

Downtown Missoula Business Improvement District Newsletter

Promoting the Health, Safety, Prosperity, Security and General Welfare of the Inhabitants of the BID



February 2020

- Officer Krastel Wins Award
- 2019 BID Stats
- Downtown Growth

City Council Renews BID: Exempts Residentially-Zoned Parcels

On February 3 the Missoula City Council formally approved renewal of the Business Improvement District (BID) for another 10 years. Renewal of the BID was supported by 72% of the owners in the district with less than 3% protest. The Downtown BID has been in place since 2005.

Montana Code Annotated defines a BID as serving the community by "...promoting health, safety, prosperity, security, and general welfare of the inhabitants of the district...". The Downtown Missoula BID includes nearly 700 parcels, assessed annually for common-area maintenance, safety and security, and business development. To create or renew a BID, 60% of the landowners in the district must approve self-assessments by signed petitions.

During the renewal process, the City Council exempted all residentially-zoned parcels in the district. The exemption impacts about 60 parcels and results in a loss of \$15,000 annually for the BID. The majority of parcels zoned residential in the BID are primarily located in the Kiwanis Park area, as well as East Pine Street and South Third Street West. The BID Board will determine what services, if any, will be provided for those property owners.

"We appreciate the input and engagement from all the property owners in Downtown Missoula," said Linda McCarthy, Executive Director. "We value opinions and ideas by property owners, and our efforts to improve the cleanliness, safety and economic prosperity of Downtown is having positive impacts on Downtown at a variety of different levels. The general public is grateful for the work of the BID."

Property For Sale or Rent?

Do you have a Downtown property for sale or lease? Remember properties for sale or lease in the Downtown Zones can be posted on the Downtown website. Go to missouladowntown.com, and under RESOURCES look for POST AVAILABLE PROPERTIES. You are responsible for the information provided and you are asked to continuously review entries for updates. Regarding entries or questions contact John Corwin, Business Development Director, at John@missouladowntown.com or 406-543-4238.



SAVE THE DATE

Downtown BID Annual Ratepayer Meeting

Wednesday, April 8 | 11:30 am - 1 pm

Zootown Arts Community Center (216 W. Main)

Downtown Employee of the Year

Officer Randy Krastel has been named Downtown Employee of the Year by the Missoula Downtown Association for improving safety in Downtown Missoula. He was celebrated at the January 16 MDA Awards Banquet dinner.

Krastel has made a significant difference in the safety of Downtown Missoula through his dedicated, year-round patrol in the district. He is incredibly supportive and responsive to downtown business owners, customers and those in need.



Officer Randy Krastel

He helps business owners troubleshoot issues around crime and panhandling, and he works closely with the social service agencies to connect those in need with the right services. He helped more than 17 individuals find their way out of homelessness over the last 18 months.

Krastel has been the Dedicated Downtown Police Officer (DDPO) since Spring of 2018 and has taken the position to a much higher level of impact. Officer Krastel can be reached via phone (396-3188) or email (rkrastel@ci.missoula.mt.us).

Heritage Interpretive Plan Update

Downtown Missoula is showing unprecedented growth and redevelopment. With the addition of three downtown hotels, exciting news regarding the Riverfront Triangle, and much more, Missoula has an opportunity to both embrace change and celebrate its character, values, uniqueness, and heritage.

The Missoula Downtown Foundation worked with Historical Research Associates, Inc., and other partners to develop a Missoula Downtown Heritage Interpretive Plan. The plan was designed to help guide citizens. It provides a roadmap for communicating our heritage, identifying stories to tell, how to tell those stories, and involving the community and encouraging collaboration and connectivity.

The plan reminds us that Missoula's heritage is meaningful. It is the land of the Salish and upper Kalispel tribes, of wilderness and water, of industry and commercial enterprise, and home for many people. The plan is presented in four parts. First, the interpretive foundation is discussed. It is a resource guide for design and media. The second part describes Downtown Missoula's existing conditions relative to heritage interpretation. The third part outlines specific interpretive recommendations. The fourth part provides additional resources for developing interpretation and other information about the interpretive planning process.

More information can be found at <https://www.missouladowntown.com/heritage-interpretive-plan/>.

A special thanks to the volunteers serving on interpretive planning groups. The Plan was a collaborative effort with the City of Missoula Historic Preservation Office and DMP with support from the Montana Department of Commerce.



