

Missoula Board of County Commissioners

PUBLIC MEETING MINUTES COVER SHEET



THURSDAY, NOVEMBER 14, 2024 – 2 PM

Hybrid meeting – Missoula County Courthouse Annex Sophie Moiese
Room/Microsoft Teams

[Click here to view the meeting recording.](#)

Time stamps (in green) correspond to meeting recording above. Please click to
the time stamps listed to view a particular item in the meeting.

ATTENDANCE:

Commissioners Present:

Chair David Strohmaier
Commissioner Josh Slotnick
Commissioner Juanita Vero

Staff Present:

Cheryl Hartman, Administrative Assistant, Commissioners' Office
John Hart, Lead Civil Attorney, County Attorney's Office
Patrick Swart, Planner, Planning, Development, and Sustainability
Chris Lounsbury, Chief Administrative Officer, Commissioners' Office
Heidi West, Grants Administrator, Grants
Flanna McLarty, Development Specialist, Land and Economic Development
Andrew Hagemeier, Director, Land and Economic Development
Christina Dewar, Administrative Assistant, Commissioners' Office
Carey Powers, Communications Coordinator, Communications
Kalya Talbert, Planner, Planning, Development, and Sustainability
Brenna Davis, Community Engagement Coordinator, Communications
Patricia Spotted Wolf, Administrative Support Specialist, Commissioners' Office
Allison Franz, Manager, Communications
Melissa Fisher, Strategic Initiatives Manager, Commissioners' Office
Katy Reeder, Planner, Planning, Development, and Sustainability
Kathleen Arthur, Planner, Planning, Development, and Sustainability

1. **CALL TO ORDER** *[Time stamp – 0:02]*

2. **PLEDGE OF ALLEGIANCE** *[Time stamp – 0:06]*

3. **LAND ACKNOWLEDGEMENT** *[Time stamp – 0:37]*

Missoula County acknowledges that this event takes place in the aboriginal territories of the
Salish and Kalispel people.

4. PUBLIC ANNOUNCEMENTS [Time stamp –0:50]

- a. Closed Captioning

5. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA [Time stamp – 2:20]

6. CURRENT CLAIMS LIST [Time stamp –02:28]

Claims received as of October 16, 2024 to November 06, 2024 by the Commissioners' Office total of \$2,874,071.34.

7. HEARINGS

a. Canyon Creek Village Phasing Plan Extension

Patrick Swart, Planning, Development and Sustainability [Time stamp –03:49]

Commissioner Slotnick made the motion that the Board of County Commissioners of Missoula County hereby approve the Canyon Creek Village Phasing Plan Extension based on conditions as written and presented by staff.

Commissioner Vero seconded.

[Motion Passed 3-0.]

[Letter 2024-185 was sent to IMEG, Corp. in c/o Joe Dehnert]

b. Open a public hearing to consider a Community Development Block Grant to the Montana Dept of Commerce on behalf of MCT, Inc.

Heidi West, Grants [Time stamp – 15:24]

Commissioner Vero made the motion that the Missoula Board of County Commissioners approve to open the public hearing to consider the CDBG for Montana Dept. of Commerce on behalf of MCT, Inc.

Commissioner Slotnick seconded.

[Motion Passed 3-0.]

[Signed RCA sent electronically to Heidi West]

c. Final Hearing-Adopt an Ordinance for the Grant Creek Crossing TEDD

Flanna McLarty, Community and Economic Development [Time stamp – 41:37]

Commissioner Slotnick made the motion that the Missoula Board of County Commissioners approve an amended Ordinance and Resolution creating the Grant Creek Crossing Targeted Economic Development District and to adopt a comprehensive development plan with a TIF provision.

Commissioner Vero seconded.

[Motion Passed 3-0.]

[Resolution 2024-107 Ordinance 202-001 Book: 1106 Page: 1068]

8. OTHER BUSINESS [Time stamp – 52:27]

[None]

9. ADJOURN

Chair Strohmaier – Called the meeting to adjourn at 2:52 p.m.

BCC Public Meeting November 14, 2024 – Transcription

This transcription was produced by transcription software. There may be discrepancies between this transcription and meeting dialogue. You can view the recording of the meeting on the county's YouTube channel: <https://www.youtube.com/c/missoulacounty> or contact the commissioners' office to obtain a copy.

Dialogue in the transcription attributed to "Sophie Moiese Room" is for all speakers that attended the meeting in person. Attendees that participated virtually are labeled individually.

BCC-Commissioners' Public Meeting-20241114_140107-Meeting Recording

0:02

Thursday, November 14th meeting of the Missoula Board of County Commissioners.

0:05

Welcome.

0:06

If you wouldn't mind, please stand and join me in the Pledge of Allegiance.

0:12

Pledge allegiance to the flag of the United States of America and to the Republic for which it stands, One nation under God, indivisible, with liberty and justice for all.

0:30

For those of you who cannot see, see the name placards from clear in the back row, I'm Commissioner Dave Sterlmeyer.

0:37

I'm joined by Commissioners Juanita Vero and Josh Slotnik today and we can begin by acknowledging that this event today takes place in the Aboriginal territories of the Salish and Kalispell people.

0:50

Cheryl, would you be so kind as to offer some direction logistics wise and also closed caption wise?

0:58

Hello everyone.

0:59

If you are joining us for this meeting virtually today, instructions for closing, turning on closed captioning or on your screen.

1:05

If you're joining us in person, we'll have closed captioning on all the screens here in the Sophie Louise room.

1:11

There will be an opportunity to speak during the meeting for public comment virtually and in person.

1:16

We ask that all speakers today speak slowly and clearly.

1:19

This helps with the accuracy of the closed captioning.

1:22

If you're on Microsoft Teams, if you like to speak when discussion has been open for public comment, we ask that you use the Raise Hand feature.

1:29

This is a small hand button at the top of your screen.

1:32

If you're calling in on the phone, you'll need to hit *5 to raise your hand.

1:36

Once called upon, you'll need to hit *6 to unmute.

1:39

We also have assisted listening devices.

1:42

Or if you need anything else during the meeting or questions, please find me and then let me know.

1:46

Thank you, thank you, Cheryl.

1:48

As you all will see on the agenda, we have three public hearings a little bit later and at the time of each of those public hearings there will be an opportunity for public comment on those items.

2:01

Right now is the opportunity to offer public comment on anything that is not on the agenda.

2:07

Again, as I've said before, preferably within the purview and jurisdiction of the Board of County Commissioners, we cannot do a lot about issues outside of the State of Montana or outside of Missoula County, but we are here to listen.

2:20

So any public comment on items not on the agenda, see none.

2:28

Our current claims list is reflected in claims received by the Board of County Commissioner's Office from October 16th, 2024 through November 6th, 2024 and in this.

2:42

That totals \$2,874,071.34.

2:47

Go to the electronic agenda and click on the link there to see what all of those individual claims are.

2:55

We will now move into our public hearings.

2:58

We again have three public hearings today.

3:00

The way this will work is for each public hearing, we will open with a staff report that will be followed, if it's applicable, by an opportunity for the applicant or the applicant's representative to say a few words.

3:17

We will then take public comment.

3:18

I would encourage folks to limit your comments to three minutes or less.

3:21

Try not to be redundant.

3:23

Address your comments to the chair.

3:25

We're not going to get into a bunch of back and forth, but please offer your comments and then we'll close the public hearing.

3:32

At that point, the commissioners have the opportunity to ask questions and gain clarification.

3:40

We will then have the opportunity for a motion and discussion among the Commission members and then take action.

3:49

So with that, our first public hearing is taking up an item related to a Canyon Creek Village and a phasing plan extension proposal.

4:00

We will have a staff report from Patrick Schwartz.

4:10

Good afternoon, commissioners.

4:11

For the record, my name is Patrick Swart.

4:13

I'm with the Office of Planning, Development and Sustainability, and I'll get my PowerPoint queued up here.

4:30

All right.

4:30

Today I will be presenting the staff report for a phasing plan extension request on the Canyon Creek Village subdivision.

4:37

This is brought to us by Remington Group LLC, who is represented by IMEG.

4:45

Here is a look at the property location.

4:48

We're just to the northeast of the Missoula Airport.

4:51

You can see the Canyon Creek Village subdivision highlighted in yellow here.

4:55

It's just South of I-90 and up here in the top left of the image is the Airway Blvd.

5:01

exit, and it's accessed primarily here off of Expressway.

5:04

A little bit of background on the development.

5:11

Canyon Creek Village is a plan unit development subdivision originally approved in 2001, which at the time this project was within the county boundaries.

5:21

It has since been annexed into the city, but since the Board of County Commissioners was the original governing body to approve the project, the phasing plan extension request is coming before you today.

5:31

It's a 229 lot subdivision, originally approved in 12 phases, but under the current approval there are 16 phases and we'll be hearing a request for the final 2 phases, 15 and 16.

5:45

As part of the original application, the developers also came in to do a area plan amendment to the Missoula Airport Development Park Master Plan.

5:54

This falls within what was identified as reserve.

5:56

Area B was an area set aside in the planning area that did not have a defined land use designation.

6:02

So the plan called out as the area was built out in infrastructure was brought into the area to do a plan amendment to identify the most appropriate land use, which was identified as mixed used, residential and commercial.

6:16

And they also created a plan unit development zoning district.

6:19

So the two final phases, 15 and 16, you can see outlined in black and green here, fall within Sub District 4 of the PUD zoning district, which requires either live work or multifamily development.

6:37

So this is a look at the current submittal deadlines and proposed deadlines from the application we received under the current approval.

6:46

And I will note that phases one through 14 have been filed.

6:49

So there's just 15 and 16 remaining under the current approval.

6:52

Phase 15 has a submittal deadline of December 31st of 2024 and Phase 16 has a deadline of December 31st, 2026.

7:01

The applicants are requesting a three-year extension which is calculated based upon the date that the request is submitted to the county for consideration.

7:11

So that would push both deadlines back to October 8th of 2027 for Phases 15 and 16.

7:19

And then just to look at the overall kind of project deadline required by our subdivision regulations, they have 21 years from the adjusted approval deadline of May 8th, 2017 since this was approved before the regulation update.

7:34

So ultimately the project needs to be done by May 8th of 2038.

7:44

On this slide, it's just a quick overview of prior phasing plan extension request approval dates and how that's affected the submittal deadlines.

7:53

As you can see on the first line here, project originally was approved in 2001 with all phases being submitted for final plat review by March 7th of 2008.

8:04

2003 they came in for an extension request and added phase 13 that pushed the project back to 2009 and so on and so forth.

8:11

And you can see that last request on here is the current one with an ultimate final submittal deadline of October 8th, 2027 being proposed.

8:23

One of the requirements of the application is that they submit a reason for this request.

8:29

The applicant cited primarily economic conditions such as high material cost, supply shortages, limited contractor availability and current high interest rates and then more broadly stated that the developer has had a difficult time identifying demand or interest in the multi family live work style development that's required for the PUD zoning.

8:54

I will note that we've received a variety of requests for this in the past.

8:59

Some of the prior requests have echoed similar sentiments here, noting things like needing additional time for marketing these types of lots and citing economic uncertainty.

9:12

So here is a brief overview of the review criteria that our subdivision regulations require us to evaluate phasing plan extension request against.

9:23

There's seven criteria on the screen here.

9:25

The first being, does the request comply with our subdivision regulations?

9:31

Have they demonstrated that they can meet the new proposed deadline?

9:35

Will this proposed request conflict with the original commissioner's decision and conditions of approval?

9:42

Will it impact functionality so things like Willis have an impact on infrastructure and subsequent of prior phases, will this result in incremental completion?

9:54

That being will improvements for future phases commence before prior phases have been complete?

10:00

It also asked us to consider whether or not there are any known significant changes that will take place in the area of the proposal within this extension window that would cause us to re evaluate or alter how we would evaluate the preliminary plat.

10:15

And then lastly, it asked us to consider will this have an impact on public facilities and services.

10:21

So staff found that it met all of these criterias except for criteria B.

10:26

Here we did not feel that the application sufficiently demonstrated that they will meet the new deadline.

10:32

Kind of looking back at the specific criteria in there, citing economic conditions, it's unclear whether or not those will change by the time this new deadline hits.

10:41

But they also didn't necessarily demonstrate that they would not meet the deadline.

10:47

Looking at a past phasing plan extension request, they have shown that they are able to meet deadlines that they have proposed.

10:56

So with that, that's the end of my staff analysis.

10:59

I do have a a recommended motion on the screen.

11:02

OK, thank you.

11:03

With the applicant or applicants representative like to say a few words, anyone from Remington Group or imagine anyone out there online?

