

MRA RIVERFRONT TRIANGLE URD

MRA PRELIMINARY BUDGET

Fiscal Year 2026

Current sunset date: 6/30/2043

Prepared: 7/16/25

FY26 COMMITTED column refers to projects approved under Director threshold (\$10k) or by the MRA Board of Commissioners. All debt issuance, property acquisition and certain program grants over a specific amount must be approved by City Council.

NOTES: prepared using estimated beginning fund balance, FY25 taxable values & FY25 mill levies set by the taxing jurisdictions.

FUND BALANCE

	FY26 BUDGET	FY26 ADJUSTED	FY26 COMMITTED	FY26 TO DATE	FY26 REMAINING	Status
BEGINNING FUND BALANCE	\$ 1,088,363	\$ 1,088,363	\$ 1,088,363	\$ 1,088,363		

REVENUES

Tax Increment	461,805	461,805	461,805	-	461,805	NA
Interest Earned	-	-	-	-	-	
State Reimbursements	28,940	28,940	28,940	-	28,940	NA
Other	-	-	-	-	-	
TOTAL REVENUES	\$ 490,745	\$ 490,745	\$ 490,745	-	\$ 490,745	NA

TOTAL FUNDS AVAILABLE PRIOR TO DEBT SERVICE

\$ 1,579,108	\$ 1,579,108	\$ 1,579,108	\$ 1,088,363	\$ 490,745	69%
--------------	--------------	--------------	--------------	------------	-----

DEBT SERVICE REQUIREMENTS

Stockman Bank	\$ 94,391	\$ 94,391	\$ 94,391		\$ 94,391	
TOTAL DEBT SERVICE	\$ 94,391	\$ 94,391	\$ 94,391	-	\$ 94,391	NA

TOTAL FUNDS AVAILABLE AFTER DEBT SERVICE

\$ 1,484,717	\$ 1,484,717	\$ 1,484,717	\$ 1,088,363		
--------------	--------------	--------------	--------------	--	--

EXPENDITURES

Administrative Expenses:

Tax Increment Remittance	-	-	-	-	-	
Transfers to URD III	100,000	100,000	100,000		100,000	
subtotal	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	NA

Public-Private Partnership Projects (tax generating):

-	-	-		-	-	
-	-	-		-	-	
-	-	-		-	-	
subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	NA

Public Improvement Projects:

Legal Services	10,000	10,000			10,000	
Public Safety - Capital Outlay Debt Service	23,364	23,364	23,364		23,364	
	-	-	-		-	
subtotal	\$ 33,364	\$ 33,364	\$ 23,364	-	\$ 33,364	NA

Federal Grant Projects

Downtown Safety & Multimodal Connectivity - RAISE Grant Match	94,350	94,350	94,350	-	94,350	ngoing
	-	-	-		-	
subtotal	\$ 94,350	\$ 94,350	\$ 94,350	-	\$ 94,350	NA

TOTAL EXPENDITURES

\$ 227,714	\$ 227,714	\$ 217,714	-	\$ 227,714	NA
------------	------------	------------	---	------------	----

CONTINGENCY FUNDS

Contingency Funds Available:

General Contingency	1,257,003	1,257,003	1,257,003		1,257,003	
	-	-	-		-	
subtotal	\$ 1,257,003	\$ 1,257,003	\$ 1,257,003	\$ -	\$ 1,257,003	NA

Effect of Tax Appeals as of XX-XX-XX

Adjusted Contingency			\$ 1,257,003			
-----------------------------	--	--	---------------------	--	--	--

BUDGET SUMMARY

	FY26 BUDGET	FY26 ADJUSTED	FY26 COMMITTED	FY26 TO DATE	FY26 REMAINING	
TOTAL FUNDS AVAILABLE (fund bal + rev - debt service)	\$ 1,484,717	\$ 1,484,717	\$ 1,484,717	\$ 1,088,363		
TOTAL EXPENDITURES	\$ 227,714	\$ 227,714	\$ 217,714	\$ -	\$ 217,714	
TOTAL CONTINGENCY	\$ 1,257,003	\$ 1,257,003	\$ 1,257,003		\$ 1,257,003	
TOTAL BUDGETED BUT UNCOMMITTED	\$ -		\$ 10,000		\$ 10,000	
TOTAL APPROPRIATIONS	\$ 1,484,717	\$ 1,484,717	\$ 1,484,717	\$ -	\$ 1,484,717	NA
CURRENT FUND BALANCE	\$ 0	\$ -	\$ -	\$ 1,088,363		
CONTINGENCY REMAINING + PROJECT SAVINGS					\$ 1,257,003	

MRA FRONT ST URD

Current sunset date: 6/30/2046

MRA PRELIMINARY BUDGET

Fiscal Year 2026

Prepared: 7/16/25

FY26 COMMITTED column refers to projects approved under Director threshold (\$5k) or by the MRA Board of Commissioners. All debt issuance, property acquisition and certain program grants over a specific amount must be approved by City Council.

