



FY22 REAL ESTATE PROJECT LIST

DNRC has identified the following Real Estate Projects in compliance with the agency's Real Estate Management Plan.

Real Estate Project	Description	Grant	Office	County	Acres	Urban/ Rural	Status
Amsterdam Road	Belgrade: Anticipated mixed use development; will require annexation and rezoning of parcel.	Common Schools	CLO	Gallatin	450	Urban	Active Project: FY22 – planning meeting 7/15*2021 for moving forward. Scheduling appraisal in anticipation of RFP release for late summer 2021.
North Park - East and West	Bozeman: Commercial/industrial development.	Common Schools	CLO	Gallatin	178	Urban	Active Project: North Park East - Option to Lease exercised – 4 leases executed 8/19. 4 leases assigned to new developer – Bozeman Trax Partners, LLC on 7/21/2021 Lease Base Rent - \$222,360. Rent Credits under Audit. Lease assigned with remaining credits of \$3,917,603.00 North Park West (90+/- ac.) – anticipate appraisal and RFP launch 4 th quarter 2021.
Fox Farm	Great Falls: Anticipated mixed use development; will require annexation and rezoning of parcel. A portion of the property fronts the Missouri River.	U of M	CLO	Cascade	90	Urban	Active Project: In FY20 the Department received a formal proposal for conservation in lieu of development from Missouri River Open Lands Group to be held by Cascade County. Easement area is currently being surveyed and fundraising efforts are underway by MROLG to fund easement cost of approx. \$1,000,000.
Penwell Bridge	Belgrade: Anticipated commercial development; will require annexation and rezoning.	Common Schools	CLO	Gallatin	120	Urban	Active Project: In FY20, Lease option for Ten acres of the project area exercised – Lease executed on 10/01/2019 for a storage facility which is under construction. 1st year lease income of \$14,000 . FY21 – RFP released for remaining acreage on 5/21 – closes 8/23/21.
Bull Pasture Subdivision	Miles City: Commercial/industrial development.	Pine Hills School	ELO	Custer	60	Urban	Active Project: One of five lots are currently under lease. Income generated through commercial lease development in FY21: \$7,778.
Spring Prairie Commercial Infill (Section 36)	Kalispell: Commercial/professional development.	Common Schools	NWLO	Flathead	530	Urban	Active Project: Lease development on Kalispell's Section 36 is ongoing. FY21 – option to lease and lease for 22-acre Mountaineer parcel approved at September Land Board. Lease option executed 10/1/2020 & will generate \$38,786 in 1 st year. Lease will generate 1st year revenue of \$106,661 which includes a reduced rent period in first 6 months and jumps to \$145,059 for year two when executed. Currently there are 11 active leases on the section. Income generated through commercial lease development in FY21: \$940,340
Cripple Horse Creek	Libby: Anticipated commercial recreation development adjacent to an existing commercial resort on Lake Kookanusa.	Public Buildings	NWLO	Lincoln	162.5	Rural	Project pending market interest.
Camp Ponderosa	Swan River State Forest: The purpose of the lease is for 'a veterans training and support center, with commercial facility rental and public camping capabilities.' The site is currently leased to NW MT Veterans Stand Down and Food Pantry.	Common Schools	NWLO	Lake	79.06	Rural	The lessees are seeking to pursue approval for the public campground through subdivision review with the Lake County Planning Office and County Commissioners. An RFP was released, and subsequent commercial lease was signed in 2018. All buildings were transferred to the lessee at lease signing. Currently on the property, there are three main buildings (lodge, administration building, and

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							kitchen/dining facility), a shop, various outbuildings, fuel storage tanks, a wastewater treatment facility, groundwater wells, and 8 pads constructed for mobile home use. The property has interior gravel roads as well as sidewalks between the buildings.
Olney Crossroads	Olney: The purpose of the lease is "for a year-round recreational equipment rental business, with associated facilities and improvements. Located at the intersection of Highway 93 and Upper Whitefish Road, the property is at one of the main entrances of the Stillwater State Forest. The proposed campground will require a lease amendment.	School for Deaf & Blind	NWLO	Flathead	7.28	Rural	The lessees are seeking to pursue approval for the public campground through subdivision review with the Flathead County Planning Office and County Commissioners. An RFP was released, and subsequent commercial lease was signed in 2019. The property was developed in 2019 and 2020 with an office/shop, accommodations for an employee, but did not allow for overnight accommodations for clients and/or guests
Libby Creek/ Ponderosa Plantation	Libby: Anticipated residential development.	Common Schools	NWLO	Lincoln	120	Rural	Project pending market interest. A feasibility study resulted in a conceptual design for a residential subdivision with 2.5 acre lots. ROW issues to serve the property with a county road have been resolved. The county recently constructed a road through the property that could potentially serve residential development.
Libby Golf Club area lands	Libby: Anticipated residential development adjacent to the Libby Golf Club.	Common Schools	NWLO	Lincoln	640	Rural	Project pending market interest.
Libby area lands - Cabinet Range View	Libby: Anticipated low density residential development.	Common Schools	NWLO	Lincoln	800	Rural	Project pending market interest.
Libby area lands – Kooconusa River View	Troy: Anticipated low density residential development.	Common Schools	NWLO	Lincoln	45.9	Rural	Project pending market interest.
Skyview Ridge Subdivision	Billings: Mixed use development including lease for commercial development as well as sale of residential parcels.	Common Schools	SLO	Yellowstone	285	Urban	Active Project: FY20 – RFP launched 2/2020 – no proposals. In FY21 the Department will strategize on new approaches to marketing and leasing commercial property on the project area. Income generated through commercial communication site leases in FY21: \$29,455.07
Reserve Street	Missoula: Commercial/professional development on 2 lots.	Common Schools/ MSU	SWLO	Missoula	2.8	Urban	Active Project: FY21 – re-appraised 2/21. Value increase of 60% in 25 months to \$2,205,000. Released RFP May 2021 – closes August 2, 2021.
Butte Industrial District	Butte: Commercial/industrial development.	Common Schools	SWLO	Butte – Silverbow	350	Rural	New 2021 Project: Adjacent to Butte Tax Increment Industrial Financing District (TIFID) near Rocker, MT. Inclusion of this property in a new Targeted Economic Development District (TEDD) to succeed the TIFID is being explored. Several active large businesses presently on location in District. Inclusion of State Land into the TEDD would improve access and future industrial growth options. Current Parcel currently generates approximately \$2000 yearly from an active grazing lease. State is applying for a zoning request as require or inclusion into the TEDD. An interest letter for a solar fam lease has been received.

Projects fully completed and under development FY 21

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Alaska Road	Belgrade: Commercial/industrial development.	Common Schools	CLO	Gallatin	3.3	Urban	Active Project: This property is under commercial lease for a McKenzie River Pizza, and two additional pad sites. Income generated in FY21: \$23,048.00
Lewis & Clark Subdivision	Bozeman: Commercial/industrial development.	Common Schools	CLO	Gallatin	28	Urban	Active Project: All lots at Lewis and Clark are under Lease. Development continues on Block 2, Lot 3 which will now include a gymnastics facility. Block 2, Lot 4 is under lease and pending final site plan approval for an additional hotel. Income generated through the commercial lease development in FY21: \$488,332