



1245 S 3rd St W – JDR Enterprises – Façade Improvement Program Request

MRA BOARD MEETING – MAY 18, 2023

JIL DUNN, BUSINESS/PROJECT MANAGER



Project Location: 1245 S 3rd St W – northwest corner of S 3rd St W & S Inez St in URD II



Existing Façade on 3rd St (north) and Inez St (west) – blighting elements include:

- Steel frame and sided Butler building without substantial upgrades, damaged areas on west facade
- Graffitied several times
- Single pane, non-tempered windows and doors, several broken over the years
- Not energy efficient
- Lacks exterior lighting
- Lacks ADA accessibility



Façade Improvement Program

The intent of the Façade Improvement Program (FIP) is to provide businesses and property owners with assistance to afford a greater level of improvement to façade areas, to increase energy efficiency, and to enhance the appearance of the overall area.

The URD II FIP allows for grants of up to 25% of the total project cost, or \$50,000, whichever is less, to reimburse an applicant for façade improvements that meet the design and materials of the program.



1245 S 3rd St W Redevelopment

JDR Enterprises

Project Scope:

Façade and interior improvements to offer a new commercial space at street front allowing existing business to expand to include an onsite retail component.

Interior improvements: Interior work will include the creation of two small offices, retail space, additional storage and updating an existing office and restroom for customer use.

Exterior improvements (if approved for FIP funds): Exterior work will include north and west façade renovations to meet the City's Design Excellence standards and ADA accessibility.

Total Estimated Project Cost: \$215,300

Façade Improvement Program - Eligible Items

| | |
|--------------------------------------|------------------|
| New Energy Efficient Doors & Windows | \$ 32,000 |
| Framing & Siding | \$ 20,000 |
| Paint | \$ 4,000 |
| Architectural related to Façade | \$ 5,000 |
| Exterior Lighting | \$ 1,000 |
| Total FIP-Eligible Costs | \$ 62,000 |

Maximum FIP Grant Allowed \$ 50,000

Proposed Project WITHOUT Façade Improvement Program Grant

- Replace existing white panels with new material
- Repaint the building



Proposed Project WITH Façade Improvement Program Grant

- Increased Glazing (windows)
- Horizontal & Vertical Barnwood accents
- Stone Veneer Wainscotting
- Cementitious Panels
- ADA Ramp at Front Entrance
- Exterior soffit lighting (not shown)



Alignment with Urban Renewal Plan

URD II Adopted Plan:

Upon completion of the widening and reconstruction of Russell Street and the Russell Street Bridge, “...it appears that retail outlets and other services based on high visibility and a community-wide market may be successful in this area.” pg. 54

“Promote attractive commercial areas by providing guidance and incentives to businesses and property owners whose redevelopment embodies excellence in urban design.” (pg. 55)

URD II 9-Year Strategic Exit Plan:

- Support for private development and projects that enhance the city, increase the tax base, build the economy, and have a positive return on investment.
- Support for projects that enhance quality of life and will be unlikely to occur without the use of TIF funding.
- View all projects for their ability to increase equity and opportunity for Missoula’s residents. Equity is the full and equal access to opportunities, power, and resources so that all people achieve their full potential and thrive.



Alignment with City Strategic Plan

Safety and Wellness: Working in partnership with the community, the City will provide a high level of public safety and wellness that reflects a thriving community in which to live, work and play.

Community Design and Livability: The City will create policy and support development that leads to equitable, responsive and adaptive growth that reflects our community values.

- Partner with community organizations to...create incentives for green building practices.
- Identify and incentivize adaptive reuse and the maintenance of existing resources.
- Incentivize development patterns that build on existing infrastructure, such as high-frequency bus routes, and provide access to affordable, reliable and efficient transportation options.

Environmental Quality: The City will maintain and improve our natural environment to support individual and community health.

Economic Health: The City will maintain and grow a diverse economy through partnerships and innovation to support large and small business and entrepreneurs while providing employment opportunities for all residents.



MRA Board - Recommended Action

Staff recommends the MRA Board approve a Façade Improvement Program grant to JDR Enterprises, LLC in an amount not to exceed \$50,000, for exterior renovation of the building located at 1245 S 3rd Street W and authorize the Chair to sign the Development Agreement, contingent on final approval of a City permit and with the understanding that reimbursement will be made at the conclusion of the project after submission of required proof of expenditures, contractor lien releases, and a Certificate of Occupancy or other release from City that work was completed according to submitted plans.

