



MEMORANDUM

TO: MRA Board

FROM: Annie Gorski, Deputy Director

DATE: April 15, 2022

SUBJECT: Proceed without Prejudice – Demolition of Unsafe Property at 322 Levasseur Street.

Board action is to recommend: “Approve a Proceed without Prejudice for demolition of unsafe property located at 322 Levasseur Street,” to support future development of six condominiums on the property and adjacent property, 318 Levasseur Street.

Background

Edgell Building Incorporated (the applicant) plans to build six condominiums on Levasseur Street, following demolition of two existing homes on the property. Demolition of 322 Levasseur Street is necessary before 318 Levasseur, because the building is unsafe. The building has been vacant and boarded up for several years. Trespassing and attempted break-ins to the property are frequent. The poor condition of the building and contaminants inside make deconstruction infeasible. The applicant would like to remove the building and clean up the site before submitting a funding application to the MRA for the larger development project. The applicant understands that an approval to proceed without prejudice does not commit the MRA Board to future approvals, funding, or reimbursement.

Attachments

Attachment 1 – Applicant letter



March 30, 2022

Ellen Buchanan, Director
Missoula Redevelopment Agency
140 West Pine St.
Missoula, MT 59802

RE: Request for Approval to Proceed Without Prejudice for 318 & 322 Levasseur

Dear Ellen and Members of the Board:

I am writing to request approval to proceed without prejudice on the demolition of the home and site at 322 Levasseur. While there are buildings on each property, we are only looking to demo 322 now, as we were able to provide the other home for an employee of ours at no cost, while he looks for other housing. We realize MRA generally requires funding approval before work begins for any items to be reimbursed, but for reasons I will mention below, we seek permission to begin prior to that approval.

Edgell Building is planning to build six very nice condos on the two properties, each with spectacular views of the surrounding mountains, Kiwanis Park and the river. There will be rooftop patios and an elevator in every home. Our goal is to provide wonderful living near the best of downtown Missoula has to offer.

We would like to demolish the home at 322 early because the home has been boarded up for many years now, and we are having trouble keeping people out of it. Our employee living next door has had to ask people to leave while they are in the act of trying to remove the coverings on the windows or doors, and it is becoming more frequent. I believe it is a safety concern to keep the home there any longer and would like permission to remove it and clean up the site of any other safety issues before our application for MRA funding. Our goal is to be underway with our project this year still and are working towards that in planning/design currently.

Edgellbuilding.com

316 Expressway
Missoula, MT 59808

Phone: (406) 721-1826
Fax: (406) 721-4500



I understand being given a notice to proceed without prejudice does not guarantee that we will receive any funding later.

Please let me know if you have any questions about our project or proposal.

Sincerely,

A handwritten signature in dark ink, appearing to be "Mark Edgell", is written over a horizontal line that extends across the page.

Mark Edgell

President, Edgell Building, Inc.