11:22

OK, how surprising were you expecting the applicant's representative to join us today?

11:30

We did check in on the date and they said that this worked for them and the applicants, but they did not send a follow up on that.

11:36

So I did not see them online.

11:38

OK, well they are perhaps collecting their thoughts and joining us.

11:42

This is a public hearing.

11:43

I will open it up to public comment on this.

11:47

Any public comment on the phasing plan extension proposal.

11:55

OK, well I guess we will move forward accordingly.

11:59

I would have loved to have asked them a few questions about the state of housing in Missoula and getting these lots online.

12:06

And this is yet another example of a developer requested extension, not local government clogging up the work.

12:14

So Josh, yeah, if Joe was here and Joe does a great job.

12:19

So I'm disappointed that he's not here, I would have said why this would be the 9th phasing extension in 21 years.

12:27

Just what happened?

12:29

And we're really excited to see these homes built.

12:31

So I would ask Joe that.

12:34

OK, there was a hypothetical question to Joe.

12:36

Any other questions, comments?

12:38

I didn't know if Patrick, do you have any insider?

12:41

Can you share any more beyond the information they've provided?

12:49

We did press them a little bit to give an explanation of how they can meet this deadline.

12:55

The response that staff received was they've demonstrated the ability to meet that in the past.

13:01

Looking at the history of phasing plan extensions, it, it sounds like the theme of the live work and multifamily lots being difficult to market in this area has they've they've shifted towards the end of the development project.

13:14

It's kind of been pushed off, but I I don't know that I have much more information beyond that.

13:20

OK, thank you.

13:22

OK, I would entertain a motion.

13:24

Happy to happy to make one.

13:27

I would move that the phasing plan extension be approved subject to the master conditions of approval and establishing a new final plat submittal deadline of October 8th, 2027 for Phases 15 and 16 of Canyon Creek Village Subdivision.

13:42

Second, any further discussion seeing none, all in favor.

13:47

Aye, aye.

13:48

Thank you, Patrick.

13:49

Please do express my disappointment to that the applicant did not join us today, but we would love to see these lots actually occupied by homes.

13:58

Thank you.

14:05

Momentary transition.

14:07

Our second public hearing, which I will open, is a public hearing to consider a Community Development block grant application to the Montana Department of Commerce on behalf of MCT.

14:21

And we'll have a staff report from Heidi West.

15:21

All right, there we go.

15:22

All right.

15:23

Thank you.

15:24

I'm Heidi W I'm a grants administrator in the Grants and Community Resources Department, and I also have Carlin Schulzsky, Mike Morieli, and Naomi Lichtenberg with me from MCT.

15:37

So we are here today to provide an opportunity for the public to comment on Missoula County's application to the Montana Department of Commerce.

15:48

We are applying for a community development block grant, economic develop in the economic development category on behalf of MCT.

16:11

So just to give you a little bit of what just happened, there we go.

16:20

I'm not sure how that got unmuted.

16:21

OK.

16:22

So just to give you a little bit background on what the Community Development Block Grant, economic development and the economic development category is, The purpose of this grant is to stimulate the economic development activities by creating or retaining jobs for low to moderate income individuals.

16:44

The maximum of award that we can apply to to the state of Montana is for \$525,000 and there is a limit as to how much can be allocated to each job.

16:58

So that limit is 35,000 and applications to the Montana Department of Commerce are accepted on an open cycle basis and then they're they are evaluated on a competitive ranking process.

17:12

And of course, they're only accepting applications if they actually have available funding, which they do at this time.

17:40

I'm not sure why it doesn't want to move forward to my slides.

17:54

Oh it did it.

17:56

I think it might just be lagging a little bit.

18:05

So the eligible applicants to apply to the state of Montana for CDBG funding are counties, consolidated city, county governments, and incorporated cities, except for those that are entitlement jurisdictions.

18:20

So in this case that is Billings, Bozeman, Great Falls and Missoula.

18:25

And the first and foremost most objective is that we meet a national objective in that application.

18:33

And so in this case it has to have benefit to low to moderate income persons.

18:44

So as a part of this process, we who was that?

18:52

So as part of this process we developed program priorities for Missoula County.

18:59

So these, so these are projects that would be given priority in a competitive process.

19:08

We can only have one grant at a time.

19:11

And because there is a rolling deadline, we had to figure out a way to evaluate community need and prioritize projects.

19:18

So the four program priorities are that the projects are located outside of the City of Missoula but obviously within the boundaries of Missoula County.

19:27

That the funding request be structured as a loan, That the projects demonstrate a significant degree of leverage with other investments, including public and private sources, and that if a project is located in the city limits, that there is a meaningful contribution by the City of Missoula in that project.

19:50

In order to evaluate community need and try to solicit projects, we ran a request for proposal process.

20:03

So those proposals were scored and reviewed by Missoula County staff that has experience in CDBG funding.

20:11

The highest ranking proposal would be invited to work with Missoula County.

20:17

And then if things end up not working out because CDBG is a complicated program and it's often fairly slow, then if

if that first high scoring project changed their mind, then we would continue to work with the next highest ranking project.

20:34

And of course, the board of County commissioners always has the authority to make the final decision regardless of what the review committee recommends.

20:43

And so for this particular process, we issued an RFP on August 5th.

20:48

The proposals were due on 6th September 6th and we had one sole applicant, which was MCT and in this particular project, the OR in this particular case, the project was that we was for grant financing to retain 15 full time equivalent low and moderate income jobs by repairing a Detroit deteriorating roof and selling solar panels so that we can ensure that staff at MCT has a safe and healthy workplace and also to create a sustainable, energy efficient building that reduces their long term operation operating costs.

21:29

So at this point I'm going to turn it over.

21:32

Oh, not yet one more slide.

21:36

So there.

21:40

So this particular project did not align perfectly with the Missoula County priorities that were established.

21:45

However, it is a very important project and a anchor organization within our community.

21:54

It does have to have this meaningful investment from the City of Missoula that is actually set forward in federal code and 24 CFR 570.

22:05

And that it just says that priorities that take place within entitlement communities, which obviously the City of Missoula is have to have some sort of meaningful contribution.

22:14

And then this case that meaningful contribution from the city of Missoula is through an MRA investment in the overall downtown.

22:22

And there is a that affects this particular property and the value of that is \$56,884.

22:32

And the project also meets several other of either Missoula County or the City of Missoula's policy documents.

22:40

So it conforms with the Missoula County Growth Policy by improving the built environment, protecting the character, and improving sustainability and resilience.

22:50

It also is in line with Missoula County's Comprehensive Economic Development Strategy, especially because it supports a job sector as well as a worker demographic that was most severely impacted by COVID-19.

23:04

Obviously MCT is in the performing arts and they also the jobs that are protected are also a high percentage of women.

23:13

72% of the the jobs that we are protecting with this grant are held by women and women were most were disproportionately impacted by COVID-19.

23:24

It is also a best fit industry for Missoula County that supports both people in place and according to that economic development strategy.

23:35

The primary factor that contributes to the advancement of the local economy is supporting an appealing quality of life.

23:45

That is how we both retain and attract people to the Missoula community.

23:51

It is in line with Missoula County Resolution 22,019 35, which was passed in 2019, which is the joint resolution of the City of Missoula and Missoula County to formally take the necessary steps to power the community with 100% clean electricity by 20-30 for the Missoula area.

24:14

And then lastly, it is also in line with the Downtown Master Plan.

24:18

It supports four of the five overarching goals of the Downtown Master Plan, which is to create more than one postcard view of downtown, to improve the mobility, health and safety of downtown, to stay original, authentic, be green and create opportunity, and of course, to create a downtown for everyone.

24:39

So with that, I will now turn it over to staff from the MCT.

24:43

This is Carlin.

24:46

Thank you, Heidi.

24:48

Good afternoon, commissioners.

24:49

I'm Carlin Schultsky.

24:50

I'm the development director at the Missoula Community Children's Theatre.

24:55

Just to reiterate, our mission, as Heidi had touched on a little bit, is to empower children and adults alike through performing arts education, ensuring that we're able to reach all of the communities we serve through our wonderful

work and the values that we hold central to all of our programming, including our mission, our empowerment, lifelong learning, community enrichment, excellence, and inclusivity.

25:17

So as we think more specifically here, Mike Morelli is going to unpack all three of the elements of our project and the way that we impact Missoula County through our international tour, our youth series, and our community series.

25:30

So to think more specifically about what this funding will do for the Missoula Children's Theater, we're really honored to have the chance to partner with Missoula County in pursuit of these federal dollars.

25:40

How do you can switch sides if it'll let you?

25:45

As Heidi mentioned, we're looking to preserve the skills of our low to moderate in preserve the jobs of our low to moderate income workers that are at the Missoula Children's Theater.

25:54

And the way that we're looking to do that through this funding is by replacing our roof.

25:58

The current roof membrane that covers our facility has been damaged over the last 25 years.

26:03

And as we unfortunately discovered through leaking during periods of heavy snow and rain and thawing, We know that it's critical for us to be able to have a healthy and safe environment for our staff to work and for those jobs to continue to offer our programming all across the world.

26:19

It's through those staff that were able to impact 5200 people in Missoula County every year and giving nearly 30,000 people locally the chance to experience live theater at our facility.

26:30

So as we're looking at installing solar panels as well, we're currently billed as light industry through Northwestern Energy.

26:37

And what that means for us is that on a Saturday when we offer two shows to our community and we're running the air conditioning to keep everyone comfortable, we're paying for that same amount of energy on a Monday when there's just 43 of us in the office.

26:48

So anything that we can do to offset that overhead cost is going to make a huge difference in allowing us to reallocate those dollars into our mission and into our programming and our staff.

26:59

So this photo here shows you the current state of our roof.

27:03

This is about four square feet of our roof facility right now.

27:06

And inside each of those black circles are small little white circles.

27:11

So to give you a bigger picture, our whole roof is about 15,000 square feet.

27:15

So there's a lot of those little white circles that are all over.

27:19

So Heidi, if you go to the next visual, the photo that you see in the bottom right where there's those very small little black circles, those are mildew or mold spots that have started to grow around tiny little pin holes that are in our membrane.

27:33

So what has happened is those pin holes have formed over these last 25 years since we opened our facility in 1998 and the water has started to permeate through that membrane into the three layers below.

27:46

So directly below the membrane we have a fiber board that is screwed into the insulation and AB board.

27:53

So as those tiny little holes have allowed water to get through, the screw head that connects all three of those layers has started to go up and up and up.

28:00

And that's what you see in the photo that's there on the left where you can see the little bump.

28:04

Those are the screw heads that were in the white circles inside of the black circles on the previous slide.

28:09

And they're all over the roof.

28:10

So when we discovered the roof was leaking during a production of rent in January of this year, we took immediate action to figure out what our options are going to be.

28:20

So this summer, we pressure washed the roof to clean off those little moldy mildew circles that you see and lay down new membrane to ensure that we're, I'm sorry, a patch to ensure that we're able to make it through this next upcoming hopefully very snowy season and then Big Spring thaw that we have before we're able to replace the full roof.

28:40

So about 54% of the 43 full time equivalent positions that we have at MCT are considered low to moderate income positions.

28:48

And although we're always striving to improve the wages for our employees, we are honored to have so many trade based occupations and skilled workers that make up our staff.

28:58

So having a functioning facility that has a reliable roof is critical for our staff to be able to continue offering our programming across Missoula, across the state of Montana and the world, and also making sure that they have a safe and healthy place to work.

29:11

So I mentioned that we already created this temporary patch, but we are going to need a full roof replacement with insulation replacement as well in order to make the new roof work for us.

29:22

And while we're up there, we're really honored to have the chance to pursue solar funding as well that will reduce that overhead cost that we had mentioned and work towards your goal of being at Green Downtown in the next several years.

29:36

So looking at the scope of this project more specifically, as Heidi mentioned, we have a \$525,000 grant application opportunity.

29:43

Of that, 483,000 would come back to MCT.

29:46

The difference in that is going to the county for their wonderful help in administering this grant on our behalf.

29:53

The scope of the roof replacement project itself is about \$300,000 and that includes taking off the membrane that's currently leaking, taking out the insulation.

30:02

We also have a skylight that's on the 3rd floor and that is not engineering, not structurally sound at this point.

30:08

So we would take out the skyline skylights and patch that portion of it as well.

30:12

And then of course, install a new membrane, this time with one that has glue that attaches those 3 levels below it because we learned our lesson with the screws.

30:21

And it would also include a 20 year warranty on the roof.

30:24

The solar portion of this aims to install 124 panels and as I've mentioned a few times already, would reduce our overhead costs with our electricity significantly.

