

Downtown Business Improvement District of Missoula
Board of Trustees Meeting
Tuesday, September 19, 2023 at 3 pm at the DMP Office (218 E. Main St.)

All Present: Charlie Beaton, Carma Gilligan, Karen Sippy, Ellen Buchanan, Scott Stearns, Dr. Jim McKay

Guest: Sean Hawkins & Abby Powers, Downtown Loveland Partnership

Staff: Jack Hall & Bram Moore

Absent: Linda McCarthy

The meeting was called to order by President Beaton at 3:05pm.

Discussion & Sharing on Downtown Organizations: challenges, success, learning from each other:

Everyone went around the room and introduced themselves. Hawkins and Powers both work for the Downtown Loveland Partnership in Colorado. Hawkins went over what they do in Loveland. They work with TIF financing and the town is growing and they are hoping to be as big as Ft Collins at some point. Powers said the town is desperate revitalization. Loveland is about 80,000 but Missoula seems much bigger. Missoula has much more national retailers and it makes it seem much bigger. Loveland has their own BID election coming up in November and they are pretty confident it will pass. The biggest employer is CU Health. In 1999, the BID was started but it was put to the side till this year. The infrastructure in Loveland is still from when the town was founded over a 100 years ago. They are worried about construction fatigue but the end result will be great.

Approval of Minutes: Gilligan motioned to approve the minutes, Stearns seconded the motion, and the August minutes were approved.

Financial Review: Hall stated we currently have \$239,000 in assets and this is a little more than last year. We are sitting at a negative in net income because of the timing in the year and being the beginning of the fiscal year. In Profit and Loss, we have negative \$58,000. This just a timing issue for this time of year. We are a little higher in the maintenance contract because we have picked up some new graffiti and power washing contracts. Officer Brown has brought a bus pass for a person but unfortunately the person did not get on the bus. The Police Contract sits at \$0 because we won't get a bill from MPD until January. Hall added we've already paid out the Homeless Outreach Team for the year. We have paid out the Clean Team contract for August. Cash flow wise we are sitting right where we should be. Discussion ensued if we should pay out more to purchase more recycling bins than we originally planned for year 2.

Downtown Policing, Maintenance & Clean Team Update: Discussion ensued about if they had seen the Downtown Police Officer out and working and everyone has. The Clean Team will be losing their supervisor soon, and Caleb will fill in for the time being.

Master Plan Updates: Buchanan said that the meetings have become more a coordination meeting between several different department and organizations. They are getting down to the details of several Downtown projects.

Business Activity: Hall said that the old Pita Pit store space is now up for lease. Thomas Taylor owns that space and they are going to do a new façade project. The old KettleHouse building near the train tracks is now under contract. Stearns asked what the old Fantasy For Adults will be and that will now be the offices for Windfall. Discussion ensued if anything is happening with the River Front Triangle. There are two developers working with the east side of the property that the City owns.

Partner Updates: MDF & MDA: Hall announced that Amber Kukla has onboarded as our new Program Director, while Brandon Dewey is taking over the Director of Giving position. We had a great summer of events with Out to Lunch and Downtown Tonight. River City Roots Festival even made money this year. Unseen Missoula is still going strong and tours will be going through October. From Past to Plate Dinner tours are going now which gears towards donors and potential donors. Downtown Nite Out will take place Thursday, Oct. 19. Hall reminded the board to attend the Missoula City Council and Mayoral Candidate Forum on Tuesday, Oct. 17. We had two murals completed this month in the Downtown Area. Sippy added that the MDF will be a partner to wrap the art around the power substation near east Caras Park.

President Beaton adjourned the meeting at 4:15pm.