

# Downtown Missoula Business Improvement District

# Newsletter

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



**MAY 2022**

- Downtown Graffiti
- Annual Meeting
- C-PACE Financing
- Maintenance Services
- New Downtown Crew

## Teaming Up to Clean Up

As part of our clean and safe initiatives, the Downtown BID collaborates with business and property owners to maintain a vibrant downtown indicative of an economically-prosperous business center. While cleaning graffiti from private property is the responsibility of the property owner, a collaboration between the city and the Downtown BID ensures a prompt response to addressing graffiti vandalism. This partnership makes a positive environmental and social impact on perceptions of cleanliness and safety in the Downtown Community.

Downtown Missoula has been inundated with graffiti tagging throughout the pandemic. Tags on buildings, sidewalks, parking kiosks, signs, rooftops, public art, and more signal angst and frustration among the populace. In 2020 the Downtown BID and the Anti-Graffiti Task Force collectively removed just over 800 tags in Downtown! Our Downtown community has not been able to keep up with the removal for two reasons: the loss of a long-time Downtown volunteer on the Anti-Graffiti Task Force and the inability to provide hot water power-washing during the winter season. Graffiti is vandalism and should be reported right away and removed as soon as possible. *(cont. on page 2)*



*BID Maintenance Manager Ray Kronke cleans up graffiti with hot water power washing*

## BID Annual Ratepayer Meeting: June 21 in Caras Park



The Downtown Business Improvement District Board of Trustees invites all Downtown property owners to join us for the annual BID Ratepayer Meeting on **Tuesday, June 21 at 4 pm in Caras Park**. Complimentary beverages and hors d'oeuvres will be served, and BID Board Members will give updates on Downtown projects and programs. Those in attendance will have the chance to check out the updates to Caras Park and meet the employees who keep Downtown Missoula clean and safe.

Please RSVP for the event on our website: [www.missouladowntown.com](http://www.missouladowntown.com)

For more information, contact Linda McCarthy via email ([linda@missouladowntown.com](mailto:linda@missouladowntown.com)) or by phone (406-543-4238).

## C-PACE Financing is Now Available to Commercial Property Owners

Across the nation, C-PACE financing (Commercial Property Assessed Capital Enhancement) is making energy efficiency upgrades and renewable energy investments more attainable to commercial building owners. C-PACE is a fit for most industries including farms, commercial office buildings, nonprofit organizations (including places of worship), and multi-tenant buildings. Common investments include solar panels, HVAC systems, lighting, motors, and more.

Montana C-PACE (MTPACE) brings value to Montana commercial building owners by improving their bottom line. MTPACE can cover up to 100% of eligible project costs and payments are repaid through a special property tax assessment with terms up to 20 years. As a result, projects become cash positive from day one.

The Missoula County Commission approved a C-PACE District in February 2022. More information about C-PACE in Montana can be found online at [www.lastbestpace.com](http://www.lastbestpace.com). To learn more about C-PACE financing nationwide, go to [pacenation.org](http://pacenation.org).

### HOW C-PACE WORKS

- The local government establishes a C-PACE District.
- Commercial building owners evaluate and select projects that reduce energy costs.
- The building owners secure financing from a bank or other financial institution.
- The local government adds the assessment to the tax rolls.
- The building owner pays the assessment for up to 20 years and recognizes savings from the improvements.

### C-PACE BENEFITS

- Commercial property owners are able to invest in energy efficiency projects and solar or renewable energy upgrades with no upfront costs.
- Utility savings exceed payment obligations, making investments cash positive for commercial property owners and tenants.
- Payments are rolled into a special tax assessment made payable twice per year as part of the building owner's property taxes.
- The program is tax neutral with no financial exposure.



## Maintenance Services Available to Downtown Property Owners

The Downtown BID was created in 2005 to provide common-area services above and beyond what the municipality provides.

The maintenance team removes garbage and recycling from 110 cans seven days a week. They plow the alleys in Zone 1 and provide additional services to property owners and business owners for a discounted rate.

- Hot water power washing for sidewalks, alleys, parking lots and buildings is available at \$75 an hour.
- Graffiti removal services are available for \$75 an hour.
- Snow plowing services are \$55 an hour.

Maintenance Manager Ray Kroenke works Monday-Friday 6am-2pm with weekend staff covering Saturday and Sunday services.

For more information, contact the Downtown Missoula Partnership Office via phone at 406-543-4238 or email us at [info@missouladowntown.com](mailto:info@missouladowntown.com).

## Graffiti Removal Tips (from pg. 1)

Removing graffiti as quickly as possible is important for several reasons:

- Graffiti attracts taggers.
- Graffiti can attract additional vandalism and crime.
- Graffiti is a deterrent for customers who may not feel safe.
- Graffiti is harder to clean the longer it remains.
- Graffiti can reduce property values.

If you have graffiti on or around your building, please consider:

- Report. Contact the Missoula Police Department at 406-552-6300 to report graffiti vandalism. Make sure police complete an incident form, a common requirement of insurance companies.
- Identify. Work with local authorities to identify the graffiti and the taggers.
- Document. Take photos of the graffiti before it is removed. This can assist law enforcement with their investigation.
- Remove. Remove or paint over the graffiti promptly and completely.

You can choose to paint over the graffiti or have it cleaned off with chemicals and hot water power washing.

