



## 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

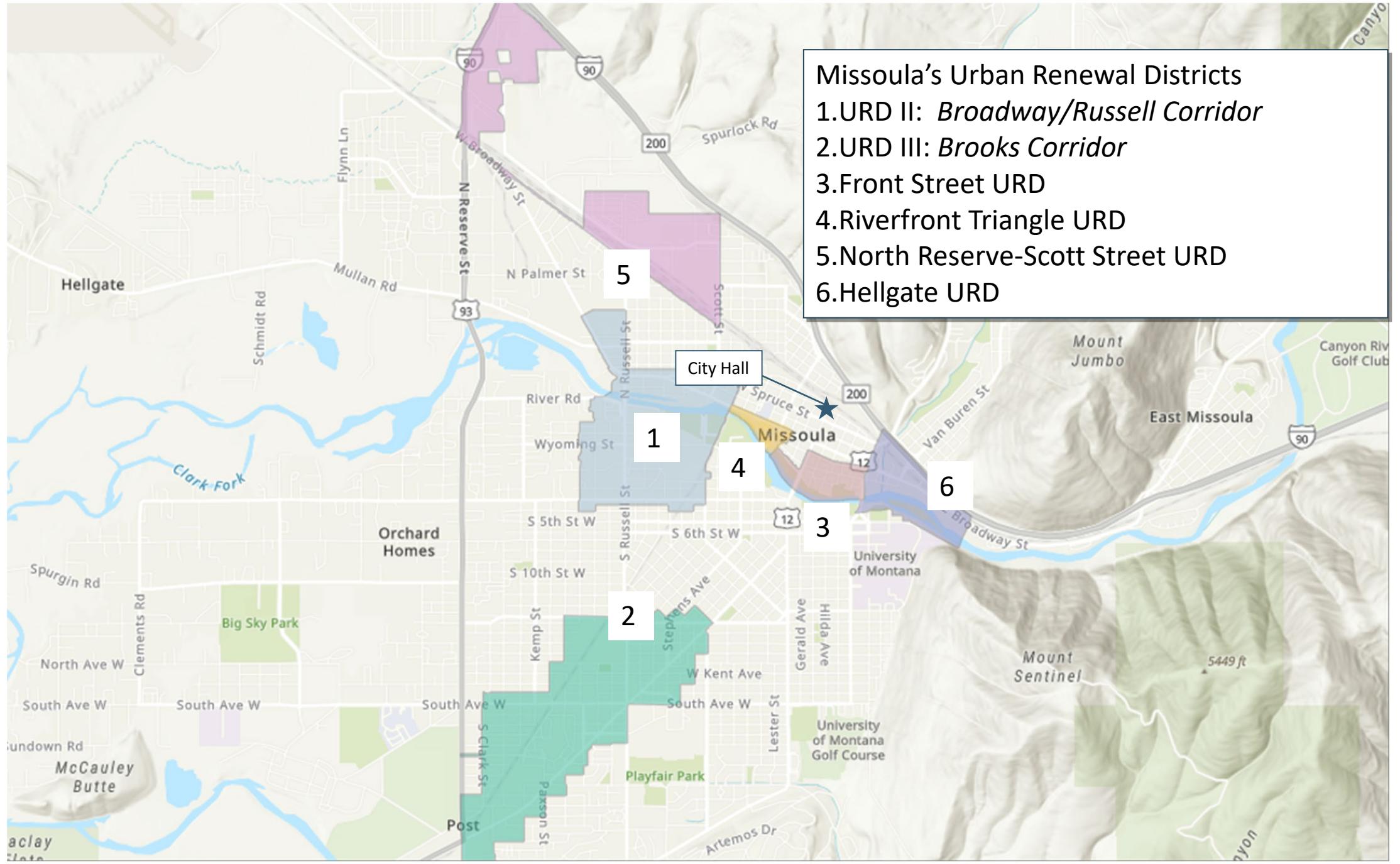
**Vacant**, Redevelopment Project Manager

