met:**



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



**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



1427 W. Broadway

## Public-Private Partnership

# URD II Example Project: Completed



Project: 1245 3<sup>rd</sup> 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



Before



After



## 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



OPPORTUNITY  
RESOURCES, INC.



encompass  
design  
10200 Broadway  
Suite 1100  
Portland, Oregon 97208  
503.281.1234

**SCHEMATIC IMAGERY -- OPPORTUNITY PLACE**

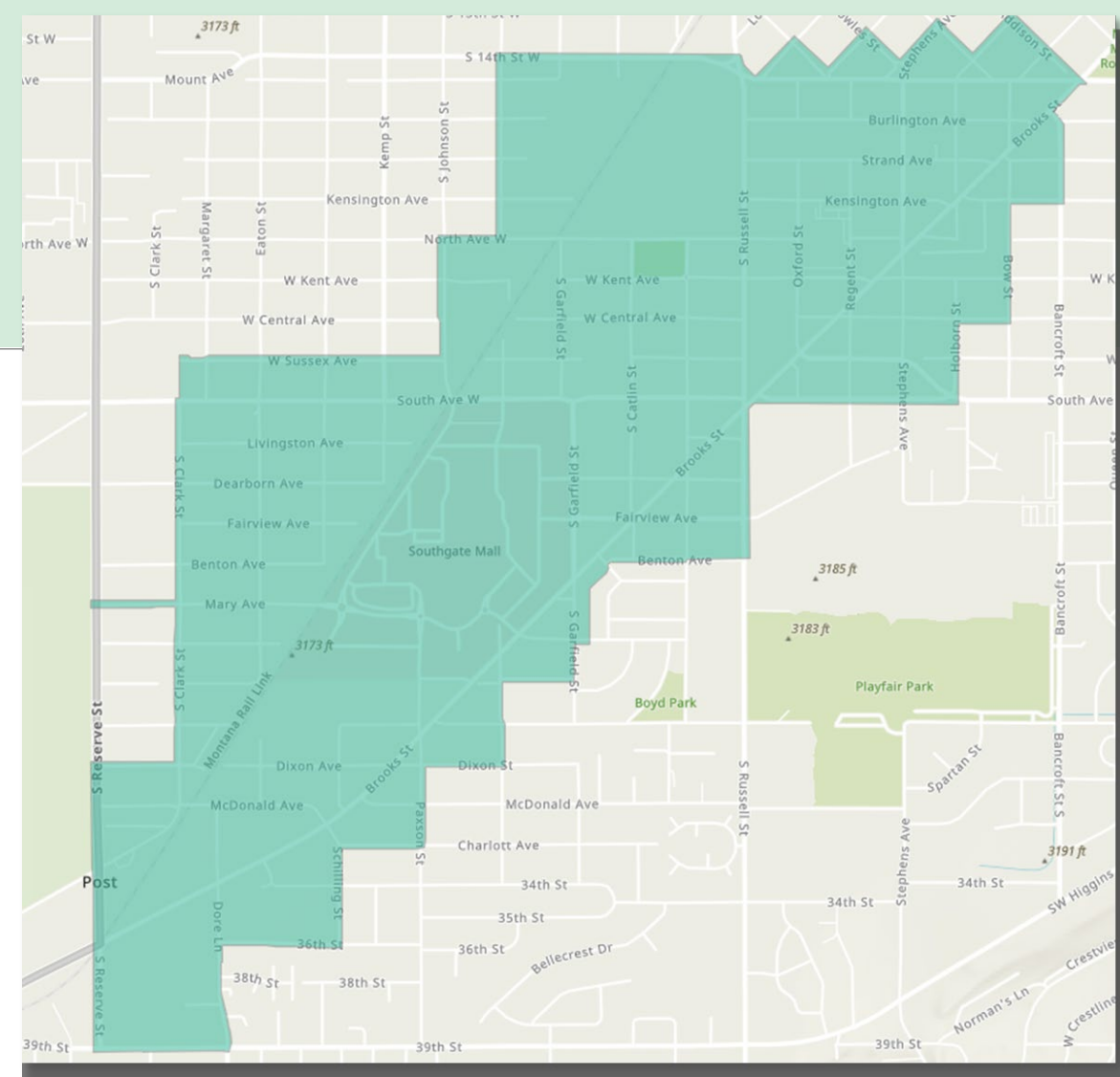
MISSOULA MONTANA

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**



