

Downtown Missoula Business Improvement District Newsletter

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



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Downtown BID Renewal on the Horizon

The Downtown Business Improvement District was established in 2005 to promote the health, safety, prosperity, security and general welfare of Downtown Missoula. In Montana, BIDs are created and renewed by a petitioning process, whereby 65% of the property owners support the creation and renewal of a BID for a maximum of 10 years.

The Downtown Missoula BID focuses primarily on cleanliness, safety and economic vitality and have utilized the annual assessments for common-area maintenance and management. Programs funded by the BID include the Downtown Ambassadors, the Downtown Clean Team, and the Downtown Police Officer, as well as garbage and recycling removal, snow removal, graffiti removal, and hot-water power washing.

The Downtown BID Board of Directors and staff will embark on the renewal process this year with the goal of achieving 75% approval by February 2020. All property owners in the district will be asked to sign a petition to renew the Downtown BID for another 10-year period.

The BID generates approximately \$350,000 annually from 650 parcels in the district, which is generally from the railroad to the river (and including the Hip Strip), from Madison Street to Burton Street. Annual assessments are included on the property tax bills, and the funds are allocated by the BID Board of Trustees, comprised of seven property owners in the district.

This year all property owners will be asked to renew the BID for another 10-year period by signing the petition, and the goal is to have the petitions signed and submitted by October 7, 2019.

For more information on the Downtown BID and the renewal process, please contact the Downtown Missoula Partnership office via phone (406-543-4238) or email (info@missouladowntown.com).

BID Board of Directors

Tim France, President	Worden's Market
Charlie Beaton, Vice President	Big Dipper
Kirk Bodlovic	Providence St. Patrick Hospital
Ellen Buchanan	MRA
Carma Gilligan	Red's Bar Building
Dan Cederberg	Cederberg Law
Scott Stearns	Boone Karlberg





MISSOULA'S DOWNTOWN MASTER PLAN

Downtown Master Plan Update

Next Visit from Dover, Kohl & Partners in mid-May

With nearly 70% of the recommended actions of the 2009 Downtown Master Plan completed and an estimated \$850 million dollars of development taking place in Downtown Missoula, the Downtown Missoula Partnership launched the year-long effort to update the Downtown Master Plan.

The DMP raised the \$400,000 needed to update the plan, and the RFP process led to the hiring of one of the nation's most experienced planning firms in the country. Dover, Kohl & Partners and their multi-disciplinary team launched the public planning process last October and hosted a week-long charrette in mid-January, and nearly 1,300 Missoulians participated in that process. Hundreds of ideas were proposed, and the team is working to develop a Master Plan that meets the community's expectations for the future of Downtown Missoula.

Missoula residents care deeply about their city center, and they are passionate about ensuring Downtown Missoula is healthy, vibrant, diverse, sustainable and accessible for all. Information on the process and updated maps and presentations can be found online at <https://missouladowntownmasterplan.com/>. Areas of emphasis include arts and culture, historical preservation, housing, parks, parking, transportation, and more.

Dover, Kohl and Partners will return to Missoula in mid-May to present the draft plan to the community. Once final revisions are made, the Downtown Missoula Partnership will seek multi-agency approval of the plan in September. The plan memorializes the community's vision for Downtown and serves as the primary guiding tool for decision-making and investment. It will also set the stage for renewal of the Downtown Business Improvement District.

For more information on the Downtown Master Plan, contact the DMP office via phone (406-543-4238) or email (info@missouladowntown.com).

BID Survey Results Show Clean Team, Policing & Development Services Valued the Most

Last year the Downtown Missoula Partnership did several major surveys to better understand the needs of the Downtown stakeholders. Surveys were directed at BID Ratepayers, members of the Missoula Downtown Association, and attendees at MDA's community festivals and events.

More than 70% of the BID survey respondents have owned their property for more than 10 years, and more than 80% of those properties are fully occupied. The biggest challenges for leasing Downtown properties relates to parking (availability, cost, and development requirements).

Property owners who responded to the survey indicated that Downtown policing, cleanliness and maintenance have improved over the last year. Services most valued by the ratepayers are the Clean Team (67%), policing (64%) and business development (45%).

Goods and services identified as needed for Downtown Missoula include groceries, drugs, electronics, men's clothing, river floating services, and of course more housing and parking.

For additional information on the 2018 surveys, contact the DMP office via phone (406-543-4238) or email (info@missouladowntown.com).



PhotoCredit:AthenaPhotography

Building Partners Needed for *Unseen Missoula* Guided Walking Tours

More than 600 individuals took a guided tour of Unseen Missoula in 2018, and the Downtown Missoula Partnership plans to expand the offerings with support and assistance from Downtown property owners and business owners.

Last year the DMP offered four tours each week from June through October with 10-15 people per tour. Guided tours were offered on Thursday evenings and Saturday mornings at \$10 per person. The Basements & Back Alleys Tour was the most popular, as guests got to see the basements of the Hammond Arcade, the Montana Building and the Elks Club. The Secrets of the Clark Fork River Tour was illustrative of how our community is embracing the river. In the fall several organizations, businesses, and classes did large group tours.

The Unseen Missoula program was created out of the community angst around demolition of the Historic Missoula Mercantile building. Now the Downtown Missoula Partnership is collaborating on Heritage Interpretive Plan for Downtown Missoula to help us preserve and enhance the stories that need to be told.

If you have an interest in partnering with Unseen Missoula to showcase your historical building as part of the weekly tours, please contact the DMP office via phone (406-543-4238) or email (info@missouladowntown.com).