30:34

Now I'll pass it over to our Executive Director, Mike Morelli to talk about the impact of our programming.

30:38

Thank you.

30:38

Thank you, Mike.

30:43

Thank you.

30:44

Good day.

30:44

Nice to see you all.

30:46

I'm Mike Morelli.

30:47

Talk a little bit about what we do and how this affects the county.

30:52

As you know, Zola Chones Theater has a community series and we cast local volunteers and we use local crew.

30:58

We have about 500 local volunteers every year that come from the county and the city and they give us more than 26,000 hours worth of effort.

31:09

Our volunteers are engaged in a variety of ways.

31:13

They get new found confidence, unforgettable friendships, and they create something greater than themselves in the community.

31:21

And we all enjoy their efforts.

31:23

Patrons are witnessing these stories, they're seeing all the things that are happening and they're enjoying the upscale productions that we put out.

31:30

And since June of 2022, we've had 500 unique patrons from Missoula County, not just the city, but from the county itself.

31:40

And they've purchased tickets to our shows and many of them have purchased tickets to multiple shows.

31:47

Well, that roof matters to those people that are coming to our shows and it matters to the people that are volunteering their time.

31:56

As far as the roof goes in the the county Missoula, we have this huge impact in youth.

32:02

We provide performing arts opportunities for K through 12 across the county.

32:09

We have day camps, we have after school productions, we have plant a day programs.

32:13

And of course, we have our performing arts camps at Flathead and See the Lakes.

32:19

We see children's confidence growing being built by our programs.

32:24

We see them improve their communication and thinking skills, and they make lifelong friendships through our MCT programs.

32:33

We're happy to say that 46 unique Missoula County use outside of Missoula city limits participated in our day camps and production classes held at MCT since 2022.

32:47

And what we do know is that we tour all over the county with our Red Truck Tour.

32:54

MCT provides a vital bridge for folks that are experiencing difficulties putting out performing arts or any kind of arts in schools.

33:05

We travel all around the world and we're pleased, more than pleased to travel all around Missoula County.

33:13

The format is to tour actors in a truck.

33:17

They have everything in the back of the truck, sets, costumes, lights, scripts, props, to stage a full length musical with up to 65 children over the course of one week.

33:29

The tour now has returned to pre COVID, to pre COVID numbers and we're reaching around 1000 communities this year and we'll be in multiple countries around the world.

33:40

Many of these communities that the tour visits are rural and with limited arts programming available in cities and schools, we are more important than ever.

33:49

The tour makes the power of performing arts possible for those counties and we are happy to include six greater Missoula County areas.

34:00

So since 2020, the tour has in Bonner Cast 179 news and performed for 1500 community members.

34:10

And as we go down the list and we look at all of the impact that we've had, we see that 765 Missoula County youths performing for nearly 4500 audience members.

34:21

And that means MCT is reaching nearly 12% of the county's population.

34:27

It's an exciting prospect and as an institution of 50 plus years, we're happy to continue to do that.

34:38

We began touring in 1972 and we focused on bringing musical theater productions to small Montana towns.

34:45

Well, since then, our Home Office, which was funded in part by a Community Black Development grant many years ago, has grown and grown and grown so that we are now in 1000 communities around the world and we're still producing local shows and having local production classes.

35:07

Mozilla's right in our in our name.

35:09

It's at the heart of everything that we do.

35:11

We are ambassadors for our community around the world.

35:13

We're advocates for the performing arts, and we provide a safe place for kids and adults alike to explore, have fun and be themselves.

35:21

And without our staff executing our programming in our beautiful building, MCT just isn't possible.

35:27

And without a functioning roof, MCT is not possible as well.

35:32

So we very much look forward to your support.

35:36

Thank you so much.

35:37

Thank you, Mike.

35:42

So the next steps in this process are that we are going to collect public comment on this application.

35:49

We are going to finish that application, submit it and then wait.

35:54

And hopefully we'll we will be successful.

35:57

And if we are, we hope to start this roofing project and the solar installation in the summer of 2025.

36:05

So at this point, if you want to comment on this, please state your name.

36:10

And we always, we don't always do this meeting in this setting, but we chose to this time.

36:16

So please limit your meetings or your comments to three minutes and be respectful and courteous.

36:23

And then if you don't want to speak in front of a crowd, you are always welcome to submit your comments in writing.

36:31

And we are going to be accepting those all the way through November 21st.

36:35

And you can e-mail them I to Kayla Talbert, myself, Heidi West or Mike Morieli at MCT and we will include those in our application to the state.

36:46

And thank you.

36:50

OK, we do have some questions, but before we get to questions from the Commission, this is a public hearing.

36:57

Is there any comment on this specific item?

37:04

Come on up.

37:08

Kelly Durbin Williams, owner, founder of MISMO Gymnastics, didn't know this was happening today.

37:13

I did, but I didn't.

37:14

So this is kind of rad MCT has been an integral part of our organization for over the 23 years we've been in business.

37:22

And I'll just, I just want the, I'll kick us off with community comment.

37:26

There's lots of things we can spend our money on, but if we can spend our money on the kids directly, I love it.

37:31

And I will tell you that owning a business that is specifically targeted at the community and children is a very low profit margin.

37:40

And we work extremely hard to keep expenses down.

37:44

And everybody in Missoula knows how expensive real estate is and how expensive repairs are and if the money's there and no one else is applying and let's go get it.

37:54

And because you absolutely not only they didn't even mention all the community events, recitals, concerts, things that are open to the public that anybody can access.

38:04

They just you just literally apply to go there.

38:06

So good job.

38:08

Keep it up.

38:09

And I vote yes.

38:10

OK, thank you, Kelly.

38:12

Additional public comment.

38:15

Is there anyone online who would like to comment on this?

38:22

And this is an application to the Montana Department of Commerce on behalf of MCT Missoula Children's Theater for a community development block grant.

38:33

Questions from the Commission, Josh Hank's name.

38:36

So I just wanted to reiterate something that you just said and then ask a question that in the reiteration, this is this hearing is US contemplating whether we should apply to the Department of Commerce for this grant.

38:50

So it's, it's, it's an opportunity for the public to comment.

38:54

I, I, I totally got that.

38:56

What the, the action that we are contemplating.

38:59

I guess I'm this isn't the question part, is it, should we or should we not apply for this grant on behalf of MCT?

39:06

So we'll actually be back on Tuesday where you vote whether or not we should apply.

39:12

So at this, I totally got that.

39:13

OK, I've just been, we'll be back.

39:15

Completely understand, Heidi.

39:16

I'm just getting clear on the question for the crowd too.

39:19

And really what the the point I'm trying to drive home here is that we aren't deciding whether or not to dedicate county funds for this.

39:25

These are not county funds.

39:26

This is federal money given to the state.

39:28

And we're contemplating should we apply for these funds on behalf of MCT for folks in the audience who are like, what are they doing spending property taxes on this?

39:36

This is not property taxes, just to be clear.

39:39

It's not property taxes.

39:42

When will, if we do decide in a week to apply, when will we find out if we were successful in getting federal money from the state?

39:50

So it should take about four to six weeks for them to review our application.

39:56

Thanks.

39:58

Any additional public comment?

40:03

OK, actually I do have a question.

40:05

What what's the status of the roof now or how does roof make it through the winter?

40:09

Mike, do you want to come on up?

40:14

Yeah, our facilities Director, Hugh Warford has been up on the roof cleaning it off and then laying a plastic compound just to limp it along to get it through this winter.

40:25

That is a one season only type of fix.

40:30

Thanks Mike.

40:30

Thank you.

40:33

OK.

40:35

The public comment period will remain open.

40:37

Heidi, another reminder for folks, how long do they have to comment before we make that final decision to apply?

40:47

So we will be back in front of you Tuesday the 19th.

40:52

I believe it is with the with all of the resolutions to authorize us to apply for this funding source and we will be taking comments just in general on the project until the 21st, which will be bound into that application and we hope to submit it if everything goes well the first early December.

41:14

OK, thank you, Heidi.

41:17

We will keep the public comment period open and thanks to MCT staff and thanks for all the good work you do here in Missoula and around the globe.

41:28

You bet.

41:37

Our 3rd and final public hearing today is the third public hearing on a proposed ordinance as amended, creating the Grant Creek Crossing targeted Economic Development District and adopting a comprehensive development plan as amended.

41:55

And we will restart our public hearing with a staff report update from Flanna and OR Andrew.

42:06

Thanks, Commissioner Andrew Hagemeyer and Flanna McLarty with Missoula County Economic Community and Economic Development.

42:16

I'm multitasking right now, which we all know is technically impossible.

42:20

So hold on one second.

42:32

OK, we're going to take a 5 minute recess to deal with some needs up here at the Dice and also to get our tech going.
BCC-Commissioners' Public Meeting-20241114_140107-Meeting Recording

0:02

Thursday, November 14th meeting of the Missoula Board of County Commissioners.

0:05

Welcome.

0:06

If you wouldn't mind, please stand and join me in the Pledge of Allegiance.

0:12

Pledge allegiance to the flag of the United States of America and to the Republic for which it stands, One nation under God, indivisible, with liberty and justice for all.

0:30

For those of you who cannot see, see the name placards from clear in the back row, I'm Commissioner Dave Sterlmeyer.

0:37

I'm joined by Commissioners Juanita Vero and Josh Slotnik today and we can begin by acknowledging that this event today takes place in the Aboriginal territories of the Salish and Kalispell people.

0:50

Cheryl, would you be so kind as to offer some direction logistics wise and also closed caption wise?

0:58

Hello everyone.

0:59

If you are joining us for this meeting virtually today, instructions for closing, turning on closed captioning or on your screen.

1:05

If you're joining us in person, we'll have closed captioning on all the screens here in the Sophie Louise room.

1:11

There will be an opportunity to speak during the meeting for public comment virtually and in person.

1:16

We ask that all speakers today speak slowly and clearly.

1:19

This helps with the accuracy of the closed captioning.

1:22

If you're on Microsoft Teams, if you like to speak when discussion has been open for public comment, we ask that you use the Raise Hand feature.

1:29

This is a small hand button at the top of your screen.

1:32

If you're calling in on the phone, you'll need to hit *5 to raise your hand.

1:36

Once called upon, you'll need to hit *6 to unmute.

1:39

We also have assisted listening devices.

1:42

Or if you need anything else during the meeting or questions, please find me and then let me know.

1:46

Thank you, thank you, Cheryl.

1:48

As you all will see on the agenda, we have three public hearings a little bit later and at the time of each of those public hearings there will be an opportunity for public comment on those items.

2:01

Right now is the opportunity to offer public comment on anything that is not on the agenda.

2:07

Again, as I've said before, preferably within the purview and jurisdiction of the Board of County Commissioners, we cannot do a lot about issues outside of the State of Montana or or outside of Missoula County, but we are here to listen.

2:20

So any public comment on items not on the agenda, see none.

2:28

Our current claims list is reflected in claims received by the Board of County Commissioner's Office from October 16th, 2024 through November 6th, 2024 and in this.

2:42

That totals \$2,874,071.34.

2:47

Go to the electronic agenda and click on the link there to see what all of those individual claims are.

2:55

We will now move into our public hearings.

2:58

We again have three public hearings today.

3:00

The way this will work is for each public hearing, we will open with a staff report that will be followed, if it's applicable, by an opportunity for the applicant or the applicant's representative to say a few words.

3:17

We will then take public comment.

3:18

I would encourage folks to limit your comments to three minutes or less.

3:21

Try not to be redundant.

3:23

Address your comments to the chair.

3:25

We're not going to get into a bunch of back and forth, but please offer your comments and then we'll close the public hearing.

3:32

At that point, the commissioners have the opportunity to ask questions and gain clarification.

3:40

We will then have the opportunity for a motion and discussion among the Commission members and then take action.

3:49

So with that, our first public hearing is taking up an item related to a Canyon Creek Village and a phasing plan extension proposal.

4:00

We will have a staff report from Patrick Schwartz.

4:10

Good afternoon, commissioners.

4:11

For the record, my name is Patrick Swart.

4:13

I'm with the Office of Planning, Development and Sustainability, and I'll get my PowerPoint queued up here.

4:30

All right.

4:30

Today I will be presenting the staff report for a phasing plan extension request on the Canyon Creek Village subdivision.

4:37

This is brought to us by Remington Group LLC, who is represented by IMEG.

4:45

Here is a look at the property location.

4:48

We're just to the northeast of the Missoula Airport.

4:51

You can see the Canyon Creek Village subdivision highlighted in yellow here.

4:55

It's just South of I-90 and up here in the top left of the image is the Airway Blvd.

5:01

exit, and it's accessed primarily here off of Expressway.

