

Downtown Missoula Business Improvement District Newsletter

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



OCTOBER 2022

- Business Activity
- Development Updates
- Crisis Services Levy
- Caras Park & Giving
- Holiday Happenings

A Word from the Board President

Charlie Beaton, Big Dipper

So much has changed since I started on the board in 2007. Looking around, I am in awe of the soon-to-be-completed Beartracks Bridge, an amazing new library, busy shops and restaurants, people having picnics in the newly-renovated Caras Park, and summer tourists enjoying everything Downtown has to offer. What an amazing place! Thanks to the dedicated staff at the Downtown Missoula Partnership and the tireless work of all the boards and committees, Downtown Missoula is thriving.

The Downtown BID still has never-ending challenges including a transient population, graffiti, and parking concerns. No matter how frustrating these problems may be, just know we are constantly working to improve these situations.

Looking forward, the Downtown BID is involved with several projects. These include the Front and Main Two-Way Conversion project, Higgins Avenue Corridor Plan, the North Riverside Parks & Trails Plan as well as the addition of a second downtown police officer. Additionally, our maintenance staff is working hard seven days a week removing garbage, graffiti, and snow from alleys and cycle tracks, and tackling general maintenance projects despite a staffing shortage throughout the summer. The Clean Team from Opportunity Resources continues to do a great job keeping our downtown spotless by cleaning sidewalks, picking up cigarette butts, and keeping tree grates free of weeds. All these folks are making a huge difference!

Thank you for your trust in our stewardship of Downtown and our continued efforts to keep Missoula a safe and exciting place to work, live, and visit.



Working for You!

Maintenance Services for Downtown Property Owners

The Downtown BID was created in 2005 to provide common-area services above and beyond what the City of Missoula typically 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. (April-Oct)
- 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.

Please contact us for more information or to schedule services.



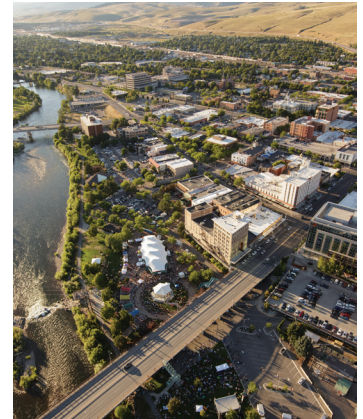
IT'S YOUR BUSINESS!
DOWNTOWN BUSINESS ACTIVITY & INVESTMENT TRENDS UPWARD

↑ 25
 Jan. - Aug. 2022
New Businesses
 Downtown Missoula

13
 Jan. - Aug. 2022
Relocations or Expansions
 within Downtown Missoula

↓ 4
 Jan. - Aug. 2022
Closed Businesses
 Downtown Missoula

4
 Jan. - Aug. 2022
Relocations or Expansions
 out of Downtown Missoula



\$8.7 Million
YTD 2022 Commercial Investment
 Downtown Missoula

\$6.4 Million
YTD 2022 Residential Investment
 Downtown Missoula



BID Business Development
BID engages MEP with Downtown Focus

In July the Downtown BID Board of Directors engaged the services of the Missoula Economic Partnership (MEP) to enhance the business development services available for Downtown business owners. The 3-year contract aims to accomplish the following key objectives:

1. Focus on retention of businesses in the Downtown District.
2. Focus on the continued implementation of the new Downtown Master Plan and its subset plans.
3. Cultivating investment in Downtown Missoula through the location, relocation, or expansion of businesses and market-rate housing.

Together the Downtown BID and MEP seek to practically provide critical business development services more efficiently while strengthening the collaborative relationship between these organizations to elevate their impact and enhance their services to the Downtown business community.

Keep your property listing current on the website

missouladowntown.com is the hub of all information that is Downtown, including listings of commercial and residential properties that are available for lease or sale.

If you already have a listing with us, please visit our website to check it for accuracy.