NOTES: prepared using estimated beginning fund balance, FY25 taxable values & FY25 mill levies set by the taxing jurisdictions.

FUND BALANCE

	FY26 BUDGET	FY26 ADJUSTED	FY26 COMMITTED	FY26 TO DATE	FY26 REMAINING	Status
BEGINNING FUND BALANCE	\$ 2,476,110	\$ 2,476,110	\$ 2,476,110	\$ 2,476,110		

REVENUES

Tax Increment	2,373,662	2,373,662	2,373,662		2,373,662	NA
State Reimbursements	97,901	97,901	97,901		97,901	NA
Interest Earned	-	-	-			
TOTAL REVENUES	\$ 2,471,563	\$ 2,471,563	\$ 2,471,563	-	\$ 2,471,563	NA

TOTAL FUNDS AVAILABLE - PRIOR TO DEBT SERVICE	\$ 4,947,673	\$ 4,947,673	\$ 4,947,673	\$ 2,476,110	\$ 2,471,563	50%
--	---------------------	---------------------	---------------------	---------------------	---------------------	-----

DEBT SERVICE REQUIREMENTS

Front Street Parking Structure (Park Place) Series 2014	200,770	200,770	200,770		200,770	
First Interstate Bank - Public Imp. - Refunding Series 2017A	90,750	90,750	90,750		90,750	
First Interstate Bank - Public Imp. - Refunding Series 2017B	19,500	19,500	19,500		19,500	
ROAM Public Parking Series 2017C	229,833	229,833	229,833		229,833	
The Mercantile - Public Imp. - Series 2019	240,554	240,554	240,554		240,554	
AC Hotel - Public Imp. - Series 2021	98,132	98,132	98,132		98,132	
TOTAL DEBT SERVICE	\$ 879,539	\$ 879,539	\$ 879,539	-	\$ 879,539	NA

TOTAL FUNDS AVAILABLE - AFTER DEBT SERVICE	\$ 4,068,134	\$ 4,068,134	\$ 4,068,134	\$ 2,476,110	\$ 1,592,024	
---	---------------------	---------------------	---------------------	---------------------	---------------------	--

EXPENDITURES

Administrative Expenses:

Tax Increment Remittance	-	-	-	-	-	
Transfers to URD III	200,000	200,000	200,000		200,000	
subtotal	\$ 200,000	\$ 200,000	\$ 200,000	\$ -	\$ 200,000	NA

Public-Private Partnerships - TIF Assistance (tax generating):

318-322 Levasseur Street - Housing Project	605,042	605,042	605,042	-	605,042	ongoing
Front Street Apartments - 333-401 E Front St	257,294	257,294	257,294	-	257,294	ongoing
subtotal	\$ 862,336	\$ 862,336	\$ 862,336	\$ -	\$ 862,336	NA

Public-Private Partnerships - Program Assistance (tax generating):

-	-	-	-	-	-	
subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	NA

Public Improvement Projects:

Caras Park Recreational Ribbon - Feasibility Study	150,000	150,000	-	-	-	pending
MEP Professional Services for Redevelopment of City owned property	25,000	25,000	25,000	-	25,000	ongoing
Old Library Block - Redevelopment Plan	32,825	32,825	32,825	-	32,825	ongoing
Public Safety - Capital Outlay Debt Service	64,677	64,677	64,677	-	64,677	ongoing
subtotal	\$ 272,502	\$ 272,502	\$ 122,502	-	\$ 272,502	NA

Public Improvement - Federal Grant Projects:

Downtown Safety & Multimodal Connectivity - RAISE Grant Match	200,000	200,000	200,000	-	200,000	ongoing
subtotal	\$ 200,000	\$ 200,000	\$ 200,000	-	\$ 200,000	NA

TOTAL EXPENDITURES	\$ 1,534,838	\$ 1,534,838	\$ 1,384,838	-	\$ 1,534,838	NA
---------------------------	---------------------	---------------------	---------------------	----------	---------------------	----

CONTINGENCY FUNDS

Contingency Funds Available:

General Contingency	2,303,130	2,303,130	2,303,130		2,303,130	
subtotal	\$ 2,303,130	\$ 2,303,130	\$ 2,303,130	\$ -	\$ 2,303,130	

Effect of Tax Appeals as of XX-XX-XX

Adjusted Contingency			\$ 2,303,130			
-----------------------------	--	--	---------------------	--	--	--