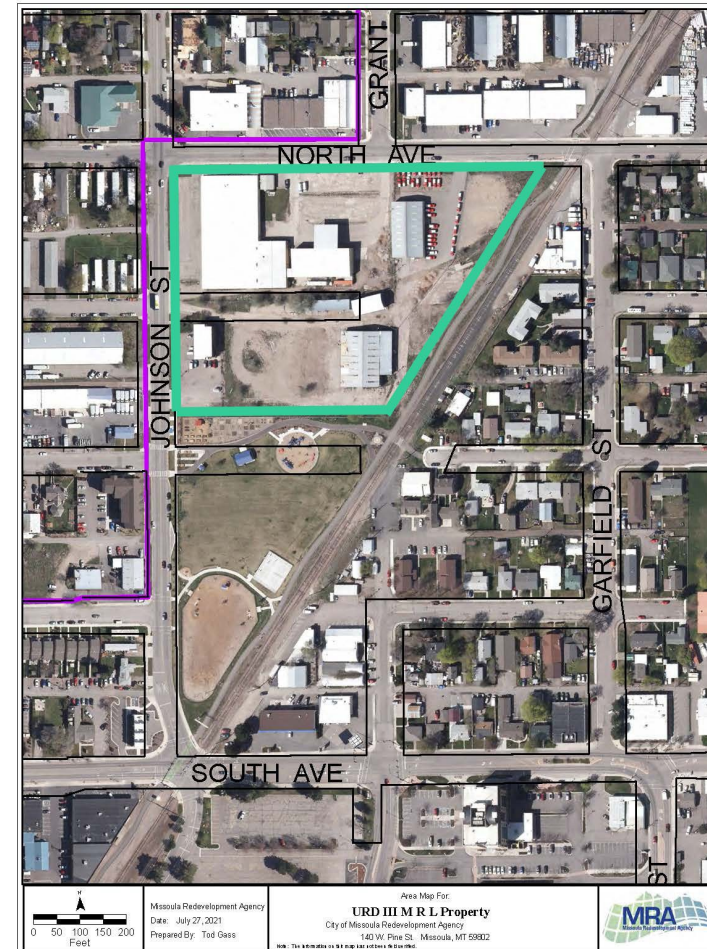
**TIF: TBD**



**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**



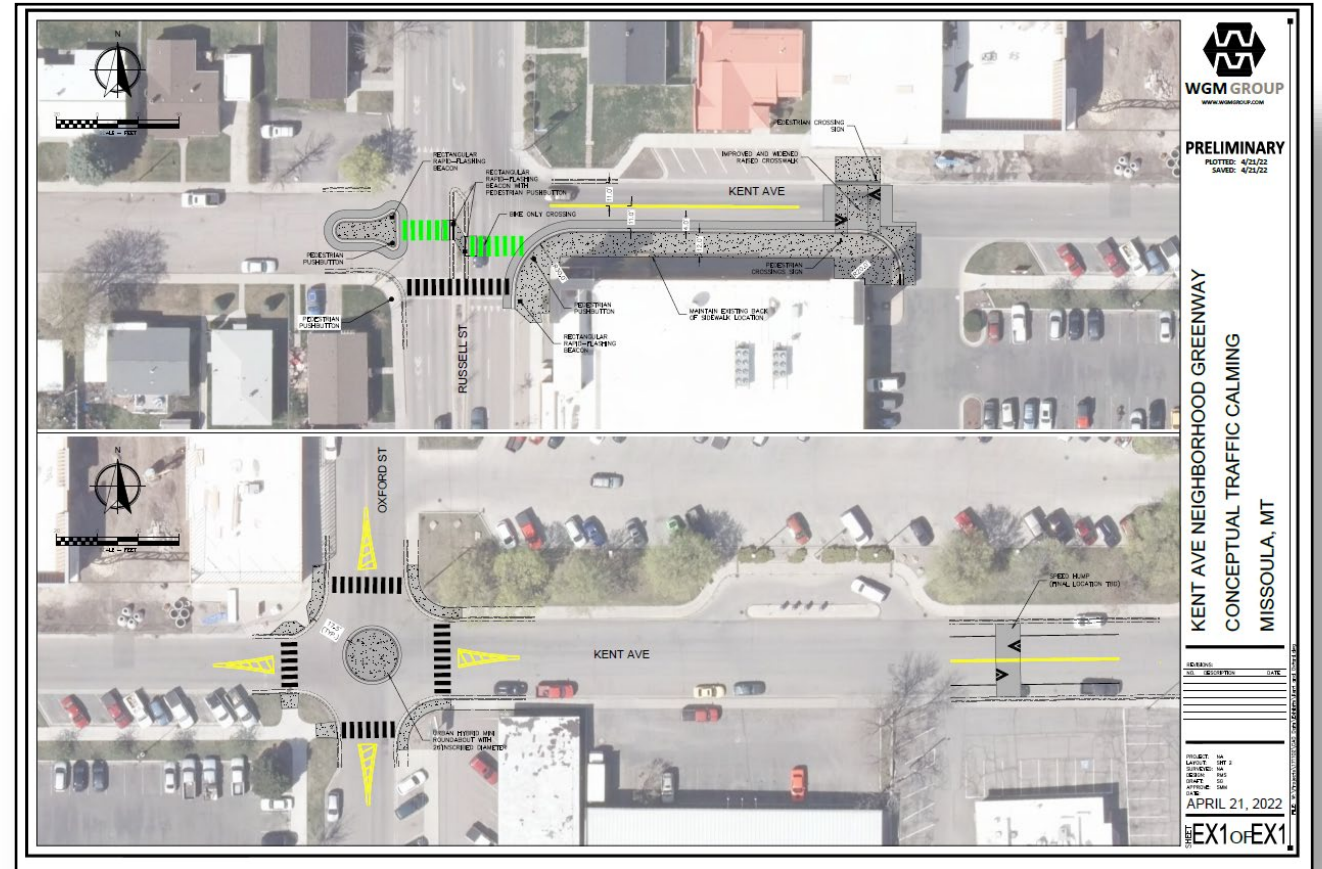
**TIF: \$268,412**



**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

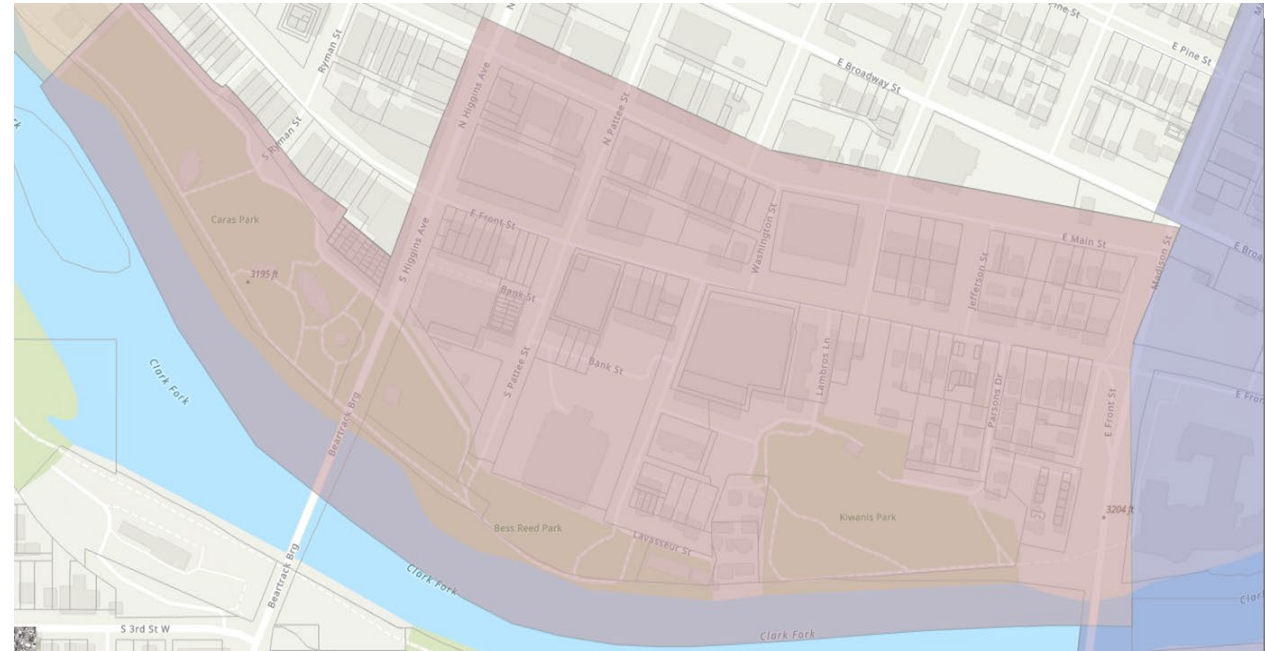


Bitterroot Trail in URD III