**Jil Dunn**, Business/Project Manager

**Maci MacPherson**, Communications Specialist

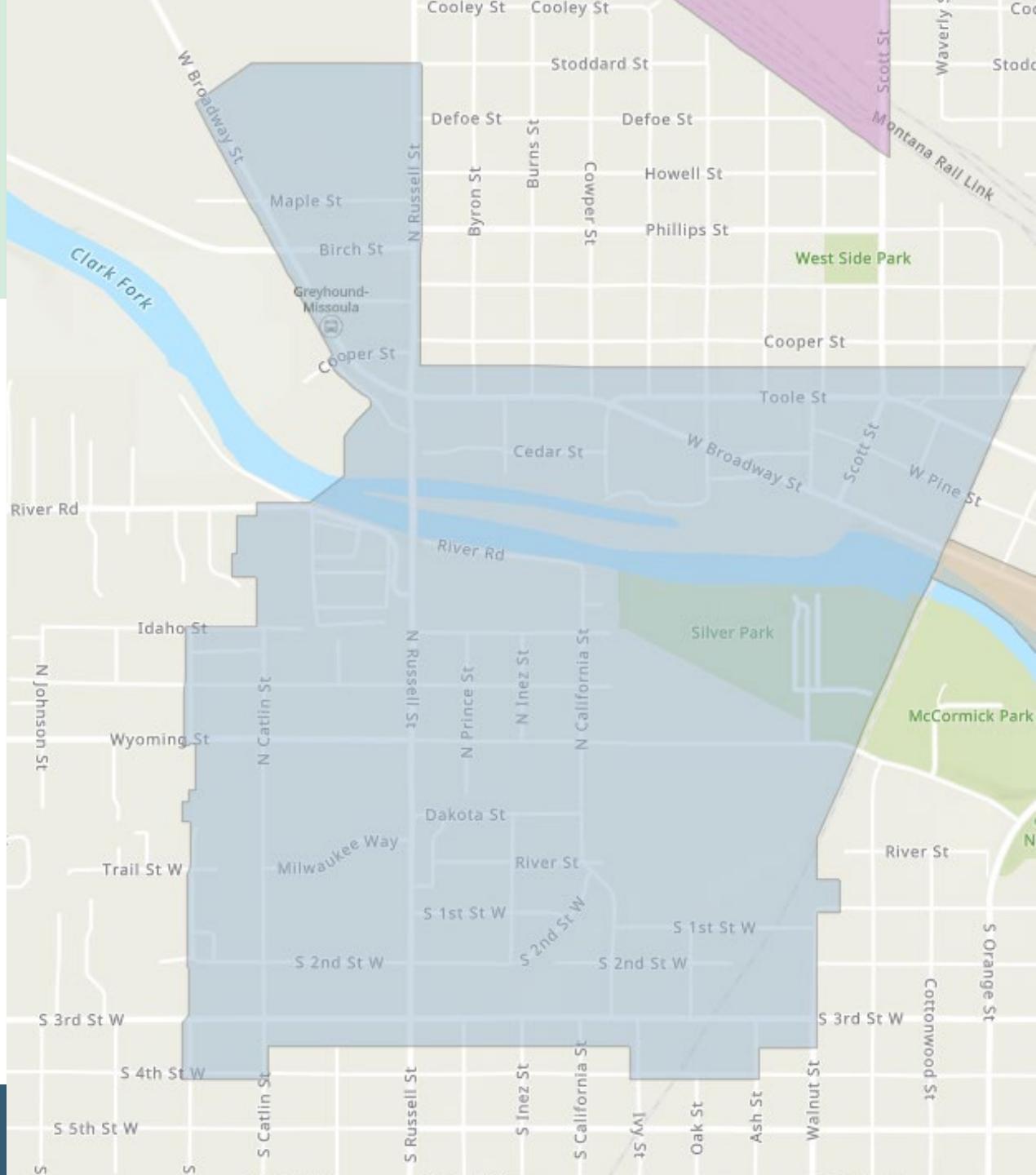
**Lesley Pugh**, Administrative Specialist III





