

## Public Need

As the Covid-19 pandemic unfolded in early Spring 2020, the Missoula City-County Health Department Office of Emergency Management (OEM) identified the need for a non-congregate shelter.

The MRA Board and City Council authorized the City to use \$1.1 million in TIF funds from URD II to purchase the former Sleepy Inn (1427 West Broadway) for this purpose.



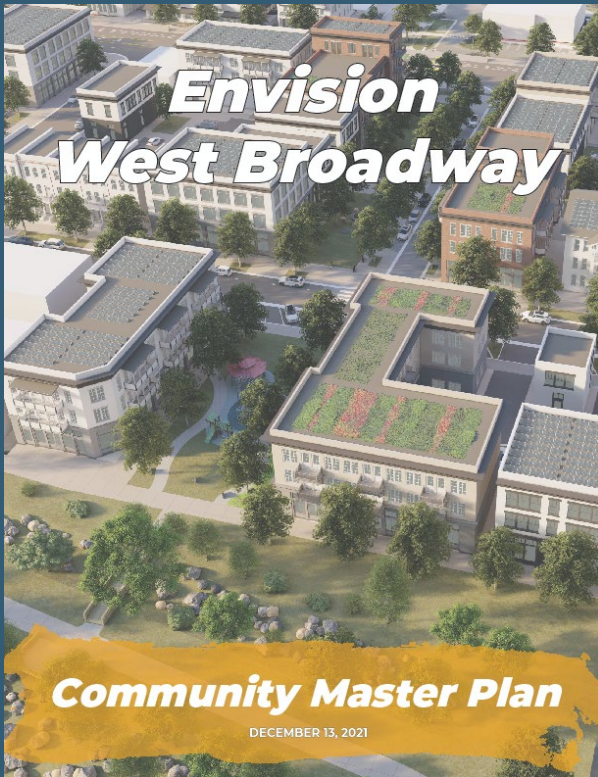
# Public Benefit

- The Sleepy Inn non-congregate shelter was used by **395** people between April 27, 2020 and March 17, 2022.
- Average stay: seven (7) days
- Residents included:
  - homeless individuals
  - traveling workers held in Missoula by diagnosis or exposure
  - individuals wanting to avoid infecting their families
  - Covid-positive individuals discharged from hospitals

# Operational Costs

- Total Operational Costs:
  - \$1,899,329.52
  - Reimbursable through FEMA
- Net Cost to the City:
  - **\$24,787.38**
  - \$62.75 per person sheltered
- Rent Revenue to the City:
  - \$718,046

# Future Redevelopment



- Envision West Broadway Master Plan conducted by urban planning consultants Dover Kohl and Partners (DKP)
- Funded with TIF (\$40,000) and Big Sky Trust Fund Grant (\$25,000)
- Robust public engagement with many stakeholders, including CREW/NSWS residents
- Completed and adopted in December 2021
- Amendment to Downtown Master Plan and City of Missoula Growth Policy
- Guiding document with clear redevelopment goals and strategies
- Assumed Sleepy Inn site would be one of the first parcels to redevelop



# Master Plan Goals for Sleepy Inn Site



- Create a gateway experience at West Broadway / Russell Street
- New street-oriented focal architecture
- Pedestrian-friendly experience on West Broadway
- A distinct identity that reflects values of NSWS neighborhood
- Catalyze transformation and provide a template for private development in the area

# Example Development Program



- Prepared by master plan consultants (DKP)
- Concept per parcel size, zoning, and master plan:
  - Architecturally distinct, mixed-use building
  - 4 to 5 stories
  - 32+/- residential units
  - 5,000+/- sf commercial space
  - 35+/- on-site parking spaces
- Meet Design Excellence criteria
- Next Step: Determine what the market will support



# Redevelopment Strategy

- Engage a realtor to solicit development proposals, consistent with master plan goals
- Require development proposals to include a public engagement process; developer will lead public process
- City Council establishes reasonable procedures for sale of the property, per Montana urban renewal statute
- City Council considers approval of purchase and sale agreement, when a preferred developer has been identified
- MRA considers TIF assistance, if requested
- Sale proceeds go to City's Affordable Housing Trust Fund



# Tentative Schedule

## Summer/Winter 2022

- Engage a realtor to market the property and solicit development proposals
- Request TIF funds for building removal

## Winter/Spring 2023

- Development team's public process to solicit input on the proposal

## Spring 2023

- MRA Board potentially considers TIF assistance

## Spring 2023

- City Council considers Letter of Interest for development/sale of the property