BUDGET SUMMARY

	FY26 BUDGET	FY26 ADJUSTED	FY26 COMMITTED	FY26 TO DATE	FY26 REMAINING	
TOTAL FUNDS AVAILABLE (fund bal + rev - debt service)	\$ 4,068,134	\$ 4,068,134	\$ 4,068,134	\$ 2,476,110		
TOTAL EXPENDITURES	\$ 1,534,838	\$ 1,534,838	\$ 1,384,838	\$ -	\$ 1,384,838	
TOTAL CONTINGENCY	\$ 2,303,130	\$ 2,303,130	\$ 2,303,130		\$ 2,303,130	
TOTAL BUDGETED BUT UNCOMMITTED	\$ -	\$ -	\$ 150,000		\$ 150,000	
TOTAL APPROPRIATIONS	\$ 3,837,968	\$ 3,837,968	\$ 3,837,968	\$ -	\$ 3,837,968	NA

REQUIRED YR END BALANCE / CURRENT FUND BALANCE	\$ 230,166	\$ 230,166	\$ 230,166	\$ 2,476,110		
---	-------------------	-------------------	-------------------	---------------------	--	--

CONTINGENCY REMAINING + PROJECT SAVINGS					\$ 2,303,130	
--	--	--	--	--	---------------------	--

NOTE: 7401 Required PTI and AR must be reflected at year end.

\$ 230,166	\$ 230,166	\$ 230,166				
------------	------------	------------	--	--	--	--

MRA URD II

Sunset date: 6/30/2031

FY26 COMMITTED column refers to projects approved under Director threshold (\$5k) or by the MRA Board of Commissioners. All debt issuance, property acquisition and certain program grants over a specific amount must be approved by City Council.

MRA PRELIMINARY BUDGET Fiscal Year 2026

Prepared: 7/16/25

NOTES: prepared using estimated beginning fund balance, FY25 taxable values & FY25 mill levies set by the taxing jurisdictions.

FUND BALANCE

	FY26 BUDGET	FY26 ADJUSTED	FY26 COMMITTED	FY27 COMMITTED	FY26 TO DATE	FY26 REMAINING	Status
BEGINNING FUND BALANCE	\$ 5,491,360	\$ 5,491,360	\$ 5,491,360		\$ 5,491,360		
REVENUES							
Tax Increment	5,017,294	5,017,294	5,017,294			5,017,294	NA
State Reimbursements	546,300	546,300	546,300			546,300	NA
Interest Earned	-	-	-			-	
Other - Safeway Guarantor	10,462	10,462	10,462			10,462	NA
TOTAL REVENUES	\$ 5,574,056	\$ 5,574,056	\$ 5,574,056		-	\$ 5,574,056	NA
TOTAL FUNDS AVAILABLE - PRIOR TO DEBT SERVICE	\$ 11,065,416	\$ 11,065,416	\$ 11,065,416		\$ 5,491,360	\$ 5,574,056	50%
DEBT SERVICE REQUIREMENTS							
Series 2006 - Old Sawmill District - Soil Remediation - Brownfields RLF	162,002	162,002	162,002			162,002	
Series 2007 - Safeway-St. Pats - Public Improvements	136,504	136,504	136,504			136,504	
Series 2013A - Silver Park, Wyoming Street, MRL Trestle	425,662	425,662	425,662			425,662	
Series 2013B - Intermountain Site - Public Improvements	146,533	146,533	146,533			146,533	
Series 2022A - Old Sawmill District - Refunding of Series 2006	205,214	205,214	205,214			205,214	
Series 2022B - Bridge Apartments - Acquisition Reimbursement	300,300	300,300	300,300			300,300	
TOTAL DEBT SERVICE	\$ 1,376,215	\$ 1,376,215	\$ 1,376,215		-	\$ 1,376,215	NA
TOTAL FUNDS AVAILABLE - AFTER DEBT SERVICE	\$ 9,689,201	\$ 9,689,201	\$ 9,689,201		\$ 5,491,360	\$ 4,197,841	57%

