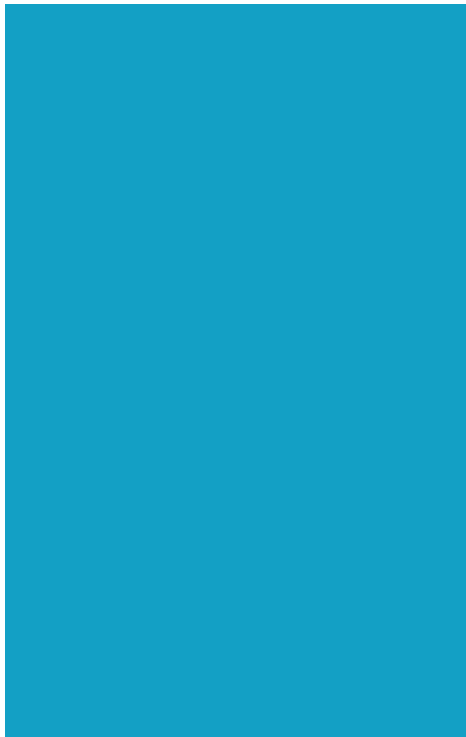




DOWNTOWN
News

BID
letter



Fall 2023



From Board President Charlie Beaton Owner, Big Dipper Ice Cream



As I reflect on the past year, I am reminded of the age-old adage: “What a difference a year makes.”

I am thrilled to share with you the numerous positive changes and developments we have witnessed in Downtown Missoula.

Safety

I am pleased to announce that we now have two dedicated police officers patrolling the downtown area: Amanda Hardin and Garrett Brown. Their presence not only enhances our sense of security but also contributes to the overall well-being of our community. Since their deployment, we’ve seen results in making Downtown a safer place for everyone.

Maintenance

To further beautify our Downtown, we have added a second maintenance person to our team. This ensures timely removal of garbage and recycling, making our streets cleaner and more welcoming.

Business Landscape

Downtown Missoula is as robust and vibrant as ever. While we have seen some long-standing businesses close their doors, many new ones have emerged in the past year. Several more are slated to open in the coming months, showing the resilience and promise of Downtown.

Future Initiatives

Looking ahead, we are committed to enhancing the eco-friendliness of Downtown by adding more recycling bins to complement the 18 that we rolled out this spring. Our art community is thriving, with many new public art pieces adorning alleys and buildings.

In closing, thank you for your support of Downtown Missoula and your trust in the BID’s efforts for a cleaner, safer, and more vibrant Downtown!

Charlie Beaton is the President of the Downtown Business Improvement District Board of Trustees and can be contacted at charlie@bigdippericecream.com.



As 2023 winds down, it’s an opportune moment to reflect on the transformation Downtown Missoula has seen so far this year. With residential and commercial development bustling, it’s clear that the heart of our city is experiencing a renaissance like never before.

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I could go on and on with all the happenings Downtown, but what I want to convey is that Downtown is an exciting place to be right now, and the future looks great.

- Charlie Beaton



Downtown Investment: A Year in Review

Grand Residential Revival

In the residential sector, a total of 14 projects have been permitted, amounting to an investment of approximately \$829,491. While roof renovations continue to be a popular trend with 9 projects, the spotlight is also on remodeling and new builds. Significant contributions in this domain include two new single-family townhouses by Edgell Building & Development, totaling \$321,489, and an interior remodel by Koach Construction at \$300,000.

Exploding Commercial Investment

On the commercial front, the story is even more compelling, with an astounding total investment of \$11,350,043 spread across 36 projects. The lion's share of this investment is in remodeling and alterations. Sombra Construction's \$746,000 project on 227 W. Main St. and EVCO Development's extensive \$3.5 million remodel of LOGE Camps on W. Broadway are clear indicators of the commercial vibrancy Downtown Missoula is aiming for. From cafes to hotels and more, the scope of these commercial projects is broad and varied.

Public-Private Synergy

While most of the commercial projects are privately funded, we've also seen public interest in Downtown redevelopment. The Northside Pedestrian Bridge has a budget of over \$2 million, showcasing the public sector's commitment to enriching our community spaces and resident services.

Wrapping Up

To sum it up, 2023 has been an extraordinary year for Downtown Missoula. With a residential investment nearing \$830,000 and commercial investments exceeding \$11.3 million, the city's pulse remains strong. Multiple developers, both big and small, are contributing to this vibrant change, each specializing in different aspects of development, making Downtown Missoula a multifaceted gem in the making.

We look forward to what the next year holds and are excited to keep you updated on the continued growth of our beloved downtown area.

