

# Business Improvement District Renewal 2019

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City Clerk Office

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# About BIDs and Renewal

- Business Improvement District (BID) Purpose:
  - Serve a public use.
  - Promote the health, safety, prosperity, security and general welfare of the inhabitants of the district and the people of the state.
  - Provide special benefit to the properties within the boundaries of the district.
  - Aid in tourism, promotion and marketing within the district.

# About BIDs and Renewal

- BIDs exist for a period of ten years and must be renewed in order to continue provision of services.
- Boundaries of the district must comply with zoning.
- BIDs may not include areas that are zoned primarily residential (determined by City Council.)

# Downtown BID

- Established in 2005 for 5 years
- Renewed 3/22/2010 for 10 years
- Expanded westward to include the Poverello Center, YWCA and Imagination Nation Brewery on 6/8/2015
- Current district expires 3/22/2020 if not renewed

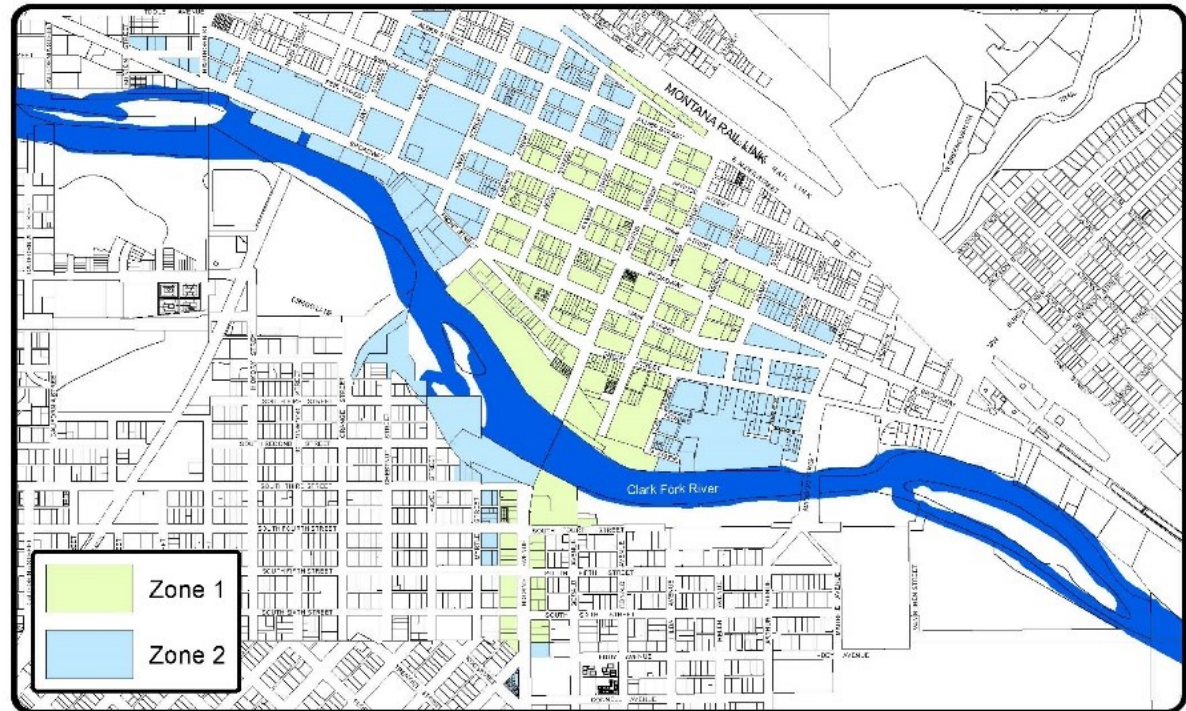
# Downtown BID

- By law, the City cannot decrease services to the District. BID services are an enhancement to existing services.
- Board of Trustees appointed by Mayor & confirmed by City Council:
  - Zone 1
  - Zone 2
  - South of river
  - Large property (>20,000 sq ft)
  - Small property (<20,000 sq ft)
  - City of Missoula
  - One additional rep
- Annual budget & work plan considered and adopted by City Council as part of City's budget process (Inc. public hearing)
- BID meetings are public meetings

# Renewal Process

- At least 60% of the area of the district must petition to renew the district.

MISSOULA Business Improvement District 2020



# Petition to Renew

Total Sq Ft	Sq Ft Petitioned	Percent
7,728,259.48	5,518,483.08	71.41%

# Renewal Process

- Resolution of intention 8398
  - Scheduled p/h for December 16
  - Publication of notice in *Missoulian* December 1 & 8
  - Certified return receipt mail notice to property owners at address listed on tax rolls
  - Protest period December 1-16
  - Public hearing



# Assessment method

Property Type	Zone 1	Zone 2
All property not referred to below	\$200 flat fee + 2.5% of taxable value	\$150 flat fee + 2.0% of taxable value
City (non-park), County, Parking Commission	\$200 + \$.035/sq ft	\$150+\$.035/sq ft
City park	\$200+\$.015/sq ft	\$150+\$.015/sq ft
Owners who receive property tax assistance, Residential storage units (taxable property), City/State ROW and parcels in the river	Exempt	Exempt

# Assessment method

- Nexus of benefit vs assessment
  - Two zones
    - Greater benefit and services accrue to properties located close to Higgins and Broadway vs. properties further out
  - Flat rate
    - Ensures all properties in the district including non-profits contribute.
    - A general benefit is accrued to all property owners in the district.
  - Taxable value
    - Due process is afforded by the state to protest taxable value
    - Property owners elect state representatives which determine property tax rates and classification
- Can be amended

# Zoning

**Title 19**

**R-III**

**9  
properties  
not  
assessed in  
the past.**



**Title 20**

**RM 1-35**

**R-IV**

**Assessed in  
the past.**



# RM1-35

Uses	Permitted building types
<p><b>PERMITTED</b> Household living, Community Res. Fac. (8 or fewer), Fraternity/Sorority, Residential Day Care, Library Cultural Exch., Park/Recreation, Preschool (1-12), Minor Utilities &amp; Serv., Tourist Homes, Ag, Crop, Community Garden, Roof mounted structures</p> <p><b>CONDITIONAL</b> Group living, Community Res Fac. (9+), College/University, Day Care Center, Preschool Center (13+), Religious Assembly, School, Major Utilities &amp; Serv., Bed &amp; Breakfast, Office, Residential Support Services, Parking (non accessory), Personal Imp. Serv., Residential Storage Warehouse, Water Testing Lab., Ground-mounted support structures</p>	<p>Detached house, Lot line house, 2 &amp; 3+ unit townhouses, Two unit house, Multi-dwelling house, Multi-dwelling building, Mixed-use building</p>

# Zoning Map

# Options

- Continue exempting properties Zoned R-III under Title 19 zoning
- Assess properties

# Protest

- Protests evaluated 3 ways
  - Taxable value
  - Projected assessment
  - Owners
- If protested by over 50% of any of these, no action can be taken on the district for one year.
- If protest provisions are not triggered, Council may proceed and take action on the district.

# Protest tally

	Owners	Taxable Value	Projected Assessment
Total	445	\$10,171,311	\$397,718.87
Protesting	13	\$293,096	\$10,553.28
% Protesting	2.92%	2.88%	2.65%



# Recommended Motion

- (Adopt/Deny) a resolution a resolution to extend the duration of the Missoula Downtown Business Improvement District for a period of 10 years.
  - Whether or not to continue past exemptions
  - Any other direction