# 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



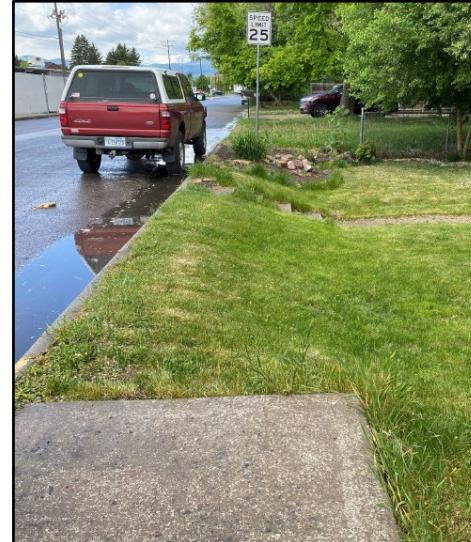
# URD II Example Projects: 9 Year Exit Strategy



**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**



**Strategic Plan Goals Met:**



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



# URD II Example Projects: 9 Year Exit Strategy



**Project: Bitterroot Railroad Pedestrian Bridge**



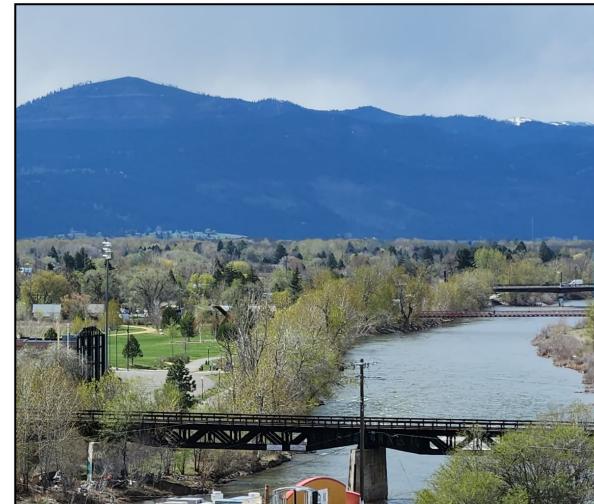
**TIF: \$3.5 Million (estimate)**



**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 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



## 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

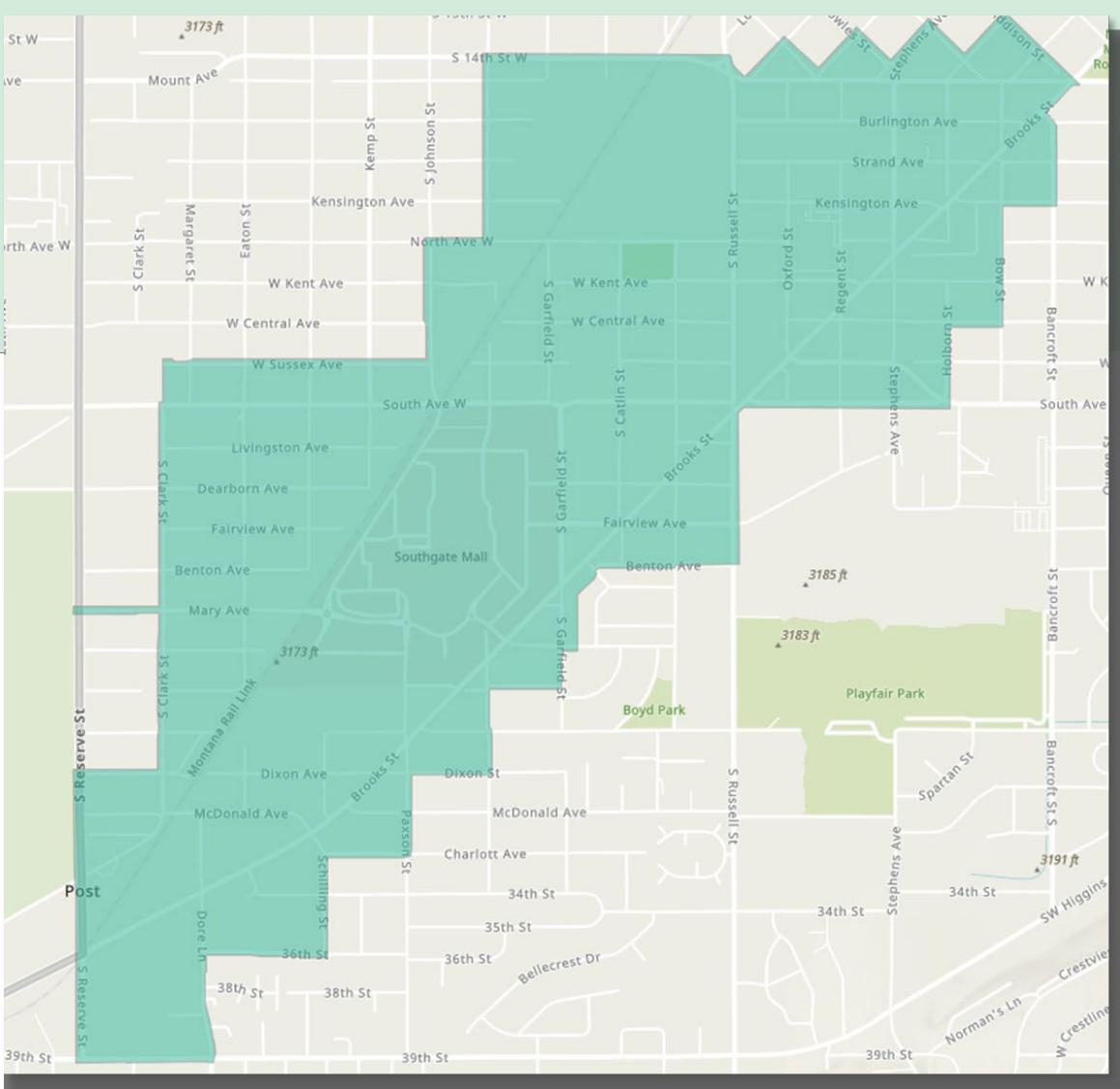
