



**City of Missoula, Montana**  
**Item to be Referred to City Council Committee**

**Committee:** Committee of the Whole

**Item:** Resolution and agreements for the sale and conveyance of the City-owned land commonly known as Parcel A of Lot 3, Scott Street Lots

**Date:** January 28, 2021

**Sponsor(s):** Dale Bickell

**Prepared by:** Jessica Miller

**Ward(s) Affected:**

<input checked="" type="checkbox"/> Ward 1	<input type="checkbox"/> Ward 4
<input type="checkbox"/> Ward 2	<input type="checkbox"/> Ward 5
<input type="checkbox"/> Ward 3	<input type="checkbox"/> Ward 6
<input type="checkbox"/> All Wards	<input type="checkbox"/> N/A

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**Action Required:**

Approve a resolution and associated agreements for the sale and conveyance of approximately 9.81 acres of City-owned land commonly known as Parcel A of Lot 3, Scott Street Lots and authorize the Mayor to execute a letter of intent for the sale and conveyance.

**Recommended Motion(s):**

I move the City Council: approve a resolution to authorize sale of the City-owned land commonly known as Parcel A of Lot 3, Scott Street Lots.

Recommended Motion: I move the City Council approve the sale and conveyance of Parcel A of Lot 3, Scott Street Lots subject to the conditions and covenants stated in the letter of intent, and authorize the Mayor to execute and sign the letter of intent and any ancillary documents for the sale and conveyance of the property.

**Timeline:**

Referral to committee:	February 1, 2021
Committee discussion:	February 3, 2021
Council action (or sets hearing):	February 8, 2021
Public Hearing:	N/A
Deadline:	N/A

**Background and Alternatives Explored:**

On August 14, 2020, the City purchased Lot 3, Scott Street Lots consisting of approximately 19.14 acres for the purposes of advancing the goals of the North Reserve Scott St Master Plan and "A Place to Call Home", Missoula's housing policy. The City is proposing a partnership with a local private sector investor/developer that will develop the eastern most portion of Lot 3, known as Parcel A, primarily for the purposes of developing housing for rent and ownership consistent with the master plan and A Place to Call Home that will accomplish the following:

- Private sector partner with Goodworks Ventures (dba Ravara Development LLC) acting as master developer that shares the same goals in advancing housing and preserving the neighborhood character as the City.
- Conducting a joint public process to create a conceptual design for the site that includes innovative housing types, neighborhood commercial uses, and identifies the

- infrastructure necessary to serve this development as well as other recent and proposed developments in the area.
- Provide for the largest permanently affordable home ownership opportunity in Montana's history using a community land trust model. This will provide approximately 70 homes that are available for income-qualified Missoulians to purchase.

**Financial Implications:**

Proceeds of the sale will be placed in the Affordable Housing Trust Fund to support housing at this site and others throughout the community in accordance with the ordinance and resolution implementing the housing policy.

**Links to external websites:**

[Scott Street parcel acquisition](#)

[North Reserve/Scott Street URD Master Plan](#)

[A Place to Call Home](#) – Missoula's Housing policy