

RESOLUTION NUMBER

A Resolution authorizing the donation of a portion of the Scott Street Parcel and authorizing the use of another adjacent portion of the Scott Street Parcel as security for the construction financing for a public-private partnership to build a residential construction project incorporating workforce housing on the donated portion of the Scott Street Parcel.

WHEREAS, the Missoula City Council has, for decades, advocated for residential redevelopment of the “Scott Street Parcel,” that area of currently undeveloped land that is west of Scott Street on the former Missoula White Pine Sash site, and identified in Exhibit A; and

WHEREAS, over many years City Council invested funds and significant staff time towards achieving the goal of redeveloping the Scott Street Parcel; and

WHEREAS, City Council previously approved the acquisition of the Scott Street Parcel in Resolution 8443, and in Resolution 8496 approved a Letter of Intent with Ravara Development to redevelop a portion of the Scott Street Parcel and additionally authorized the sale and donation of portions of the Scott Street Parcel to accomplish this; and

WHEREAS, the Missoula City Council acknowledges that the construction of income-qualified workforce housing on the north-eastern portion of the parcel consistent with the Letter of Intent requires substantial financial resources, including obtaining construction financing that is vital for the successful completion of the project; and

WHEREAS, the City Council recognizes that leveraging the adjacent north-western portion of the Scott Street parcel will facilitate obtaining the financing required to initiate and complete the construction phase of the project; and

WHEREAS, using a portion of the western half of the Scott Street Parcel, depicted in Exhibit B as the “Mortgage Exempted Parcel,” as construction financing collateral will allow Ravara Development to obtain more favorable financing terms from a local construction financing lender, which will aid the project’s ability to produce income-qualified workforce housing units.

NOW THEREFORE, BE IT RESOLVED, the City Council of the City of Missoula hereby authorizes and approves the use of the portion of Tract 4, shown approximately in Exhibit B (to be finalized by survey), as collateral to secure construction financing for the development of Tract 2 shown in Exhibit A, and generally referred to in the context of the project as the “Income Qualified Home Ownership Parcel”; and

BE IT FURTHER RESOLVED, the City Council hereby reaffirms the authorization found in Resolution 8496, and authorizes the Mayor to donate Tract 2 of the Scott Street Parcel to a subsidiary entity of the North Missoula Community Development Corporation in order to operate a Community Land Trust on Tract 2 once the project is constructed; and

BE IT FINALLY RESOLVED, that the Mayor is hereby authorized to take all necessary actions and execute any documents necessary to: (1) donate Tract 2 to the subsidiary entity of the North Missoula

Community Development Corporation; (2) create the Mortgage Exempted Parcel and use it as collateral for a loan to be made to Ravara Development by the construction financing lender; and (3) subordinate any City loans made to Ravara Development in furtherance of the workforce housing project to the loans made by the construction financing lender to Ravara Development for the residential construction project.

PASSED AND ADOPTED on _____ .

ATTEST:

APPROVED:

Claire Trimble
City Clerk

Andrea Davis
Mayor

EXHIBIT "B"

