

RESOLUTION NUMBER _____

A resolution of the Missoula City Council to authorize sale of the real property located in the City of Missoula consisting of the eastern most portion of Lot 3, Scott Street Lots; and defined as “Parcel A” in the Grant Deed to the City, found at Book 1037, Page 150 of the records of Missoula County.

WHEREAS, the City owns the property referred to herein as Parcel A, consisting of 9.81 acres, as shown and legally described on Exhibit A, attached to this Resolution; and

WHEREAS, Section 7-8-4201, Montana Code Annotated, provides that a city may sell, dispose of, donate or lease any property belonging to the city by resolution approved by two-thirds vote of all members of the council; and

WHEREAS, Section 7-8-4201, Montana Code Annotated, also provides that a city may sell land at a reduced price to a corporation to permanently provide low-income housing; and

WHEREAS, the property is located in the North Reserve-Scott Street Urban Renewal District; and

WHEREAS, Section 7-15-4263, Montana Code Annotated, provides that a city may dispose of real property within an urban renewal district under reasonable procedures the city prescribes; and

WHEREAS, the City of Missoula developed reasonable procedures for the sale of property within an urban renewal district, attached as Exhibit B to this resolution; and

WHEREAS, the North Reserve-Scott Street Urban Renewal Plan and the North Reserve-Scott Street Master Plan have designated this area primarily for housing and neighborhood commercial uses; and

WHEREAS, “A Place to Call Home”, the City of Missoula’s housing policy, promotes innovative solutions to provide housing at all entry points and expand affordable home ownership options; and

WHEREAS, as a means to further the goals stated in “A Place to Call Home”, the City intends to donate approximately 3 acres of Parcel A to a community land trust for the purposes of providing permanent affordable home ownership units; and

WHEREAS, the City intends to sell the remaining developable portions of Parcel A at fair market value for the purpose of developing market rate housing and neighborhood commercial uses; and

WHEREAS, the donation of the community land trust portion and the sale of the remaining developable portion shall be governed by the Letter of Intent for Parcel A attached hereto as Exhibit C.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Missoula, Montana, that the Property described above is approved for sale, disposal, donation, or lease consistent with the Letter of Intent for Parcel A and the Mayor is authorized to execute the purchase agreement, development agreement, and any related documents necessary to effectuate the Property transactions.

BE IT ALSO RESOLVED that the procedures outlined in Exhibit B, are considered reasonable for the purposes of disposal of land within an Urban Renewal District, and the City Council finds the approach identified in the Letter of Intent for Parcel A and the Development Agreement for Parcel A have complied with these procedures.

PASSED AND ADOPTED this_____day of_____, 2021.

ATTEST:

APPROVED:

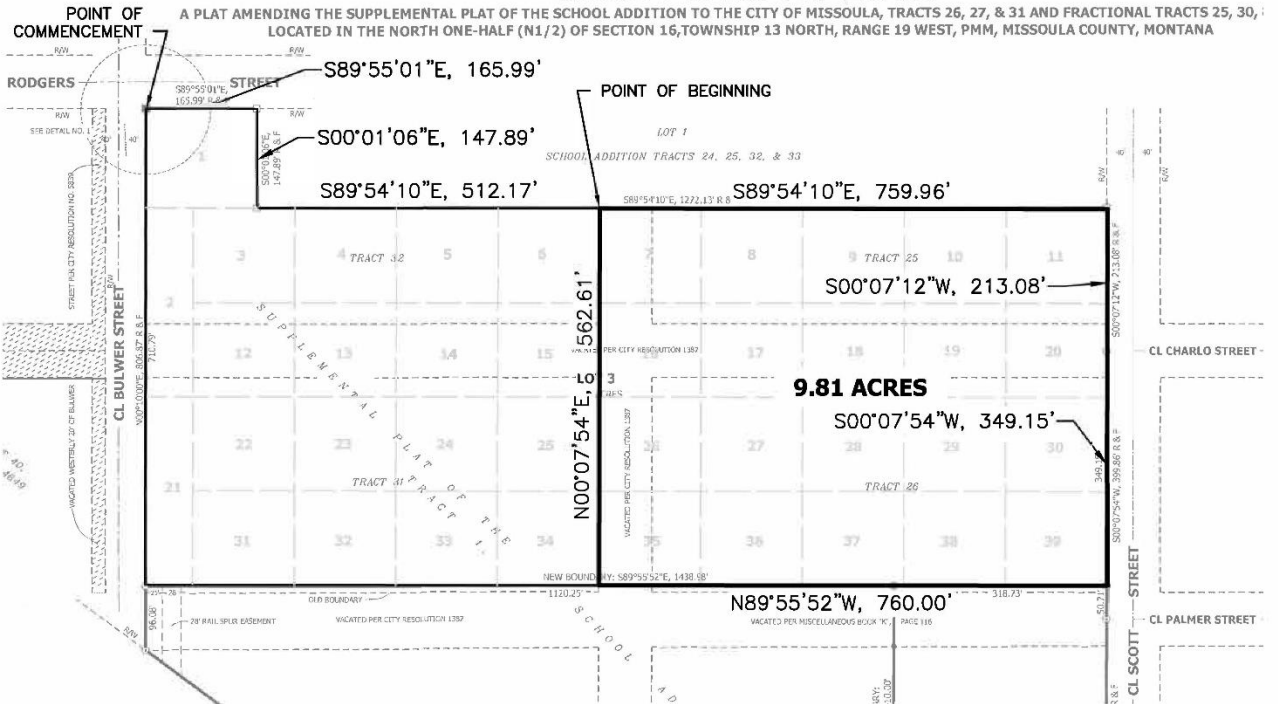
Martha L. Rehbein
City Clerk

John Engen
Mayor

(SEAL)

EXHIBIT A

PLAT OF SCOTT STREET LOTS



LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF LOT 3 OF SCOTT STREET LOTS, A RECORDED SUBDIVISION OF MISSOULA COUNTY, LOCATED IN THE NORTH ONE-HALF (N1/2) OF SECTION 16, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWESTERLY-MOST CORNER OF SAID LOT 3; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 3 THE NEXT THREE (3) COURSES: 1) S89°55'01"E, 165.99 FEET; 2) S00°01'06"E, 147.89 FEET; 3) S89°54'10"E, 512.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY AND THE EASTERLY AND SOUTHERLY BOUNDARIES OF SAID LOT 3 THE FOLLOWING FOUR (4) COURSES: 1) S89°54'10"E, 759.96 FEET; 2) S00°07'12"W, 213.08 FEET; 3) S00°07'54"W, 349.15 FEET; 4) N89°55'52"W, 760.00 FEET; THENCE N00°07'54"E, 562.61 FEET TO THE POINT OF BEGINNING; CONTAINING 9.81 ACRES, MORE OR LESS.



SCALE IN FEET
0 125 250

BASIS OF BEARINGS:
SCOTT STREET LOTS

LEGAL EXHIBIT FOR A PORTION OF LOT 3,
SCOTT STREET LOTS, A RECORDED SUBDIVISION OF MISSOULA COUNTY
N1/2, S16, T13N, R19W, PMM, MISSOULA COUNTY, MONTANA
ELI PROJECT NO. 19-7757 DRAWN: MARCH 26, 2019
PREPARED FOR: DOUGLASS, INC.



Eli & Associates, Inc.

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