5:04

A little bit of background on the development.

5:11

Canyon Creek Village is a plan unit development subdivision originally approved in 2001, which at the time this project was within the county boundaries.

5:21

It has since been annexed into the city, but since the Board of County Commissioners was the original governing body to approve the project, the phasing plan extension request is coming before you today.

5:31

It's a 229 lot subdivision, originally approved in 12 phases, but under the current approval there are 16 phases and we'll be hearing a request for the final 2 phases, 15 and 16.

5:45

As part of the original application, the developers also came in to do a area plan amendment to the Missoula Airport Development Park Master Plan.

5:54

This falls within what was identified as reserve.

5:56

Area B was an area set aside in the planning area that did not have a defined land use designation.

6:02

So the plan called out as the area was built out in infrastructure was brought into the area to do a plan amendment to identify the most appropriate land use, which was identified as mixed used, residential and commercial.

6:16

And they also created a plan unit development zoning district.

6:19

So the two final phases, 15 and 16, you can see outlined in black and green here, fall within Sub District 4 of the PUD zoning district, which requires either live work or multifamily development.

6:37

So this is a look at the current submittal deadlines and proposed deadlines from the application we received under the current approval.

6:46

And I will note that phases one through 14 have been filed.

6:49

So there's just 15 and 16 remaining under the current approval.

6:52

Phase 15 has a submittal deadline of December 31st of 2024 and Phase 16 has a deadline of December 31st, 2026.

7:01

The applicants are requesting a three-year extension which is calculated based upon the date that the request is submitted to the county for consideration.

7:11

So that would push both deadlines back to October 8th of 2027 for Phases 15 and 16.

7:19

And then just to look at the overall kind of project deadline required by our subdivision regulations, they have 21 years from the adjusted approval deadline of May 8th, 2017 since this was approved before the regulation update.

7:34

So ultimately the project needs to be done by May 8th of 2038.

7:44

On this slide, it's just a quick overview of prior phasing plan extension request approval dates and how that's affected the submittal deadlines.

7:53

As you can see on the first line here, project originally was approved in 2001 with all phases being submitted for final plat review by March 7th of 2008.

8:04

2003 they came in for an extension request and added phase 13 that pushed the project back to 2009 and so on and so forth.

8:11

And you can see that last request on here is the current one with an ultimate final submittal deadline of October 8th, 2027 being proposed.

8:23

One of the requirements of the application is that they submit a reason for this request.

8:29

The applicant cited primarily economic conditions such as high material cost, supply shortages, limited contractor availability and current high interest rates and then more broadly stated that the developer has had a difficult time identifying demand or interest in the multi family live work style development that's required for the PUD zoning.

8:54

I will note that we've received a variety of requests for this in the past.

8:59

Some of the prior requests have echoed similar sentiments here, noting things like needing additional time for marketing these types of lots and citing economic uncertainty.

9:12

So here is a brief overview of the review criteria that our subdivision regulations require us to evaluate phasing plan extension request against.

9:23

There's seven criteria on the screen here.

9:25

The first being, does the request comply with our subdivision regulations?

9:31

Have they demonstrated that they can meet the new proposed deadline?

9:35

Will this proposed request conflict with the original commissioner's decision and conditions of approval?

9:42

Will it impact functionality so things like Willis have an impact on infrastructure and subsequent of prior phases, will this result in incremental completion?

9:54

That being will improvements for future phases commence before prior phases have been complete?

10:00

It also asked us to consider whether or not there are any known significant changes that will take place in the area of the proposal within this extension window that would cause us to re evaluate or alter how we would evaluate the preliminary plat.

10:15

And then lastly, it asked us to consider will this have an impact on public facilities and services.

10:21

So staff found that it met all of these criterias except for criteria B.

10:26

Here we did not feel that the application sufficiently demonstrated that they will meet the new deadline.

10:32

Kind of looking back at the specific criteria in there, citing economic conditions, it's unclear whether or not those will change by the time this new deadline hits.

10:41

But they also didn't necessarily demonstrate that they would not meet the deadline.

10:47

Looking at a past phasing plan extension request, they have shown that they are able to meet deadlines that they have proposed.

10:56

So with that, that's the end of my staff analysis.

10:59

I do have a a recommended motion on the screen.

11:02

OK, thank you.

11:03

With the applicant or applicants representative like to say a few words, anyone from Remington Group or imag anyone out there online?

11:22

OK, how surprising were were you expecting the applicant's representative to join us today?

11:30

We did check in on the date and they said that this worked for them and the applicants, but they did not send a follow up on that.

11:36

So I did not see them online.

11:38

OK, well they are perhaps collecting their thoughts and joining us.

11:42

This is a public hearing.

11:43

I will open it up to public comment on this.

11:47

Any public comment on the phasing plan extension proposal.

11:55

OK, well I guess we will move forward accordingly.

11:59

I would have loved to have asked them a few questions about the state of housing in Missoula and getting these lots online.

12:06

And this is yet another example of a developer requested extension, not local government clogging up the work.

12:14

So Josh, yeah, if Joe was here and Joe does a great job.

12:19

So I'm disappointed that he's not here, I would have said why this would be the 9th phasing extension in 21 years.

12:27

Just what happened?

12:29

And we're really excited to see these homes built.

12:31

So I would ask Joe that.

12:34

OK, there was a hypothetical question to Joe.

12:36

Any other questions, comments?

12:38

I didn't know if Patrick, do you have any insider?

12:41

Can you share any more beyond the information they've provided?

12:49

We did press them a little bit to give an explanation of how they can meet this deadline.

12:55

The response that staff received was they've demonstrated the ability to meet that in the past.

13:01

Looking at the history of phasing plan extensions, it, it sounds like the theme of the live work and multifamily lots being difficult to market in this area has they've they've shifted towards the end of the development project.

13:14

It's kind of been pushed off, but I I don't know that I have much more information beyond that.

13:20

OK, thank you.

13:22

OK, I would entertain a motion.

13:24

Happy to happy to make one.

13:27

I would move that the phasing plan extension be approved subject to the master conditions of approval and establishing a new final plat submittal deadline of October 8th, 2027 for Phases 15 and 16 of Canyon Creek Village Subdivision.

13:42

Second, any further discussion seeing none, all in favor.

13:47

Aye, aye.

13:48

Thank you, Patrick.

13:49

Please do express my disappointment to that the applicant did not join us today, but we would love to see these lots actually occupied by homes.

13:58

Thank you.

14:05

Momentary transition.

14:07

Our second public hearing, which I will open, is a public hearing to consider a Community Development block grant application to the Montana Department of Commerce on behalf of MCT.

14:21

And we'll have a staff report from Heidi West.

15:21

All right, there we go.

15:22

All right.

15:23

Thank you.

15:24

I'm Heidi W I'm a grants administrator in the Grants and Community Resources Department, and I also have Carlin Schulzsky, Mike Morieli, and Naomi Lichtenberg with me from MCT.

15:37

So we are here today to provide an opportunity for the public to comment on Missoula County's application to the Montana Department of Commerce.

15:48

We are applying for a community development block grant, economic develop in the economic development category on behalf of MCT.

16:11

So just to give you a little bit of what just happened, there we go.

16:20

I'm not sure how that got unmuted.

16:21

OK.

16:22

So just to give you a little bit background on what the Community Development Block Grant, economic development and the economic development category is, The purpose of this grant is to stimulate the economic development activities by creating or retaining jobs for low to moderate income individuals.

16:44

The maximum of award that we can apply to to the state of Montana is for \$525,000 and there is a limit as to how much can be allocated to each job.

16:58

So that limit is 35,000 and applications to the Montana Department of Commerce are accepted on an open cycle basis and then they're they are evaluated on a competitive ranking process.

17:12

And of course, they're only accepting applications if they actually have available funding, which they do at this time.

17:40

I'm not sure why it doesn't want to move forward to my slides.

17:54

Oh it did it.

17:56

I think it might just be lagging a little bit.

18:05

So the eligible applicants to apply to the state of Montana for CDBG funding are counties, consolidated city, county governments, and incorporated cities, except for those that are entitlement jurisdictions.

18:20

So in this case that is Billings, Bozeman, Great Falls and Missoula.

18:25

And the first and foremost most objective is that we meet a national objective in that application.

18:33

And so in this case it has to have benefit to low to moderate income persons.

18:44

So as a part of this process, we who was that?

18:52

So as part of this process we developed program priorities for Missoula County.

18:59

So these, so these are projects that would be given priority in a competitive process.

19:08

We can only have one grant at a time.

19:11

And because there is a rolling deadline, we had to figure out a way to evaluate community need and prioritize projects.

19:18

So the four program priorities are that the projects are located outside of the City of Missoula but obviously within the boundaries of Missoula County.

19:27

That the funding request be structured as a loan, That the projects demonstrate a significant degree of leverage with other investments, including public and private sources, and that if a project is located in the city limits, that there is a meaningful contribution by the City of Missoula in that project.

19:50

In order to evaluate community need and try to solicit projects, we ran a request for proposal process.

20:03

So those proposals were scored and reviewed by Missoula County staff that has experience in CDBG funding.

20:11

The highest ranking proposal would be invited to work with Missoula County.

20:17

And then if things end up not working out because CDBG is a complicated program and it's often fairly slow, then if if that first high scoring project changed their mind, then we would continue to work with the next highest ranking project.

20:34

And of course, the board of County commissioners always has the authority to make the final decision regardless of what the review committee recommends.

20:43

And so for this particular process, we issued an RFP on August 5th.

20:48

The proposals were due on 6th September 6th and we had one sole applicant, which was MCT and in this particular project, the OR in this particular case, the project was that we was for grant financing to retain 15 full time equivalent low and moderate income jobs by repairing a Detroit deteriorating roof and selling solar panels so that we can ensure that staff at MCT has a safe and healthy workplace and also to create a sustainable, energy efficient building that reduces their long term operation operating costs.

21:29

So at this point I'm going to turn it over.

21:32

Oh, not yet one more slide.

21:36

So there.

21:40

So this particular project did not align perfectly with the Missoula County priorities that were established.

21:45

However, it is a very important project and a anchor organization within our community.

21:54

It does have to have this meaningful investment from the City of Missoula that is actually set forward in federal code and 24 CFR 570.

22:05

And that it just says that priorities that take place within entitlement communities, which obviously the City of Missoula is have to have some sort of meaningful contribution.

22:14

And then this case that meaningful contribution from the city of Missoula is through an MRA investment in the overall downtown.

22:22

And there is a that affects this particular property and the value of that is \$56,884.

22:32

And the project also meets several other of either Missoula County or the City of Missoula's policy documents.

22:40

So it conforms with the Missoula County Growth Policy by improving the built environment, protecting the character, and improving sustainability and resilience.

22:50

It also is in line with Missoula County's Comprehensive Economic Development Strategy, especially because it supports a job sector as well as a worker demographic that was most severely impacted by COVID-19.

23:04

Obviously MCT is in the performing arts and they also the jobs that are protected are also a high percentage of women.

23:13

72% of the the jobs that we are protecting with this grant are held by women and women were most were disproportionately impacted by COVID-19.

23:24

It is also a best fit industry for Missoula County that supports both people in place and according to that economic development strategy.

23:35

The primary factor that contributes to the advancement of the local economy is supporting an appealing quality of life.

23:45

That is how we both retain and attract people to the Missoula community.

23:51

It is in line with Missoula County Resolution 22,019 35, which was passed in 2019, which is the joint resolution of the City of Missoula and Missoula County to formally take the necessary steps to power the community with 100% clean electricity by 20-30 for the Missoula area.

24:14

And then lastly, it is also in line with the Downtown Master Plan.

24:18

It supports four of the five overarching goals of the Downtown Master Plan, which is to create more than one

postcard view of downtown, to improve the mobility, health and safety of downtown, to stay original, authentic, be green and create opportunity, and of course, to create a downtown for everyone.

24:39

So with that, I will now turn it over to staff from the MCT.

24:43

This is Carlin.

24:46

Thank you, Heidi.

24:48

Good afternoon, commissioners.

24:49

I'm Carlin Schultsky.

24:50

I'm the development director at the Missoula Community Children's Theatre.

24:55

Just to reiterate, our mission, as Heidi had touched on a little bit, is to empower children and adults alike through performing arts education, ensuring that we're able to reach all of the communities we serve through our wonderful work and the values that we hold central to all of our programming, including our mission, our empowerment, lifelong learning, community enrichment, excellence, and inclusivity.

25:17

So as we think more specifically here, Mike Morelli is going to unpack all three of the elements of our project and the way that we impact Missoula County through our international tour, our youth series, and our community series.