EXPENDITURES

Administrative Expenses:							
Tax Increment Remittance	-	-	-			-	pending
Transfers to URD III	400,000	400,000	400,000			400,000	approved
subtotal	\$ 400,000	\$ 400,000	\$ 400,000		\$ -	\$ 400,000	NA
Public-Private Partnerships - TIF Projects (tax generating):							
Bissinger Place - 903 S 1st St W - Housing	269,000	269,000		269,000	-	269,000	ongoing
Giada Place Apartments - 350 Washburn St - Housing	107,223	107,223	107,223			107,223	ongoing
Idaho Street Condos - Housing	88,680	88,680	88,680		-	88,680	ongoing
Opportunity Place - 901 S 3rd St W - Housing	370,289	370,289		370,289		370,289	ongoing
Trailfront Properties - 114 S Garfield St - Housing	257,233	257,233	257,233		-	257,233	ongoing
subtotal	\$ 1,092,425	\$ 1,092,425	\$ 453,136	\$ 639,289	\$ -	\$ 1,092,425	NA
Public-Private Partnerships - Program Projects (tax generating):							
Bissinger Place - 903 S 1st St W - Housing	50,000	50,000		50,000	-	50,000	ongoing
Opportunity Place - 901 S 3rd St W - Housing	1,563,170	1,563,170		1,563,170	-	1,563,170	ongoing
subtotal	\$ 1,613,170	\$ 1,613,170	\$ -	\$ 1,613,170	\$ -	\$ 1,613,170	NA
Public Improvement Projects:							
Bitterroot Trail - Lighting - Construction	204,311	204,311	204,311		-	204,311	ongoing
Bitterroot Trail - Lighting - Design & Engineering	538	538	538		-	538	ongoing
Bitterroot Trail - MRL Bridge - Construction Est. \$3.5M	-	-	-		-	-	pending
Bitterroot Trail - MRL Bridge - Feasibility Study & Conceptual Design	55,446	55,446	55,446		-	55,446	ongoing
Broadway/Toole/Ca Improvements - Water Main Project Est. \$420k	-	-	-			-	pending
Downtown Lions Park - Improvements Est. \$140k	-	-	-			-	pending
Legal Services	10,000	10,000	-		-	10,000	set aside
Maple-Birch-Sherwood Sidewalk - CIP Remaining	651,082	651,082	-		-	651,082	pending
Maple-Birch-Sherwood Sidewalk - Design, Eng, Const. Admin	19,599	19,599	19,599		-	19,599	ongoing
Maple-Birch-Sherwood Sidewalk - PWM Project Mgmt	1,193	1,193	1,193		-	1,193	ongoing
MEP Professional Services for Redevelopment of City owned property	25,000	25,000	25,000		-	25,000	ongoing
Ogren Park at Allegiance Field - Repairs	220,000	220,000	220,000		-	220,000	ongoing
Public Safety - Capital Outlay Debt Service	542,480	542,480	542,480		-	542,480	ongoing
River Road Sidewak Project - CIP Remaining	803,500	803,500				803,500	pending
River Road Sidewalk Project - Preliminary Survey	8,858	8,858	8,858		-	8,858	ongoing
River Road Sidewalk Project - Preliminary Survey - PWM Project Mgmt	222	222	222		-	222	ongoing
Street Trees	92,250	92,250	-		-	92,250	pending
Washburn-Idaho-Montana-Catlin Water & Sidewalk - Construction	504,454	504,454	504,454		-	504,454	ongoing
Washburn-Idaho-Montana-Catlin Water & Sidewalk - Design, Eng. & Const. Admir	68,851	68,851	68,851		-	68,851	ongoing
Washburn-Idaho-Montana-Catlin Water & Sidewalk - PWM Project Mgmt	28,636	28,636	28,636		-	28,636	ongoing
W. Broadway River Corridor - Design, Engineering Est. \$300k	-	-	-			-	pending
subtotal	\$ 3,236,420	\$ 3,236,420	\$ 1,679,588	\$ -	\$ -	\$ 3,236,420	NA
TOTAL EXPENDITURES	\$ 6,342,015	\$ 6,342,015	\$ 2,532,724	\$ 2,252,459	\$ -	\$ 6,342,015	NA

CONTINGENCY FUNDS

Contingency Funds Available:							
General Contingency	3,277,226	3,277,226	5,529,685			3,277,226	
subtotal	\$ 3,277,226	\$ 3,277,226	\$ 5,529,685	\$ -	\$ -	\$ 3,277,226	
Effect of Tax Appeals as of XX-XX-XX			\$ -				
Adjusted Contingency			\$ 5,529,685				

BUDGET SUMMARY							
TOTAL FUNDS AVAILABLE	\$ 9,689,201	\$ 9,689,201	\$ 9,689,201		\$ 5,491,360	\$ 5,574,056	
TOTAL EXPENDITURES	\$ 6,342,015	\$ 6,342,015	\$ 2,532,724	\$ 2,252,459	\$ -	\$ 2,532,724	
TOTAL CONTINGENCY	\$ 3,277,226	\$ 3,277,226	\$ 5,529,685			\$ 5,529,685	
TOTAL BUDGETED BUT UNCOMMITTED	\$ -		\$ 1,556,832			\$ 1,556,832	
TOTAL APPROPRIATIONS	\$ 9,619,241	\$ 9,619,241	\$ 9,619,241		\$ -	\$ 9,619,241	NA

CURRENT FUND BALANCE	\$ 69,960	\$ 69,960	\$ 69,960		\$ 5,491,360	Adj. Contingency	
Less Long Term Receivables (Msla Water Notes) not readily available for projects					\$ (339,337)	\$ 5,190,348	
ADJUSTED FUND BALANCE					\$ 5,152,023		
CONTINGENCY - NOTES RECEIVABLE + PROJECT SAVINGS						\$ 5,190,348	
NOTE: Year End Fund Balance must be next Safeway Bond pmt	\$ 69,960	\$ 69,960	\$ 69,960				

MRA URD III

Sunset date: 6/30/2040

MRA PRELIMINARY BUDGET

Fiscal Year 2026

Prepared: 7/16/25

FY26 COMMITTED column refers to projects approved under Director threshold (\$5k) or by the MRA Board of Commissioners. All debt issuance, property acquisition and certain program grants over a specific amount must be approved by City Council.