Important Phone Numbers

DMP Office
406-543-4238

Police Officer Hardin
406-396-3188

Homeless Outreach Team
406-493-7955

Parking Commission
406-552-6250

Police Officer Brown
406-830-5218

Missoula Police Dept.
406-552-6300

Call 911 for Emergencies

**Did you know?
A Downtown Police Officer is available
seven days a week!**



Officer Hardin

**Getting the
work DOW
don**



Snow Plowing Services

Need snow removal services for your property or alley? **We're here to help!** Since creation in 2005, the Downtown BID has provided common-area maintenance above and beyond what the municipality provides.

As we transition into the colder months, our maintenance team is gearing up for winter. Starting November 1, snow removal and ice management services will again be available to downtown property owners and BID ratepayers. Our team is equipped to ensure your property remains safe and accessible throughout the winter season.

For more information or to setup service at your property, contact the Downtown Missoula Partnership office via phone at (406) 543-4238 or email us at info@missouladowntown.com.



Keeping the Beat: Safety in the Heart of Missoula

Missoula, known for its picturesque landscapes and vibrant urban life, has always been a hub of cultural and social activities. The heart of its urban setting, Downtown Missoula, is where the essence of the city’s livelihood pulsates. However, like any bustling downtown area, ensuring safety and maintaining public order is paramount. The Downtown Policing Program plays a pivotal role in ensuring that Downtown Missoula remains a safe and welcoming place for both residents and visitors.

The program, a collaborative initiative between the Missoula Police Department and the Downtown Missoula Partnership, was renewed for another year in June of 2023, affirming the city’s commitment to Downtown safety. Under a new contract with the City of Missoula, this program continues to provide a dedicated police presence, significantly deterring criminal activities and ensuring rapid response to any safety concerns.



Key to the program’s success is the support for two dedicated police officers, ensuring seven-day-a-week coverage in Downtown Missoula. These officers are not just a symbol of safety; they are a bridge fostering trust and understanding between the community and the law enforcement personnel. Their visible presence on the streets, engagement with stakeholders, and swift response to incidents have been instrumental in creating a secure and friendly environment.

DOWNTOWN
e for you.

The Downtown Policing Program’s emphasis on community policing stands out. By actively engaging with business owners, employees, and the general public, the officers are better placed to understand the unique concerns of the downtown community and respond effectively. This proactive interaction has not only led to a significant reduction in crime rates but has also fostered a strong sense of community and cooperation among Downtowners.

The renewal of the Downtown Policing Program in 2023 underscores the Downtown Business Improvement District’s dedication to maintaining a safe and welcoming downtown area. Through dedicated policing, community engagement, and improved coordination, Downtown Missoula continues to thrive as a secure and enjoyable hub for all.



Officer Brown & Officer Castro

BID Service Rates

Hot Water Pressure Washing	\$75/hour (Spring-Fall)
Graffiti Removal	\$75/hour (Spring-Fall)
Snow Plowing	\$55/hour (Winter)

**30 Minute Minimum*

Contact Maintenance Manager Ray Kroenke at (406) 207-6926 or ray@missouladowntown.com



Housing our Workforce: Options for Missoulians

“Affordable housing” is an often misunderstood and stigmatized term. In actuality, it means a person is spending less than 30% of their post-tax income on housing. In a post-COVID world of skyrocketing housing costs grossly disproportionate to employers’ ability to raise wages, it’s critical to understand housing options and available support. Affordable housing, like the recently completed and opened Villagio Apartments, improves the quality of life of residents by leading to better health, fulfilling jobs, financial stability, security, and population diversity. It attracts teachers, cops, nurses, firefighters, and other key service providers to the community.

“Our community, like many others, finds that housing has become a major issue,” said Carly Kelley McDonnell, the president of the Missoula Organization of Realtors, stated in the MOR annual report in March 2023. “Housing supply is insufficient to meet current community demand. As many of you know, there’s no one single factor driving this imbalance between supply and demand, and regardless of any one single factor, the combined results are a continued strain on members of our community wanting homes they can afford, be it renting or homeownership.”

Like housing, wages have grown quickly since 2020. However, wages have not grown as fast as housing prices. While housing prices increased by 50% from the first half of 2020 to the first half of 2022, average hourly earnings for the private sector increased by only 7.2%, reducing the affordability of new mortgages and rent. “With home sales prices pushing people out of the home buyer market in Missoula, affordable rental housing is the only option,” explained Mary Melton, Missoula Housing Authority Asset Manager - Property Management. “MHA has

had so many people tell us that they need this housing NOW because the house they were living in went on the market and sold, and the tenants must be out. I would estimate probably 15-25% of our applicants have expressed that issue. Until Missoula figures out a way to house the working people, the people on fixed incomes, the disabled, then this issue of housing will continue to grow.”

