



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

Committee: Public Works

Item: Agreement with Dennis and Cathy Lower for the sale of 605 Ben Hogan Drive

Date: March 23, 2022

Sponsor(s): Logan McInnis

Prepared by: Ashley Strayer

Ward(s) Affected:

<input type="checkbox"/> Ward 1	<input checked="" 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

Action Required:

Approve an agreement with Dennis and Cathy Lower for the sale of 605 Ben Hogan Drive.

Recommended Motion(s):

I move the City Council: Approve and authorize a resolution declaring a certain City of Missoula owned parcel of land generally located at 605 Ben Hogan Drive, as surplus authorizing its disposal and sale to Dennis and Cathy Lower, in the amount of \$160,000.

Timeline:

Referral to committee:	March 28, 2022
Committee discussion:	March 30, 2022
Council action (or sets hearing):	April 4, 2022
Public Hearing (if required):	N/A
Deadline:	N/A

Background and Alternatives Explored:

Missoula Water would like to sell the property at 605 Ben Hogan Drive because the utility no longer has a use for this property. Previously the utility used this property for a public water supply reservoir. Several years ago, the utility installed a newer tank on Whitaker Dr., making this reservoir obsolete. The main to fill the reservoir has been disconnected, and the reservoir has not been unused for 30 years.

Missoula Water worked with Lambros realtors Annelise Hedahl and Jennifer Barnard, who were selected through an RFQ process. A Market Analysis was used to come up with the \$160,000 value. Dennis Lower will be purchasing the property at current market value with a cash offer. Dennis owns the property immediately adjacent to the property being sold and is in discussions with the local HOA on a plan to mitigate the reservoir before donating to the HOA as open space.

This property is not ideally suited for development due to the difficulty of access. The local HOA would have to sign off on adequate access, and the City would have to sign off on allowing a very steep driveway.

Financial Implications:

The \$160,000.00 will be allocated back to the Water Enterprise Fund.

Links to external websites:

N/A