NOTE: prepared using estimated beginning fund balances, FY25 taxable values & FY25 mill levies set by the taxing jurisdictions.

FUND BALANCE

	FY26 BUDGET	FY26 ADJUSTED	FY26 COMMITTED	FY27 COMMITTED	FY26 TO DATE	FY26 REMAINING	Status %
BEGINNING FUND BALANCE	\$ 5,480,534	\$ 5,480,534	\$ 5,480,534		\$ 5,480,534		

REVENUES

Tax Increment	6,568,212	6,568,212	6,568,212			6,568,212	NA
State Reimbursement	474,994	474,994	474,994			474,994	NA
PERS Contributions	200	200	200			200	
Interest Earned	5,000	5,000	5,000			5,000	
Reimbursements from Other URDs for Admin Expenses	950,000	950,000	950,000			950,000	NA
Missoula Urban Transportation District (MUTD) - Add'l funding	3,277	3,277	3,277			3,277	NA
TOTAL REVENUES	\$ 8,001,683	\$ 8,001,683	\$ 8,001,683		-	\$ 8,001,683	NA

TOTAL FUNDS AVAILABLE - PRIOR TO DEBT SERVICE	\$ 13,482,217	\$ 13,482,217	\$ 13,482,217		\$ 5,480,534	\$ 8,001,683	
---	---------------	---------------	---------------	--	--------------	--------------	--

DEBT SERVICE REQUIREMENTS

Series 2015A Reserve Street Pedestrian Bridge	340,480	340,480	340,480			340,480	
Series 2016 Mary Avenue East Improvements	492,560	492,560	492,560			492,560	
Series 2017A Mary Avenue West Improvements	167,130	167,130	167,130			167,130	
Series 2018A MRL Property - Taxable Land	94,680	94,680	94,680			94,680	
Series 2018B MRL Property - Tax-Exempt Land	189,427	189,427	189,427			189,427	
TOTAL DEBT SERVICE	\$ 1,284,277	\$ 1,284,277	\$ 1,284,277		-	\$ 1,284,277	NA

TOTAL FUNDS AVAILABLE - AFTER DEBT SERVICE	\$ 12,197,939	\$ 12,197,940	\$ 12,197,940		\$ 5,480,534	\$ 6,717,406	
--	---------------	---------------	---------------	--	--------------	--------------	--

EXPENDITURES

Administrative Expenses:

Personnel Services	944,809	944,809	944,809			944,809	NA
Supplies	16,176	16,176	16,176			16,176	NA
Purchased Services	514,209	514,209	514,209			514,209	NA
Tax Increment Remittance	-	-	0			-	NA
subtotal	\$ 1,475,194	\$ 1,475,194	\$ 1,475,194		\$ -	\$ 1,475,194	NA

Public-Private Partnership - TIF Projects (tax generating):

Casa Loma - 900 Block of South Avenue (Pub. Improvements for Housing)	2,212,046	2,212,046	-	2,212,046	-	2,212,046	ongoing
First Security Bank - 1700 Garfield & 1704 Dearborn (Deconst. & Public ROW Imp.)	711,083	711,083	711,083		-	711,083	ongoing
subtotal	\$ 2,923,129	\$ 2,923,129	\$ 711,083	\$ 2,212,046	\$ -	\$ 2,923,129	NA

Public-Private Partnership - Program Projects (tax generating):

subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NA
----------	------	------	------	------	------	------	----

Public Improvement Projects:

Bitterroot Trail Lighting - Design & Engineering	2,822	2,822	2,822			2,822	ongoing
Bitterroot Trail Lighting - Construction	1,174,019	1,174,019	1,174,019			1,174,019	ongoing
Legal Services	10,000	10,000	-		-	10,000	set aside
MEP Professional Services for Redevelopment of City owned property	50,000	50,000	50,000		-	50,000	ongoing
MRL Property - North - Brownfields funding match	24,471	24,471	24,471		-	24,471	ongoing
MRL Property - North - Public Engagement & Redevelopment Plan	229,545	229,545	229,545		-	229,545	ongoing
MRL Property - Temporary Fence	1,800	1,800	1,800		-	1,800	pending
Public Safety - Capital Outlay Debt Service	279,847	279,847	279,847		-	279,847	pending
Russell Street Pedestrian Lighting Est. \$250k	-	-			-	-	pending
South Reserve Pedestrian Bridge - Electrical Modifications	5,714	5,714	5,714		-	5,714	ongoing
Street Trees	92,250	92,250	-		-	92,250	pending
Water Network Program - Kensington Avenue - Construction	115,843	115,843	115,843		-	115,843	ongoing
Water Network Program - Kensington Avenue - Design, Engineering & Const. Admir	22,113	22,113	22,113		-	22,113	ongoing
Water Network Program - Kensington Avenue - PWM Project Management	11,497	11,497	11,497		-	11,497	ongoing
Water Network Program - Oxford-Central - CIP remaining	434,237	434,237			-	434,237	pending
Water Network Program - Oxford-Central - Design, Eng. & Const. Admin	39,681	39,681	39,681		-	39,681	ongoing
Water Network Program - Oxford-Central - PWM Project Management	1,082	1,082	1,082		-	1,082	ongoing
subtotal	\$ 2,494,921	\$ 2,494,921	\$ 1,958,434	\$ -	\$ -	\$ 2,494,921	NA