Dedicated Downtown Police Program Making a Difference

The Downtown BID has partnered with the City of Missoula to provide a Dedicated Downtown Police Officer (DDPO) since 2011. Funded by the Downtown BID, the Missoula Parking Commission, and the Missoula Police Department, dedicated downtown patrol has improved safety, helped reduce panhandling, clean up transient camps, investigate burglaries and vandalism, and more.

Officer Randy Krastel has been on the job since May 2018, replacing Shelagh More who moved on to policing at the University of Montana. A veteran officer who has been with the Missoula PD since 2004, Krastel loves the job and its challenges and shares stories of how he is really helping get people off the street and headed home.

In 2018, the DDPO program had a record-high 9,500 interactions with individuals. Of those, almost 1,200 were citizen inquiries and 490 were citizen assists; these are primarily positive interactions with Downtown customers. There were 476 welfare checks, 248 citations for camping in the city, and 248 citations for disorderly conduct.

Officer Krastel has helped dozens of Downtown businesses as well. He is always available for a check-in with business owners, managers and employees. If you haven't met Officer Krastel, you are overdue for a connection.

Krastel can be reached via phone (406-396-3188) or email (RKrastel@ci.missoula.mt.us).

New Investment, New Business in 2018

Downtown Missoula attracted nearly \$95 million dollars of commercial investment and more than 25 new businesses in the heart of Missoula, and construction projects will continue throughout 2019 and 2020.

The largest project coming to completion is the ROAM housing project on East Front Street that includes first-floor commercial spaces soon to be occupied and nearly 300 new parking spaces for both the residents and the public. The new Missoula Mercantile Residence Inn by Marriott will open this month, and nine new businesses will occupy the first-floor spaces by the end of May. Other major projects include renovations to the First United Methodist Church, Conflux Brewing Company on Main Street and Gild Brewery on the Hip Strip. Providence St. Pat's has invested just over \$900,000 in hospital renovations, and Saketome Sushi finished its major renovation on West Front last fall.

New businesses that opened in Downtown Missoula include 10 new retail stores, five new restaurants, and several new service businesses, including Class Pass with 130 employees.

Seven businesses closed their doors in 2018, including Desmond's, Einstein Brothers Bagels, Firefly, and Copperopolis.

Downtown property continues to be a hot commodity, and multiple new businesses will be opening this year in the city center. Downtown properties available for sale or lease can be posted on the Downtown Missoula Partnership website: <https://www.missouladowntown.com/post-available-properties/>.

PhotoCredit:AthenaPhotography



Downtown BID Maintenance Keeps Downtown Clean & Safe

The Downtown BID Maintenance Program focuses on the common-area spaces of Downtown. Manager Daniel Tulk and his team remove garbage and recycling from 91 sidewalk cans seven days week. They plow the alleys, the protected bike lanes on North Higgins, and some ADA parking spaces that city plows can't reach. They also contract for snow removal services with nearly 30 downtown property owners. Last year the crew removed 790 cubic yards of garbage and recycling from Downtown Missoula.

From April through October, the BID Maintenance team can provide hot water power washing and graffiti removal for Downtown property owners for \$45-\$65 per hour.

The Downtown Clean Team sweeps the sidewalks, weeds the tree wells, chips the ice of the ADA ramps and storm drains, and brushes the snow off the parking kiosk solar panels. In 2018 the Clean Team removed 70 cubic yards of garbage, cleaned up 526 alleys, chipped ice off of 303 ADA ramps and 190 storm drains, and returned 51 shopping carts to business all across Missoula.

Last year the Downtown BID purchased eight additional street cans for placement around the new ROAM and Missoula Mercantile building. The BID also replaced the 10-year-old Kubota with a used Toyota pickup truck.

Common-area maintenance is one of the most important things the Downtown BID can do to keep Downtown Missoula clean and safe. The BID invests about \$130,000 annually in the maintenance and clean team programs.

For more information about the maintenance program, contact the Downtown Missoula Partnership office via phone (406-543-4238) or email (info@missouladowntown.com).





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Gibbs Retail Service

Bob Gibbs from Gibbs Planning Group recently provided an outstanding presentation to our Missoula Downtown Retail Group. Attendees were given valuable information on how to increase downtown retail sales. Mr. Gibbs is generously offering 6 months of free consulting services to Missoula Downtown businesses. His services will focus on shopability in your retail store and how to increase sales. Don't miss out on this valuable opportunity. To participate, email him at rgibbs@gibbsplanning.com. Please include exterior and interior photos of your business.



Downtown Parking News

NEW LEASE SPACES: With the opening of the ROAM student housing project, there is an additional 300 new parking spaces for Downtown Missoula. There are 49 spaces available for hourly parkers and 90 new lease spaces available at 305 East Front Street for just \$85 per space each month. The public parking is accessible from Front Street; resident parking for ROAM is accessible from Kiwanis Street on the south side of the building. Contact the Missoula Parking Commission via phone (406-552-6250) or in person (128 W. Main) to lease a space.

PASSPORT PARKING APP: The Passport Parking App is a great way to pay for parking from the warmth of your car or office. You don't have to use the parking kiosks if you use the app. You can also pay for parking for your mom, your daughter or a special customer by loading their license plate number into your app.

DOWNTOWN GIFT CARDS: You can also use Downtown Gift Cards to pay for your parking at the kiosks. Just swipe your gift card at the kiosk.

Annual Meeting

The BID Annual Meeting will be located in the newly built Missoula Mercantile Residence Inn by Marriott, 125 N. Pattee Street. The Annual Meeting will be held on Wednesday, April 17, 2019 from 11am till 1pm. Join us in finding out what's happening in our Downtown and connect to our community. Be on the look out for BID renewal information in your mailbox.