# 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

Intersection of Front St, Main St, and Orange St





# 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



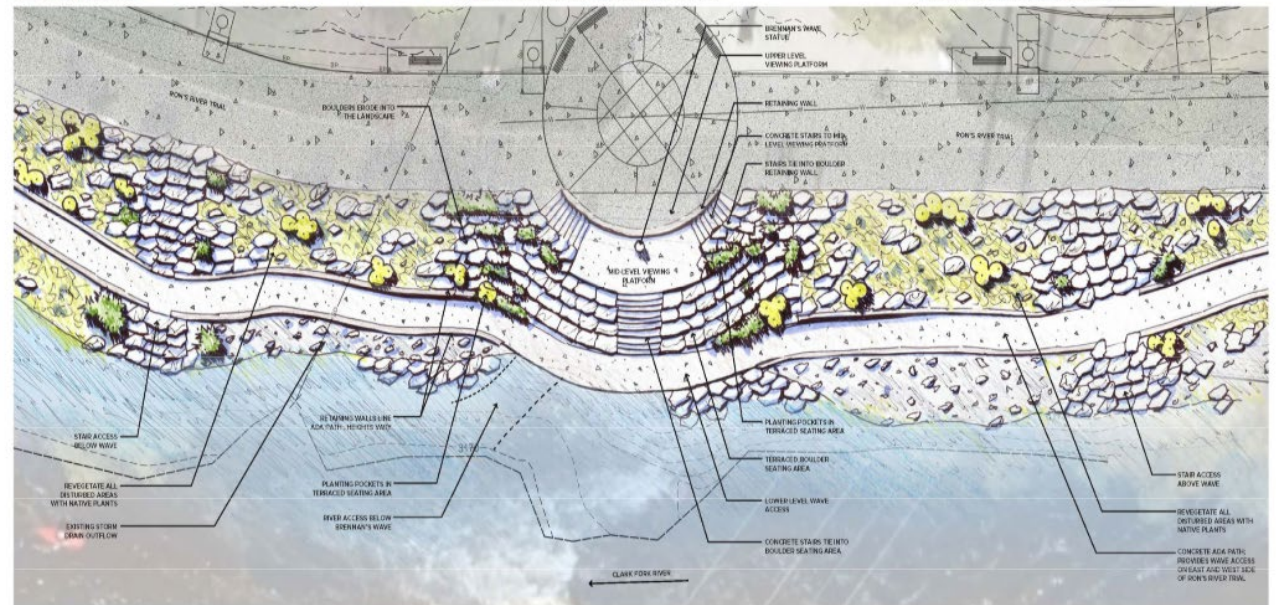
TERRAZED SEATING PLACES RIVERFRONT



SPECTATORS VIEW SLUDDY RIVER FROM TERRACED SEATING AREA IN DAYTON, OHIO



