

DEC 13 2019

TO: Missoula City Council <sup>9:25</sup> AM <sub>PM</sub> Ke Initial

From: Pat Keiley, Homeowner

- 311 W. Spruce St, - Residential Owner occupied.
- 427/429 E. Pine St - 4plex Residential Rental.

Date: 12-13-19


- Issues:
- ① Residential Exemption (~~ex~~ in residential zoned areas) in BID.
  - ② Residential Exemption for Owner-occupied homeowners in BID.

Dear Council Members:

Please consider these exemptions to the BID. They were previous exemptions under the previous resolution.

I will provide more detailed information at the City Council public hearing - 12-16-19.

If you have any questions, please call me at 207-3476.

Thank you,  
Patrick J. Keiley   
- 3 RB ATTACHMENTS -

# Alternative

## BID

① Residential

Exemption - Residential Zoning Districts

② Residential Home-owner  
Occupancy Exemption

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 property not referred to below	\$200 flat fee plus 2.5% of the property's taxable value	\$150 flat fee plus 2.0% of the property's taxable value
Land owned by the United States Federal Government	Exempt	Exempt
City Land	\$200 plus 2.5 cents per SF	\$150 plus 2.5 cents per SF
City Park Land	\$200 plus 1.0 cent per SF	\$150 plus 1.0 cent per SF
County Land	\$200 plus 2.5 cents per SF	\$150 plus 2.5 cents per SF
Missoula Parking Commission	\$200 plus 2.5 cents per SF	\$150 plus 2.5 cents per SF
Property zoned primarily residential deemed by the City Council to be Missoula Zoning Districts R-1, R-2 and R-3	Exempt	Exempt

#### 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.



## **DOWNTOWN BUSINESS IMPROVEMENT DISTRICT OF MISSOULA RESIDENTIAL REBATE POLICY**

WHEREAS, in Resolution 7511 adopted by the City of Missoula extending the Business Improvement District, the Missoula City Council elected to exempt from assessment property zoned residential deemed by the Council to be Missoula Zoning Districts R-1, R-2 and R-3; and,

WHEREAS, it has been determined by the Downtown Business Improvement District of Missoula Board of Trustees that some property which is used consistent with zoning districts R-1, R-2 and R-3 is not zoned consistent with that usage and it is cost prohibitive to have the property rezoned;

NOW, THEREFORE, the Downtown Business Improvement District of Missoula adopts the following rebate policy:

The Downtown Business Improvement District of Missoula shall rebate the entire amount of the Business Improvement District Assessment paid by any property owner located inside the Business Improvement District created by Resolution 7511 of the City of Missoula if the property owner proves, to the satisfaction of the Downtown Business Improvement District of Missoula Board of Trustees, that the property is an detached dwelling and is owner occupied. Owner occupied residential dwellings in multi unit dwellings and/or units generating rental income do not qualify for this rebate.

Any property owner desiring to apply for the rebate shall do so in the year in which the rebate is requested. Applications shall be accepted between November 1 and December 15 and between May 1 and June 15. The application shall provide the information deemed necessary by the Board of Trustees of the Downtown Business Improvement District of Missoula including proof of payment of the Downtown Business Improvement District assessment. In the event it is determined that a property owner is entitled to a rebate, the Downtown Business Improvement District of Missoula will rebate the full amount of the assessment paid by the property owner to the property owner within thirty (30) days of the date it is determined the rebate is payable.

APPLICATION FOR RESIDENTIAL REBATE

Name: \_\_\_\_\_

Physical Address: \_\_\_\_\_

City, State, Zip Code \_\_\_\_\_

Tax Billing Year: 2010 Bill No. \_\_\_\_\_

BID Amount: \$\_\_\_\_\_ Real Estate SUID No. \_\_\_\_\_


Legal Description: \_\_\_\_\_

Geo Code No. \_\_\_\_\_

Property Owner: \_\_\_\_\_

Property Occupant: \_\_\_\_\_

Please mail this Application to the address listed below.

 I currently live in the property and this property is a standalone unit used for residential purposes only and is not part of a multi unit complex.

\_\_\_\_\_  
Signature(s) Date: \_\_\_\_\_

PLEASE ATTACH PROOF OF PAYMENT OF THE BID ASSESSMENT

*Downtown Business Improvement District of Missoula  
218 East Main  
Missoula, MT 59802*



MISSOULA DOWNTOWN ASSOCIATION  
BUSINESS IMPROVEMENT DISTRICT  
MISSOULA DOWNTOWN FOUNDATION

**Downtown Business Improvement District of Missoula  
Annual Meeting of Ratepayers  
Wednesday, April 17, 2019**

**11:30am-1pm at the Missoula Mercantile Residence Inn by Marriott (125 N. Pattee)**

**Agenda**

- 11:30 am Lunch by Market on Front
- 11:40 am Welcome & Introductions by Linda McCarthy
- 11:45 am Kerry O'Kelly, General Manager of the Residence Inn by Marriott
- 12 noon Downtown Master Plan Update: Ellen Buchanan
- 12:15 pm BID Renewal: Dan Cederberg
- 12:30 pm Downtown Investment & Development: Tim France
- ADA Upgrades
  - Missoula Public Library
  - Higgins Bridge
  - AC Hotel
  - The Wren
  - Riverfront Triangle
- 12:40 pm Unseen Missoula:
- 12:45 pm Questions & Public Comment
- 1 pm Tours of the Merc

4-17-19

- Dan Cederberg - The same residential exemptions  
from previous BID apply
- Property zoned residential
  - Single Family - see previous