

**ITEM 127-1002-S0505**

**University of Missoula  
University Linked Residential Community**

**Frequently Asked Questions**

Q) What does this project mean to the community financially?

A) *There will be an annual property tax contribution of approximately \$700,000. The construction and real estate industry of Missoula will see between \$50,000,000 to \$100,000,000 of gross revenue and the existing business community will see the development of approximately 1,000 highly desirable consumers.*

Q) How will the University budget for the maintenance of these homes?

A) *All maintenance and operations costs will be paid by the residents in the form of an annual Home Owners Association fee. There will be no cost to the University budget.*

Q) What about the loss of University jobs with the shutdown of the golf course?

A) *The current maintenance crews will be retained or expanded to continue to care for the grounds and additional maintenance requirements. Many service –oriented positions will be added providing job opportunities for students.*

Q) Will the home owners pay taxes?

A) *Yes. The newly constructed residences will pay state and local property taxes and contribute to the local tax base. The University will not pay tax on its portion of the land lease revenue.*

- Q) How do the students of the University benefit?
- A) *The proceeds from the improved asset will go to the bottom line of the operation budget for the University. The development of mentoring programs and intern relationships with the University Linked Residential Community residents are numerous. U of M students University experience will be enriched and expanded.*
- Q) Why is the University building a gated community for rich, retired University people?
- A) *This is not a gated community. It is being designed to attract active, older friends of the University who, by lifestyle choices, would gravitate to this project. There is a diverse price range of product available to not be restrictive to any one group.*
- Q) South Campus is supposed to be the area set aside for the future academic expansion of the University. How can you be building homes there?
- A) *The University's expansion needs were the first thing taken into account and set aside on the site. The University has preserved adequate room for not only academic expansion but future student housing needs.*
- Q) Why is the University selling state land?
- A) *The University is not selling state land. It is selling improvements built on the land by its development partner. By establishing a long term lease revenue that is guaranteed to the University with annual cost of living increases, the University is maximizing its asset while retaining ownership.*