LARGE TERRACED BOULDERS LEAD FROM RIVERFRONT INTO RIVER



## Public-Private Partnership

# Front Street URD Example Project: Budgeted



**Project: Former Library Block  
Redevelopment Plan**



**TIF: \$32,825**



**Strategic Plan Goals Met:**



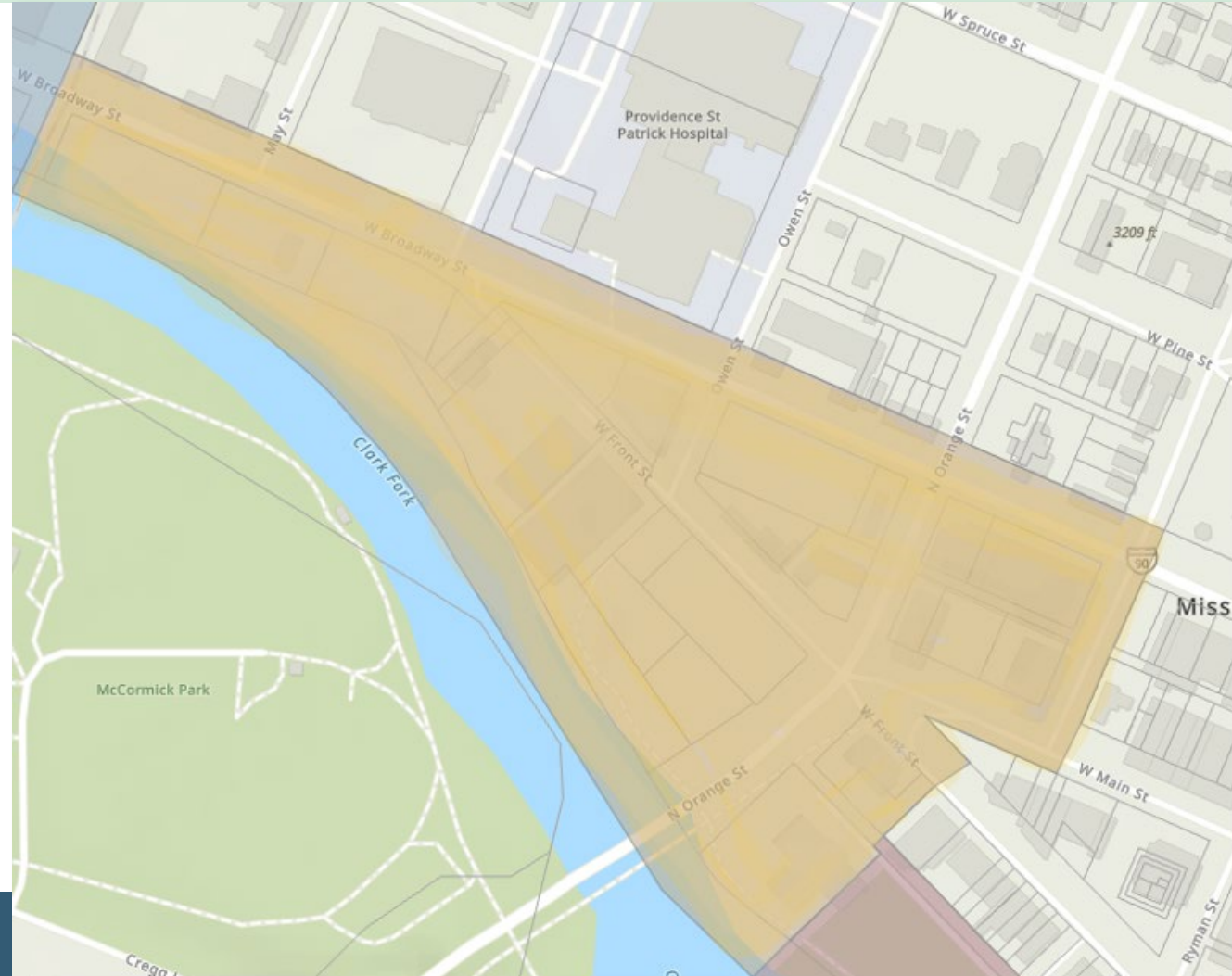
- Community Design & Livability
- Economic Health





