

MISSOULA REDEVELOPMENT AGENCY

CONDENSED BOARD MEETING MINUTES

February 15, 2018

FINAL

A Regular meeting of the Board of Commissioners of the Missoula Redevelopment Agency was held on Thursday, February 15, 2018 at the Hal Fraser Conference Room, 140 W. Pine, at 12:00 p.m. Those in attendance were as follows:

Board: Nancy Moe, Ruth Reineking, Natasha P. Jones, Melanie Brock

Staff: Ellen Buchanan, Chris Behan, Annette Marchesseault, Tod Gass, Jilayne Dunn, Lesley Pugh

Public: Martin Kidston, Missoula Current; Tom Booth, JAG Grading & Paving; Louie Miller, Dick Anderson Construction; Dale Bickell, CAO City of Missoula; Scott Hoffman, Missoula Police Department; Mayor John Engen, City of Missoula; Ben Weiss, City of Missoula Bicycle Pedestrian Program Manager; Allan Frankl, Dick Anderson Construction; Johanna Ciampa, Missoula Community Access Television (MCAT)

CALL TO ORDER

12:00 p.m.

APPROVAL OF MINUTES

December 14, 2017 Regular Board meeting minutes were approved as submitted.

PUBLIC COMMENTS AND ANNOUNCEMENTS

Moe said MCAT was present to make a video of the meeting. She reminded the Board that they will need to recite the motions in full, instead of just accepting the staff recommendation. Other than that, she said MRA doesn't need to change its procedure. Buchanan said the MCAT Advisory Board recommended that the MRA meetings be recorded for a three month period to see if there is a response to it or a reason to continue broadcasting it. She said she wasn't sure how MCAT would schedule the airings, but it can be found on their online calendar.

ACTION ITEMS

Police Facility – 101 N. Catlin (URD II) – TIF Request (Buchanan)

Buchanan said MRA received a request last year from Mayor Engen, Chief Administrative Officer (CAO) Dale Bickell, and Police Chief Mike Brady to Proceed Without Prejudice on the purchase and renovation of a building at 101 N. Catlin Street to be used as a satellite

police facility. The building will primarily be used as an evidence storage facility and will also house detectives who are currently in leased space in the building next to MRA.

Buchanan said MRA received a request to assist with funding on the building from Bickell in January. She said there are multiple funding sources for this. The request is for MRA to provide debt service for \$1,000,000 of the \$4,192,790 purchase and renovation cost. She said MRA can do it as part of the financing that the City is going to do over a period of set years or MRA can choose to pay it off in larger amounts. She said she will have to see what the revenues look like in URD II if the Board decides to honor the request. This is similar to what MRA did with Civic Stadium debt where it paid off \$2,000,000 in four or five years instead of doing bonds.

Mayor Engen said he, Bickell and Scott Hoffman from the Police Department were happy to answer any questions from the Board. Moe asked if the Police Department has moved into the building. Mayor Engen said it is currently under construction. Hoffman said they are looking at moving in at the end of May.

Buchanan said the other piece of this is that it will free up the space next door to MRA for much needed City office space. She said the City has a long-term lease on the space with the intent of ultimately purchasing. Bickell said one of the things they are talking about is moving the Department of Housing and Community Development (HCD) into the space, which is part of Buchanan's purview. He said they already have permission from the landlord to connect the buildings to house MRA and HCD together as well as provide more space for both.

Brock asked if the amount of \$102,834 is the debt service amount that will be paid annually. Buchanan said yes, if the Board chooses to debt service it over the life of URD II. Brock asked if the number is estimated for four or five years at that amount annually. Buchanan said no, if MRA amortizes it along with the City's debt then that's what it would come to per year for MRA. She said if revenues are strong in URD II then MRA may want to pay it off in larger amounts over the course of a few years.

