

*Missoula Housing Authority Board*  
Regular Board Meeting  
Wednesday, July 18, 2018

-MINUTES-

- Members Present: Collin, Bangs Monique Casbeer, Kila Shields, Jack Richards, Kaia Peterson
- Members Absent: Jamie Hoffmann, Heidi DeArment
- Staff Present: Lori Davidson (via phone), Jim McGrath, Karl Pare, Mary Melton, Adam Ragsdale, Debbie Hibbitts
- Guests Present: Ryan Sudbury
- I. Call to Order: The meeting was called to order at 5:38pm.
- II. Attendance: See Above.
- III. Approval of Minutes: Regular Board Meeting, June 20, 2018  
1<sup>st</sup>: Casbeer  
2<sup>nd</sup>: Richards  
None opposed, motion passes.
- IV. Commissioner Comments/Conflict of Interest Disclosure:  
None
- V. Public Comments on Items not on the Agenda:  
None
- VI. Action Items:  
None
- VII. Staff Reports:  
a. 1505 E. Broadway

Davidson: We still have \$600,000 in disposition funds that have to be used for project based vouchers. We have Cornerstone but we don't know what's happening with that. Here we have another option to invest these vouchers and then apply for another funding source like HOME. If we wanted to do it quickly, we could use our disposition and development funds and build something. We're

looking at having money coming in from the Rattlesnake land. If this project comes together, we could have a project in a year and a half. Jeff was thinking he could fundraise \$750,000. I'm thinking the cost of the project is going to be around \$2,000,000.

Sudbury: The city has taken ownership of the land. They are in a six week holding pattern right now while they're waiting for the loan.

b. Villagio

Ragsdale: The Beacon Street vacation is on City Council agenda this month. Karl Pare is going to go to the council meeting for MHA. It would be a good idea for a board member to go to that too. Jen Cleary, the architect, will be there presenting.

McGrath: In committee, one council member wanted to put the trail easements right back down the middle which didn't seem like a good idea and staff wasn't supportive of it. There might be discussion of that.

Davidson: The other thing that came up is the Merc is getting \$115,000 through TIF funds to move the charter cable. It appears the NorthWestern Energy power line we're concerned about may be eligible for TIF funds, depending on how the MRA looks at that power line. We need to move it off the property. If we could get TIF funds, then we wouldn't have to go into negotiations with NorthWestern Energy. They have told us they will charge us \$100,000 to move it. There is no easement, so they have to move it, but, they could claim it's a prescriptive easement. We could have that conversation, but I'm not sure where that's going to go. But it looks like we can use TIF funds for that.

Bangs: Ryan what do you think about NorthWestern Energy's claim?

Sudbury: I think if the power line has been there for that long, they have a pretty good claim that they do have an easement there. They would have to prove it though and that costs money, so I think we should negotiate with them to split the cost somehow.

c. Cornerstone

Ragsdale: Still in a holding pattern with the state for the HTF grant. The AHP responded with a series of clarifying questions which we submitted on July 5.

d. Nicole Court project

Ragsdale: Jim Morton and Alex Burkhalter had a discussion with Federal Home Loan bank to see if they can get a grant and then apply for tax credits in 2019. They are looking at changing the design to 4-plexes, 16 units. Alex is looking at

cost and comparing the new design. The project could still be alive down there, but on hold for another year.

e. Rattlesnake property

Bangs: I was updating the market report that was done previously, by looking at the last 6 months. It's been interesting to see how quickly land prices are going up. There were still no really comparable sales in the Rattlesnake. I haven't seen any sales of land for development for this type of expensive housing. It's certainly worth more than \$750,000. How much more is hard to tell. There are enough people interested in it, I think we should get it on the market and price it just under \$1,000,000 and see what happens. I suggest we look for a realtor, put out a RFP asking what they think we should put it on the market for, how they would market it, and what commission they would charge.

Davidson: Okay we'll put out a RFP for realtors and see what we get.

f. Construction update for River Ridge and Phoenix parking lot

Davidson: You should drive by River Ridge and take a look at it. I'm really pleased with how it turned out. The carports are up. They are going to start getting the landscapers in soon. The storage units are behind the garages, so you don't really see them from the parking lot. Everything is going really well there. It should be done by end of July.

g. Reminder that the August meeting will be on Wednesday, the 22<sup>nd</sup>, due to previously scheduled absences of board members

VIII. Old Business:


None

IX. New Business:

None

X. Adjournment: The regular meeting was adjourned at 6:10pm.

  
\_\_\_\_\_  
Collin Bangs, Board Co-Chair

  
\_\_\_\_\_  
Lori Davidson, Executive Director