# 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**



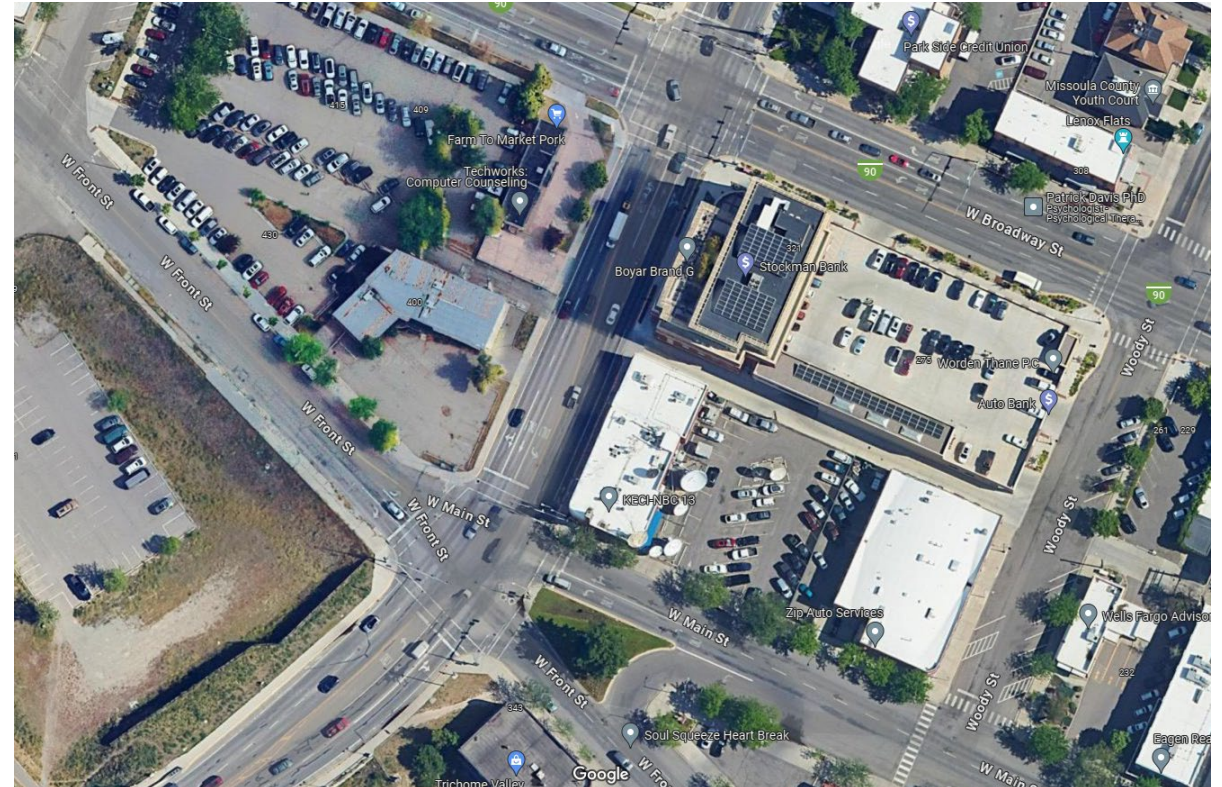
**TIF: \$94,350 partial match for \$24.5 M RAISE Grant\***