Reineking said it seemed to her like this was an unusual request and said typically MRA would reimburse for specific expenses related to the infrastructure, etc. She said she understood it that MRA would not be asked for any additional expenses related to the actual building or remodeling of the administrative spaces. Mayor Engen replied this request is all in. Reineking asked if there was any estimate of what those expenses might be for the police building in URD II and what the actual expenses would be that are more like MRA's typical reimbursement for the police building. Mayor Engen said because the police building is a public facility and treated differently than most of the other projects that come before MRA, it is eligible for bricks and mortar beyond infrastructure. Buchanan said MRA did something very similar for the County when they were doing their evidence storage building in URD III. She said MRA contributed to that because it is a publicly owned building. Mayor Engen said you can use tax increment funds to purchase and build public facilities.

Jones referred to the Budget Status Report for URD II and asked what Buchanan's thoughts were on what the outlook may be since she was predicting there would be different ways to handle this in the future. Buchanan said URD II was pretty lean for a number of years because of the amount of investment MRA made in infrastructure by building Wyoming Street, Silver Park and the railroad trestle improvements. She said now there is revenue coming from those investments and this is the first time MRA has seen anything near a \$2,000,000 number in ten years or longer. Therefore, she said there is no reason to think it won't continue to grow as there is additional investment in the District. Also, with Russell Street improvements coming there will likely be more investment along Russell Street as well. She said she thinks it will be a healthy district in its latter years. Jones asked Buchanan if she expects that not only will there be capacity to handle this request related to the police facility, but there will be funding available for other projects within URD II. Buchanan said yes. She said MRA had its financial advisors run a capacity analysis on URD II and URD III with this year's revenue and both are healthy.

Moe said as she understands it they are initially looking at \$102,834 for a period of 13 years to be taken out of MRA's contingency for this year which is over \$2,000,000. She asked if there were any estimates on the cost of acquiring the building adjacent to MRA or what MRA will be asked to contribute to it. Bickell said right now the City has a lease on the facility. He said what the City envisions is that the lease will continue and it would be a pro-rata share. He said there is room for other departments in there in addition to MRA and HCD. Bickell said the City's intent would be to continue the lease payments until at such a time it has the ability to acquire the facilities. At that time the City would create a budget request to figure out how to finance it.

JONES: I MOVE TO APPROVE THE REQUEST TO HELP FUND PART OF THE COST OF CONSTRUCTING A POLICE FACILITY AT 101 NORTH CATLIN STREET THROUGH THE COMMITMENT OF ADEQUATE TIF FUNDS TO DEBT SERVICE \$1,000,000 WITH THE UNDERSTANDING THAT STAFF WILL ANALYZE THE PREFERRED TERM AND BRING A RECOMMENDATION BACK TO THE BOARD FOR APPROVAL.

Reineking seconded the motion.

No further discussion. No public comment.

Motion passed unanimously (4 ayes, 0 nays).

Palmer Street Sewer Main Extension (North Reserve/Scott Street URD) – TIF Request (Buchanan)

Buchanan said the Missoula Valley Water Quality District, in partnership with Public Works and some other entities, is going to construct a building for a household waste drop off site for things that are not allowed at the landfill. The building will be constructed north of the park that is there now. Buchanan said the North Reserve/Scott Street Master Plan calls for the park to be relocated to the north and for truck traffic to be routed on what becomes the extension of Palmer Street, which runs between the park and the City Shops building.

Buchanan said one of the main purposes of that is that all of the truck traffic is using Rodgers Street right now and Rodgers Street is where there is significant residential

development. There is a lot of interest in additional residential development beyond what Dave Edgell is currently doing. Buchanan said the original plan to serve the new drop off facility was to run a sewer service line through the park. She said the decision had already been made to run a water main through what is the abandoned Palmer Street right-of-way (ROW). She said it made sense to go ahead and put a sewer main in the right of way too since the long range plan for the District is to do infrastructure improvements and extensions. That way there will be water and sewer already installed in Palmer Street when it is able to be built. She said the City controls the property so there is no worry about getting a private donation or purchase of ROW in order to extend Palmer Street. She said this will bring the truck traffic south of where the residential development is as well as south of where the park will ultimately be located.

Buchanan said the cost to design and install the sewer main extension to serve the household waste drop off facility is \$107,500 with MRA's portion being \$91,000. The Water Quality District has \$17,000 budgeted and the engineering fee estimate is \$16,000 so MRA will cover the amount to construct the line. It will be done at the same time a water line is put in to minimize disruption to the park.