Public Improvement - Federal Grant Projects - MRA funds local match

Transform Brooks - Connect Midtown - Add'l MRA funds approved 10/17/24	3,277	3,277	3,277			3,277	ongoing
Transform Brooks - Connect Midtown - Add'l MUTD funds approved 11/21/24	3,277	3,277	3,277			3,277	ongoing
subtotal	\$ 6,554	\$ 6,554	6,554	-	\$ -	\$ 6,554	NA

TOTAL EXPENDITURES	\$ 6,899,798	\$ 6,899,798	\$ 4,151,265	\$ 2,212,046	\$ -	\$ 6,899,798	NA
--------------------	--------------	--------------	--------------	--------------	------	--------------	----

CONTINGENCY FUNDS

Contingency Funds Available:

Admin Year-End Set Aside (50%)	737,597	737,597	737,597			737,597	
General Contingency	4,560,544	4,560,545	6,772,591			6,772,591	
subtotal	\$ 4,560,544	\$ 4,560,545	\$ 6,772,591		\$ -	\$ 6,772,591	

Effect of Tax Appeals as of XX-XX-XX

Adjusted Contingency			\$ 6,772,591				
----------------------	--	--	--------------	--	--	--	--

BUDGET SUMMARY

TOTAL FUNDS AVAILABLE	\$ 12,197,939	\$ 12,197,940	\$ 12,197,940	\$ 2,212,046	\$ 5,480,534	\$ 6,717,406	
TOTAL EXPENDITURES	\$ 6,899,798	\$ 6,899,798	\$ 4,151,265	\$ 2,212,046	\$ -	\$ 4,151,265	
TOTAL ADMIN SET ASIDE	\$ 737,597	\$ 737,597	\$ 737,597			\$ 737,597	
TOTAL CONTINGENCY	\$ 4,560,544	\$ 4,560,545	\$ 6,772,591			\$ 6,772,591	
TOTAL BUDGETED BUT UNCOMMITTED	\$ -		\$ 536,487			\$ 536,487	
TOTAL APPROPRIATIONS	\$ 12,197,939	\$ 12,197,940	\$ 12,197,940	\$ 2,212,046	\$ -	\$ 12,197,940	NA

CURRENT FUND BALANCE	\$ 0	\$ (0)	\$ (0)		\$ 5,480,534		
Less Long Term Receivables (Msla Water & FIP Notes) not readily available for projects					\$ (118,595)		
ADJUSTED FUND BALANCE					\$ 5,361,939	Adj. Contingency	
CONTINGENCY - NOTES RECEIVABLE + PROJECT SAVINGS						\$ 6,653,996	

MRA NORTH RESERVE - SCOTT ST URD

MRA PRELIMINARY BUDGET

Fiscal Year 2026

Current sunset date: 6/30/2045

Prepared: 7/16/25

FY26 COMMITTED column refers to projects approved under Director threshold (\$5k) or by the MRA Board of Commissioners. All debt issuance, property acquisition and certain program grants over a specific amount must be approved by City Council.

NOTES: prepared using estimated beginning fund balance, FY25 taxable values & FY25 mill levies set by the taxing jurisdictions

FUND BALANCE

	FY26 BUDGET	FY26 ADJUSTED	FY26 COMMITTED	FY26 TO DATE	FY26 REMAINING	Status
BEGINNING FUND BALANCE	\$ 4,778,537	\$ 4,778,537	\$ 4,778,537	\$ 4,778,537		

REVENUES

Tax Increment	2,319,662	2,319,662	2,319,662		2,319,662	NA
State Reimbursements	63,347	63,347	63,347		63,347	NA
Interest Earned	-	-	-		-	
TOTAL REVENUES	\$ 2,383,009	\$ 2,383,009	\$ 2,383,009	-	\$ 2,383,009	NA