For more information on graffiti removal, visit <https://www.missouladowntown.com/graffiti-prevention-resources/>.

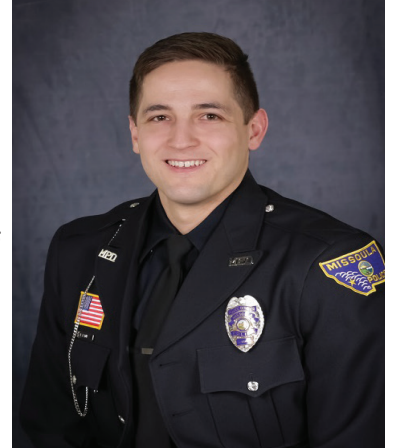
## New Additions to the Downtown Crew

### Alexis Berger is Downtown's Newest Dedicated Police Officer

Missoula Police Officer Alexis Berger has been promoted to the Dedicated Downtown Police Officer, replacing Randy Krastel who left Downtown last September to serve as a School Resource Officer (SRO) for Missoula County Public Schools. Officer Berger will join Officer Jay Gillhouse on the Downtown beat in May.

A native of Wisconsin, Berger earned a B.A. in Anthropology from St. Cloud State University, then came to Missoula in 2011 to attend the University of Montana. After receiving his M.S. degree in Forensic Anthropology, Berger was hired by the Missoula Police Department in 2013. Following two years in a variety of non-sworn roles, Berger has been a uniformed patrol officer for close to seven years.

During his free time, Berger enjoys outdoor recreation in Montana with his spouse and their two dogs.



*Officer Alexis Berger*

### Four individuals have recently joined the Downtown Missoula Partnership (DMP) staff to support the BID in its mission to promote a clean, safe, and economically vital Downtown.



Jack Hall came to the DMP in November as the new Director of Finance. A Missoula native, Hall is a 2020 graduate of the University of Connecticut, earning a B.S. in Business Management. He previously worked for the UConn Center for Career Development and the UConn Daily campus newspaper. Most recently Hall served as the Activities Supervisor for the Resort at Paws Up. During his younger years, Hall was an Eagle Scout and President of the National Honor Society.



Gretchen Sutherland joined the team at the Downtown Missoula Partnership in February of 2022 as the new Membership and Events Director. She is primarily responsible for the Missoula Downtown Association Membership Program: recruitment, retention, planning and executing events and supporting MDA's 500+ members. A native of Northwest Ohio, Gretchen moved to Missoula in 2008. Sutherland has a B.S. in Wildlife Biology from the University of Findlay (Findlay, OH). She spent the last 10 years working for Missoula Parks and Recreation, running both youth and sports programs.



Brandon Dewey is the new Program Director, joining the team in February. He is primarily responsible for managing projects such as implementation of the Heritage Missoula Interpretive Plan and the North Riverside Parks & Trails Plan. He oversees the Unseen Missoula program and provides support for fundraising and more. Dewey comes to Missoula from the Bitterroot Valley, where he served in several different staff roles for the Town of Stevensville over a 10-year period. He was elected to public office and served as Mayor of Stevensville from 2018-2021.



Denise Higgins is now the DMP's Director of Giving. Her responsibilities include fundraising strategies, donor development, grant writing, and community engagement. She works closely with the MDF to assure a longtime investment into the greater Downtown Missoula area. A native of Northern Illinois, Higgins holds a B.S. in Medical Technology. Prior to joining the DMP, she held leadership positions at Community Medical Center and the Montana Department of Public Health and Human Services. As a Montanan for the last 30 years, Higgins is passionate about community service.



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## Construction Projects in the Corridor

Construction projects continue in the Clark Fork River Corridor, but two of the three major projects should be completed soon.

The first phase of the North Riverside Parks & Trails Plan will be mostly completed in mid-May. Funded entirely by the City of Missoula and the Missoula Downtown Foundation, the project includes a stormwater infiltration gallery, expansion of green space, an expanded and ADA accessible amphitheater seating, and improved connections to the river, a widening of Ron’s River Trail, new lighting, trees, and lawn. The shade structure for the seating area will likely be completed in July.

The Higgins Bridge upgrades should be completed by the end of June, and the Beartracks Bridge Dedication will take place on Saturday, July 16. The upgrades include four vehicle lanes and two wide shared-use pathways for pedestrians and bicyclists, along with new streetlights, railings, and stairs to Caras Park. MDT will also repave underneath the bridge, which will be converted into playground space in July. The Missoula Downtown Foundation continues to raise funds for the Underbridge Playground and the shade structure.



*Rendering of the new North Western Energy substation*

NorthWestern Energy is gearing up to rebuild the Downtown power substation adjacent to the Holiday Inn. The power company has built two temporary substations in the neighborhood and will be moving the power structure off of the main in the coming weeks. Originally built in the 1920s, the \$10 million-dollar upgrades will increase reliability and capacity for power in Downtown and the University District. The project is expected to be completed in January 2023.

All of these projects are major investments in Downtown Missoula infrastructure. Additional projects on the horizon include the Underbridge Playground, a more formal river access site at Brennan’s Wave, and the conversion of Front & Main from one-way streets to two-way streets, once funding has been acquired.

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Economic  
Vitality

Safe

Clean