

**Downtown Business Improvement District of Missoula
Board of Trustees Meeting
Tuesday, March 19 at 3 pm at the DMP Office (218 E. Main St.) and ZOOM.**

All Present: Dan Cederberg, Carma Gilligan, Charlie Beaton, Karen Sippy, Dr. James McKay

Absent: Scott Stearns

Guests: Christine Littig, MEP Business Development Director

Staff: Linda McCarthy, Jack Hall, Bram Moore

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

Business Development Updates: Christine Littig, MEP Business Development Director: Littig went over the Business Retention and Expansion report. The Old Library Block has gone a little quiet on her end but there had been conversations going on with investors and planners. Littig went over the MEP's Fast Action Conversation latest event. They talked about Missoula's houselessness and why and how people are living on our streets. The idea of these conversations is to engage businesses/organizations with City leadership to see how we can work together and make change. The conversation was well received and there is a report that will be coming out shortly. Discussion ensued from those who attended on how the event could be better. She then went over the Parking Commission Roundtable event that was held in March. They wanted to give business owners and property owners the chance to meet and talk with new MPC Director, Jodi Pilgrim. They wanted to give the opportunity to have a discussion where people weren't quoted and could interact on this conversation. The discussion was very good and very civil. Paid parking after 5pm is the main thing that business owners are worried about. It was mostly universal with that thought and restaurateurs may be the ones that were most vocal against going to paid parking till 8pm. They are mostly worried about their customer parking and employee parking. Littig mentioned that the culture and tone of the MPC needs to change but most business owners feel like the current staff is doing great and very lenient. Littig said that the MEP hears from businesses that those that are doing well are still doing well. Others are saying that its March and it will get better. Businesses with leases are still feeling pressure to pay the high rates and know if they move there is someone right behind them ready to go. Basically, they feel like they don't have any negotiation options because of this. Storyhouse Pictures is a movie studio that is exploring Missoula as a permanent location. They aren't looking directly Downtown but will affect all of Missoula. Discussion ensued about why they wanted to come to Missoula and what their business is all about.

Approval of Minutes: Beaton asked to change a sentence in the Board Profiles section in the January minutes. Sippy moved to approve January minutes with Beaton's change. McKay seconded and all are in favor of approving January BID Minutes. Sippy motioned to approve February minutes. Gilligan seconded and all are in favor of approving February BID Minutes.

Discussion and Potential Action on the acquisition of a LIFT: Hall went over the idea that with the Arts and Culture Impact Grant with the MDF that it may be wise for us to purchase a lift for the artist to use. It would also be beneficial for the Maintenance Team to have this piece of equipment. It would most likely be around \$15,000 to \$20,000 to purchase a lift. It costs the artist about \$1,500 a month to rent a lift. We would most likely store it at the City Shop Site on Scott Street.

We do have the room but discussion ensued about how to move the lift from place to place. The idea of sharing the cost with MDA, BID and MDF and to see if it would be worth the cost to purchase a lift was also brought up. The board would like to see the cost and how many times we used a lift in 2023 before voting on the purchase.

Financial Review: Hall showed that we have \$300,000 in our checking and savings. We have a negative income as of February 9 but that is normal and is a timing issue. He added tax assessments normally come in around June of each year. The P&L is about \$30,000 higher than we were last year this time of year. Snow Removal we will probably not hit budget because of the lack of snow. On the Expense side, we have pretty much spent double what our insurance is normally. This comes from an audit from late June of last year and seems a little high. Discussion ensued about why the insurance is more than double. We did payout the Police Officers from July through December and we will see another bill in July. Maintenance spent a little bit for maintenance on vehicles. We have paid for recycling containers and its more because we also paid for Year 3. We also paid for some lids for the garbage containers that needed to be replaced.

Renewal of Clean Team & Policing Contracts: McCarthy said that we did send over the contracts to Stearns and he found no edits that needed to be made. We would like to do a three-year contract instead of a one-year contract. McCarthy asked if we are comfortable with paying 50% of the contract and the Police Department cover the other half. We also could do fundraising through other organizations if needed. Clean Team is a three-year contract and we are already in that contract. We may need to adjust their rates because they don't know their rate for Year 2 or Year 3 right now.

DT Master Plan Updates: Buchanan said that they are done with the SAM working group selection. People will be getting notified. We have a good mix of people involved. McCarthy said the new document for the Parking Project is on Engage Missoula. We aren't sure if or when the MPC will be approving the new plan. Buchanan said the Federal Building is back to remediation and they are getting quotes from contractors. Buchanan said that the Johnson Street Shelter has completed some plumbing work and there is more to come. It should be completed by May. Holiday Inn is under construction and the Double Tree's renovation has been put on hold.

Partner Updates: MDF & MDA: McCarthy updated that the MDA is trying to get sponsors for event season. We still have some work to do but are getting there. We have just under 100 members who still need to pay their dues. We have some seasonal staff that will be coming back. Events will be coming back to Caras Park this month. We are doing permitting for painting under Beartracks Bridge and are trying to get that done by Garden City BrewFest event. Hall said that the MDF is going through the Arts and Culture Grants applications. We got 8 applicants and they were all very good. We are most likely going to focus on one applicant and try to fund them.

New Business & Announcements: McCarthy said that he BID Newsletter will be coming out the first week in May. The BID Ratepayer meeting will take place Thursday, May 30. Connor McMahan will be the keynote speaker and will be talking out commercial real estate and the real estate market.

With no additional business, President Beaton adjourned at 4:55pm.