

Downtown Business Improvement District of Missoula
Board of Directors Meeting
Tuesday, October 15, 2018 from 3-5 pm at the DMP Office

PRESENT: Tim France, Dan Cederberg, Scott Stearns, Kirk Bodlovic, and Carma Gilligan, Ellen Buchanan, Charlie Beaton

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

Meeting Commencement & Introduction of Guests and Public Comment

Guests: Brian and Karen Sippy, Treehouse LLC: Renovation at 120 N. Higgins: The board went around the room and did self-introductions. Brian explained they jumped into the art world about 8 years ago. They decided to be developers and investors in Downtown and through a friendship with the owners of the current Radius Gallery, decided they would purchase the building where the Uptown Diner was and open a new Radius Gallery there. It was important to keep a historic feel to the building, but they wanted it to also reflect the art of the gallery, which is contemporary. The building will sit on stone to bring in elements that comply with historic material. There are some issues getting some of the visual blights that are in the alley taken care of and there are also issues with the electrical availability in the alley. There will be some leased space and event space available. Brian walked the board through the schematics of the building. The building is 7,000 sq. ft. The building has been deconstructed and they will be using reclaimed floors. There will be a large skylight over the second floor gallery and the lease space. There is a nice 8ft ceiling in the basement, but the basement will likely not be utilized by people. The tree in front of the Radius Galley is Montana's first suspended pavement system – this system provides space for non-compacted soil which will allow the tree room to grow. They are working with students at the University in the Archeology department inviting them to see what they've uncovered during this construction. The structure that they took down was likely built in the 60's. The projected opening is June and they are wanting to be open by Missoula Marathon weekend. Buchanan asked the status of the power upgrade. Brian reported he's getting toward the back of the building and he would like to know how he can get a transformer in there to get going with the development of the elevator. A discussion about the building owner of surrounding buildings ensued. Bodlovic asked what the cost of the suspended sidewalk is. It's about \$10-15,000. NorthWest Energy is on board to get rid of all the visual blights, but again, they are running into issues about where to put the transformer. There is conduit coming under the alley from The Merc so that may be a temporary solution. Buchanan said one thing that the city needs to address is how to design alleys especially when it comes to dumpsters and access. A discussion on how much it costs to build or purchase a surface parking space ensued. The Merc has hired Lisa and Jason from the Radius Gallery to select local artists to provide art for the hotel.

ACTION ITEMS

Approval of Minutes: Cederberg moved to approve the September minutes as amended. Buchanan seconded, all in favor and the motion passed unanimously.

NON-ACTION ITEMS

Finance Report: The BID has about \$125,000. The tax assessments for the month of September were \$8,500. From an expenditure standpoint, it's business as usual. There was a payment for the Downtown Police Officer. Finances are pretty standard for September and there was not much to report.

Dover, Kohl & Partners Visit #1 October 17-20: Udall reported to the board about the planned visit and McCarthy passed around the schedule for the visit and the agenda for the Wednesday meeting with the DMP boards and the consultants. A discussion on the Community Kick Off and Trump's visit to Missoula happening at the same time ensued. Udall explained the stakeholder meetings are smaller groups with 10-12 people are informal and focused on specific topics like transportation, development, the university, arts & culture, etc. They are also open to one-on-one interviews with members of the community. McCarthy encouraged people to share the event with their circles. Stearns asked how to set up one-on-one meetings with the team – these can be organized via Udall. The consultants will be tabling at the Farmer's Market on Saturday.

Mission Areas:

Maintenance: Power washer not put away yet. New garbage cans will go up around ROAM. There was a discussion regarding where new cans will be located.

Clean Team: Focusing on sweeping up leaves.

Ambassador: Chrismon will be dialing down his hours to 25 hours a week.

Policing: Krastal has been cleaning up the rail section behind Fresh Market. Trobridge and Williams are on car patrol instead of the Downtown area. Randy will have a smart phone by the end of the month. Things look a little better in the Downtown Lion's Park. McCarthy had a conversation with the owner of the building that used to be the Pov. He has had 70 units turn over this year and attributed this to all of the new housing options.

Business Development Updates: Udall reported there should be about 30 new businesses by the end of the year. There are already 15 new businesses that will open in the downtown area in 2019. Lots of new property listings coming. There will be a new business and restaurant where Hunting & Gathering is. A discussion on lease space available ensued. The Bicycle Hangar is moving into the old Flathead Brewery on Higgins.

Old Business

New Business: Buchanan commented that she just received an email saying the Old Sawmill District announced they will be making a new technology campus.

Announcements: The solar panel meeting was last week and no new information was shared about design or next steps.

Executive Session (if necessary)

Trustee Comments & Meeting Adjournment

With no additional comments, President France adjourned the meeting at 4:34pm.