MISSOULA MONTANA

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**



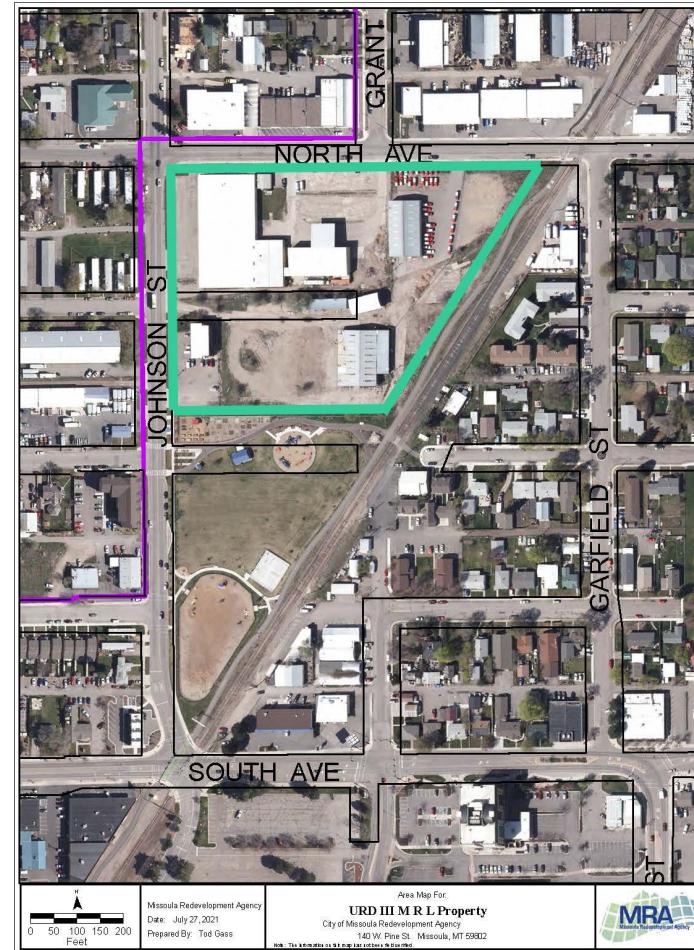
**TIF: TBD**



**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**



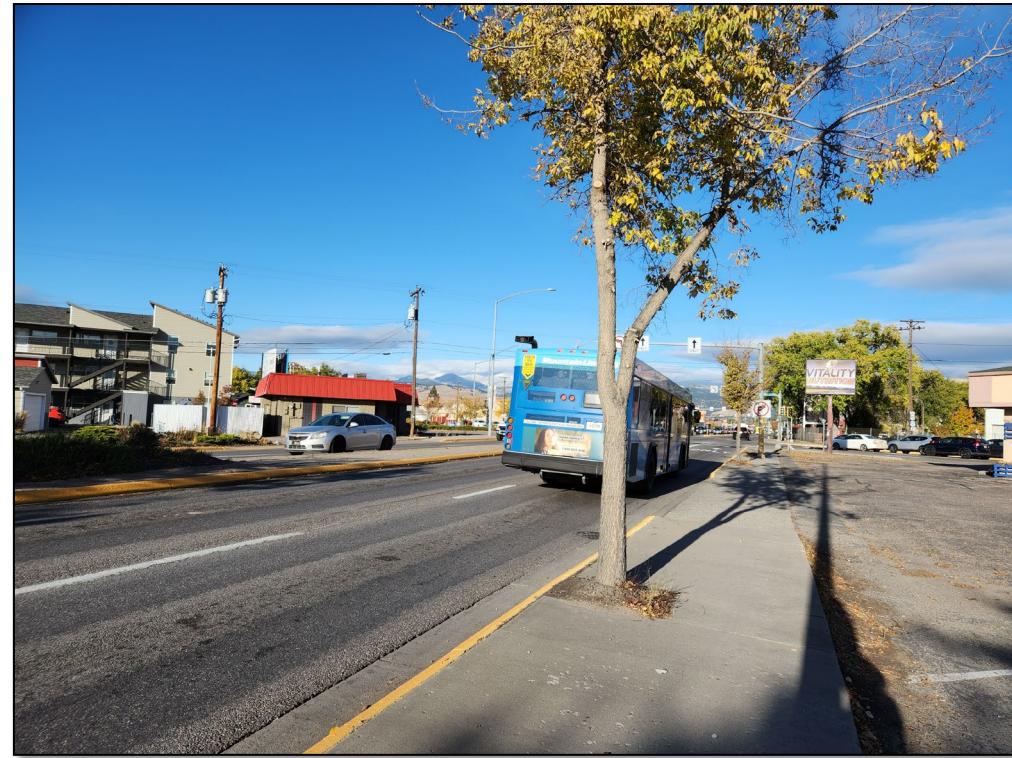
**TIF: Planning Grant Remaining: \$339,096**  
**Construction Estimate: \$10 Million**



