

**Business Improvement District**  
**318 Central Avenue**  
**August 9, 2018**

Board Present: Andrew Ferrin, Garry Hackett, Sheila Rice, Alison Fried, Jason Madill, Travis Neil  
Board Absent: Max Grebe  
Staff Present: Joan Redeen

- I. **Call to order & Roll Call:** Andy called the meeting to order at 9:09am; roll call of all present, a quorum was established.
- II. **Guests:** There were no guests present at the meeting.
- III. **BID Board:** Discussion on Conflict of Interest; Sheila reported that she will have a conflict of interest on the Rocky Mountain building.
- IV. **Approval of minutes from 7-12-18 Board meeting:** Garry motioned to approve the meeting minutes from the 7/12/18 Board meeting, as presented. Sheila seconded. **Motion passed unanimously.**

V. **Financials:**

**Monthly Financials:** The Board received the July financials via e-mail. There being no further discussion on the financials, Sheila motioned to approve the 7/31/18 financial statements which include the Balance Sheet, P&L, and the P&L/Budget comparison. Garry seconded. **Motion passed unanimously.**

Discussion followed amongst the board in regard to the Budget vs. Actual report; and how to reflect the Johnson sale proceeds (currently under Building as an Asset) as it will never be reflected on the P&L. Joan provided the board the actual expenses year to date versus the annual operating budget; this report has been run on a monthly basis for the past two years.

The auditor will be in the office the first week of September; the audit is due to the City by October.

VI. **Grant Programs:**

**Grant Applications:**

Joan reminded the board of the conversation in regard to possibly increasing the maximum payout on the Art Grant program. Speaking Socially has inquired about pursuing an Art Grant; the budget for his mural at 150x20 is over \$10K; currently the maximum art grant would be 50% up to a maximum of \$1,250. The board will continue to consider options on this grant program. The 1<sup>st</sup> Ave N underpass mural was approximately \$29.50 per square foot; traffic signal boxes have averaged approximately \$23.50 per square foot. In comparison, Cameron Moberg, the artist from San Francisco, charges \$50 per square foot in San Francisco. The board will continue to consider the possibilities in regard to the art grant.

Corder & Associates: Joan reported that a Business Incentive Grant application was received for 6<sup>th</sup> Street North for Corder & Associates. The Board received the application via email. Travis motioned to approve the Business Incentive grant for \$350. Garry seconded. **Motion passed unanimously.**

The grant schedule was provided to the board; Sheila pointed out the formula and the amount available for grant funding. Joan reported that Speaking Socially interior and façade grants have been paid out; the payout on Sora & Company is pending.

VII. **Old Business:**

**Beautification: BACI:** Joan reported that the BACI group is planning on installing additional crosswalk art at 3<sup>rd</sup> Street and Central Ave on 8/13 & 8/14.

Sound System: Joan continues to work with electricians on the sound system.

Traffic Signal Box: Joan reported that the box at the corner of 5<sup>th</sup> Street and Central is the BID funded box and it will be wrapped by Clean Slate's the week of August 20<sup>th</sup>. They were waiting on the oxidation of the new paint job on the truck.

Vehicles: Joan reported the cat and the truck will also be completed the week of August 20<sup>th</sup>.

**Downtown Great Falls Association:** Joan reported that Kellie has the End of Summer Bash today, the final Music on the Mo event for this summer; DGFA is holding their first ever Night Market on 8/17 in the 400 & 500 blocks of Central from 5pm to 9pm.

**Downtown Partnership:** Joan reported that the Partnership meets 8/22; the DDP would like to focus on Wayfinding for downtown.

**Pedlet Program:** Joan reported that bids were solicited from five contractors; bids are due 8/15. Enbar's pedlet was funded. Andy reported that Enbar is acquiring signs that note that their pedlet was funded using Tourism funding. Joan reminded the board that she has checks for \$1,000 from Burger Bunker, Celtic Cowboy and Elevation. Discussion followed on returning the check to Elevation since they will be managing their construction; the board determined that the BID should hold Elevation's check until the pedlet is completed.

**Downtown Safety Alliance:** Joan reported that the Safety Alliance met 8/3. Discussion followed about the jail not accepting prisoners; the effect that is having on downtown; and GFFPD presence downtown. Joan reminded the board that the next Business Watch is a tour of the 911 Center on 9/11 at 5:30pm; registration will be required for this tour.

**Parking Commission:** The Parking Commission met in July with limited attendance so nothing new to report at this time.

**Personnel:** Joan reported that she will be out of the office tomorrow.

**Renewal 2019:** Joan reported that we are currently at 31.1% approval for renewal at this time; we need a minimum of 60.1%, we need 29% to pass.

The draft of the renewal report was provided to the Board. It was noted that the grant payout portion of the report reflects direct payments; not grants that were approved and then not paid out or Montana Main Street grant funding, that included the initial pedlet. Sheila asked that a paragraph on the pedlet program be added to the report.

**Rocky Mountain Building:** Joan reported that a local attorney has been found who can research the BID's involvement in the sale of the Rocky Mountain building. The Board discussed asking NWGF to pay for the attorney fees; Joan was instructed to ask NWGF to pay these costs as the City is requiring the BID to have an attorney verify that the BID can make this transaction.

The owners of the Rocky Mountain building informed The Electric GF that they have cleared up their property taxes; they are also in the process of boarding the building up at the City's instruction. Sheila reported NWGF has applied for a couple of Federal Home Loan grants; a CDBG grant for rental rehab with the City and also have submitted a TIF application. They've met with GFDA on the Opportunity Fund as the building is in an Opportunity Zone; these zones give investors the ability to delay capital gains.

**Work Plan 2019:** Joan reported that the BID is working the work plan for FY 18-19.

- VIII. **New Business:** Joan reported that she has submitted a presentation proposal for the National Main Street conference that will be held in Seattle in March; the topic is the pedlet program. Joan informed the Board that the Montana Downtown Conference is in Bozeman on October 25-26. Joan added that she'd like to take Will to the conference this year.

IX. **Public Comment:** No public comment currently.

X. **Adjournment:** Meeting adjourned at 10:18am.

Andy Ferrin, Chair

Joan Redeen, Staff

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Date: \_\_\_\_\_

Date: \_\_\_\_\_