TOTAL FUNDS AVAILABLE - PRIOR TO DEBT SERVICE

\$ 7,161,546	\$ 7,161,546	\$ 7,161,546	\$ 4,778,537	\$ 2,383,009
--------------	--------------	--------------	--------------	--------------

DEBT SERVICE REQUIREMENTS

Bretz, Consumer Direct, Scott St Village - Phase 1 Series 2015	113,114	113,114	113,114		113,114	
Scott St Village - Phase 2-3 Series 2021 Refunding of 2017	31,096	31,096	31,096		31,096	
Scott St Property - Tax-Exempt Land - Series 2020A	206,018	206,018	206,018		206,018	
Scott St Property - Taxable Land - Series 2020B	221,539	221,539	221,539		221,539	
Ravara Housing Project - Series 2024A	324,478	324,478	324,478		324,478	
Ravara Housing Project - Series 2024B	479,843	479,843	479,843		479,843	

TOTAL DEBT SERVICE	\$ 1,376,088	\$ 1,376,088	\$ 1,376,088	\$ -	\$ 1,376,088	NA
---------------------------	---------------------	---------------------	---------------------	-------------	---------------------	----

TOTAL FUNDS AVAILABLE - AFTER DEBT SERVICE

\$ 5,785,458	\$ 5,785,458	\$ 5,785,458	\$ 4,778,537	\$ 1,006,921
--------------	--------------	--------------	--------------	--------------

EXPENDITURES

Administrative Expenses:

Tax Increment Remittance	-	-	-	-	-	
Transfers to URD III	125,000	125,000	125,000		125,000	
subtotal	\$ 125,000	\$ 125,000	\$ 125,000	-	\$ 125,000	NA

Public-Private Partnerships - TIF Projects (tax generating):

Scott Street Ravara Housing Project - Series A BOI Earthwork & Infrastructure	1,905,066	1,905,066	1,905,066		1,905,066	ongoing
Scott Street Ravara Housing Project - Series B Earthwork, JUT, NWE costs	57,904	57,904	57,904		57,904	ongoing
Scott Street Ravara Housing Project - Series B Contingency/Park/Transportation	-	-	-		-	done
Scott Street Ravara Housing Project - Series B Impact Fees	83,346	83,346	83,346		83,346	ongoing
Scott Street Ravara Housing Project - Series B Workforce Housing	-	-	-	-	-	done
subtotal	\$ 2,046,316	\$ 2,046,316	\$ 2,046,316	\$ -	\$ 2,046,316	NA

Public Improvement Projects:

City Shops Air Exchange Unit - 1305 Scott St (\$760,199 FY23-26 \$150k/yr; FY27 \$160,199)	150,000	150,000	150,000		150,000	ongoing
Legal Services	10,000	10,000			10,000	pending
MEP Professional Services for Redevelopment of City owned Property	50,000	50,000	50,000		50,000	ongoing
Public Safety - Capital Outlay Debt Service	55,626	55,626	55,626		55,626	ongoing
subtotal	\$ 265,626	\$ 265,626	\$ 255,626	-	\$ 265,626	NA

Public Improvement - Federal Grant Projects

-	-	-	-	-	-	
subtotal	\$ -	\$ -	\$ -	-	\$ -	NA

TOTAL EXPENDITURES

\$ 2,436,942	\$ 2,436,942	\$ 2,426,942	-	\$ 2,436,942
--------------	--------------	--------------	---	--------------

CONTINGENCY FUNDS

Contingency Funds Available:

General Contingency	3,221,291	3,221,291	3,221,291		3,221,291	
subtotal	\$ 3,221,291	\$ 3,221,291	\$ 3,221,291	\$ -	\$ 3,221,291	

Effect of Tax Appeals as of XX-XX-XX

Adjusted Contingency			\$ -			
			\$ 3,221,291			

BUDGET SUMMARY

	FY26 BUDGET	FY26 ADJUSTED	FY26 COMMITTED	FY26 TO DATE	FY26 REMAINING	
TOTAL FUNDS AVAILABLE	\$ 5,785,458	\$ 5,785,458	\$ 5,785,458	\$ 4,778,537	\$ 1,006,921	
TOTAL EXPENDITURES	\$ 2,436,942	\$ 2,436,942	\$ 2,426,942	\$ -	\$ 2,436,942	
TOTAL CONTINGENCY	\$ 3,221,291	\$ 3,221,291	\$ 3,221,291		\$ 3,221,291	
TOTAL BUDGETED BUT UNCOMMITTED	\$ -	\$ -	\$ 10,000		\$ 10,000	
TOTAL APPROPRIATIONS	\$ 5,658,233	\$ 5,658,233	\$ 5,658,233	\$ -	\$ 5,668,233	NA

CURRENT FUND BALANCE

\$ 127,225	\$ 127,225	\$ 127,225	\$ 4,778,537	Adj. Contingency
------------	------------	------------	--------------	------------------