SCHEMATIC DESIGN PLAN

Missoula North Riverside Parks and Trails Plan - Schematic Design 01/15/2021

North Riverside Parks & Trails Planning Update

Following five months of targeted planning, the North Riverside Parks & Trails Leadership Team is finishing the design concepts, meeting with stakeholders, and preparing to present the plan. Goals for the planned area include enhancing the existing parks, expanding on public art, providing better river access, and adding activities and multifunctional spaces appealing to people of all ages, especially children, like an ice ribbon and splash pad. Learn more online at <https://missouladowntownmasterplan.com/north-riverside-parks-and-trails-design>.

Request for Email Addresses

In an effort to keep you informed on what's happening in Downtown Missoula, it would be helpful to communicate via email. Please submit your contact information, including email address, to John Corwin (john@missouladowntown.com). Your address will not be sold or distributed.

Downtown Data Tells the Story

To understand what's happening in Downtown Missoula, the BID tracks activities for the Ambassador, Police and Clean Team programs. Here's an overview of 2019:

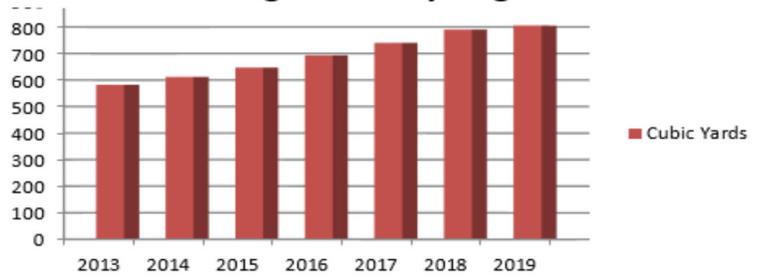
Ambassador Dave Chrismon aided more than 11,000 customers, providing directions, referrals and assistance with the parking kiosks. He assisted Downtown business owners almost 2,000 times in 12 months, tore down over 400 posters, and removed over 300 graffiti tags in Downtown.

The Downtown Clean Team removed 53 yards of garbage; cleaned, weeded or removed almost 1,700 tree grates; cleared out or chipped ice from 100 street drains; returned 72 shopping carts to area grocery stores; chipped the ice off of 445 street corners; and cleaned up 364 alleys in the district.

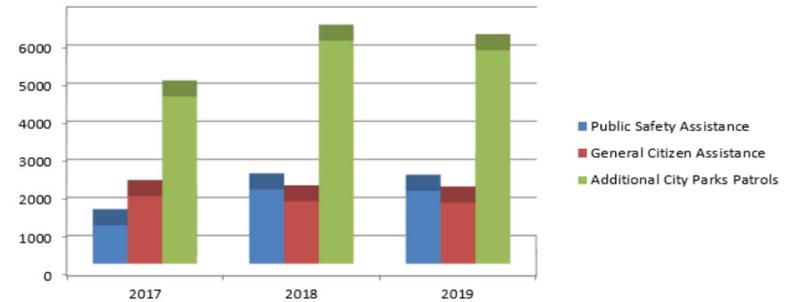
Downtown Police Officer Randy Krastel had over 5,600 interactions with individuals in 2019. He issued 178 citations for camping, 136 citations for disorderly conduct, 110 citations for trespassing, 29 citations for theft, and 27 citations for open container. He also provided 166 welfare checks, 385 visits to the Mountain Line Transit Center, 369 visits to Caras Park, 301 visits to Bess Reed Park, and 249 visits to Kiwanis Park. Most importantly, he helped 17 homeless individuals get home or into housing.

These statistics tell the story of what's happening Downtown and how our employees are interacting with the public. More information can be found online at www.missouladowntown.com.