Reineking said it makes sense to her to put the sewer line in at the same time as the water line and appreciates that the traffic will be routed away from the new residential development. She asked if the \$91,000 being asked of MRA includes a contingency. Buchanan said yes.

Ben Weiss, Bicycle Pedestrian Program Manager for the City of Missoula, asked if Turner Street was looked at instead of Palmer Street since it's already the truck route through the residential neighborhood. Behan said the Master Plan developers did look at that. He said there were a lot of long conversations with the Street Department, engineering folks and the Parks and Recreation Department about where it should go. He said some of the decision was based on putting it in a place that will facilitate the neighborhood because it will be a main thoroughfare as well as trying to minimize the amount of traffic going through the City Shops area. Moe said the Master Plan does show that Palmer Street is the proposed gateway to the area and that there is a proposed roundabout at that intersection. Buchanan said she thinks part of it had to do with which pieces of ROW had or had not been vacated and which pieces would be the most attainable without having to go through purchasing ROW from private property owners. Behan said some of it is also how well things connect once a grid pattern is brought back in.

Moe asked when this project is supposed to happen. Buchanan said this spring.

REINEKING: I'LL MOVE THAT THE MRA BOARD APPROVE AN AMOUNT NOT TO EXCEED \$91,000 FOR THE DESIGN AND INSTALLATION OF A SEWER MAIN EXTENSION TO SERVE THE HOUSEHOLD WASTE DROP OFF FACILITY AT THE CITY SHOPS AND AUTHORIZE STAFF TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE PUBLIC WORKS DEPARTMENT.

Brock seconded the motion.

No further discussion. No public comment.

Motion passed unanimously (4 ayes, 0 nays).

Montana Rail Link (MRL) Park – 1930 South Avenue West (URD III) – Request to Approve Construction Manager at Risk (Marchesseault)

Marchesseault said she will be before the MRA Board several times this spring about Montana Rail Link (MRL) Park. She said that is because of the way the process is structured. At the December 14, 2017 MRA Board meeting staff asked the Board for approval to use an Alternate Project Delivery Method for MRL Park and on January 8, 2018 MRA got approval from the City Council to pursue that process. She said MRA then proceeded with a Request for Qualifications (RFQ) and Request for Proposals (RFP) process.

Marchesseault said the evaluation committee for the RFQ and RFP was composed of herself, Tod Gass, Neil Miner and Patrick McGannon from Parks & Rec, and Chris Anderson from DJ&A Engineers who are the engineers on the project. They received six responses for the RFQ and narrowed it down to three preferred firms. The committee conducted interviews with all three firms and after considerable deliberation and careful evaluation against the evaluation criteria, the committee recommends Dick Anderson Construction as the preferred Construction Manager at Risk (CMAR) for the project. At this point, she said staff is asking for approval of Dick Anderson Construction as the preferred CMAR for MRL Park and approval of their fee of \$6,500 to provide pre-construction services for the project.

Moe asked what the pre-construction services for the project are. Marchesseault said Dick Anderson Construction will become part of the design team for the project. They will review the drawings for the project, which are almost at a 75% level. They will put a very realistic cost estimate to the numbers as well as look at the drawings and suggest ways to value engineer or modify details in some ways that make certain things more constructable. She said Dick Anderson Construction will also prepare bid packages when the project is ready to go out to bid, whether it's done as one package or in pieces, and also manage that process. Marchesseault said Allan Frankl, Project Administrator, and Louie Miller, Project Manager, from Dick Anderson Construction were present to answer questions.

Buchanan said when MRA did Park Place Parking Structure this same process was used with Gordon Construction as the CMAR. MRA had a contract with Gordon Construction for pre-construction services and they gave MRA a "guaranteed not to exceed" number for constructing it.

Miller said Dick Anderson Construction is very excited to be part of the team and bring the Park to reality. Jones asked how long the pre-construction phase is expected to last. Marchesseault said in Dick Anderson Construction's proposal they estimated that they will try to get the project out to bid by the 4th week in March, if not sooner. She said all parties agree that they do not want it to go past the end of March or they will miss a competitive bidding season.

