

Wednesday July 6th, 2022

To Whom it May Concern,

Re: **Neighborhood Meeting for Icon Apartment Homes at Dougherty Ranch**

The purpose of this letter is to invite you to a Neighborhood Meeting for a proposed major subdivision in the Sxwtpqyen Neighborhoods Master Planned Area. The subdivision property is outlined below and is located directly adjacent to the West of 3285 Flynn Ln. We will be hosting the meeting at the corner of Camden Street and Flynn Lane on Tuesday July 26th at 4 pm. For ease of access, the approximate meeting location is outlined in the image below.





MEETING MINUTES

ICON APARTMENT HOMES AT DOUGHERTY RANCH

IMEG #21002675.00
July 26, 2022

MEETING DATE: July 26, 2022
LOCATION: Camden & Flynn - Missoula MT
PRESENT:

ITEMS DISCUSSED:

Meeting Minutes for Evergreen:
Tuesday July 26th 4:00pm Meeting
Danny Oberweiser to present
Meeting minutes

- Introductions
- Discussion of preliminary layouts/site plan
- First public comment
 - o Additional opportunity to comment in future stages of project
- Discussion of project timeline
- Discussion of roads/build grant/ easements

Questions

- o What is the timeline of the road build outs?
 - Anticipate construction to start next summer with completion over the next few summers.
- o What type of housing is proposed?
 - It is up to the developer to determine type of housing that matches zoning code.
- o Is Hoyt still involved in construction?
 - Hoyt and Edgell are the landowners
- o What is plan for adjacent properties? / Are these going to be 3 or 2 stories?
 - Right now, are planned for the possibly of 2 or 3 story, - we are in a very preliminary stage (conceptual stage)
- o What about the difference between these and Tolfson?
 - We expect to be higher end than Tolfson.
 - Resort style living – club house/game room/ workout rooms/offices/- catering to top of market
 - Bozeman comp – icon at Ferguson farms
- o Will there be any townhomes?/ Will any units be sold?

- Intended use is lease and managed by on site property manager
- Where will this be located?
 - (Point to project on Site Plan that was brought to meeting)
- Do you know how many apartments are being built in Missoula?
 - A lot (References a few other Apartment Complexes currently under construction)
- What is the expected rent?
 - 1bed- \$1,600
 - 2bed- \$2000
 - 3bed – mid 2s
 - Catering to top of market
 - All Rents are estimates on current market conditions.
- What is a class A?
 - High end
- What is the city saying about the project?
 - We are still pending a review by city council. They must balance affordability with availability.
- What is the Footage of each unit?
 - 1bed- 800sqft
 - All sq footages are TBD
- Will there be an assessment fee?
 - Billed as part of rent
- Will any be individually owned?
 - No, managed by RAM partners out of Atlanta
- Who is the builder?
 - TBD, probably Dick Anderson
- How will rents compare to Bozeman
 - Market conditions – TBD
- Parks?
 - 3-acre park
- You don't go into adjacent farm?
 - Correct
 - Several entrances
- When will city finish England Blvd?
 - They just broke ground
 - First phase
- This will be a phased development
- Phase one is expected late 2023
- 2026 is expected completion date
- Has this been approved by city?
 - No, preliminary planning stage
- Are our comments recorded?
 - They are part of city review and presented to city council?



- Any last questions?
 - I'm glad to see they are high end
- Please keep an eye out of additional questions/ Meetings in the next several months

The foregoing constitutes our understanding of the matters discussed during the meeting. Participants are requested to advise author in writing of any corrections or additions within ten (10) days of receiving this document.

Prepared by: Mike A. Maine

MAM/admin_initials

Document4

cc: All Present



This meeting will be an opportunity for us to share our project with you. This subdivision will create +/- 616 units in two phases on roughly 45 Acres. We are excited to show you our plans.

During the meeting we will provide you with an overview of the project and details regarding the ongoing public review process. We want to hear your comments. We ask for your patience during the meeting so we can make sure to communicate with all attendees.

If you are unable to attend the meeting, please feel free to send your comments to joseph.m.dehnert@imegcorp.com or mail them to the address found at the bottom of this page. We look forward to connecting with you at the meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Dehnert', with a long horizontal flourish extending to the right.

IMEG Corp.

Joe Dehnert
Land Use Planner

Current Resident
3110 Flynn Ln.
Missoula MT 59808

Current Resident
3100 Fleet St.
Missoula MT 59808

Rocky Mountain Beverage of Montana
1005 S. Montana St.
Butte MT 59701

Current Resident
3299 W. Broadway St.
Missoula MT 59808

Current Resident
3103 Fleet St.
Missoula MT 59808

Current Resident
3090 Flynn Ln.
Missoula MT 59808

Current Resident
3089 Fleet St.
Missoula MT 59808

Current Resident
3101 Fleet St.
Missoula MT 59808

Missoula City Council (ATTN: Jordan Hess)
435 Ryman St
Missoula MT 59802

Missoula Community Planning, Development & Innovation
(ATTN: Dave DeGrandpre, Spencer Starke, & Cassie Tripard)
435 Ryman St
Missoula MT 59802

Captain John Mullan Neighborhood Council (ATTN: Antony Jo)
2436 Snaffle Bit Way.
Missoula MT 59808

Current Resident
3410 A-H Mary Jane Blvd.
Missoula MT 59808

Current Resident
3420 A-H Mary Jane Blvd.
Missoula MT 59808

Current Resident
3430 A-H Mary Jane Blvd.
Missoula MT 59808

Current Resident
3430 A-H Mary Jane Blvd.
Missoula MT 59808

Current Resident
3440 A-H Mary Jane Blvd.
Missoula MT 59808

Current Resident
3450 A-H Mary Jane Blvd.
Missoula mt 59808

Current Resident
3460 A-H Mary Jane Blvd.
Missoula MT 59808

Current Resident
3470 A-H Mary Jane Blvd.
Missoula MT 59808

Current Resident
3480 A-H Mary Jane Blvd.
Missoula MT 59808

Current Resident
3490 A-H Mary Jane Blvd.
Missoula MT 59808

Current Resident
3100 Fleet St.
Missoula MT 59808

Dougherty Ranch, LLC
1185 E Cooper Lake Shr.
Ovando MT 59854

Shannon Luikart
PO Box. 16064
Missoula MT 59808

Justin Metcalf and Fletcher Ray
131 S. Higgins Ave. Suite P-1
Missoula MT 59802

Missoula Lofts, LLC
2502 E River Rd.
Tucson, AZ 85718

James D Dougherty Family, LLC
2704 Stratford Ln.
Missoula, MT 59808

Missoula VA CBOC LLC
3885 W. Broadway St.
Missoula, MT 59808

Missoula VA CBOC LLC
9825 Bluff Dale Dr.
Dallas, TX 75218