

MISSOULA PARKING COMMISSION

Minutes

May 6, 2010

A Board of Directors' meeting was held in the Jack Reidy Conference Room, 140 W. Pine at noon. Those attending the meeting were Board members Rod Austin, Theresa Cox, Carol Williams and John Smith. From the Parking Commission office was Anne Guest, Director. Also was in attendance was Ellen Buchanan, Missoula Redevelopment Agency; Jim Galipeau, JCCS; Mike Ellis and Scott Sproull, Hide & Sole.

I. Call to Order

The meeting was called to order by Rod Austin.

II. Welcome and Introductions

Introductions were made.

III. Public Comments and Announcements

No public comments and announcements were made.

IV. Approval of Minutes

A. April Board meeting was held 4-1-10.

The minutes of the April Board meeting held 4-1-10 were unanimously approved.

V. Presentations(s) - None

VI. Action Items – None

A. MPC Ordinance Changes

Anne reviewed the discussion about the changes in the MPC ordinances from the last Board meeting. She has received the new language from the City Attorney's office. She included in the Board packet a condensed version of the changes which total about 15-20 changes. There was further discussion about the Parking Commission keeping the revenue when cases go through Municipal Court. **The Board approved unanimously the proposed changes in the MPC ordinances with the clarification about the revenue from cases that go to Municipal Court.**

VII. Non-action Items

A. New Business

1. Missoula Parking Commission Ordinances – Anne Guest

See minutes above

2. Lease Lot Rates

Again, Anne reviewed the discussion from the April Board meeting with a report of the discussion from the Parking Advisory Committee (PAC). Scott Sproull indicated that he would like the MPC to increase lease rates because the Parking Commission is going to need the additional revenue to build more parking structures. With little further discussion, the Board accepted the lease lot rate increase proposal to be implemented by the Parking Commission at its discretion when appropriate. Because the Board members did not have their proposals in this month's packet, they deferred making a formal action until next month's Board meeting.

B. Old Business

1. Parking Advisory Committee (PAC)

Rod reported that there was a good discussion regarding the MPC ordinances. He referred to the discussion that stated it is necessary to have good public investment for economic development in the downtown. He also related this to the Downtown Master Plan (DTMP). The DTMP Implementation Committee heard a report from the Parking Commission and appreciates the Parking Commission working hard to implement recommendations from the Task Report #3.

2. Front Street Parking Structure Update – Anne Guest

Ellen reported that Rod is showing great leadership with the negotiations with First Interstate Bank (FIB). We are very close to reaching an agreement but there are still a few issues that need to be addressed. One of them is the stipulation on land use into perpetuity. Ellen asked, "Is it good public policy to determine land use forever?" Another issue is the easement that allows the Holiday Inn sign on the parking structure until perpetuity. The final issue is the nine spaces for the Holiday Inn that will replace those they will lose due to the structure.

Ellen also addressed the agreement between the MPC and FIB and the various conditions regarding the transfer of the property to MPC. Both of these documents need to be agreed upon at the same time.

Mike Ellis spoke about their E. Main St. project and the benefit of a public/private partnership and the shared benefits. We need to figure out how to do this effectively. Timing is critical with this project and they are ready to move ahead with it quickly. He anticipates construction to start at the beginning of 2011. He also spoke about ALPS and the partnership between these two developers. At the end, this project will represent a good resurgence of downtown Missoula and its positive impact on economic development.

3. Downtown Master Plan Update – Anne Guest

No discussion at the meeting.

VIII. Director's Report

A. Financial Report

Jim Galipeau, JCCS highlighted some numbers and spoke about ticket revenue showing some rebound because of the recently issued Notices.

B. Next Meeting Date – June 3, 2010 (Jack Reidy Conference Room)

IX. Other Business

No other business.

X. Adjournment

Respectfully submitted,

Anne P. Guest
Director