JONES: I MOVE THAT THE MRA BOARD APPROVE DICK ANDERSON CONSTRUCTION AS THE PREFERRED CONSTRUCTION MANAGER AT RISK (CMAR)

FOR MONTANA RAIL LINK PARK FOR PRE-CONSTRUCTION SERVICES, APPROVE A CONTRACT FOR PRE-CONSTRUCTION SERVICES IN AN AMOUNT NOT TO EXCEED \$6,500, AND RECOMMEND THAT THE CITY COUNCIL ALSO APPROVE DICK ANDERSON CONSTRUCTION AS THE CMAR FOR MRL PARK CONSTRUCTION, AUTHORIZE THE MRA BOARD CHAIRMAN TO SIGN THE CONTRACT, AND AUTHORIZE STAFF TO SIGN THE NECESSARY DOCUMENTS TO EXECUTE THE CONTRACT.

Brock seconded the motion.

Moe asked if approval of this motion also approves Dick Anderson Construction for the entire MRL Park construction. Marchesseault said it does not. She said the RFP states that while the committee expects that the preferred contractor selected will continue as the CMAR, if for some reason there was an issue they couldn't get past, then the committee reserves the right to select a different CMAR. Marchesseault said they don't expect that will happen, but that request for approval will come when she brings the guaranteed maximum price and begins the bidding and construction process.

Moe suggested an amendment to the motion so that it is for "...the City Council to also approve Dick Anderson Construction as the CMAR for pre-construction services...".

Jones and Brock accepted the amendment.

Buchanan said the City Council approval is required by state law because the project is using Alternate Project Delivery Method. Moe said she understood that and wants to make sure that the City Council is approving the same thing MRA is approving.

No further discussion. No public comment.

Motion passed unanimously (4 ayes, 0 nays).

Montana Rail Link (MRL) Park – 1930 South Avenue West (URD III) – Request for Approval to Issue a Request for Proposals for MRL Park Playground (Marchesseault)

Marchesseault said there is a proposed playground for the park that integrally fits into the overall design of the park. She said playgrounds are their own unique creations and are typically designed by specialized playground designers and installed by certified playground installers. Marchesseault said there are very few local designers/installers, and there is a very long lead time for getting delivery and installation of the equipment. She said the committee (Marchesseault, Gass, Miner & McGannon) feel like it is prudent for them to pull the playground out of the overall project as a distinct piece and bid it separately with the request that whoever replies to the RFP give them design as well as provide playground equipment and installation. Marchesseault said the installers will be certified and have the liability for what they are installing. She said the staff request is for the MRA Board to approve release of a RFP to solicit playground design, equipment and installation fees. If approved, Marchesseault said the schedule is to release the RFP over the weekend and give bidders one month to respond. She said the hope is to be back in front of the Board at the March meeting to get approval for the preferred proposal.

Jones asked how the \$180,000 price was arrived at and if it includes installation. Marchesseault said it does include installation. She said the cost was estimated by the landscape architect on the project, DHM Design, whom have done a number of playgrounds. That number was also reviewed and vetted by the Parks Department, which has also purchased and overseen installation of a number of playgrounds in Missoula, and they think it is a very solid number. Marchesseault said rather than giving \$180,000 as an upset amount they are asking for a range of \$160,000-\$180,000 so that if they are in value engineering the designers of the playground have thought about pieces they might be able to take out to get cost savings as well as save the integrity of the playground.

Brock asked if Parks and Rec will be looking at the RFP responses. She said they have done such a phenomenal job these past couple of years with new parks and park updates. Marchesseault said yes, they are at the table. She said McGannon has essentially written the RFP and they have been integrally involved. The RFP will be issued from MRA and the evaluation committee will include herself, Miner and McGannon from the Parks Department, DHM Design and someone else.

Moe asked if the design will be developed with consideration of the neighborhood participation that has already taken place. Marchesseault said yes.