**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:**

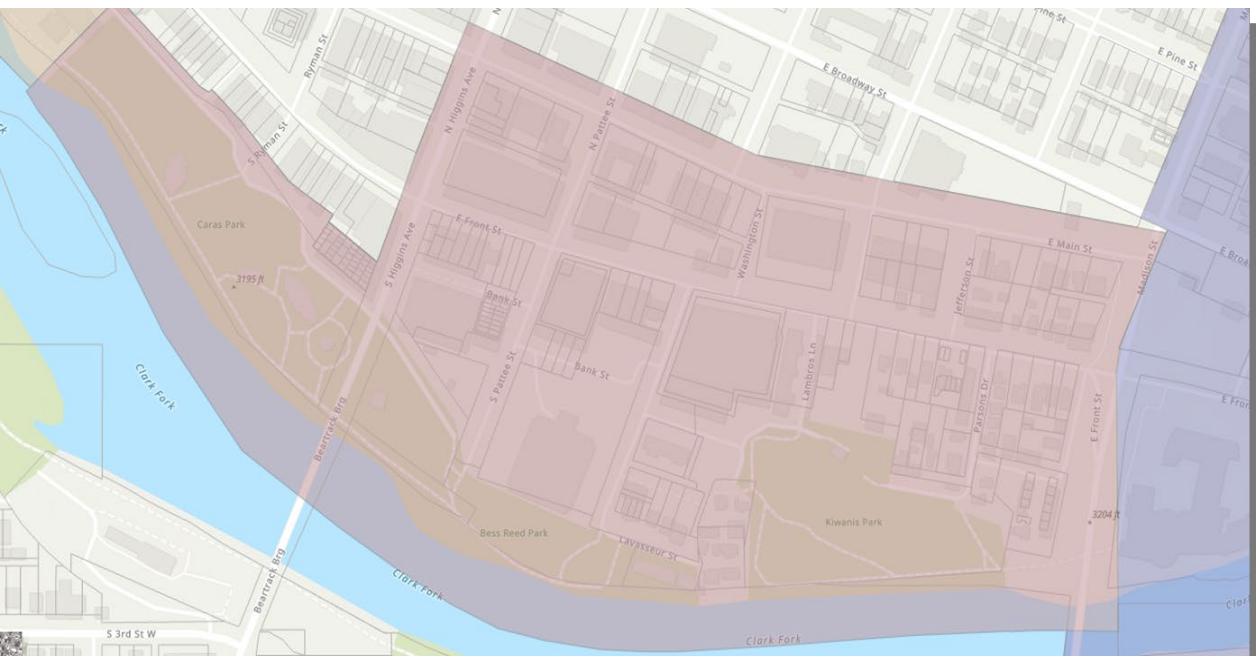


- Community Design & Livability
- Community Safety, Health & Well-being



# 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**



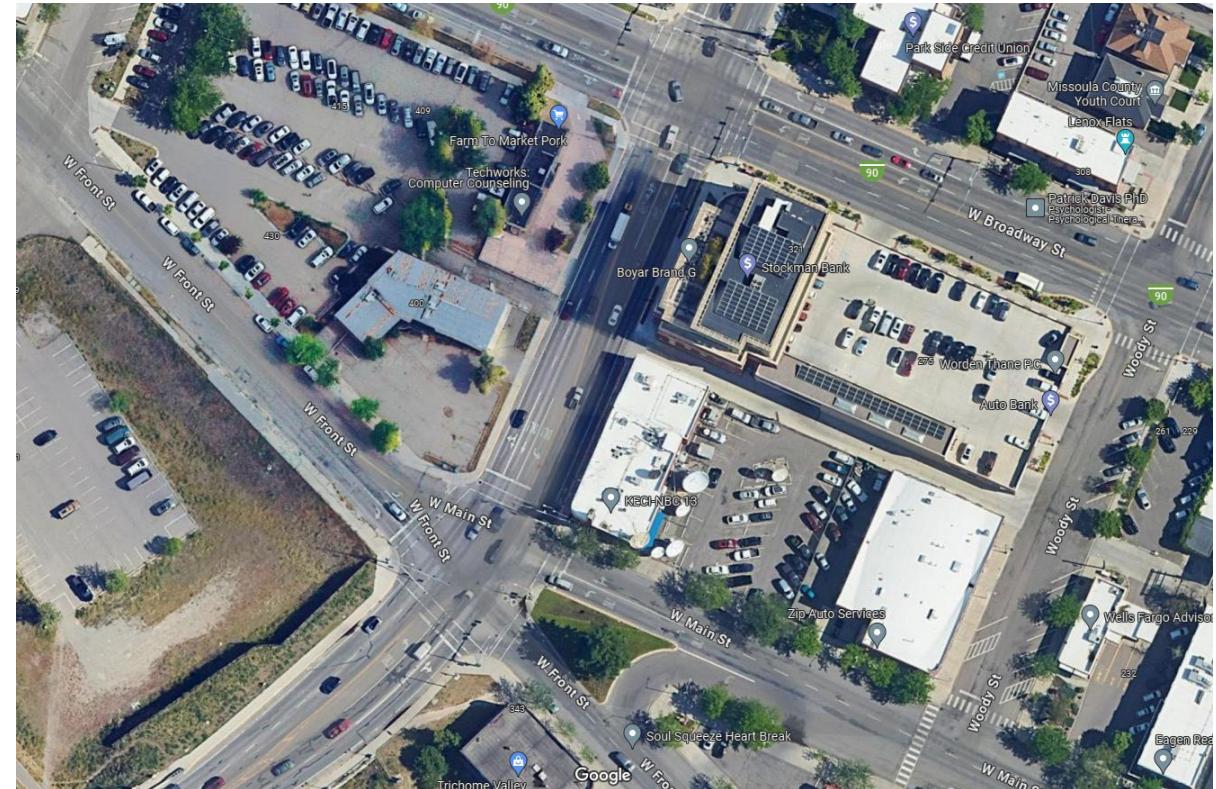
**TIF: \$94,350 partial match for \$24.5 M RAISE Grant\***



