

Downtown Business Improvement District of Missoula
Board of Directors Meeting
Tuesday, December 17, 2019 at the DMP Office (218 East Main)

Present: Carma Gilligan, Scott Stearns, Charlie Beaton, Tim France (entered meeting at 3:45)

Absent: Ellen Buchanan, Dan Cederberg, Kirk Bodlovic

Staff: Linda McCarthy, John Corwin, Robert Giblin & Bram Moore

Guest: Cheryl Thompson, from the Babs HOA

With President France scheduled to arrive around 4 pm, Vice President Charlie Beaton called the meeting to order at 3:12pm.

Request for Rate Structure Review & Potential Change: Cheryl Thompson & the BABS HOA: Thompson was introduced to the board. Thompson has owned a condo in the Babs Building for 10 years. Thompson state that the issue with the Babs is that they are quasi commercial because some are VRBO or AirBnb. Thompson does not rent hers. There are 14 units and a HOA Association which owns all the common spaces. There are 8 owners within the building. Thompson added that they truly like the BID and all that they do but has an issue with the fee structure. ROAM Building pays \$200 and the BABS is paying \$3,000 in basis. Thompson added that there are many more people walking out of ROAM using BID services that there are at the Babs. Thompson found out from Marty Rehbein that the rate structure can be changed at any time. The Babs is paying \$1,700 less than ROAM. Stearns added that ROAM is being charged by their tax and not by the number of tenants. Thompson added that some are not paying their fare share because of what kind of property they are. Many are operating as VRBO or AirBnb type businesses. Beaton said that his feeling is that the City Council will be looking at this exact problem. Stearns said that VRBO was not a thing when BID was first started so this is all a new way of looking at properties and how people run a business. Thompson really wants BID to take a look at how times have changed and that there are now different ways to look at properties. She thinks its time to look at changing how we look at properties that are being used at a VRBO and AirBnb. Discussion ensued about how we define what a business in a home is.

Approval of November Minutes: Gilligan motioned to approve November Minutes, Stearns seconded and all approved.

Financial Review: Giblin showed that at the end of November we had \$78,342 in the bank. This is about 8% more at this time than last year. The Profit Loss line item that show \$37,500 is from Parks and Recreation. This is part of the payment for the North Riverside Parks plan to Dover Kohl. We have not received BID Assessment protests this month and Giblin will check on that. The month was business as usual when it came to Operations. Giblin explained we are \$90,000 in the red because tax assessments have not come in yet. That will put us back in the black. Giblin added we are doing fine when it comes to our cash position. Stearns asked if before the committee meeting if we can easily show how BID has grown since 2005 and Giblin said we easily can.

Update on DTMP: North Riverside Parks & Trails Planning: McCarthy said that the final design concept should come out on Thursday (12/19/19) so Dover Kohl can get back into the design space. McCarthy went over some designs that are currently done. There needs to be more formalizing in the Clark Fork River Market space. One design shows a climbing wall and Native American art under the Higgins Bridge. The parking lot at Caras Park will disappear and a skating ribbon will take its place. Design 2 shows a ramp down to the river including ADA accessibility. This design also includes steps down to the river that can be used as an area to sit and recreate near the river. This design also includes a “woonerf” walkway that would allow people to walk in a circle in the alley behind Stockman Bar. The roundabout at Pattee Street would stay the same shape but could be used as a promenade during certain times of year but would still be used at a street. A lengthy discussion ensued over what kind of seating would be ideal in Caras Park. McCarthy added that the

committee continues to work and are hoping to get the approval to complete the project by April or May of 2020. We want this to be an event space but also be an everyday park that can and will be used every day.

DMP Strategic Plan Work Sessions: Fridays in January (starting Jan. 10): McCarthy informed the board that there will be Strategic Work Plan Work Sessions starting Friday, January 10. She added she will communicate schedules in the coming weeks.

Mission Updates: McCarthy stated that the DMP Building was tagged with graffiti and we do not currently have a way to clean it because of where it is on the building. DT Office Krastel has been making a big difference within the homeless community. He continues to try to get people to where they need to be via bus. McCarthy added that the year end reports were close to being done.

With no new business or announcements, Tim France adjourned the meeting at 5:22 pm.