25:30

So to think more specifically about what this funding will do for the Missoula Children's Theater, we're really honored to have the chance to partner with Missoula County in pursuit of these federal dollars.

25:40

How do you can switch sides if it'll let you?

25:45

As Heidi mentioned, we're looking to preserve the skills of our low to moderate income workers that are at the Missoula Children's Theater.

25:54

And the way that we're looking to do that through this funding is by replacing our roof.

25:58

The current roof membrane that covers our facility has been damaged over the last 25 years.

26:03

And as we unfortunately discovered through leaking during periods of heavy snow and rain and thawing, We know that it's critical for us to be able to have a healthy and safe environment for our staff to work and for those jobs to continue to offer our programming all across the world.

26:19

It's through those staff that were able to impact 5200 people in Missoula County every year and giving nearly 30,000 people locally the chance to experience live theater at our facility.

26:30

So as we're looking at installing solar panels as well, we're currently billed as light industry through Northwestern Energy.

26:37

And what that means for us is that on a Saturday when we offer two shows to our community and we're running the air conditioning to keep everyone comfortable, we're paying for that same amount of energy on a Monday when there's just 43 of us in the office.

26:48

So anything that we can do to offset that overhead cost is going to make a huge difference in allowing us to reallocate those dollars into our mission and into our programming and our staff.

26:59

So this photo here shows you the current state of our roof.

27:03

This is about four square feet of our roof facility right now.

27:06

And inside each of those black circles are small little white circles.

27:11

So to give you a bigger picture, our whole roof is about 15,000 square feet.

27:15

So there's a lot of those little white circles that are all over.

27:19

So Heidi, if you go to the next visual, the photo that you see in the bottom right where there's those very small little black circles, those are mildew or mold spots that have started to grow around tiny little pin holes that are in our membrane.

27:33

So what has happened is those pin holes have formed over these last 25 years since we opened our facility in 1998 and the water has started to permeate through that membrane into the three layers below.

27:46

So directly below the membrane we have a fiber board that is screwed into the insulation and AB board.

27:53

So as those tiny little holes have allowed water to get through, the screw head that connects all three of those layers has started to go up and up and up.

28:00

And that's what you see in the photo that's there on the left where you can see the little bump.

28:04

Those are the screw heads that were in the white circles inside of the black circles on the previous slide.

28:09

And they're all over the roof.

28:10

So when we discovered the roof was leaking during a production of rent in January of this year, we took immediate action to figure out what our options are going to be.

28:20

So this summer, we pressure washed the roof to clean off those little moldy mildew circles that you see and lay down new membrane to ensure that we're, I'm sorry, a patch to ensure that we're able to make it through this next upcoming hopefully very snowy season and then Big Spring thaw that we have before we're able to replace the full roof.

28:40

So about 54% of the 43 full time equivalent positions that we have at MCT are considered low to moderate income positions.

28:48

And although we're always striving to improve the wages for our employees, we are honored to have so many trade based occupations and skilled workers that make up our staff.

28:58

So having a functioning facility that has a reliable roof is critical for our staff to be able to continue offering our programming across Missoula, across the state of Montana and the world, and also making sure that they have a safe and healthy place to work.

29:11

So I mentioned that we already created this temporary patch, but we are going to need a full roof replacement with insulation replacement as well in order to make the new roof work for us.

29:22

And while we're up there, we're really honored to have the chance to pursue solar funding as well that will reduce that overhead cost that we had mentioned and work towards your goal of being at Green Downtown in the next several years.

29:36

So looking at the scope of this project more specifically, as Heidi mentioned, we have a \$525,000 grant application opportunity.

29:43

Of that, 483,000 would come back to MCT.

29:46

The difference in that is going to the county for their wonderful help in administering this grant on our behalf.

29:53

The scope of the roof replacement project itself is about \$300,000 and that includes taking off the membrane that's currently leaking, taking out the insulation.

30:02

We also have a skylight that's on the 3rd floor and that is not engineering, not structurally sound at this point.

30:08

So we would take out the skyline skylights and patch that portion of it as well.

30:12

And then of course, install a new membrane, this time with one that has glue that attaches those 3 levels below it because we learned our lesson with the screws.

30:21

And it would also include a 20 year warranty on the roof.

30:24

The solar portion of this aims to install 124 panels and as I've mentioned a few times already, would reduce our overhead costs with our electricity significantly.

30:34

Now I'll pass it over to our Executive Director, Mike Morelli to talk about the impact of our programming.

30:38

Thank you.

30:38

Thank you, Mike.

30:43

Thank you.

30:44

Good day.

30:44

Nice to see you all.

30:46

I'm Mike Morelli.

30:47

Talk a little bit about what we do and how this affects the county.

30:52

As you know, Zola Chones Theater has a community series and we cast local volunteers and we use local crew.

30:58

We have about 500 local volunteers every year that come from the county and the city and they give us more than 26,000 hours worth of effort.

31:09

Our volunteers are engaged in a variety of ways.

31:13

They get new found confidence, unforgettable friendships, and they create something greater than themselves in the community.

31:21

And we all enjoy their efforts.

31:23

Patrons are witnessing these stories, they're seeing all the things that are happening and they're enjoying the upscale productions that we put out.

31:30

And since June of 2022, we've had 500 unique patrons from Missoula County, not just the city, but from the county itself.

31:40

And they've purchased tickets to our shows and many of them have purchased tickets to multiple shows.

31:47

Well, that roof matters to those people that are coming to our shows and it matters to the people that are volunteering their time.

31:56

As far as the roof goes in the the county Missoula, we have this huge impact in youth.

32:02

We provide performing arts opportunities for K through 12 across the county.

32:09

We have day camps, we have after school productions, we have plant a day programs.

32:13

And of course, we have our performing arts camps at Flathead and See the Lakes.

32:19

We see children's confidence growing being built by our programs.

32:24

We see them improve their communication and thinking skills, and they make lifelong friendships through our MCT programs.

32:33

We're happy to say that 46 unique Missoula County use outside of Missoula city limits participated in our day camps and production classes held at MCT since 2022.

32:47

And what we do know is that we tour all over the county with our Red Truck Tour.

32:54

MCT provides a vital bridge for folks that are experiencing difficulties putting out performing arts or any kind of arts in schools.

33:05

We travel all around the world and we're pleased, more than pleased to travel all around Missoula County.

33:13

The format is to tour actors in a truck.

33:17

They have everything in the back of the truck, sets, costumes, lights, scripts, props, to stage a full length musical with up to 65 children over the course of one week.

33:29

The tour now has returned to pre COVID, to pre COVID numbers and we're reaching around 1000 communities this year and we'll be in multiple countries around the world.

33:40

Many of these communities that the tour visits are rural and with limited arts programming available in cities and schools, we are more important than ever.

33:49

The tour makes the power of performing arts possible for those counties and we are happy to include six greater Missoula County areas.

34:00

So since 2020, the tour has in Bonner Cast 179 news and performed for 1500 community members.

34:10

And as we go down the list and we look at all of the impact that we've had, we see that 765 Missoula County youths performing for nearly 4500 audience members.

34:21

And that means MCT is reaching nearly 12% of the county's population.

34:27

It's an exciting prospect and as an institution of 50 plus years, we're happy to continue to do that.

34:38

We began touring in 1972 and we focused on bringing musical theater productions to small Montana towns.

34:45

Well, since then, our Home Office, which was funded in part by a Community Black Development grant many years ago, has grown and grown and grown so that we are now in 1000 communities around the world and we're still producing local shows and having local production classes.

35:07

Mozilla's right in our in our name.

35:09

It's at the heart of everything that we do.

35:11

We are ambassadors for our community around the world.

35:13

We're advocates for the performing arts, and we provide a safe place for kids and adults alike to explore, have fun and be themselves.

35:21

And without our staff executing our programming in our beautiful building, MCT just isn't possible.

35:27

And without a functioning roof, MCT is not possible as well.

35:32

So we very much look forward to your support.

35:36

Thank you so much.

35:37

Thank you, Mike.

35:42

So the next steps in this process are that we are going to collect public comment on this application.

35:49

We are going to finish that application, submit it and then wait.

35:54

And hopefully we'll we will be successful.

35:57

And if we are, we hope to start this roofing project and the solar installation in the summer of 2025.

36:05

So at this point, if you want to comment on this, please state your name.

36:10

And we always, we don't always do this meeting in this setting, but we chose to this time.

36:16

So please limit your meetings or your comments to three minutes and be respectful and courteous.

36:23

And then if you don't want to speak in front of a crowd, you are always welcome to submit your comments in writing.

36:31

And we are going to be accepting those all the way through November 21st.

36:35

And you can e-mail them I to Kayla Talbert, myself, Heidi West or Mike Morieli at MCT and we will include those in our application to the state.

36:46

And thank you.

36:50

OK, we do have some questions, but before we get to questions from the Commission, this is a public hearing.

36:57

Is there any comment on this specific item?

37:04

Come on up.

37:08

Kelly Durbin Williams, owner, founder of MISMO Gymnastics, didn't know this was happening today.

37:13

I did, but I didn't.

37:14

So this is kind of rad MCT has been an integral part of our organization for over the 23 years we've been in business.

37:22

And I'll just, I just want the, I'll kick us off with community comment.

37:26

There's lots of things we can spend our money on, but if we can spend our money on the kids directly, I love it.

37:31

And I will tell you that owning a business that is specifically targeted at the community and children is a very low profit margin.

37:40

And we work extremely hard to keep expenses down.

37:44

And everybody in Missoula knows how expensive real estate is and how expensive repairs are and if the money's there and no one else is applying and let's go get it.

37:54

And because you absolutely not only they didn't even mention all the community events, recitals, concerts, things that are open to the public that anybody can access.

38:04

They just you just literally apply to go there.

38:06

So good job.

38:08

Keep it up.

38:09

And I vote yes.

38:10

OK, thank you, Kelly.

38:12

Additional public comment.

38:15

Is there anyone online who would like to comment on this?

38:22

And this is a an application to the Montana Department of Commerce on behalf of MCT Missoula Children's Theater for a community development block grant.

38:33

Questions from the Commission, Josh Hank's name.

38:36

So I just wanted to reiterate something that you just said and then ask a question that in the reiteration, this is this hearing is US contemplating whether we should apply to the Department of Commerce for this grant.

38:50

So it's, it's, it's an opportunity for the public to comment.

38:54

I, I, I totally got that.

38:56

What the, the action that we are contemplating.

38:59

I guess I'm this isn't the question part, is it, should we or should we not apply for this grant on behalf of MCT?

39:06

So we'll actually be back on Tuesday where you vote whether or not we should apply.

39:12

So at this, I totally got that.

39:13

OK, I've just been, we'll be back.

39:15

Completely understand, Heidi.

39:16

I'm just getting clear on the question for the crowd too.

39:19

And really what the the point I'm trying to drive home here is that we aren't deciding whether or not to dedicate county funds for this.

39:25

These are not county funds.

39:26

This is federal money given to the state.

39:28

And we're contemplating should we apply for these funds on behalf of MCT for folks in the audience who are like, what are they doing spending property taxes on this?

39:36

This is not property taxes, just to be clear.

39:39

It's not property taxes.

39:42

When will, if we do decide in a week to apply, when will we find out if we were successful in getting federal money from the state?

39:50

So it should take about four to six weeks for them to review our application.

39:56

Thanks.

39:58

Any additional public comment?

40:03

OK, actually I do have a question.

40:05

What what's the status of the roof now or how does roof make it through the winter?

40:09

Mike, do you want to come on up?

40:14

Yeah, our facilities Director, Hugh Warford has been up on the roof cleaning it off and then laying a plastic compound just to limp it along to get it through this winter.

40:25

That is a one season only type of fix.

40:30

Thanks Mike.

40:30

Thank you.

40:33

OK.

40:35

The public comment period will remain open.

40:37

Heidi, another reminder for folks, how long do they have to comment before we make that final decision to apply?

40:47

So we will be back in front of you Tuesday the 19th.

40:52

I believe it is with the with all of the resolutions to authorize us to apply for this funding source and we will be taking comments just in general on the project until the 21st, which will be bound into that application and we hope to submit it if everything goes well the first early December.

41:14

OK, thank you, Heidi.

41:17

We will keep the public comment period open and thanks to MCT staff and thanks for all the good work you do here in Missoula and around the globe.

41:28

You bet.

41:37

Our 3rd and final public hearing today is the third public hearing on a proposed ordinance as amended, creating the Grant Creek Crossing targeted Economic Development District and adopting a comprehensive development plan as amended.

41:55

And we will restart our public hearing with a staff report update from Flanna and OR Andrew.