**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

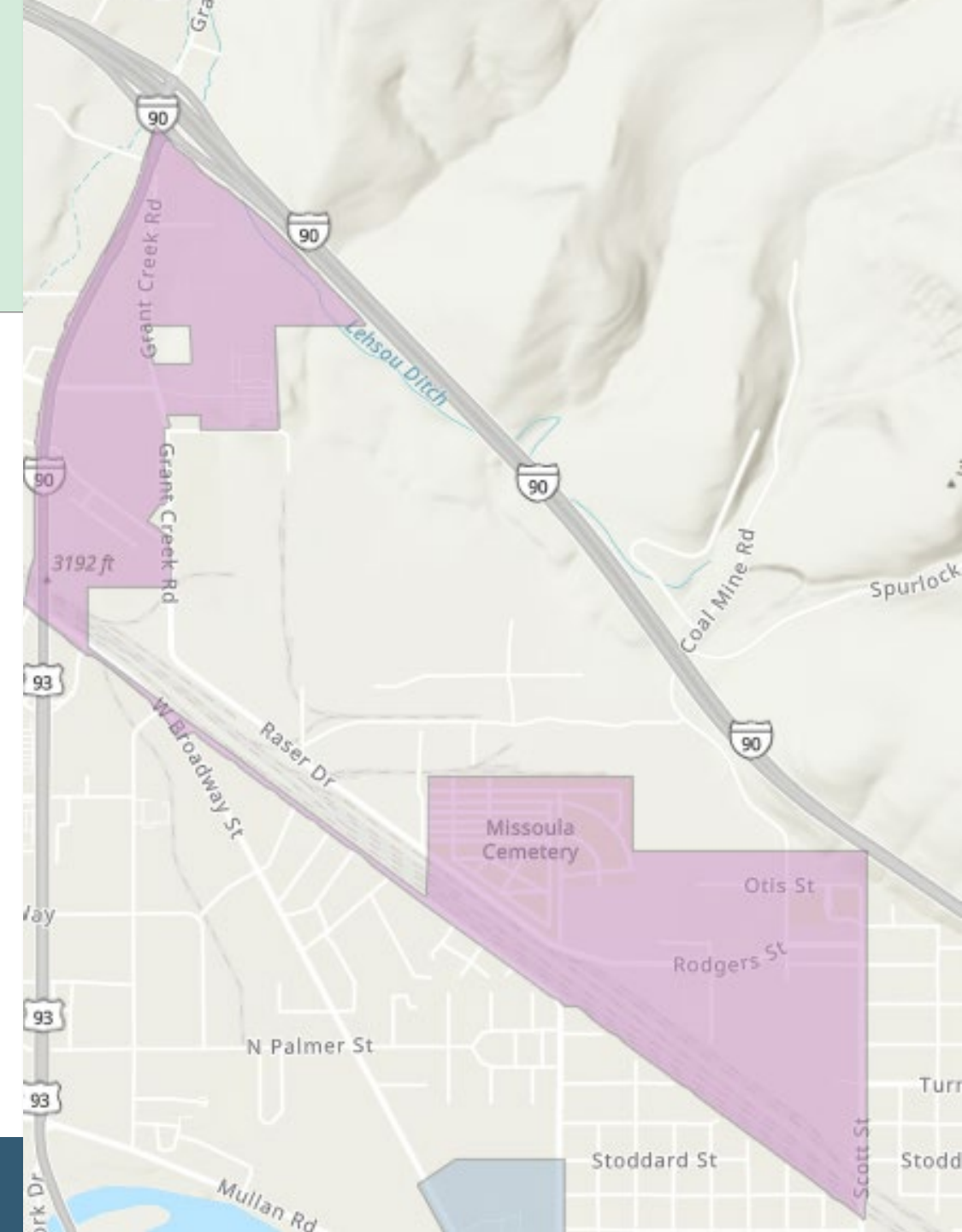


# Riverfront Triangle URD Example Projects - **Aspirational**

Project	TIF	Strategic Plan Goals Met
Riverfront Triangle Development	TBD	<ul style="list-style-type: none"><li>• Community Design &amp; Livability</li><li>• Economic Health</li></ul>
Riverfront Trail Connections	TBD	<ul style="list-style-type: none"><li>• Community Safety, Health &amp; Wellbeing</li></ul>