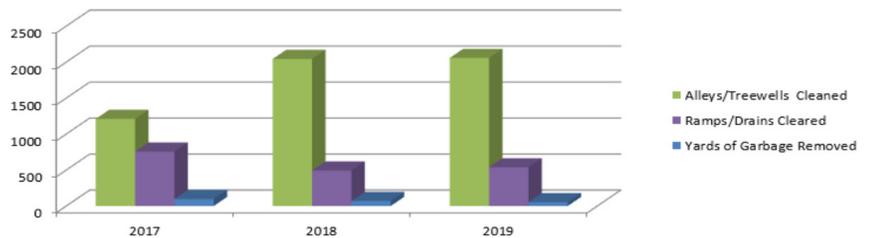
BID Garbage and Recycling Removal



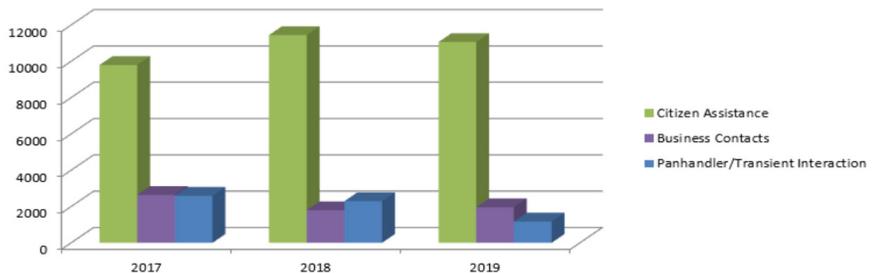
DDPO Policing Stats



Downtown Clean Team



Downtown Ambassador



Downtown's New Master Plan Speaks to Values of Missoulians

Following a year-long, community-visioning process, the new Downtown Master Plan was adopted by 13 different organizations and agencies last fall, including both the City of Missoula and Missoula County. The new Downtown Master Plan can be found online at www.missouladowntownmasterplan.com, and there is a hard copy at the Missoula Public Library for reference.

Under the direction of BID Board Member Ellen Buchanan, the Downtown Master Plan Implementation Team will focus on the short-term goals of the Plan. The Implementation Matrix in Chapter 7 defines the Action Items in short-term, mid-term, and long-term timelines.

The new Downtown Master Plan has Five Big Ideas:

1. Downtown Needs to be More than One "Postcard" Street
2. Improve Mobility, Health & Safety
3. Stay Original. Stay Authentic. Be Green and Create Opportunity
4. Enhance Parks & Public Spaces, Better Utilize the River
5. Downtown for Everyone

Nearly 60 businesses, individuals and organizations supported the Master Plan Update. The new plan contains maps, diagrams, photos and renderings to help make concepts clear and accessible to all stakeholders, including City officials, non-profit groups, developers and residents.

The Downtown Master Plan Implementation Team meets the second Thursday of the month from 12-2 pm at the MRA's Hal Fraser Conference Room (140 W. Pine).



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Downtown Growth High in 2019

It was a banner year for the Downtown businesses and projects in 2019. Below are a few statistics and projects.

- 35 New Businesses Opened in 2019
- 15 Businesses Closed their Doors
- 5 Businesses Changed Ownership
- 15 Businesses relocated or expanded to/within Downtown
- 7 Businesses relocated or expanded out of Downtown
- Lee Gordon Place opened at 505 East Front Street with 7 new residential units
- The Sawyer student housing opened in the Old Sawmill District with 57 new apartments
- The Missoula Merc Residence Inn by Marriott opened in March with 175 hotel rooms and 9 new businesses

For more information on what's happening in Downtown, contact Business Development Director John Corwin via phone (543-4238) or email (john@missouladowntown.com).



BID Board: Representing the Interests of Property Owners

The BID Board of Trustees is comprised of seven property owners in the district, appointed by the Mayor and approved by the City Council. All BID Board Meetings are open public meetings. The BID Board meets the third Tuesday of every month from 3-5 pm at the Downtown Missoula Partnership Office (218 E. Main).

Tim France	Small Properties Rep	(406) 543-1293	tfrance@wordens.com
Charlie Beaton	South of the River Rep	(406) 543-5722	charlie@bigdippericecream.com
Kirk Bodlovic	Zone 2 Rep	(406) 327-1740	kirk.bodlovic@providence.org
Ellen Buchanan	City of Missoula Rep	(406) 552-6156	ebuchanan@ci.missoula.mt.us
Dan Cederberg	At-Large Rep	(406) 721-2100	dcederberg@cederberg-law.com
Carma Gilligan	Zone 1 Rep	(406) 549-8055	bobcat4me@charter.net
Scott Stearns	Large Properties Rep	(406) 543-6646	sstearns@boonekarlberg.com