42:06

Thanks, Commissioner Andrew Hagemeyer and Flanna McLarty with Missoula County Economic Community and Economic Development.

42:16

I'm multitasking right now, which we all know is technically impossible.

42:20

So hold on one second.

42:32

OK, we're going to take a 5 minute recess to deal with some needs up here at the Dice and also to get our tech going.
BCC-Commissioners' Public Meeting-20241114_144615-Meeting Recording

0:21

OK, let's come back into session here and we will pick up where we left off.

0:26

Andrew Hagemeyer will provide a staff report and update on where we're at.

0:32

Correct.

0:32

Commissioners, this is a continuation of a November 7th hearing that was to consider the adoption of an ordinance and the comprehensive development plan creating the Grand Creek Crossing Targeted Economic Development District.

0:51

And like Heidi, there's a big pause.

1:01

If I knew what my next slide was, I would keep talking, but I actually have forgotten.

1:05

So it's a good thing we granted an extension to your presentation today.

1:12

Yeah, I appreciate it.

1:13

What if it doesn't shift here in a minute?

1:15

What I'll do is I'll forgo the presentation.

1:27

All right.

1:28

So the big picture, what's at stake here, I'm going to this.

1:31

What we have is about 86 acres of, of, of undeveloped property in a rather otherwise urbanized part of the Missoula area.

1:40

It's right at the intersection more or less of Reserve St.

1:44

and Interstate 90.

1:46

And it's that large vacant property that you see just to the West of Grand Creek.

1:50

It's an old gravel, no gravel site.

1:53

I should say this is it.

1:55

It it's a unique opportunity for infill.

1:57

There aren't many large properties left in the urbanized area for infill of this scale.

2:04

And what what makes this unique is a couple things is, is the size of the property, which enables a different different types of uses to be located there that you wouldn't otherwise see in infill development opportunities, uses that might need larger lots or occupy larger areas.

2:26

Those types of opportunities are pretty much limited to Greenfield development on the edge of the community.

2:34

So the Y perhaps Lolo Blue Mountain Rd.

2:39

So this is this is unique in that respect.

2:43

However, this property, like many infill properties, many of the infill properties left are there.

2:50

They haven't been developed because they're dirty or difficult.

2:53

This property isn't dirty, but it is a little bit difficult to develop.

2:57

It lacks sewer water, storm water, and the roads to access the property are in poor condition.

3:05

They're actually not.

3:06

They're substandard of the type of development that would occur.

3:10

We're looking at somewhere north of \$10 million in infrastructure costs to build the public infrastructure that is necessary to access and serve this property.

3:22

So if the Ted is not created, the amount of development or the amount of investment that's necessary to develop the property, our likely outcome is either on development of the property.

3:33

So development without sewer and water or no development at all at the property.

3:39

It has sat vacant for a long time.

3:42

If I don't remember when the the gravel pit close, we're going to end up getting a a low taxable value per acre on whatever happens there without significant investment.

3:58

And because it is a site that has these unique characteristics as an infill property located in the center of the city, we're likely looking at more Greenfield development, which you know, what also needs significant investment of infrastructure.

4:14

So sort of the the scenario if Ted is not created, if the Ted is created, we have greater financial tools available to us to fund infrastructure.

4:23

So you might think, you know, when you flush the toilet, when you drove here to attend this public hearing, you're using public infrastructure.

4:30

So public dollars were were used to facilitate that.

4:35

All public infrastructure requires some sort of public investment.

4:38

If we have federal dollars, it's coming from tax dollars, it's states dollars, it's coming from tax dollars.

4:45

The county has very few tools to fund infrastructure.

4:48

We're looking at bonds, which general obligation bonds, which we have to ask a taxpayer for the, the, the, the interesting aspect of of Ted's, the tax increment financing is it is we get to leverage, we get to actually leverage future tax dollars to fund infrastructure instead of actually asking, going out and going out to the public and asking them to pay more tax dollars.

5:15

So it's a, it's a really unique tool by leveraging those future tax dollars.

5:22

This, this is the only mechanism in state statute that allows you to leverage future tax dollars like this.

5:29

We'll end up facilitating a much, much higher taxable value per acre on this property when the development occurs.

5:39

Then without this investment, we'll see a little bit less Greenfield development over time.

5:44

It's 86 acres instead of being built out at Blue Mountain Rd.

5:48

would be located more centrally and we'll see a longer term benefit to the general taxpayer when this Ted expires as that higher taxable value will go into general circulation.

6:03

So we're looking for a decision from the commissioners today on whether or not to create this Ted and if we do create the Ted, what that creation looks like at the OR since at and since then the, the hearing we had a week ago on November 7th, we've gotten comments that kind of fall into two bunches.

6:25

Bunch one is for Missoula Roll Fire Department to exclude all levies from a Zulu Roll Fire department from this Ted, which we can do.

6:34

And the second bunch is to exclude all permissive levies for Hellgate Elementary School District from the Ted.

6:43

So here's kind of the, I think the history of the proposal that we presented kind of three different considerations, three options for adoption.

6:55

Of course there's the option to not adopt, but I'm not going to present on that because I you know how to accomplish that if you choose to.

7:03

The original proposal that we presented to the commissioners on October 10th at the first hearing was that to approve the tax increment financing district, the Ted without excluding any levies.

7:18

So if we did not exclude any levies, there would be no reduction in the potential of the increment.

7:25

The second consideration here is the is based off the public comment that we've heard that all levies be excluded for these two districts.

7:35

So we all levies from Missoula fire all Hal Gates permissive levies that would reduce the increment potential by about 26%.

7:48

So then we also have a staff proposal that we are presenting here and that's to approve the tax increment financing district, the Ted with excluding certain levies.

8:01

So what we what we're proposing is that for Missoula Rural Fire Department, we exclude their voted levies.

8:07

They have two voted levies and that they have a permissive levy that's I believe used to fund insurance.

8:16

And then we also propose to exclude about 10% of their general levies, which is about 8 mils.

8:23

And for Hellgate Elementary, what we were proposing is excludes excluding their permissive levies for just tuition that because that goes directly to fund students.

8:36

And then for transportation because unfortunately transportation is a huge cost for school districts.

8:43

So this combination between the two Missoula Rural Fire and Halgia Elementary would reduce the increment potential on by about 12%, a little over 12%.

8:57

So things to think about the considerations when we exclude mills from the creation of these tax increment finance districts, these Ted's, it reduces our ability to fund public infrastructure.

9:08

The increment is what we use to pay for you know loans and bonds that that we're leveraging future tax dollars against.

9:22

So by reducing that, we reduce our ability to fund that infrastructure.

9:27

It's important to note that every site is different.

9:29

Every site has different infrastructure considerations, different development potential, different challenges to fund the development.

9:36

So what might work here might not work in other places.

9:40

What might work in other places might not work here.

9:43

The exact breaking point, so to speak of if we reduce the increment by too much, then we wouldn't be able to fund the infrastructure necessary to have the development.

9:57

That breaking point isn't something we can actually calculate.

10:00

We cannot calculate it's, is it 12%, is it 15%, is it 30%?

10:04

It's just too many factors, too many unknowns about what's going to happen with development in the future on that interest rates, market conditions, etcetera, etcetera.

10:15

We just don't, we can't calculate a breaking point for the level of increment needed.

10:23

But what we can do is estimate risk, we can talk about it and risk.

10:29

So is reducing the increment by 20% percent.

10:35

You know, the way I talk about is, is, is, is the risk significant or is the risk acceptable?

10:43

We did reach out to the engineer that is familiar with the property and talked about the infrastructure costs at 10 million plus to see what sort of level of risk was acceptable and with the two options.

10:57

And that what we were told is the 26% increment reduction would create a significant risk that the development might not ever happen.

11:06

So we could create this district and because we've excluded so many level levies, we wouldn't be able to fund the infrastructure to make the development work and would sit vacant for 15 years and then in 15 years we would be exactly where we are today, sitting there with an empty lot with some storage units.

11:27

However, they thought that reducing the the increment the potential by 10 to 12% was actually an acceptable amount of risk.

11:36

We can't say for certain that this would allow the development to occur or not a level development to the occur, but they found it to be acceptable.

11:46

So some considerations there.

11:50

So we do we are going to make a recommendation to you on on, on what you could do and then we can take public comment on those the things I've talked about and you're we're prepared to kind of explore other ideas if you have any.

12:05

So our recommendation is that that 12% reduction of potential increment is a is an acceptable rest in this situation that with that reduction, those levies excluded that I've mentioned.

12:20

We're going to both of the both of the districts, the taxing districtions that we've identified will receive more money if the development occurs, right?

12:32

They will receive nothing if it sits vacant, but they will benefit by the investment that we're making in this Ted and receive more money in the long term.

12:43

Missoula Rural Fire Department would receive almost 40% of their total mills on the property and Hellgate Elementary would receive almost well just over 26% of their total mills for that property.

12:57

So I just think it's interesting that by reducing that potential by just about 12%, we've allowed these two taxing jurisdictions to see much greater than 12% of their total mills in place.

13:10

So with that, I have a whole slew of different motions prepared for you depending on which way this goes, including the staff recommendation.

13:21

So I think this would be a good place to leave it and and enter into the public comment or questions from the Commission.

13:28

Let's first take public comment.

13:30

We will then close the public hearing questions from the Commission and then an opportunity for us to debate and take action.

13:39

So with that, this is a public hearing.

13:40

I would invite anyone up to share your comments.

13:44

Again, please try not to repeat other folks if they've already said exactly the same thing that you were saying.

13:50

And try to hold your comments to three minutes or less.

13:53

Yes, Sir.

13:53

And you'll need to hit the base of the mic of the button there to turn the light green.

13:58

Word says push.

13:59

That would be it.

14:00

Yes.

14:02

Good afternoon.

14:03

My name is Ben Murphy, I am the chairman of the Board of Trustees of the Missoula Rural Fire District.

14:09

Commissioners, I must express my profound dismay regarding the proposed Grant Creek crossing Ted proposed.

14:15

Ted flatlines the Missoula Rural Fire District's revenue base.

14:18

While public safety demands grow, the calls for service to which we are duty bound to respond increase yearly.

14:25

Our ability to pay living wages to firefighters and staff, purchase and maintain industry standard public safety equipment, and maintain our facilities is cut off at the knees.

14:35

In addition to the Grant Creek Crossing's troubling public policy implications of the Ted is fundamentally unfair to the taxpayers of our fire district.

14:43

As of now, our residents pay taxes to the fire district in return for public safety services.

14:48

With the Ted in place, some of our taxpayers will pay for services rendered to other fire district residents who will not pay for those services.

14:56

In return for this generous subsidy, those residents who pay their fair share will receive longer response times and fewer available responders thanks to the increased need for public service.

15:06

I understand that the Ted's purpose is to encourage development.

15:10

However, I feel that we can develop the area without starving the entities with statutory service obligations.

15:17

Please exclude all of Missoula Rural Fire District's mills from the Ted.

15:22

Ted Ted from the Grant Creek crossing Ted.

15:26

This provides a just solution which provides for targeted economic development while fairly funding essential public service.

15:35

Thank you.

15:37

Thank you, Mr.

15:37

Murphy.

15:38

Additional public comment.

15:48

My name is Doctor Molly Blakely.

15:49

I'm the Superintendent, Hillgate Elementary.

15:52

I appreciate looking at the solutions.

15:56

Our permissive levies make up about about 1/3 of our school budget.

16:02

There's seven permissive levies that we can ask for.

16:06

Our two biggest ones are transportation and our tuition fund.

16:11

We levied about 34 mills last year, which equals about \$2.2 million.

16:17

So for our tuition fund, that fund exponentially funds are special needs students.

16:24

So having the the mill or having the permissive levies of transportation, if that's what we're going to get to transportation and tuition, that's a small win for us.

16:36

And I appreciate, I really appreciate that.

16:39

Second, I know this is a big ask, but right now we do receive funds from the portion that's already been developed, which is the storage units.

16:51

The taxes paid on that are about \$26,000 a year, with Hellgate Elementary getting about about 16,000.

16:59

MCPS High School District gets the rest.

17:02

One possibility would be to leave that out of the Ted so that, you know it's already developed #1 and so that when there's a taxable valuable increase, which will be if the Ted goes through, we would continue to to recoup that money.

17:17

If not, if it's in the Ted, it freezes and we're, we're stuck at that 15,000.

17:22

So I would challenge us to consider that.

17:26

Thank you.

17:27

Thank you.

17:28

Doctor Blakely Additional public comment Anyone in the room who would like to comment?

17:42

I think you just turn your mic off.

17:44

There we go afternoon Commissioners, Jeff Smith, WGM Group.

17:47

Thanks for the time.