Buchanan said the MRL property comes with four pieces. One is the purchase, one is the trail, one is the park, and one is how they develop the northern portion of the site. She said the City has put off issuing bonds to this point because they wanted to see how the numbers came in for the trail. The way the City is handling the Park is that it is an MRA project, managed by MRA, with a budget that is set for it. Buchanan said if it starts pushing up against the budget cap then value engineering will kick in rather than having an open-ended number that the City doesn't know what to bond for. Buchanan said staff will be coming to the Board in March to request issuing bonds for all of the MRL expenses that are known to date. She said it will probably be in the neighborhood of a \$4,000,000 bond. Moe asked if that figure includes developing the rest of the parcel. Buchanan said it does not. She said that portion will likely include a RFP process and a public/private partnership with MRA and private sector.

Marchesseault said the total budget established for the MRL Park is \$1,500,000 and that is inclusive of fees, material testing, etc. She said the cost of the playground is a part of that total and she is keeping a spreadsheet of everything that is being subtracted from the total number.

REINEKING: I MOVE THAT THE MRA BOARD APPROVE ISSUING A REQUEST FOR PROPOSALS TO SELECT A CONSULTANT TO PROVIDE DESIGN, ALL PLAYGROUND EQUIPMENT, AND COMPLETE INSTALLATION OF THE PLAYGROUND AT MRL PARK.

Jones seconded the motion.

No further discussion. No public comment.

Motion passed unanimously (4 ayes, 0 nays).

Bitterroot Trail Connection – North to Livingston (URD III) – Request to Award Construction Contract (Gass)

Gass said in April of 2017 staff introduced the trail extension project to the Board. The Board approved DJ&A as the project engineer to design, engineer and administer the contract for the project. The project involves installing a 10 ft. wide paved trail from North Avenue south to Livingston Avenue. Gass said this is the final gap in the Bitterroot Trail between downtown Missoula and Hamilton, MT.

Gass said there was a lengthy review process in getting to final design. Originally, he said the plan was to get it designed and built last summer/fall. The review process stretched out far enough that a strategic decision was made to hold off on bidding the project until this winter. Gass said he thinks waiting has paid off because of the favorable bids that have been received.

Gass reviewed highlights of the design. He showed the intersection at Central Avenue where a new pedestrian bicycle crossing over the tracks will go. Gass said it ties into the City's Bike Master Plan of a future greenway. As part of the MRL Park project the trail will be picked up and brought over to Johnson Street so there will be a connection between Johnson Street and Central Avenue. Gass pointed out a "Golden Spike" trail monument that will be installed to commemorate the completion of the final link of trail. Another highlight is the addition of a signalized, induction-loop activated bike crossing at the intersection of South Avenue and Johnson Street. Gass said when a bicyclist is traveling on the trail they can park in a box at the intersection. The induction loop is under the box and it senses a bike is waiting and will then send a signal to the traffic control box to activate the crossing signal. Gass said there will also be some pedestrian improvements made at South Avenue and Johnson Street.

Gass said MRA received four bids that were opened on Monday, February 12th. He said the two low bids were separated by only \$820 which makes staff feel confident in the bid number. JAG Grading & Paving submitted the lowest bid. JAG is owned by Jason Long, has 25 years of experience which includes a lot of trail building related to MDT projects, so staff is confident in JAG and recommends the Board award the construction contract to them in the amount of \$424,784.

Reineking said it seemed to her that the South Avenue crossing has been fairly complicated to accommodate potential users there. She said the Board previously approved TIF funding for Merle Norman on the northwest corner of South Avenue. She asked if there would be any disruptions to what has already been constructed there. Behan said there will be no disruption. He said Merle Norman owners Betty and Tom Wilkins did conscious design work with respect to where this project might be so their sidewalks and adjacent amenities will enhance the pedestrian experience.

Weiss said one of the reasons the City put in the extra effort to study and get the diagonal crossing for the bikes was that by removing them from the pedestrian space there wouldn't have to be any additional work done to the northwest corner. Reineking said she

appreciates that there will be a bicycle and pedestrian crossing across the railroad tracks at Central Avenue.

Brock asked if the induction loop works well in the snow and if it is weight based. Weiss said it is run by metal detection. He said Missoula is tougher than a city like Portland because there is more snow here and therefore the asphalt on the streets is thicker and the loops don't pick up bikes as well because of that. Weiss said several consultants said that since it is being done in a trail they shouldn't have to worry about thicker asphalt for big truck traffic and plows, therefore it should be able to detect bikes just fine. Weiss said if someone comes on a bike that isn't detected by the induction loop they can always cross on the pedestrian crossing.