According to a report from the Montana Department of Labor and Industry, 42% of renters in 2021 were cost-burdened, meaning they spent more than 30% of their household income on rent alone. These shares have likely increased in the last year. “In 2022, we saw a rental (price) rise of 11.4% across all polled segments,” explained Josh Plum of Plum Property Management during the MOR annual report as quoted here. “So, a double-digit increase is huge even for post-pandemic 2022.”

Bottom line: there are far fewer people this housing crunch hasn’t impacted. How do we help each other? Local organizations like Homeword and Missoula Housing Authority (MHA) are working consistently to bring brand-new housing options online to ease the burden. The latest of those projects to open are Villagio and Trinity.

Villagio, located in Missoula’s Northside neighborhood

at 1140 and 1180 Otis Street, brings 200 affordable housing units to Missoula. Villagio, in combination with another affordable housing project, Trinity, was completed and opened in 2023. “For several decades, Missoula has averaged 20 units of new affordable housing per year (some years none at all, some a few more). These 402 new units represent as much as 2 decades of housing construction,” said Jim McGrath, Director of HUD Programs at MHA. See more here: <https://www.missoulahousing.org/affordable-housing/villagio-apartments>

Trinity, a partnership between MHA and Homeword, also completed construction in 2023. This project is 202 units located at two sites, Maple Street Flats and Blue Heron Place located at 2200 Mullan Road and Westside Place on the 1600 block of Cooley Street. See more here: <https://homeword.org/trinity/>

The housing search itself can be an overwhelming process. The following resource can help individuals and families find a solution that fits their situation:

Learn more at
www.missoulahousing.org



Falling into Progress: Downtown's Latest Development

A once in a generation funding opportunity means big improvements to Downtown safety, mobility and economic vitality.

The City of Missoula has won a \$25 Million Federal RAISE Grant.



City leaders have selected two companies, deChase Miksis of Boise and Edlen & Co. of Portland, to redevelop the old Missoula Public Library site. The Downtown Master Plan suggests various potential uses for the site, including mixed-income residential, non-profit and general office space, a child care facility, a downtown grocery store, and structured parking. The developers have a strong track record in urban mixed-income and mixed-use projects, and they plan to engage the community in shaping the site's future.



As Missoula grows, so does the demand for parking. The Citywide Parking Plan aims to improve parking and access options for everyone in Missoula. The project focuses on better management practices to support community goals like mitigating the effects of rapid housing development, supporting the economy, protecting the environment, and reducing traffic congestion. Public input is actively sought to shape the project outcomes.



The Downtown Safety and Mobility Project

Funded by a \$25 million Federal RAISE grant, the Downtown Safety, Access, and Mobility (SAM) project aims to modernize our streets and transportation systems. The project contains key elements identified in the Downtown Master Plan and the North Riverside Parks & Trails Plan and is the result of a decades-long planning effort. The overarching goal is to create a safer, more accessible, and economically vibrant downtown.

What's in the project:

- The project includes the following elements:
- Higgins Avenue Corridor: Brooks to Broadway safety and mobility improvements
 - Front & Main Two-Way Restoration: Converting these streets from one-way traffic to two-way traffic
 - Riverfront Trail Connections: widening of the Riverfront Trail and improving ADA access to parks at Ryman, Higgins, Pattee, and Kiwanis Park.
 - Downtown Signal Optimization: Upgrading and integrating 22 Downtown traffic signals, Orange to Van Buren.

The Downtown BID Board supported the application through match dollars because of the safety and economic benefits that the project provides for Downtown.

Timeline:

The project is in its early stages, with public consultations and final engineering designs expected to take shape over the next couple of years. A construction schedule has not yet been determined.

Watch for updates at www.engagemissoula.com

Our Missoula: Growth Policy and Code Reform Project

The Our Missoula: Growth Policy and Code Reform project, led by the Community Planning, Development, and Innovation Department (CPDI), is an extensive planning project that will work with the community to update Missoula's vision for future growth and to modernize the development regulations, one of the City's key tools for achieving this vision. The current phase of the Our Missoula project is focused on "defining the problem," and includes the release of the Equity in Land Use Report. The Equity in Land Use Report evaluates how well the City's existing land use policy and zoning regulations support social equity goals, including advancing affordable housing and reducing barriers that prevent people who are disadvantaged from thriving.

Missoula residents can find the Equity in Land Use Report at www.engagemissoula.com/our-missoula. A series of videos describing the findings are available, along with questions to encourage participants to share their lived experiences and observations about housing, growth, and equity in Missoula.