Less Long Term Receivables (Msla Water Notes) not readily available for projects

(\$ 63,949)

ADJUSTED FUND BALANCE

\$ 4,714,588

CONTINGENCY - WATER NOTES + PROJECT SAVINGS

\$ 3,157,342

Current Fund Balance must = DSR amt of 127,225

\$ 127,225	\$ 127,225	\$ 127,225
------------	------------	------------

MRA HELLGATE URD

Current sunset date: 6/30/2030

MRA PRELIMINARY BUDGET Fiscal Year 2026

Prepared: 7/16/25

FY26 COMMITTED column refers to projects approved under Director threshold (\$5k) or by the MRA Board of Commissioners. All debt issuance, property acquisition and certain program grants over a specific amount must be approved by City Council.

NOTES: prepared using estimated beginning fund balance, FY25 taxable values & FY25 mill levies set by the taxing jurisdictions

FUND BALANCE

	FY26 BUDGET	FY26 ADJUSTED	FY26 COMMITTED	FY26 TO DATE	FY26 REMAINING	Status
BEGINNING FUND BALANCE	\$ 1,045,111	\$ 1,045,111	\$ 1,045,111	\$ 1,045,111		

REVENUES

Tax Increment	451,838	451,838	451,838		451,838	NA
State Reimbursements	27,967	27,967	27,967		27,967	NA
Interest Earned	-	-	-			
TOTAL REVENUES	\$ 479,805	\$ 479,805	\$ 479,805	-	\$ 479,805	NA

TOTAL FUNDS AVAILABLE - PRIOR TO DEBT SERVICE

\$ 1,524,916	\$ 1,524,916	\$ 1,524,916	\$ 1,045,111	\$ 479,805	
--------------	--------------	--------------	--------------	------------	--

DEBT SERVICE REQUIREMENTS

TOTAL DEBT SERVICE	\$ -	\$ -	\$ -	-	\$ -	NA
---------------------------	-------------	-------------	-------------	----------	-------------	----

TOTAL FUNDS AVAILABLE - AFTER DEBT SERVICE

\$ 1,524,916	\$ 1,524,916	\$ 1,524,916	\$ 1,045,111	\$ 479,805	69%
--------------	--------------	--------------	--------------	------------	-----

EXPENDITURES

Administrative Expenses:

Tax Increment Remittance	-	-	-	-	-	
Transfers to URD III	125,000	125,000	125,000	-	125,000	estimate
subtotal	\$ 125,000	\$ 125,000	\$ 125,000	\$ -	\$ 125,000	NA

Public-Private Partnership - TIF Projects (tax generating):

-	-	-	-	-	-	
subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	NA

Public Improvement Projects:

Public Safety - Capital Outlay Debt Service	45,442	45,442	45,442		45,442	ongoing
Railroad Quiet Zone	190,572	190,572	190,572	-	190,572	ongoing
subtotal	\$ 236,014	\$ 236,014	\$ 236,014	\$ -	\$ 236,014	NA

Federal Grant Projects

Downtown Safety & Multimodal Connectivity - RAISE Grant Match	700,000	700,000	700,000	-	700,000	ongoing
subtotal	\$ 700,000	\$ 700,000	\$ 700,000	-	\$ 700,000	NA

TOTAL EXPENDITURES

\$ 1,061,014	\$ 1,061,014	\$ 1,061,014	\$ -	\$ 1,061,014	NA
--------------	--------------	--------------	------	--------------	----

CONTINGENCY FUNDS

Contingency Funds Available:

General Contingency	463,902	463,902	463,902		463,902	
subtotal	\$ 463,902	\$ 463,902	\$ 463,902	\$ -	\$ 463,902	NA

Effect of Tax Appeals as of XX-XX-XX

Adjusted Contingency \$ 463,902

BUDGET SUMMARY

	FY26 BUDGET	FY26 ADJUSTED	FY26 COMMITTED	FY26 TO DATE	FY26 REMAINING	
TOTAL FUNDS AVAILABLE	\$ 1,524,916	\$ 1,524,916	\$ 1,524,916	\$ 1,045,111	\$ 479,805	
TOTAL EXPENDITURES	\$ 1,061,014	\$ 1,061,014	\$ 1,061,014	\$ -	\$ 1,061,014	
TOTAL CONTINGENCY	\$ 463,902	\$ 463,902	\$ 463,902		\$ 463,902	
TOTAL BUDGETED BUT UNCOMMITTED	\$ -	\$ -	\$ -		\$ -	
TOTAL APPROPRIATIONS	\$ 1,524,916	\$ 1,524,916	\$ 1,524,916	\$ -	\$ 1,524,916	NA

CURRENT FUND BALANCE

\$ (0)	\$ -	\$ -	\$ 1,045,111	
--------	------	------	--------------	--

CONTINGENCY + PROJECT SAVINGS

\$ 463,902