# 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:**



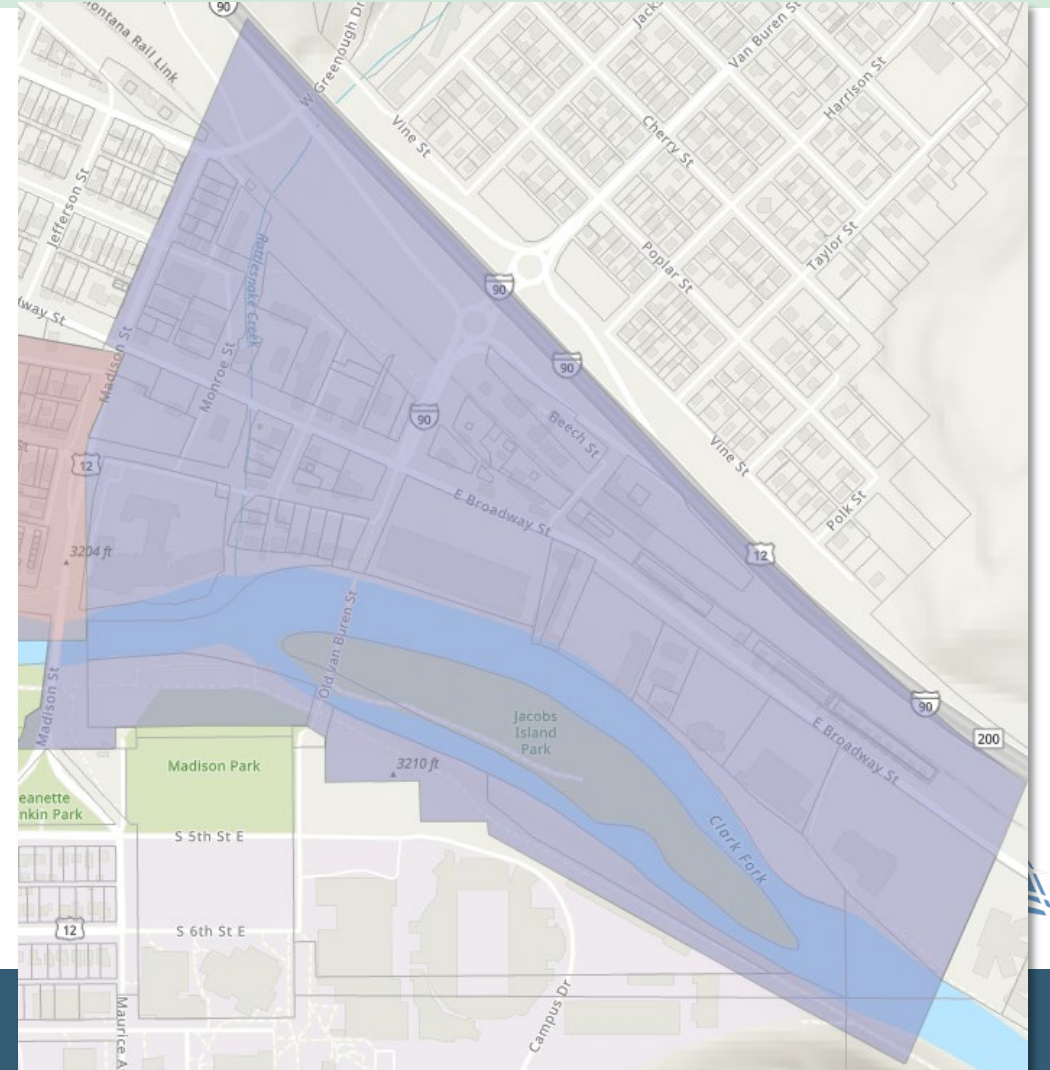
- Community Design & Livability
- Community Safety, Health & Well-being





# 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

Intersection of Main St and Madison Ave



## *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