**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**

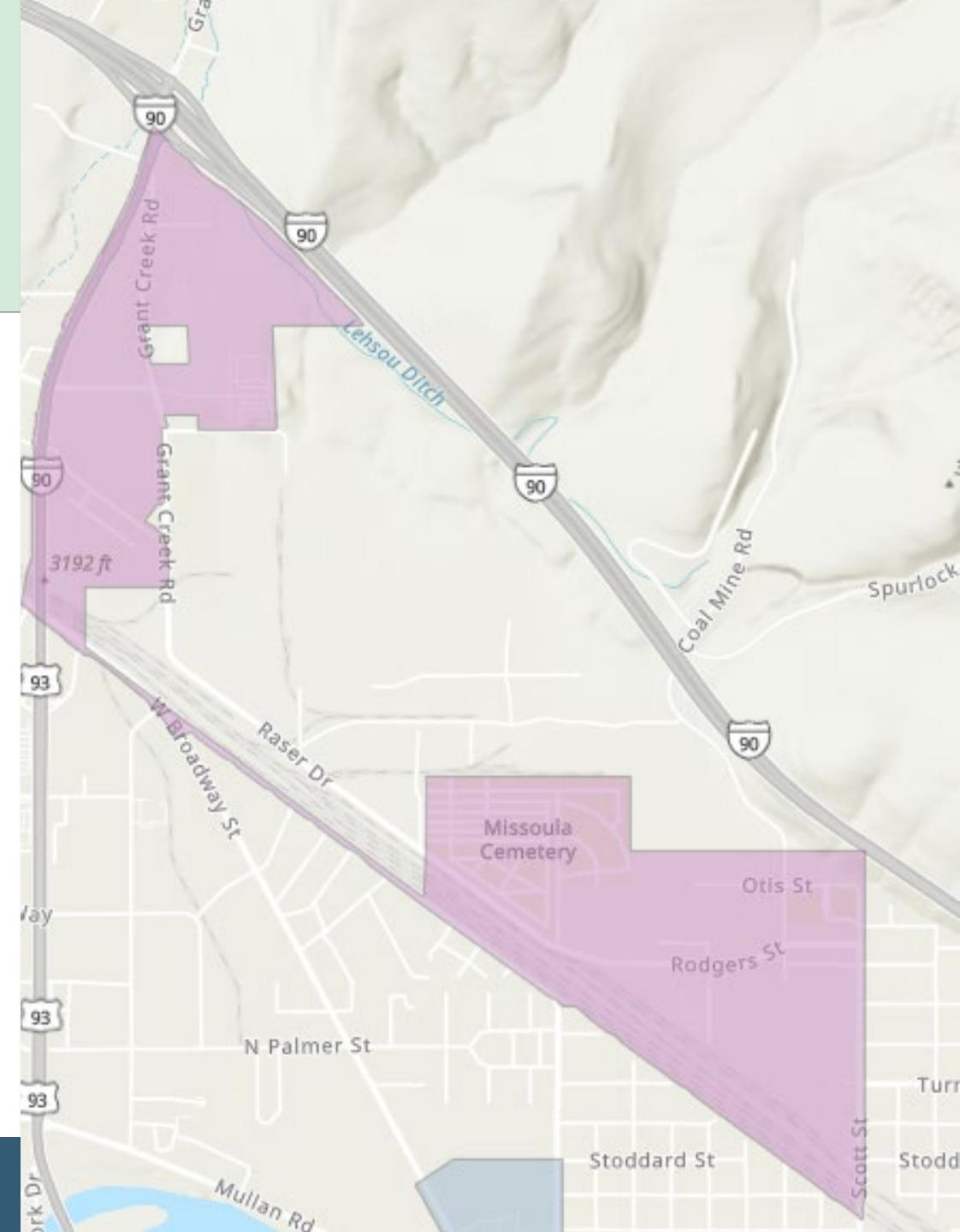


# Riverfront Triangle URD Example Projects - Aspirational

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

