

Downtown Business Improvement District of Missoula
Board of Trustees Meeting
Tuesday, October 18, 2022 at 3 pm at the DMP Office (218 E. Main St.)

All Present: Carma Gilligan, Charlie Beaton, Dan Cederberg, Karen Sippy, Ellen Buchanan, Dr. Jim McKay (Zoom @ 4pm)

Absent: Scott Stearns

Staff: Linda McCarthy, Jack Hall, Bram Moore

Guest: Christine Littig

The meeting was called to order by President Beaton at 3:07pm.

Presentation & Discussion on Downtown Business Development: Christine Littig, MEP: Littig explained they are still refining systems. The MEP is talking to businesses about business retention or training opportunities. Trying to give tools for businesses to be successful. They are trying to help businesses understand their own finances and if there are any tools to help them. MEP is offering short term consulting if needed. MEP is working side by side with City, County and other organizations to try to help out the housing situation that is going on in Missoula. The first quarter has already leaning into what we could do with the Payne Block. They have met with 5 different developers so far. Littig shared a report of how they show how they meet with businesses and what they are talking about. She has conducted 13 meetings so far. Some have gone over the Master Plan idea that we could have a grocery store in the Payne Block location. There is a prominent kitchen that will be closing by the end of 2023 and 16 food providers are using that kitchen who will be displaced. McCarthy shared that there are two different commercial kitchens that are looking for lessees to use their facilities. Littig is hearing that Missoula is over "grocered". None of the current grocery owners are interested in moving into the Payne Block. Beaton asked if there will be enough parking for a grocery store in Downtown? Buchanan said that there will be an extensive plan before anything happens. Discussion ensued about where a good location for a grocery store in the Downtown core. Discussion turned into if Trader Joe's could ever come to Missoula. The team at MEP has been hearing that Missoula is short on accountants and bookkeepers. They are also hearing that increased wages are here to stay and many businesses are scared that they may be here to stay. Some people are thinking that wages may go down because of inflation. McCarthy said that they heard that many accountant firms are hiring people from out of state to work for them. Littig stated that small businesses have been dealing with mental health issues within staff. They don't know the pathway and what they should do. People have been asking MEP what is legal and how they can assist with that.

Approval of Minutes: Gilligan said that there were some changes. Financial Review said that we sent a homeless person home. Sippy beard and should be heard. Gilligan motioned to approve. Cederberg seconded and all were in favor.

Financial Review: Hall started with the balance sheet said we have 121K sitting in our account and 15,900 sitting in the City account. MPC paid for half of the DDPO so that will show up in this year's assessment as well as the Clean Team contract. Net income is -76K because assessments come in November so that should bring in some good money. Pretty low interest in September. A little bit of penalties. There will be some contributions taken out for the DMP payment in October. Clean Team account was paid out in September for August. We had a payment to Dan Tabish for two flower baskets that we have hung on North Higgins. We will have a payment of 10k to MEP for business development for the 1st quarter payment. Repairs on the plows just happened this week where we needed to get a repair made for the winter season. Gilligan asked about the decrease and its mostly a timing issue. Assessments haven't come in for July, August or September yet.

Discussion on Recycling Containers & Expansion: Beaton gave an overview of their meeting with the City of Missoula Sustainable team. We decided that we do need new containers but look different of the one's we have now and phase those out eventually. They will look different from the garbage can as they will be blue and have recycling on them. They will look consistent to the ones we have now as they are made from the same company. Discussion ensued on what style of container is needed. The City has an allocation that needs to be made by June '23. McCarthy asked if the BID will be paying for these from here on out or will the City come to the table and help as well. We hope that the City will come and help but we don't know. Maintenance Manager Ray Kroenke said that he would like to have a smaller hole so cardboard and snow aren't easy to get in the container. Discussion ensued if we could fast track this project and get the containers in sooner. Discussion ensued on seeing if any of these containers will be in the Urban Renewal District and if so we could ask for TIF funding to help match funds to get more containers.

Discussion on Policing: McCarthy stated that we haven't been able to fill the 2nd police officer position, and Officer Gillhouse will be leaving in January. McCarthy had a meeting with an officer in the department to visit about how shift the culture of how officers think about this position. Discussion happened about what if we cancelled our contract to have dedicated officer in the downtown area. We haven't been able to get 7 day a week service and DT businesses haven't been able to get in touch with our Downtown Officer. The entire police force thinks of this position as the "Pov Cop" and that they only deal with homelessness, mental illness and substance abuse problems. McCarthy said that what we are hoping what we would happen with position is not happening. There is not a relationship with the businesses and no foot patrol. There are only problems dealing with homelessness, mental illness and substance abuse problems.

DMP Strategic Planning & Celebration: Thurs., Oct. 27 from 1-5pm at Stockman Bank: McCarthy said that our Strategic Plan will be next Thursday. She invited everyone to attend. Our facilitator would like to connect with all boards and to celebrate our victories. We are going to discuss what we are missing and what we could add to our plans. We will have a little party and then do a tour of the Hammond Building.

Mission Work: Clean, Safe, & Economic Vitality: McCarthy said that we have filled the Weekend Maintenance position with Gage West. We have two full time maintenance managers now. We have enough work to keep them both busy for the year. We are getting the plows ready for the season and getting our city shop site cleaned out for the holiday season. Getting the garland ready for hanging around Thanksgiving. Clean Team is doing mostly organic waste removal. They will be coming in next month for a contract increase.

Partner Updates: MDA & MDF: McCarthy said that generally we are gearing up for the holiday season. We are gearing marketing towards that. Ladies Night has been cancelled this year and we are looking to change things up next year. The MDA has agreed to up their membership dues for next year. We **have** gotten out the BID newsletter and MDF Newsletter this month. We are trying to get board members out to meet with potential donors. We have a whole campaign ready to roll out for the MDF. She said that we are still looking for grant funding. It has been challenging to find grants that are geared towards projects that we want to do. McCarthy added that we are having a work session on November 9 to finish the design for the underbridge project.

President Beaton adjourned the meeting at 4:48pm.