Legacy of Love: How Planned Giving Nurtures the Heart of Missoula

Brandon Dewey, Director of Giving



Charitable giving often evokes the idea of immediate cash donations that produce instant benefits. These are crucial, but there's another dimension to philanthropy that endures—planned giving, a loving act that nurtures the core of Downtown Missoula for the long-term.

Deferred Gifts: A Lasting Embrace for Missoula's Heart

Deferred gifts, such as bequests in wills or trusts that allocate funds to the Missoula Downtown Foundation, offer a way to continue your love for our community even after you've moved on. This form of giving ensures that your compassion lives on, fostering community development, artistic initiatives, and the ongoing beautification of our cherished Downtown.

Gifts that Pay Income: The Win-Win of Annuities

Charitable gift annuities represent another heartwarming avenue for planned giving. By making a donation today, you don't just show love for Missoula—you receive it back in the form of a steady income for life. It's a reciprocal relationship that sustains you while also nurturing the community projects and causes you hold dear.

Protecting Your Assets: Giving That Safeguards Your Estate

For those with substantial assets, planned giving is a way to shield your estate while generously contributing to Missoula's future. Financial tools like charitable remainder trusts provide a protective embrace for your assets and offer a lifetime of income, all while minimizing potential estate taxes. This is love in action, securing your legacy and enriching the heart of Downtown for years to come.

Crafting Your Legacy of Love

When you commit to planned giving, you intertwine your legacy with the living tapestry of Missoula's past, present, and future. Your enduring love serves as a beacon, enabling the Missoula Downtown Foundation to remain robust, innovative, and ever-growing. Your thoughtful planning and generosity leave an indelible mark, ensuring that the heartbeat of Missoula's community—the downtown area—remains vibrant and full of life.

Planned giving options are as diverse as the donors who choose them, and can be tailored to align with your financial and philanthropic desires. Consult with your financial advisor to discover how you can weave a legacy of love into the fabric of Missoula's heart through planned giving. By investing in tomorrow today, you can ensure that your impact resonates far beyond your lifetime. Thank you for considering the long-lasting gift of planned giving to the Missoula Downtown Foundation.

MDF by the Numbers: How we get it done



270 Individual Donors



Make projects happen



145 Business Donors



Missoulian

ARTS & CULTURE GRANTS UNITE ARTISTS AND BUILDING OWNERS

Downtown Missoula is not just a physical space; it's a living canvas where history, culture, and community converge. The Arts & Culture Impact Grants, spearheaded by the Missoula Downtown Foundation (MDF), contribute to this rich tapestry by reimagining public spaces that are vibrant, accessible, and inviting.

Applications for 2024 projects will reopen this January. Applicants must align their projects with Downtown Missoula's established plans and aim for completion within six months.

Whether you're a budding artist, a property owner, or just a citizen invested in Downtown Missoula's future, the Arts & Culture Impact Grants offer an unparalleled opportunity to weave your own brushstrokes into the community's evolving masterpiece.

Interested in a mural project on your property? Learn more about the Arts & Culture Impact Grant at www.missouladowntown.com/grants or email info@missouladowntown.com



Missoula Art Museum



218 E Main St, Suite C
 Missoula, MT 59802
 Ph: 406.543.4238
www.missouladowntown.com

ADDRESS SERVICE REQUESTED



Downtown for the Holidays



Experience the Enchantment of Missoula’s Beloved Holiday Tradition—with a new name coming soon! While the name may be new, the cherished sense of community remains the same.

On Saturday, Dec. 2, Higgins Avenue will once again sparkle with illuminated floats, and our expanded Winter Makers Market is back—offering even more space for neighbors to unite, connect, and revel in the holiday spirit. Don’t miss the magical tree lighting ceremony, Santa Claus’s grand arrival, and an array of family-friendly activities that promise to make this holiday season unforgettable! Watch www.missouladowntown.com for updates!

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 website:

www.missouladowntown.com/business-improvement-district/bid-board-meetings

Charlie Beaton	South of the River Rep	(406) 543-5722	charlie@bigdippericecream.com
Ellen Buchanan	City of Missoula Rep	(406) 552-6156	buchanane@ci.missoula.mt.us
Dan Cederberg	At-Large Rep	(406) 721-2100	dcederberg@cederberg-law.com
Carma Gilligan	Zone 1 Rep	(406) 549-8055	bobcat4me@charter.net
James McKay	Zone 2 Rep	(406) 327-1740	james.mckay@providence.org
Karen Sippy	Small Properties Rep	(406) 327-8817	ksippy66@gmail.com
Scott Stearns	Large Properties Rep	(406) 543-6646	sstearns@boonekarlberg.com