17:49

The Ted being discussed here is necessary for this property to develop at an optimum taxable value per acre.

17:54

Andrew did a really good job I think of describing the the impacts of development intensity on taxable value per acre when a when a site like this develops at A at a low intensity.

18:04

So think about storage units or other similar uses.

18:07

It's often the case that the tax revenue generated isn't high enough to cover the cost of that area's own public infrastructure, maintenance and services like fire.

18:16

So in those instances you you often end up in a situation where exterior areas of the county.

18:20

So areas with higher taxable values per acre subsidized those costs in low intensity areas.

18:26

So at this, Ted does provide an opportunity for the Grant Creek crossing site to develop at a high enough intensity where tax revenues not only cover the costs of your public infrastructure, maintenance and services within that area, but also generates a tax surplus that can help provide cover those costs in other areas of the county.

18:44

It's also interesting as as Andrew noted, that undeveloped land of this size near the urban core is exceedingly rare.

18:51

It's intriguing to think about the opportunity where a larger land use within the city of Missoula might relocate here and open up an opportunity for dense urban infill style developments within the city core.

19:03

So thanks for the time.

19:05

Thank you, Mr.

19:06

Smith.

19:09

Additional public comment.

19:16

Good afternoon.

19:18

Tom McLaughlin.

19:20

I'm the board chair at Elgate Elementary and it is good news.

19:26

We met with one of the developers Monday and there is some movement towards helping the kids at school with tuition.

19:37

I just hope that in the future, I've been there for 24 years in my life is becoming shorter and we've always been very proactive out at Alligator Elementary.

19:49

We're the biggest district in the state for AK through eight.

19:55

We got one of the best facilities and we've been very proactive at looking down the future.

20:02

So as you look at this development, please consider.

20:08

If it can help Hellgate Elementary and what it can do and future developments with Ted which might come in.

20:17

I know this isn't a high housing development, but it could be down the road that a large development with homes with a Ted working with it could impact the district funding.

20:33

Thank you.

20:35

Thank you Mr.

20:35

McLaughlin.

20:37

Additional public comment Mr.

20:44

Davis Commissioners, thanks for the yet another public comment opportunity on this topic.

20:51

I'm Kevin Davis, business owner in that N Reserve area.

20:55

Lived there for lived there for 27 years and have seen the chaos is the best way to describe it.

21:05

In terms of Traffic Safety, I've been advocating the last five years or so for Traffic Safety improvements in that area.

21:14

I've held listening sessions, discussion sessions.

21:18

Andrew Hagmeyer came to me about a month ago and was generous enough to come to our group.

21:24

In the volunteer world, I host Reserve St.

21:27

Public Working Group, and at that session we heard a presentation.

21:32

But yet again today, the presentations changed again.

21:35

So it's really complicated and difficult for the public to understand really what's going on for this subject parcel when these conditions keep changing.

21:48

It's interesting to hear from the representing planning firm that it's so necessary for a Ted to be there when we don't have a Ted in that area.

21:56

And economically, the area's been thriving.

22:00

Folks like me with small businesses, hotels in the area, restaurants are all accomplishing a lot without tax increment financing.

22:10

So I'll read quickly.

22:11

What I submitted yesterday is a letter to the editor and why, after listening and discussing and hearing the public why I personally object to a Ted for that area titled A Ted at Grand Creek Crossing would fail the Missoula community.

22:26

Crumbling roads.

22:27

Strained transit, failing bridges.

22:30

Missoula's infrastructure is stretched thin and every new development adds to the load.

22:36

With potholes widening, bridges decaying, and even parking garages being deemed unusable.

22:43

After only two decades, Missoula's resources are being stretched to the breaking point.

22:48

Yet despite these cracks in our foundation, some county officials are pushing forward with a new Ted at Grand Creek Crossing just off N Reserve St.

22:58

a plan that could sidetrack essential tax revenues from public services indefinitely.

23:04

At first glance, a Ted here might sound like a boost for local business, but the truth is it risks diverting funds from essential services like Fire Protection, law enforcement, schools and public transit to subsidize new private developments, creating a burden for taxpayers and our infrastructure alike.

23:24

Many local voices, from a school Superintendent to a Fire Chief, Board of Fire, Rural Fire Services have voiced concern, questioning whether this subject serves or whether this project serves the community or just a few large scale developers and planning firms who stand to gain financially.

23:46

True growth doesn't have to come at the public's expense.

23:50

Missoula has seen impactful improvements from trails to safe crossings, funded through grants and private support without burdening public services.

23:59

This isn't about opposing growth, it's about demanding growth that benefits everyone, not just those with a stake in the next development.

24:07

It's time to choose a path that leads to a more resilient, sustainable Missoula, not one that leaves our infrastructure buckling under the weight.

24:17

Let's say no to a Ted at Grand Creek Crossing and yes to smart, sustainable growth for all.

24:24

Thank you.

24:25

Thank you, Mr.

24:26

Davis.

24:26

Additional public comment, Mr.

24:28

Kier.

24:32

Good day, Mr.

24:32

Chair and members of the Commission.

24:34

My name is Grant Kier.

24:35

Kier.

24:36

I'm the president and CEO of the Missoula Economic Partnership.

24:40

Just wanted to speak today to ask for you to approve this Grant Creek crossing.

24:45

Ted.

24:46

I just want to convey that we were part of the initial team that looked at the options for how to develop this property.

24:52

We are also authors of the document referenced earlier in the day, the Comprehensive Economic Development Strategy.

24:58

But I will tell you, after extensive outreach in the community and looking at our economy, we are growing.

25:03

We have many businesses who are looking to grow in this community and they're struggling to find places to do that is a great place for many of our businesses in the community to grow.

25:13

We are a community that does need more housing.

25:15

Although this is not targeted to be a site for a lot of housing, this could relieve pressure from other places where housing is suitable in a very high density format.

25:24

And finally, I want to say you have an amazing team.

25:27

I am not going to go and belabor all of the benefits that are associated with this site, but I think that they were outlined very well by the team today.

25:35

Your staff with the recommendation and the work they've done to offset the potential harms and impacts to the rural fire district, into the school district are extraordinary.

25:47

I think it's really great collaboration from the land owners and the engineers to look at ways that they can offset and mitigate that challenge.

25:55

This is exactly the kind of growth we need to be doing and the Ted tool allows growth to pay for itself.

26:02

This is a way for the businesses that are going to come in and benefit from infrastructure being developed at that site to pay for that infrastructure through their tax payments over the next 15 years or so.

26:14

So we think this is a really powerful tool is not a perfect tool, but it's the tool we have to work in a community.

26:22

The entire community will benefit from the vision for this site from this Ted.

26:27

And we appreciate your perspective on that and and urge you to vote yes to move forward on this.

26:31

Ted.

26:32

Thank you.

26:32

Thank you, Mr.

26:33

Kier.

26:33

Additional public comment Is there anyone online who would like to comment today?

26:39

If so, please use the raise hand function.

26:43

Chief Finley.

26:46

Good afternoon Commissioners, I apologize for not being able to appear in front of you today.

26:50

As you are aware, I submitted a couple of documents, but I did want to outline a couple of concerns that I had based on the presentation provided by Andrew Hagemeier.

27:01

The first of which was the mention of significant risk to the development if the fire district and schools are excluded with their mills.

27:13

Without being excluded, there is significant risk to the fire district and without putting words in the school's mouth, I would assume the school as well.

27:22

However, speaking from the fire district, the risk that it creates is fire and life safety risk to the remaining public that is currently paying.

27:31

Secondly, although the 40% revenue was indicated by Andrew, that is 60% less than others are paying and Missoula

Real Fire District is a long shot from being meeting most NFPA standards and further reduction being told to work at a further reduction with higher demands is putting the again, putting the fire district at risk.

28:03

I ask you to exclude all mills.

28:06

Thank you.

28:07

Thank you.

28:08

Mr.

28:08

Finley.

28:09

Anyone else online like to comment today?

28:14

Anyone else in the room like to comment?

28:19

Seeing none, we will close the public hearing and open it up for any questions from the Commission.

28:25

Andrew, would you be so kind as to pull up the staff recommended motion and while you are doing that, questions.

28:39

I had a question with Doctor Blakely's comment about Doctor Blakely.

28:44

Would you come on up please?

28:46

And then maybe I just misunderstood you.

28:49

You said something about if the storage units were left out or left in, it would be frozen at 15,000.

28:57

So can you can you explain what you're so when my understanding Andrew Flanna, correct me if I'm wrong, when the TET is created, the base freezes, correct?

29:08

I'm getting a yes from Andrew.

29:10

Their taxable value freezes yes.

29:12

So if that the taxable value of that that plot we call it with the storage units on it, that will increase over the next 15 years, especially if this development goes in or when the development goes in it will increase.

29:27

So we were looking at the map and said, OK, we get this amount, we get about \$16,000 right now and MCPS gets about 10.

29:38

If if we left that plot out, then the the school district over the next 15 years would incur increases from the increase in taxable value.

29:50

So that would help offset what we're not getting because it's going in, in the 1st place.

29:56

Got it.

29:57

OK, Thank you.

29:57

Yeah, thank you.

30:00

Other questions Josh or at any point we can entertain actually moving forward with an action of some sort.

30:11

Can I ask Mr.

30:11

Murphy a question please?

30:12

Mr.

30:13

Murphy answer.

30:17

Correct me if I got this wrong, but it it sounded like one of the issues would be reduced revenue with added costs given added responsibilities.

30:25

Is that is that what you were saying?

30:28

Failure of increase in revenue, revenue, revenue stays flat, response demands rise with within the Ted or in total?

30:38

In total, we have a truck in the Ted.

30:42

That truck can't go elsewhere in our fire district.

30:46

Can I?

30:46

Can I ask another question?

30:48

Yeah, please, please do so.

30:49

Will you all be providing fire service to the Ted?

30:53

The Ted is within the Missoula Rural Fire District.

30:57

It's my understanding that the city station is closer so that they would be obligated to provide service unless there's some larger event and then you all would help.

31:09

Well, we have a mutual aid agreements with the city and our other surrounding cooperators.

31:16

In terms of the specifics about who goes where and when, it's kind of depends on what all is going on in the emergency response world.

31:24

If you have a more specific question, I would defer that to Chief Finley.

31:32

There are well, I'll defer specific questions.

31:36

Thank you.

31:36

Thank you, Mr.

31:37

Murphy and I'll actually pick that up.

31:39

Mr.

31:39

Finley, if you're still on the line, I guess a comment and then a question for you in in the letter that we received today in which you reference my proposal from the last time we met.

31:53

It's it's a little bit erroneous in that you suggested that I suggested that no Fire Protection might be a better alternative by having the Area D annex from Missoula Rural Fire District's jurisdiction.

32:06

And, and maybe that's what you thought I was saying, but that is not what I was suggesting.

32:15

What I was suggesting was the possibility that if there was a legal mechanism, if part of the concern of Missoula Rural is that you would be taking on additional fire response responsibilities with no additional compensation for that.

32:35

What about the possibility that this area of Missoula Rural Fire District is de annexed and is no longer in your jurisdiction, but not that there would be no Fire Protection.

32:50

But as and per the city's suggestion they would be able to actually provide and deliver that fire service, perhaps even through a contract mechanism much like we provide or the city of Missoula provides contract sewer or other services to outside of the city limits.

33:08

Now, it's a separate issue if that is not legally possible, but I just want to be clear that in no way, shape or form was myself or anyone else suggesting that this be an area that is completely without Fire Protection whatsoever.

33:26

So I think going back though, to Commissioner Slotnick's question, is it the case that that that you would see no ability for the City of Missoula to fire, provide Fire Protection to this area?

33:45

Commissioner Stroman, I thank you for the question and the comment.

33:48

As of the last week's meeting, when I asked about annexation by the city or coverage by the city, you had shook your head no.

33:55

And so that was the reason that I suggested that we look at that.

34:02

I I don't know how to cover the area otherwise.

34:05

The real issue remains, Commissioner, that we the Missoula area is covered strategically by a number of agreements in place between various agencies.

34:22

Whenever one of those engines is taken out of service to go someplace else, that creates a strain on the system, on a severely understaffed system as it currently stands.

34:34

As you're aware of, the City of Missoula did just pass a levy to increase, but the Missoula Rural Fire District has not.

34:40

And as mentioned, we are far below NPA standards.

34:43

And so by by recommending that the city respond you that's jeopardizing the residents of the Missouri Fire District and the city at that point for someone who is paying 40% of the share, correct?

35:02

So we're providing a service taking away from others who are paying in full for the service.

35:12

Thank you for that.

35:13

We've got a couple follow up questions.

