



DOWNTOWN
BID
BUSINESS
IMPROVEMENT
DISTRICT
OF MISSOULA

Renewal
2020-2030

MONTANA CODE

In the State of Montana, Business Improvement Districts are one of the economic development tools available to help improve Downtowns and city centers. BIDs promote the health, safety, prosperity, security and general welfare of the district; are of special benefit to the properties within the boundaries; and assist with tourism, promotion, and marketing of the district. The BID was renewed in 2010 for a 10 year period with 75% of property owners supporting renewal of the district.

BOARD OF TRUSTEES

The Downtown BID of Missoula is managed by a 7-member Board of Trustees, comprised of BID property owners appointed by the Mayor and approved by the Council.

Current board members are:

Tim France Small Properties Rep	543-1293	tfrance@wordens.com
Charlie Beaton South of the River Rep	543-5722	charlie@bigdippericecream.com
Kirk Bodlovic Zone 2 Rep	327-1740	kirk.bodlovic@providence.org
Ellen Buchanan City of Missoula Rep	552-6156	ebuchanan@ci.missoula.mt.us
Dan Cederberg At-Large Rep	721-2100	dcederberg@cederberg-law.com
Carma Gilligan Zone 1 Rep	549-8055	bobcat4me@charter.net
Scott Stearns Large Properties Rep	543-6646	sstearns@boonekarlberg.com

DOWNTOWN BID OF MISSOULA

Downtown Missoula created a Business Improvement District in 2005 to address those specific needs in the Heart of Missoula. The Downtown BID of Missoula includes 650 parcels that are assessed annually for common-area maintenance, safety and security, and business development. The Downtown BID provides services above and beyond general municipal services.

As a major economic driver for Missoula, the Downtown BID has attracted more than \$850 million dollars of investment to Downtown, guided the implementation of nearly 70% of the 2009 Downtown Master Plan, and dramatically improved both the cleanliness and the safety of the district.

With a modest \$320,000 a year, the Downtown BID:

- Removes the garbage and recycling from 95 street cans, 7 days a week
- Removal of alley snow, graffiti removal and hot water power washing in the district
- Employs the Downtown Clean Team to sweep the sidewalks and alleys, weed the tree wells, remove ice from the ADA ramps and street drains, remove abandoned shopping carts and more
- Employs the Downtown Ambassador for hospitality, education and safety services
- Supports the Homeless Outreach Team working to get people off the streets
- Employs the Dedicated Downtown Police Officer to patrol the district year-round in partnership with the Parking Commission
- Invests in marketing and economic development initiatives such as the Downtown Master Plan
- Invests in common-area infrastructure such as garbage cans and street décor

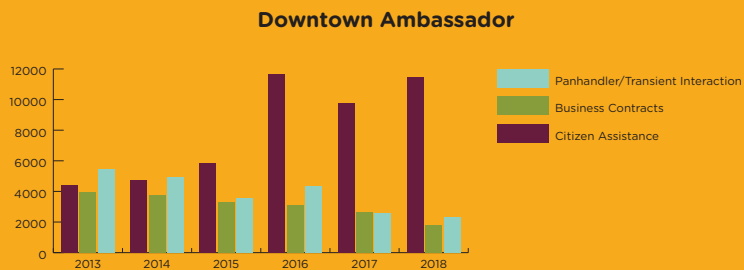
RENEWAL PROCESS

The Downtown BID ends its 10-year term in May 2020, so the BID Board has embarked upon the renewal process with the goal of 75% approval by October 2019. The Board believes the current boundary and rate structure remain relevant and appropriate for the services needed in the district, and annual ratepayer surveys indicate property owners value the services provided and believe the BID should be renewed for another 10 years.

In order to create or renew a Business Improvement District, 60% of the land owners must support self-assessments by signed petitions. A Resolution of Intention must be approved by the Missoula City Council, and notice of the passed resolution must be mailed to every owner of property in the district. Any property owner liable to be assessed can make a written protest within a 15-day public notice period. If more than 50% of the district's taxable value protests the renewal, then the Downtown BID will be terminated.

TIMELINE

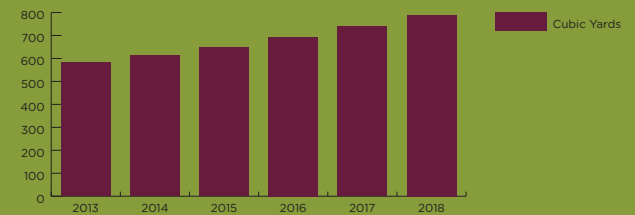
The goal is to connect with all Downtown BID Ratepayers this year and complete the petition process in October 2019. Ideally, we would have the renewal process completed by the end of December 2019.