Interested in listing? Use the web form available at www.missouladowntown.com/available-properties/



DOWNTOWN DEVELOPMENT UPDATES

BUILDING A DOWNTOWN FOR EVERYONE

Beartracks Bridge

Sletten Construction crews have completed concrete work on the bridge's east side. While the concrete cures, crews will install bridge and pedestrian railing and conduct miscellaneous construction operations.

West side bridge repairs will be necessary and will begin once east side construction is completed and all materials are in hand. While these repairs are underway, northbound traffic will be detoured to the Madison Street Bridge. The shared-use path on both sides of the bridge will remain open while west-side repair work is conducted.

Learn more about this project at <https://www.mdt.mt.gov/pubinvolve/higginsbridge/>.

CONNECTING OUR
COMMUNITY

Front & Main Conversion

The Missoula Redevelopment Agency continues to work with HDR Engineering to finalize designs for the conversion of Front and Main Streets to two-way traffic. In July, the MRA committed additional funds to the project to do further analysis and design of the intersections at Madison, Higgins, and Orange streets. Bus routes, bike lanes, and how this project could tie in with the potential re-development of the Riverfront Triangle are also contemplated in the additional scope. Officials expect to have preliminary designs later this fall, with a full design and construction plan by winter or spring 2023.

Higgins Avenue Analysis

The Higgins Corridor: Brooks to Broadway Plan's second round of public engagement was conducted with the focus of gathering community feedback on several proposed corridor alternatives. A multi-faceted approach, including in-person and virtual meetings and online engagement, provided a convenient means for business owners and residents to be involved with the project.

Participants in the open houses and virtual meetings liked the following about the proposed alternatives:

- Maintaining trees and landscaping
- Left-turn lanes
- Minimizing parking impacts
- Raised/separated bike lanes

The public input process identified Concept B, 3 lanes with raised bike lanes, as the preferred alternative. This concept would extend the existing design on Higgins north of Broadway south to Brooks Street. Learn more about this project at <https://www.engagemissoula.com/higgins-avenue-corridor-plan>.



Preferred Higgins Corridor Alternate

Crisis Services Levy: Downtown Impact

The Missoula County Commissioners voted Aug. 4 to put a crisis services levy on the ballot for the November general election. Funds from the levy would pay for services to support people in crisis, including services addressing mental health, addiction, and homelessness, as well as programs to facilitate criminal justice reforms.

Missoula County and the City of Missoula currently pay for many of these services with temporary funding sources, such as federal American Rescue Plan Act funding and grants. A crisis services levy could provide up to \$5 million annually in dedicated funding to maintain and expand these services. If passed, the tax impact of the levy would be \$27 for every \$100,000 of assessed property value.

To view a list of programs and services that the levy could fund visit <https://missoulacountyvoice.com/crisis-services-levy>

CARAS PARK PHASE I COMPLETE

PUBLIC-PRIVATE PARTNERSHIP CONTINUES

The installation of the shade structure over the amphitheater seating officially marked the end of the phase I improvements for Caras Park! This initial phase of implementing the North Riverside Parks and Trails Plan is the result of a collaboration between the Downtown Missoula Partnership, Missoula City Parks and Recreation, and Public Works and Mobility Departments. The park improvements were implemented in conjunction with a Stormwater Infiltration gallery that will help clean and filter stormwater from downtown into the ground before it enters the river. Phase I Improvements included rebuilding the amphitheater seating, flattening the green hill following the installation of the infiltration gallery, widening the riverfront trail, additional lighting and electrical infrastructure, and upgrades to the entry points from the trail to the park. This project was a true public-private partnership, as the Missoula Downtown Foundation matched funding from the City of Missoula and contributed \$750,000 thanks to the generous support of nearly 50 Missoula businesses.



