

Demolition Alternatives Policy

The removal of buildings to make way for redevelopment is an eligible expense under Montana statutes governing the use of tax increment revenues. The Missoula Redevelopment Agency (MRA) has approved multiple projects that involved building demolition or deconstruction when a building has reached the end of its useful life or is no longer appropriate for its current location. The MRA has also provided assistance to relocate sound buildings to new locations.

It is the policy of the MRA to encourage conservation, sustainability and the reuse of existing structures and materials. However, MRA recognizes that reuse, deconstruction or relocation is not always feasible due to the condition of the existing structures, lack of salvageable materials, or timing issues. Applicants requesting tax increment assistance for the demolition and/or removal of structures are advised to take time constraints into account when planning their project and make reasonable efforts to allow for adequate time for deconstruction.

Applicants for assistance for demolition of a structure must demonstrate to MRA that they have taken the following actions and must provide the following information:

Applicants must consult with a deconstruction contractor to determine whether there are materials in the building that can and should be salvaged.

Where appropriate, applicants must consult with a building relocation contractor to determine whether the structure can be relocated.

Applicants must identify the extent and nature of materials that can be salvaged and reused or must provide a clear explanation as to why deconstruction and reuse of materials is not feasible.

Applicants must identify any salvageable materials and the method of disposals of materials. In the event that materials are not going to be recycled, applicants must provide a detailed explanation of the reasons for not recycling.

If time constraints are a factor in the applicant's decision to demolish an existing structure, applicants must provide an explanation of why timing is a deciding factor and a description of the steps taken to work around time constraints in an effort to avoid demolition.

Deconstruction Resource Guide



Steps to Successful Deconstruction:

1. Contact City of Missoula Development Services for permitting information and general assistance.
2. Create a deconstruction work plan for your project. Consult *Deconstruction Best Practices Guide* for helpful tips
3. Review Deconstruction and Demolition Recycling Resources on backside of this page.
4. Contact appropriate Deconstruction or Recycling service for pickup or delivery of materials.

Deconstruction Beats Demolition

1. **Saves Money.** Donating and recycling construction materials saves money by cutting disposal costs.
2. **Tax deductions.** You can deduct the value of donated construction materials to the extent the law allows.
3. **Creates Local and Affordable Materials Stream.** Recycling and reusing building material creates a local source of affordable building supplies, and reduces demand for new materials.
4. **Reduces Waste.** Prevents valuable materials from unnecessarily going to the landfill, preserving economic value and land.
5. **Good for Community Health.** Fully using resources contributes to clean air, clean water and less toxins.
6. **Local Business Development. Local Jobs.** Creates demand for local business services and resulting jobs.



City of Missoula
Development Services
435 Ryman St.
(406)-552-6630
ci.missoula.mt.us

Deconstruction & Demolition Recycling *Resources*

Company	Address	Phone	Tax Deduction	Cash	Fee	Deconstruction Contractor	Job Site Recycling Container	Untreated Wood	Reclaimed Wood	Building Material (incl. brick and marble)	E-Waste	Rechargeable Batteries	Metals	Appliances	Bulbs	Concrete	Landscape Trimmings
Ace Hardware	2301 West Brooks St. & 905 East Broadway St.	728-3030													X		
Axmen	7655 US Highway 10W	728-7020									X		X	X			
Batteries Plus	2100 Stephens Ave.	829-8286										X					
Best Buy	2640 North Reserve St.	829-0409									X						
Donation Warehouse	1804 North Avenue West	240-4842	X											X			
Eko Compost	1125 Clark Fork Lane	721-1423			X		X										X
Goodwill	2300 Brooks St	549-6969	X											X			
Heritage Timber	808 W Pine St	830-3966				X		X									
Home Resource	1515 Wyoming St	541-8300	X			X	X	X	X					X			
Lowe's	3100 North Reserve St.	329-1800										X			X		
LS Jensen	4685 Mullan Road	728-1400			X											X	
Opportunity E-Cycling	6900 Kestrel Drive #14	329-1790	X		X						X						
Pacific Steel and Recycling	2828 Palmer St.	542-0381		X									X				
Republic Services	3207 W Broadway St	721-1121											X				
ReStore	3655 Highway 200 East, East Missoula	549-8215								X							
Staples	2501 Brooks St. & 2230 North Reserve St. Suite 300	728-2485									X						
Waste Less Works	507 Minnesota Ave	396-1710				X	X	X				X					

Additional Resources:

Missoula Urban Demonstration Project (MUD): tool library and truck share, accepts donations of used tools
1527 Wyoming Street, 751-7513

*The City of Missoula does not endorse any of the products or services referenced in this flyer which are for informational purposes only