Jones asked what the timeline for completion of the project is. Gass said it will be started as soon as weather allows the contractor to break ground and the contract will be 60-90 days with completion being mid-summer.

Moe said in looking at the budget, this project is taking up a good half of the contingency. She asked if there were other projects coming up. Buchanan said the City will be issuing bonds that will pay for this trail, MRL Park and the purchase of the property which replenishes URD III.

BROCK: I MOVE TO APPROVE THE STAFF RECOMMENDATION TO AWARD THE CONSTRUCTION CONTRACT FOR THE BITTERROOT TRAIL JOHNSON STREET EXTENSION PROJECT TO JAG GRADING & PAVING IN THE AMOUNT OF \$424,784, AUTHORIZE THE MRA BOARD CHAIRMAN TO SIGN THE CONSTRUCTION CONTRACT, AND AUTHORIZE STAFF TO SIGN THE NOTICE OF AWARD AND THE NOTICE TO PROCEED.

Reineking seconded the motion.

No further discussion. No public comment.

Motion passed unanimously (4 ayes, 0 nays).

Buchanan said MRL has been wonderful to work with on both the trail and park projects, and allowing the crossing of the railroad tracks at Central Avenue. She said it has been a pleasure to work with them and they are great partners in the design of the park.

2018 Aerial Photography and MRA Wall Maps – Request for Approval (Gass)

Gass said MRA is on a cycle of replacing the maps on the conference room wall every four years. He said normally it is done within Buchanan's authority to authorize expenditure of \$5,000 or less. Gass said this year it will be bumping up against her authority to authorize and there may be additional maps so the amount could be over \$5,000. He said the request is for approval to set a \$10,000 limit to do the 2018 Aerial Photography project.

Gass said the MRA partners with the City and pays a percentage to get the overall valley flown with aerial digital imagery. It is an important part of MRA and the City's Geographic Information Systems (GIS). Gass said the company that they are working with, Valley Air

Photos out of Boise, ID, offers a higher resolution product than they've had in the past. He said it drives the cost up a bit because more survey control on the ground is needed as well as more intense processing for Valley Air Photos on the end product of the imagery. Gass said they are still working through the costs, but would like the ability to say "go" when the conditions are right (snow is gone, trees haven't leafed out, nice and calm blue sky day). Gass said having the flexibility to enter into an agreement with the City GIS and Valley Air Photos so the work can be done at the appropriate time is desired.

Reineking said Buchanan's current independent spending limit is \$5,000. She said the Board may want to consider increasing that limit at some point, especially as MRA gets into anything that might need a change order, without having to come back to the Board. She said she was not making a recommendation, but suggesting the Board may want to take a look at it.

Reineking said the maps have been very handy for MRA and other meetings held in the Hal Fraser Conference Room that are related to City projects. She said she realizes there is limited wall space, but if the conference room is expanded she hopes for a bigger resolution on some of the Districts so they are more visible. Buchanan said that would be done. She said one of the reasons she suggested Gass make the request today is that staff is going to investigate ways the downtown core portion can be done on a larger scale, which might include a pull down map.

Jones asked what the "appropriate time" is as referenced in Gass' memo. Gass said it will vary and depends on mother nature. He said it will probably be towards the end of March or beginning of April. He said he didn't want to be tied to coming to the Board for authorization on March 15th and try to get all of the contracts ready if on March 20th they decide to send the aircraft. He said the current maps were taken four years ago on April 15th. Jones asked how soon MRA will get the maps after the work is done by Valley Air Photos. Gass said about a month or so. He said the maps come in sections that he tapes together and then displays in the conference room. Buchanan said ideally the snow is gone and the trees are starting to leaf out, but not fully because then you can't see the sidewalks.

Moe asked if there is a local aerial company that can do the photos. Behan said there was for many years. It was owned by Percy Karr and his son. Behan said Percy retired and his son was in a plane crash several years ago and can't physically do it anymore. Moe said MRA should ask Valley Air Photos to see if it's possible to digitize and isolate parts of their photos so if MRA needs to it can use the screen in the conference room and project the digital image onto it. Gass said MRA does get a digital copy of everything so he can do some of that himself.