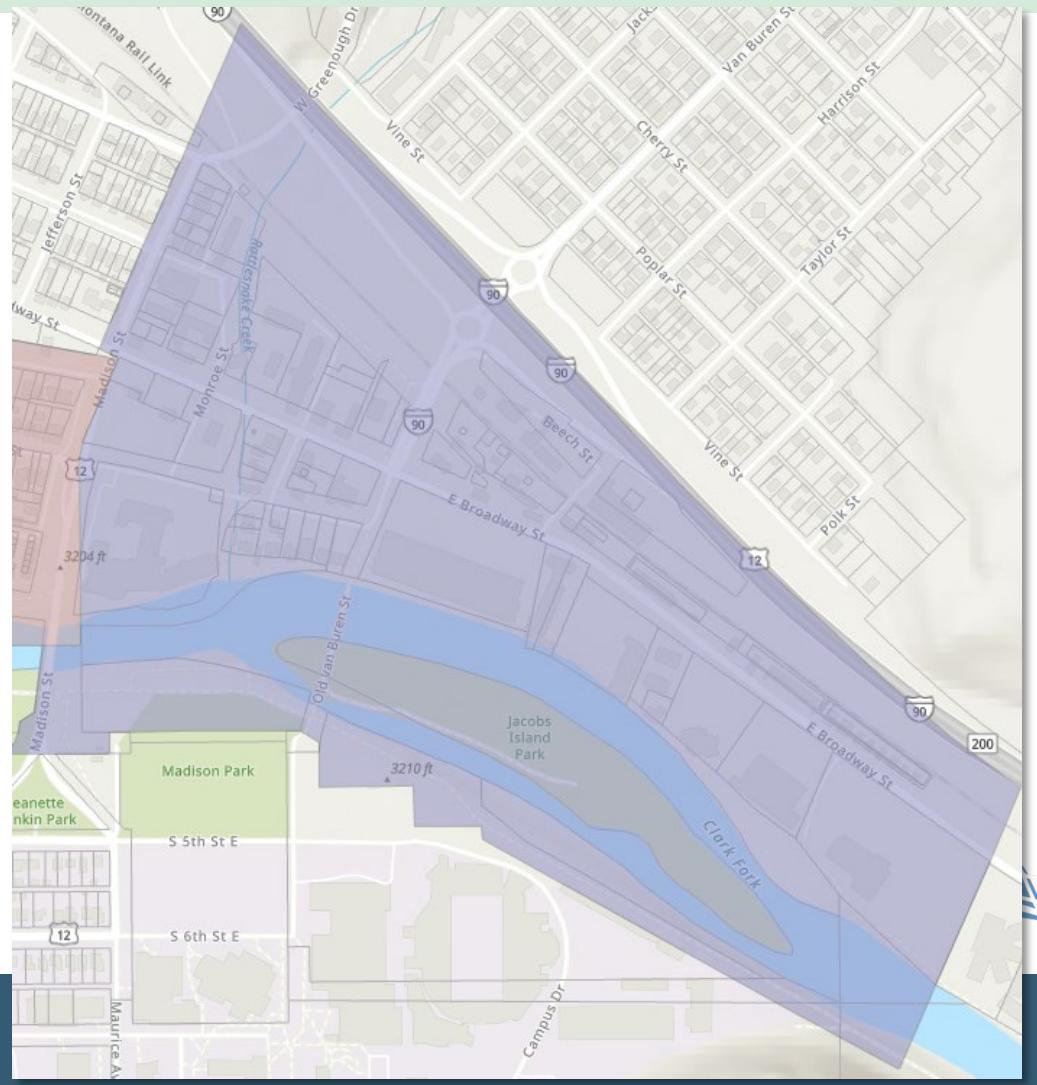


- Community Design & Livability
- Community Safety, Health & Well-being



# 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**



## 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*