35:15

But what you're suggesting is that variance from what we've heard from the City of Missoula and and others in terms of there might actually be a mechanism by which city Fire Protection could be provided even though this area is outside of the city limits.

35:32

So, Josh, Commissioner, part of the part of the issue with this whole process has been a real lack of communication throughout.

35:40

This is the first time that I have heard there had been mentioned at the beginning of this process that perhaps the the city could cover these this area.

35:54

But there has been no communication to me to the Missoula real Fire district board or anything of that nature that would indicate that the city of Missoula has indicated that they would take on the responsibility of this.

36:05

Again, I go back to my written comments that as the goal posts continue to move, the challenge becomes greater for the fire district.

36:15

Thank you, Josh.

36:17

Thanks, chief.

36:18

In the so as you've noted, the city did just pass a fairly substantial levy and isn't the case that their station is closer than a than Missoula Rural fires to this area.

36:33

And, and fill me in.

36:34

I'm sure I got it wrong here, but it feels like understanding how these mutual aid agreements work that in a not a fantastically large emergency, a typical call, the first response would come from the city in this area and not from Missoula Rural Fire.

36:51

It's possible that you know that that's an agreement that's worked out between the Missoula Rural Fire District and the Missoula Fire Department.

36:59

However, as you are very well aware that is probably their is their busiest station and so by further complicating it with increased responsibility, we are further taking away from the community each time we do so for an area that is not generating the same revenue.

37:27

Juanita, let's see here.

37:33

So did Chief Gordy.

37:35

I'm forgetting Hughes.

37:37

Hughes.

37:39

I don't have.

37:39

I can't find his letter that we received.

37:42

Flan Flana or Andrew, do you do you have the City of Missoula fire departments?

37:47

Because I thought it the gist of it was that they could take on this added responsibility.

37:54

And I thought when we all spoke with Chief Finley Ann, I believe Chief Hughes were in the same room.

38:01

I thought that there was and I, I, I'm sorry, I I missed the last meeting, but the last meeting that I remember everyone together was that the city was willing to take on this initial or this added responsibility for this area, which we don't let me, let me just let me just read it.

38:19

So yeah.

38:20

So let's cut to the chase here.

38:22

So bear with me.

38:25

It's a short comment, but it says greeting commissioners and this is from Gordie Hughes, Chief of the Missoula Fire Department.

38:36

Greetings Commissioners.

38:36

Missoula Fire Department has been working closely with both the city and county departments for the development of the Grant Creek Crossing Targeted Economic Development District.

38:44

The City supports the creation of the Ted as it is an important tool for the retention, expansion and development of value added industries in Missoula and important goal of both Missoula County and the City of Missoula.

38:57

Additionally, this project may spur redevelopment activities inside the City score, furthering additional goals related to housing and economic development.

39:06

In order to support the Ted, the Missoula Fire Department is willing to provide closest station emergency response under the existing automatic aid agreement with Missoula Rural Fire.

39:17

Missoula Fire Districts.

39:19

Missoula Fire Departments station #4 is the closest fire station and we'll continue to respond once the Ted is created.

39:28

Additionally, new station number six will likely be sited in a location that will also enhance response capability for this area.

39:38

So yes, basically they are willing to provide that service.

39:43

Additional questions.

39:47

Andrew, could you pull back up the staff proposal?

40:00

All right.

40:00

So there's clearly a there we go.

40:12

So there's there's if you want to go down the road of the staff proposal, there's two documents that we need to approve today.

40:24

In any situation, there's two documents we need to approve today.

40:28

The comprehensive development plan which outlines the infrastructure deficiencies, the goals of the Ted and the the target targeted uses etcetera, etcetera is document number one.

40:39

The second document is an ordinance actually creating the Ted.

40:44

Under the staff proposal, you would need to approve the comp plan with the amendments that were that were plan up presented at the November 7th hearing and then you would need to approve the ordinance titled Amended Ordinance Draft 11/1/2024 which was presented at the last public hearing with these additional amendments.

41:11

Whoops.

41:18

Now it's going to go too fast here isn't it?

41:20

So we have to make 3 changes to the to the ordinance to reflect the mills, the levies that would be excluded.

41:30

And so these changes in red would be the the language that would be added to these ordinances.

41:39

That the first is one point O 8 which identifies the permissive mills and the General Mills for and the voted mills for the fire district as well as the permissive mills for templation and transportation for Hellgate Elementary.

41:53

Section 1.2 would is a proposed look back arrangement that the we, when we were in conversations with the fire department, they suggested the look back arrangement would suggest that once a year about this time of the year, our staff would sit down with the taxing jurisdictions of Missoula Rural Fire and Hellgate Elementary and basically go over what's the activity at the Ted.

42:20

And then Section 9 further on in the ordinance is a, it's just repetitive to Section 1.8.

42:27

It just identifies the levies.

42:28

So those would be the actual amendments to the proposed ordinance and then this would be the motion.

42:35

And what you would be doing is motioning to adopt the ordinance to dated November 1st as amended today and then the comprehensive development plan as amended.

42:48

Can we go back a slide that second bullet?

42:55

So what sort of modifications when you guys do your look back meeting would we be able to do?

43:01

Yeah, I mean we can in the future we can make changes to the comprehensive development plan if there's additional the comprehensive development plan outlines the the use of the TIF money, right the tax increment finance.

43:16

So if there's something in there that they, that we could do to help the school district or the fire district that it wasn't already comprehended, wasn't thought about, we can amend that comprehensive development plan to do that.

43:31

The other potential opportunity is if say there ends up being a bunch of houses built in this location.

43:39

And I, I don't anticipate that there will, but let's just say they end up building 1000 houses.

43:44

We could go back and say, gosh, well, now you've got a bus a lot of people that Hellgate Elementary, don't you, Molly, why don't we go and exclude your your bus?

43:53

They have a transportation permissive levy and a bus levy.

43:57

Why don't we exclude the bus 1 Because you're, you're having so much impact from this, right.

44:03

Those are examples of the types of things we could do.

44:06

Yeah, thank you.

44:08

We could also show them how that the the mills that we've excluded are are, you know, go through like now when we have the actual taxes, when we actually know what the taxes are for the property and what the increment is, we can show them what their mill levies are, what what they're generating on that property over the base.

44:27

That's right now.

44:28

Thank you, Josh.

44:30

I wouldn't comment.

44:31

And then I did see that Mister Davis raised his hand.

44:33

So he may want to speak again.

44:36

Hang on, Mr.

44:37

Davis.

44:37

So we typically do not have multiple bites the apple here.

44:40

But go go ahead, Josh.

44:42

That's OK.

44:45

So as was noted, this area has been a defunct gravel pit for quite a long time.

44:52

And if you look around the rest of the area around North Reserve, it is absolutely developed in a diverse and high intensity urbanized way.

45:01

Begs the question, why not this 83 acre form a gravel pit?

45:05

Well, the answer is because there's no infrastructure there and the cost of bringing infrastructure to this area are so expensive.

45:10

The area has resisted development.

45:12

I don't mean doctor Blakely, somebody said I resist development.

45:15

I mean developers look at this and think it's not worth it.

45:17

The the infrastructure deficiencies are so profound and the expense is so high.

45:23

We're just going to pass.

45:24

We'll do some storage units.

45:27

Yet this area is right next to you, a highly urbanized part of our community.

45:32

If there is a spot that should have this kind of high intensity, diverse Urban Development, it's this one.

45:39

Not areas out near Frenchtown or in Grass Valley or something.

45:43

It's right next to Reserve St.

45:44
and Hwy.

45:45
90.

45:46
Unlike other area, other parts of Reserve Street that already have infrastructure.

45:51
That's why that development happened.

45:52
And Mr.

45:53
Davis, when he said the other areas developed just fine without IT, infrastructure was put there.

45:57
I'm not sure of the history, but it came with the package.

46:00
This area has resisted development because it doesn't have infrastructure.

46:05
Our only tool to find infrastructure in this, in this spot, in this way is the Ted, obviously imperfect and it has deleterious effects on both the fire district and the school district.

46:18
So what we are aiming to do here is figure out how to use this mechanism to generate the bare minimum of dollars required to get the infrastructure in the bare minimum and make sure anything above that goes back to the fire district and back to the school district.

46:34
And as Andrew pointed out, we will re evaluate annually if changes happen on the ground.

46:39
That means more money could go to those two taxing jurisdictions.

46:42
That's actually absolutely what we'd want we would want to do.

46:46
Also want to note that there's these percentages of loss to these two taxing jurisdictions.

46:51
Our loss is 100%.

46:52

We are taking none.

46:54

And we too, as a government are responsible for for providing services.

46:58

This area will have people living in it.

47:01

Some, it'll have businesses, industry.

47:04

All those entities will require things like public safety and public works.

47:09

And if there are people there, they require things like elections or health department or animal control or all the things that we provide.

47:15

And we will do this without generating any more money.

47:18

So, yeah, it is a tough thing for us to ask you to take that.

47:21

We too are taking the hit and to an even greater extent.

47:25

So I I feel for you and we will strive to make it as right as we possibly can.

47:31

And we need to develop this area and it needs infrastructure.

47:36

Thank you.

47:38

Any other questions?

47:40

Why don't you queue up that motion again, Andrew?

47:47

I hit the button, but as you can see, slow, we're slow rolling the motion here.

47:55

There we go.

47:56

Thank you.

48:00

I would entertain a motion.

48:05

I move to approve the ordinance dated N120204 as amended, creating the Grant Creek Crossing Targeted Economic Development District and to adopt A comprehensive development plan as amended with a tax increment financing provision for the Grant Creek Crossing Targeted Economic Development District.

48:21

Second, further discussion by the Commission, I guess the one, two things I would add.

48:27

First, thank you to staff for all of the hard work that you've done and for being creative and coming up with what I see as a reasonable compromise today that actually does deliver additional revenue to Missoula Rural Fire District and to Hellgate Elementary.

48:48

I would also, I just want to point out that we've heard a number of times about taxpayers in various jurisdictions, Missoula Rural Fire Districts taxpayers, well, your taxpayers are our taxpayers.

49:03

And also I would, I would, I would challenge us to think about us being more than just taxpayers.

49:11

We are also citizens, and being citizens means recognizing that there is such a thing as the common good and that in some cases for the greater good, it means us maybe not completely having our cake and eating it too.

49:28

If, if nothing happened at this site, and I'm not going to repeat everything that Commissioner Slotnick said already, if no additional investment happened at this site, it would remain a vacant gravel pit and maybe a site for storage units, but it would remain in that state for some period of time and there would be no additional taxable value added here in Missoula County as it is.

49:56

This is, I think, an appropriate investment.

49:59

It will ultimately return, provide a return on investment in multiple ways to this community.

50:09

We would not be contemplating a Ted if this development would occur of its own accord that that truly would be a wrong headed decision because we would all be foregoing the ability for tax revenue to come into all of our taxing jurisdictions.

50:26

If this development would simply occur on its own accord and we were merely giving a tax break to developers.

50:33

That is not what is happening here.

50:36

We're trying to catalyse development.

50:38

And with that, any additional comment, I just appreciated Jeff Smith's comments about thinking about this bigger than or the this opportunity, not just this 80 some odd acres, but what this if this is developed or allowed to be developed correctly, what it can do to benefit the infill goals of the city.

51:02

And this is what smart growth of smart development is supposed to do.

51:06

So I feel like this is necessary step to make that happen.

51:10

So Jeff, thank you for your comments, Josh.

51:12

Yeah, lastly, I wanted to thank the staff and the fire district and the school district for being willing to talk to each other and to recognize that this doesn't did not have to be a binary yes or no straight up yet kind of decision that we could work together to make the best out of a tough situation.

51:29

And really appreciate all the math and hard work you guys did.

51:32

And that Doctor Blakely, it seemed like you negotiated in good faith and as did as did the fire district.

51:38

And I appreciate that.

51:40

And, you know, kind of expect hard feelings, but that's how it's going to be.

51:43

So thank you for all for trying hard.

51:47

And without a doubt, things have evolved and changed over time.

51:51

And, and that I, I think personally, that is a healthy thing that that shows that there has been an ability to think creatively and come up with some solutions, even if at the end of the day, not everyone is going to be completely satisfied with those solutions.

52:07

So with that, any final comments or discussion?

52:12

Seeing none, let's go ahead and vote all those in favor of the motion.

52:15

As stated, please signify by saying aye, aye, aye.

52:19

That is unanimous.

52:20

It passes.

52:21

So thank you everyone for joining us today and participating and offering your thoughts.

52:27

Is there any other business to come before the Commission?

52:31

Seeing none, we'll be adjourned.

52:32

Thank you everyone.