OTHER MONTANA BIDS

Missoula is one of seven Montana communities that has a Downtown BID. Others include Billings (created in 2005), Bozeman (2000), Great Falls (1989), Hamilton (1998), Helena (1986), and Kalispell (2002). Downtown BIDs all around the world help promote and preserve downtowns and attract investment into their districts. They provide a higher level of services that are needed to help reduce sprawl, increase walkability, improve the customer experience, attract new businesses and employers, and improve property values in the district.

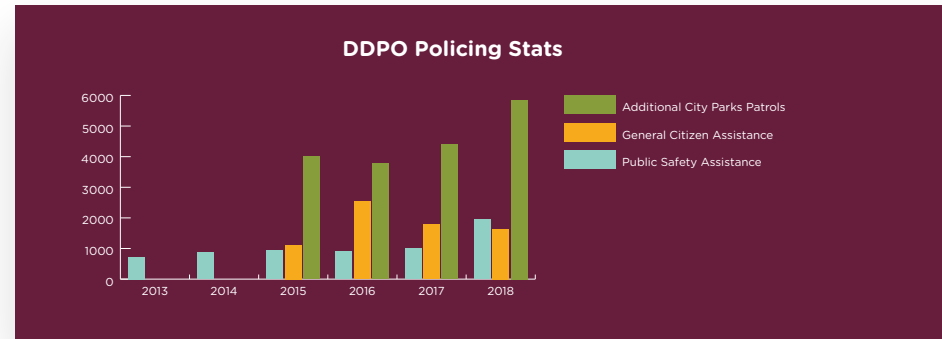
BID Garbage and Recycling Removal



DOWNTOWN BID OF MISSOULA ASSESSMENT STRUCTURE

The Downtown BID is divided into two zones: Zone 1 is where activities are more intense and the highest level of service is needed. Zone 2 is the outer ring that has a lower level of activities and attractions and can be accommodated by a lower level of service. One unique aspect to Downtown Missoula's BID is that it is supported by municipal properties, as well as private sector properties. All city, county and parking commission properties invest in the BID and its initiatives.

BID assessments are added to the Missoula County Property Tax bills mailed each October, and payments are due with the property tax payments in November and May of each year.



Type of Property	Zone 1 (Commercial Core)	Zone 2 (Surrounding the Core)
All private property	\$200 flat fee plus 2.5% of the property's taxable value	\$150 flat fee plus 2.0% of the property's taxable value