Underbridge Play Space Concept, Caras Park

Next Phase of Improvements Planned

With the completion of phase I, plans are already underway for the next phase of park improvements. The implementation team will focus energy on the underbridge play space. Through a partnership with the City of Missoula, a \$1.2 million grant from the U.S. Economic Development Administration has been awarded to complete the river access near Brennan’s Wave.



Proposed Riverfront Terrace, Caras Park

How You Can Help

Your support makes a difference in the lives of Missoula residents and visitors by contributing to projects that preserve Missoula’s culture and history, support the beautification of our downtown, or help to improve and maintain the *Heart of Downtown* – Caras Park. Reliable sources of revenue ensure a strong future for Downtown Missoula.

You can provide a charitable contribution to support Downtown or the improvements in Caras Park by visiting our website:

donations.missouladowntown.com



SCAN ME

Options for Planned Giving

A planned gift to the Missoula Downtown Foundation allows donors to maintain access to income during their lifetime, while at the same time guaranteeing future growth in the Missoula Downtown Foundation’s endowment for the benefit of Caras Park. Planned gifts are eligible for the Montana Endowment Tax Credit. The credit allows donors to pay less in Montana state income tax when they give a planned gift to a qualified Montana charitable endowment.

If you are interested in planned giving opportunities through the Missoula Downtown Foundation, please contact your financial advisor. More information can be provided by Director of Giving Denise Higgins at 406-543-4238 or denise@missouladowntown.com.

Full Sleigh of Holiday Happenings

Seasonal events bring Holiday magic Downtown

The Downtown holiday decorations will soon be hung by the DMP maintenance staff, marking the start of Small Business Season! Beginning November 25 in Downtown Missoula, shoppers and diners are encouraged to put their money where their heart is.

The annual Parade of Lights is scheduled for Saturday, December 3, 2022. This holiday spectacular brings the community together with family-friendly activities held at more than 30 businesses throughout Downtown. Here's an overview of what activities and events to expect this holiday season:

Thanksgiving Weekend (Nov. 25-27):

Free Parking: November 25
Holiday Window Decorating Contest begins
Small Business Season kick-off: Shop Business Saturday

December 3-4: Parade of Lights

Santa's Arrival in Downtown!
Children's activities throughout Downtown
Horse-drawn carriage rides
Lighting of the Holiday Tree
Teddy Bear Tea Parties

December 10-11 & 17-18:

Horse-drawn carriage rides
Teddy Bear Tea Parties

December 31:

First Night Missoula



Downtown Missoula Partnership Staff on the Frontlines

The Downtown Missoula Partnership (DMP), created in 2014, is the collaboration of three distinct organizations dedicated to making Downtown Missoula the best it can be. The DMP is comprised of the Missoula Downtown Association, the Downtown Business Improvement District, and the Missoula Downtown Foundation. These three organizations each contribute to the collective vibrant environment and economy of Downtown Missoula. With exceptional leadership by the staff and board members, Downtown Missoula is an award-winning healthy, thriving, beautiful city center and the envy of many cities across the country.



Ray Kroenke, Maintenance Mgr.



L to R: Brandon Dewey, Bram Moore, Linda McCarthy, Kristen Sackett, Jack Hall, Denise Higgins



Hanna Reese, Membership Dir.



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ADDRESS SERVICE REQUESTED



Your Downtown Business Improvement District

The Downtown Business Improvement District was created in 2005 to unify the Downtown property owners in the maintenance and management of Downtown’s common-area space. In 2020 the BID Assessment was renewed for another ten years with 75% approval from property owners within the District.

With a focus on clean, safe, and economic vitality, the BID is responsible for garbage and recycling, graffiti removal and snow removal, business development initiatives, research, and more. The Downtown Clean Team and the Downtown Police Officers are all funded by the BID and its 600+ property owners.



BID Board Meetings

The BID Board of Directors meets monthly on the 3rd Tuesday at 3pm at the Downtown Missoula Partnership office. Meeting information can be found on the web-site:

<https://www.missouladowntown.com/business-improvement-district/bid-board-meetings/>

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