



September 19, 2022

Dave DeGrandpre, AICP
City of Missoula
Community Planning, Development and Innovation
435 Ryman Street
Missoula, Montana 59802

RE: Conditions of Annexation - Extension Request
Resolution 8568: Conditions of Annexation
Diversified Plastics

Dear Dave:

The purpose of this letter is to request changes to the currently approved condition of annexation for Resolution 8565. At its regularly scheduled meeting on December 13, 2021, the Missoula City Council adopted a resolution to annex and incorporate three parcels of land described in Book 1040 Page 253, Book 960 Page 1011, and Book 1040 Page 253 in the northwest (NW) of the northwest (NW) of Section 8, Township 13 North, Range 19 West, P.M.M. The owner of the parcels, Diversified Real Estate, LLC requests an extension of the Conditions 1 and 2 of annexation from the deadline of December 13, 2022, to December 13, 2024. Conditions 3-6 will be met by the existing deadline of December 13, 2022. We have included a notarized original of the SID to meet Condition 4 with this letter.

Diversified Real Estate, LLC (Owner) has diligently worked towards improving their parcels and building an extension of an office that requires demolition, parking lot repaving, and all conditions of annexation being met. Construction on the site has begun in order to meet City of Missoula Planning and City of Missoula Engineering requirements. The timeline for completion has been delayed due to a number of limitations. The Owner has been working through delays experienced with the building permit review, construction material limitations, and applications/negotiations for tax increment financing requests. Due to these delays, there will now not be enough time to complete the surface improvements on these streets.

Diversified Plastics has realized higher demand for products than previously expected as we emerge from the pandemic and our national economy has shifted toward utilizing domestic products to avoid shipping delays. The current expansion project will not meet their increased demand. In an effort to meet their additional space needs, the Owner is requesting time to consider a comprehensive expansion as compared to building additional facilities elsewhere. In

preliminary discussions with City of Missoula Engineering Department, it was determined that a water main extension and additional fire hydrant to service the additional proposed expansion would be necessary if that route is deemed most appropriate. This additional infrastructure was not anticipated in the original annexation, and we have had favorable discussions with MRA about funding that additional infrastructure. However, we will need more time to gain permit approvals and it would make more sense to complete the underground utilities prior to finishing the surface infrastructure to avoid additional costs of asphalt removal and replacement.

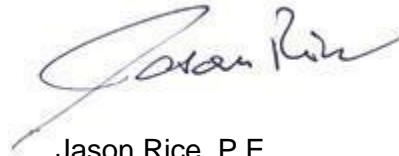
Diversified Real Estate, LLC is requesting a two-year extension to finalize design, permitting, and construction for the remainder of the site not constructed by December 13, 2022. The Owner is also willing to provide an improvements agreement to the City of Missoula including annexation conditions not constructed within the deadline of December 13, 2022.

Please reach out to us should you have any clarifications, questions or require additional information for our requests.

Sincerely,



Anna M. Vickers
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Client Executive
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Encl. SID Original

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