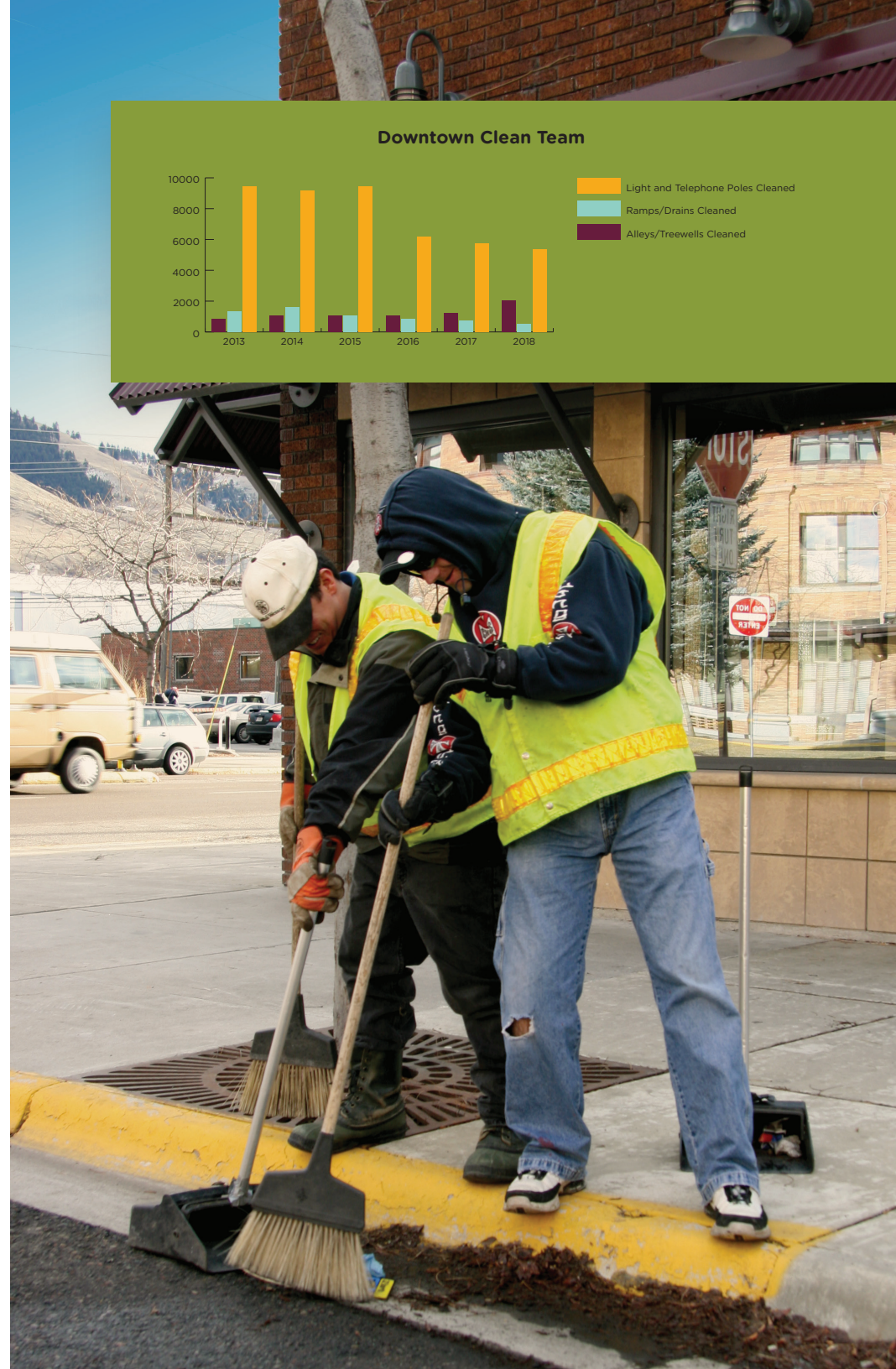
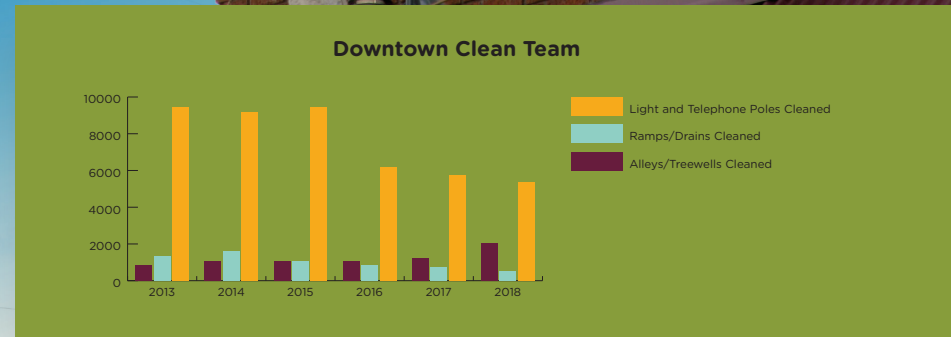


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WHAT HAPPENS IF BID IS NOT RENEWED?

If and when the Downtown BID comes to the end of its purpose, some of the impacts will include:

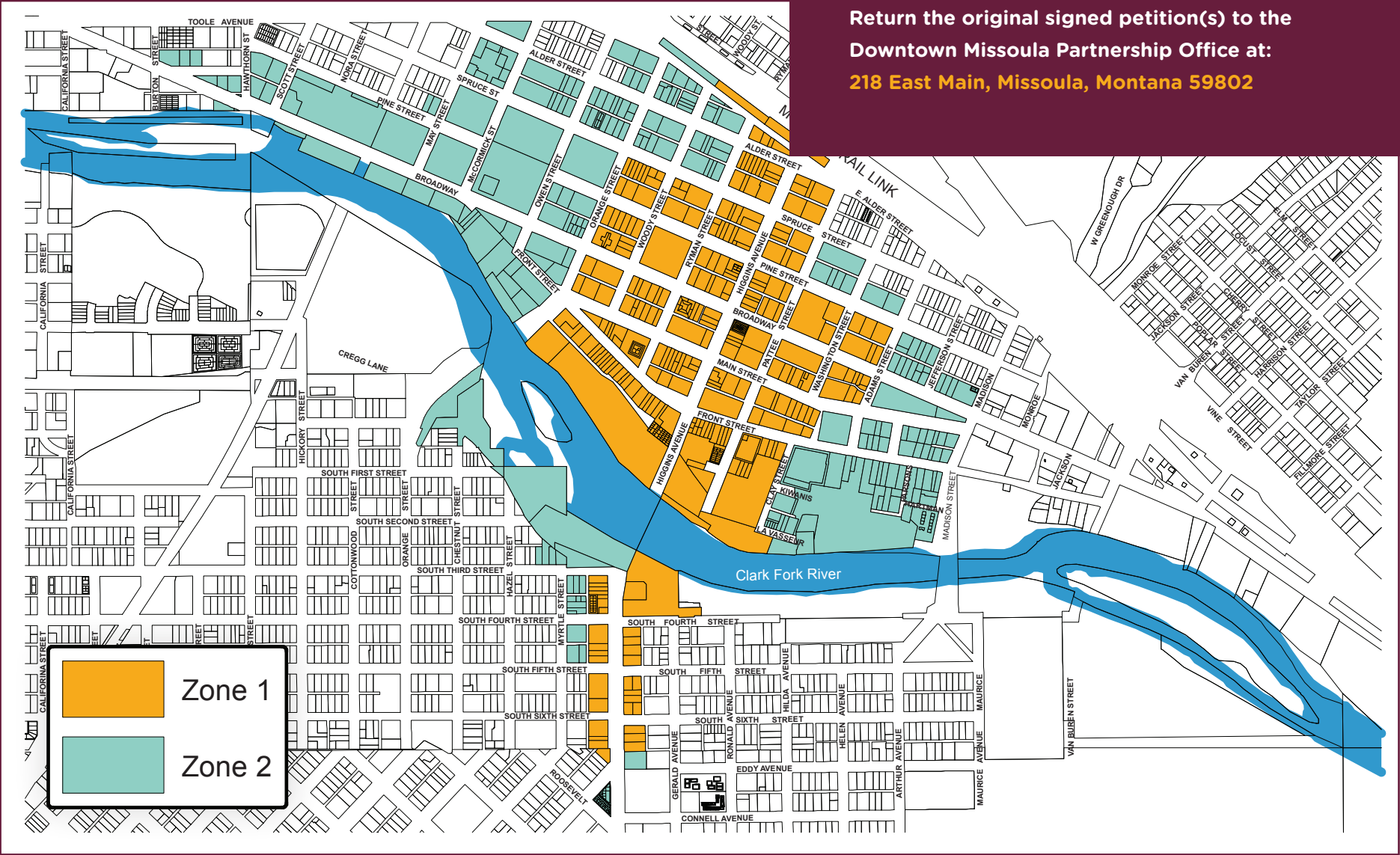
- **Elimination of the Downtown Maintenance Program.** The City of Missoula takes over garbage and recycling removal, likely reducing cans and daily services. Plowing of the alleys and cycle tracks would be cancelled. There would not be any graffiti removal or hot water power washing services for downtown businesses or property owners.
- **Elimination of the Downtown Clean Team.** Property owners would then be responsible for sweeping the sidewalks, weeding the tree wells, cleaning the alleys and chipping the ice off the ADA ramps. Clearing ice off the street drains would be eliminated, resulting in water and ice buildup on sidewalks and street corners.
- **Elimination of the Dedicated Downtown Policing Program.** Policing of Downtown would return to the standard of service provided in all other areas of Missoula, resulting in increased crime, solicitation, loitering, camping, burglaries and customers choosing to go elsewhere because Downtown does not feel safe.
- **Elimination of the Downtown Ambassador Program.** No one would be offering assistance with the parking kiosks, picking up dog waste, removing old posters, or providing recommendation for shopping, dining and more. No one would be available to provide Information Services to Downtown business owners, employees, and customers.
- **Elimination of the Business Development Program.** No one would be available to do general business recruitment and retention, keep the economic development projects and partnership in play, or drive implementation of the Downtown Master Plan, the development of housing and parking, and more.
- **Downtown would lose its dedicated focus on service to the Downtown stakeholders.** There would be no more eyes and ears on the streets, looking out for the best interests of the property owners. No one would be available to remove couches and cardboard, clean up alleys, or help clear transients from our doorways public spaces.
- **Downtown would degrade,** leading to a reduction in property values and rents.



Zone 1 (Commercial Core)	Zone 2 (Surrounding the Core)
Receives 70% of traffic in downtown area	Receives 30% of traffic in downtown area

Please review the materials enclosed in this packet. Meet with a BID Board Member if you have questions or concerns. Sign the Petition included in your packet.

Return the original signed petition(s) to the Downtown Missoula Partnership Office at:
218 East Main, Missoula, Montana 59802





MISSOULA
Downtown

CONNECTING OUR
COMMUNITY



Downtown Missoula Partnership

📍 218 E. Main St.

Missoula, MT 59802

✉ info@missouladowntown.com

📞 406.543.4238