JONES: I MOVE THE STAFF RECOMMENDATION THAT THE BOARD AUTHORIZE AN EXPENDITURE NOT TO EXCEED \$10,000 FOR THE 2018 AERIAL PHOTOGRAPHY PROJECT.

Reineking seconded the motion.

No further discussion. No public comment.

Motion passed unanimously (4 ayes, 0 nays).

NON-ACTION ITEMS

STAFF REPORTS

Director's Report

Buchanan said Missoula is hosting a legislative group from across the state on March 1st and will be meeting on the 6th floor of First Interstate Bank. She said if any Board members would like to attend they are welcome. Buchanan said there will be a tour of the Wilma and Old Sawmill District included. Reineking asked about the Board's ability to tour some of the other districts and suggested scheduling it for later this summer. Buchanan said staff has talked about doing something like was done several years ago where MRA used Mountain Line's trolley and did a tour of all the projects. Reineking added that one of the benefits of that was not only seeing the individual projects, but in some cases the improvements to the sidewalks, curbs, gutters, etc. and how that has an impact on eliminating blight in the neighborhoods as well as improving the community. She said it is worth seeing.

Buchanan said Winter & Co. is coming back in March. It is the week after the Board meeting would normally be. She said it is important to have them do a presentation to the MRA Board since MRA is a major investor in the Design Guidelines/Standards undertaking. Staff will look into moving the meeting to accommodate a presentation.

Moe referred to the Hotel Fox/Riverfront Triangle portion of Buchanan's report and asked what "development of tracts other than the hotel" referred to. Buchanan said there has been discussion all along about the possibility of one of the tracts on Broadway Street possibly coming out of the ground at the same time as the hotel. She said part of that is being driven right now by demand. There are a number of businesses in Missoula that want to be in the downtown area that are out of space. The other part of it is that there's a parking component that impacts Providence when the parking garage and some of the surface parking are removed. Moe asked if the tracts would otherwise be in phases of the Hotel Fox project. Buchanan concurred. She said they would like to have Phase I and Phase II happen simultaneously.

Moe asked Marchesseault what the neighborhood reaction has been on Mary Avenue West. Marchesseault said she has not heard anything specifically from the people who live along Mary Avenue. She said the City did have someone who resides outside of the neighborhood who had concerns about the width of the street and the concern that people were going over instead of around the roundabout. She said the City was able to provide him information that the street is constructed to standards that are acceptable. The widths were recommended by the engineers and approved by the City's Engineering Department. Marchesseault said the streets are narrower than they were before. To her knowledge, she said things are functioning well out there. Gass said he heard from a gentleman on Clark Street, just south of the roundabout, who was skeptical of the project at first and now is very pleased with what is there. Reineking said she recalls having that street narrower than other streets was a request from the neighbors on that street to mitigate traffic speeds they were concerned about. Buchanan said one person was excited about the street lights because they couldn't wait to see the snow against the light at night.

Moe asked Buchanan if she had an idea of what the request to MRA will be for the Downtown Master Plan update. Buchanan said she will know more at the end February. They are trying to wrap up the private fundraising by then. She said fundraising is going well and thinks everyone sees the value of it.

Moe asked if the Front Street URD covers both sides of Higgins Avenue. Buchanan said yes. Behan said the boundary goes to the edge of the ROW.

Staff Activities Reports

Moe asked what the status is on the California Street redesign. Gass said WGM Group is currently developing design alternatives based on the meetings that were held with public and private stakeholders. Gass said he hopes to have that report in the next few weeks. Once the City has those they will be taken back to the stakeholders and work will begin towards selecting a preferred design alternative.

Budget Reports

Dunn said the reports are essentially up to date. She said the City will be bringing back a bond for the MRL property in URD III. Right now it is a significant expense that URD III is carrying in cash. She said the bottom of columns two and three show a negative and that is why.

COMMITTEE REPORTS

OTHER ITEMS

ADJOURNMENT

Adjourned at 1:19 p.m.

Respectfully Submitted,



Lesley Pugh