

**Downtown Business Improvement District of Missoula  
Board of Directors Meeting  
Tuesday, November 21, 2017 from 3-5 pm at the DMP Office**

**PRESENT:** Tim France, Dan Cederberg, Kirk Bodlovic, Carma Gilligan, Ellen Buchanan, Scott Stearns

**Absent:** Charlie Beaton

**STAFF:** Linda McCarthy, Robert Giblin, Sarah Ferguson, Pam Udall

**GUESTS:** Rod Austin, Missoula Parking Commission; Charlie McDermid, Owner Holiday Inn Downtown

President Tim France called the meeting to order at 3:08 pm. The board went around the room and did self-introductions for Charlie McDermid.

**ACTION ITEMS**

Approval of Minutes: Stearns moved to approve minutes from October meeting, Buchanan seconded the motion, and the minutes were unanimously approved.

**NON-ACTION ITEMS**

**Presentation on Holiday Inn Downtown Renovation:** Charlie McDermid, Owner of the Holiday Inn, McDermid explained the history behind his purchase of the Holiday Inn Downtown and what will be taking place during renovations. Phase 1 of the renovation was completed last year by Jackson. They are in the second phase of a four phase project which is a cosmetic phase particularly in the front portion of the hotel. The third phase of the project will be plans for a new bar and restaurant. They bought this property because of the parking, the Bess Reid Park and the river. They also appreciated the large conference area. They would like to spend the money to be well-positioned to reclaim the spot of the best hotel in Missoula. McDermid believes that if they can become the hotel he envisions, they will contribute to the vibrancy of Downtown. He hopes to get a rooftop deck on the fourth floor. He also feels that the Holiday Inn is underrepresented in Montana and he would like to see that change. Stearns asked how many rooms they have now and during what time of year they see the most room occupancy. There are 198 rooms and the rooms are pretty full from May to October. McDermid is concerned about parking especially on Clay Street. Austin commented that he does feel parking will be tight when all of the projects being constructed now are done. McDermid said they want to be good neighbors and encourage parking at their place on Saturday mornings and have people utilize their bathrooms during the farmer's markets. A discussion on parking in downtown ensued. McCarthy said there is concern with parking behind the businesses on the south side of Front St. (Pearl, Trail Head, Dram Shop, etc.) if the Holiday Inn moves forward with gating the parking lot. McDermid said there has been a lot of consideration and talks happening with those businesses to come up with something that can work for all businesses in the area but also protects parking for their customers. McDermid would like to see more done with Bess Reed Park to make it more accessible and safe. Buchanan remarked that McDermid allowed for an extended loading zone by donating a portion of the Holiday Inn right-of-way.

**Finance Report:** At the end of October, the BID has \$66,604 in its bank account. Profit/loss was business as usual. BID made its contribution for salaries to maintenance and ambassador. From a cash flow perspective, the BID is in a good position going into 2018. Giblin will share the contribution rates for 2018 once that is agreed upon by the Partnership board in December.

**Master Plan Fundraising:** McCarthy reported that the funds raised are sitting just under \$25,000. A contribution was recently confirmed by Dick Anderson Construction. The goal is to raise \$400,000 with the RFP going out in March. Buchanan has spoken to people on her list and all have said they will be contributing. Bodlovic asked if there was any pushback because of the fundraising around the “Take Flight Missoula” campaign to raise funds to bring more flights to Missoula. There could be some crossover there.

**Mission Reports:**

**Clean:** New Clean Team Supervisor his name is Colin. They are down to 4 days a week now. There has been some delay in picking up leaves in the Downtown area. Daniel Tulk is back and working. In the meantime, there has been a new hire in Ray Kroenke who is a maintenance manager for the Osprey. Ernie really stepped up during Daniel’s absence.

**Safe:** Chrismon has tapered down to 25 hours a week. Panhandling seems to be better as it usually is this type of year.

**Business Development:** Lots of movement in the marketplace right now. Udall has a new intern. Udall says there are a lot of people snatching up property for lease very quickly. McCarthy said that her meeting with Dawn McGee today brought up concerns that lease rates are going up in Downtown and there is less 1<sup>st</sup> floor retail. She works for a foundation that tries to help businesses start-up in technology and businesses that are concerned with air quality. McDermid asked if in the next Masterplan there will be an emphasis to bring in larger corporations. McCarthy said business recruitment will be a focus, but large corporations don’t really have a place to go. Buchanan said also in respect to Downtown, there is a strong desire to keep Downtown Missoula local and full of small businesses. McCarthy commented that MEP has recently completed a work force study and there is a housing study underway.

**Holiday Happenings in Downtown Missoula:** There are a number of holiday activities happening in December. She pointed out the list of event in the packet to the board.

**Organization Reports:**

**DMP:** The DMP is working on McCarthy’s review. There is a meeting on November 30 and the board will likely approve the budget at that time. The contributions from each organization will then be presented.

**MDA:** The MDA is busy with event planning for the holidays with Parade of Lights, Festival of Trees, Holiday Party, and MDA Annual Dinner. The dues invoicing and the calendars will go out in December.

**MDF:** The Foundation is working on the Friends of Downtown campaign. The last license plate check is over \$7,000. They are working on approving the budget and board development.

**Follow-up on Strategic Planning:** We are still waiting on the final documents from Colleen Rudio. McCarthy asked the board if the BID needs its own BID strategic planning session. McCarthy reported that as of right now, there is a real effort to define the audiences across the board for all of the Partnership organizations and what each “call to action” should be for each audience with each specific organization. A discussion of when the BID renewal process will begin ensued. The BID will need to be renewed before May 2020.

**Old Business:** France commented that he has a very old business – it has been open in Missoula since 1890. The board laughed.

**Announcements:** Glacier Sotheby’s is opening in the old Sotto Voce space.

With no additional announcements, the meeting adjourned at 4:28 pm.