

MISSOULA PARKING COMMISSION
Minutes
December 2, 2010

A Board of Directors' meeting was held in the Jack Reidy Conference Room, 140 W. Pine at noon. Those in attending the meeting were MPC Board members Rod Austin, Theresa Cox, John Smith and Carol Williams. From the Parking Commission office was Anne Guest, Director and Kathy Lathrop, Administrative Services Manager. Also was in attendance was Ellen Buchanan, MRA; Chris Behan, MRA; Jim Galipeau, JCCS; David Olson, FIB; Mike Hickey, FIB; Scott Sproull, Hide & Sole; and Henry Sulzbacher, citizen.

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 – None.

IV. Adjustments to the Agenda – None.

V. Approval of Minutes

A. November 2010 Board meeting held 11/4/2010.

The minutes have not been completed.

VI. Presentation(s) – None.

VII. Action Items

A. FIB request for reimbursement of funds for Macy's property – Anne Guest

First Interstate Bank (FIB) negotiated the purchase of the Macy's property on the behalf of Missoula Parking Commission (MPC). The closing costs came to \$781,785.24 which includes the land purchase, WGM fees, legal fees, CTA Architects and \$5,000 taxes. The Board members are concerned about the \$43,321 CTA Architects fees. FIB hired CTA to explore different ideas and building design options. MPC was not aware that FIB hired CTA Architects. MPC hired and was using Carl-Walker for consultation. No written development agreement was ever drawn between FIB and MPC. FIB was concerned that the project was not going to happen and felt that they needed to have a backup plan.. In hindsight, FIB stated that they should have spoken to MPC prior to hiring CTA. CTA expenses were incurred from April 2008 and March 2010.

The Board expressed concerned of incurring the CTA costs without review of the invoices. There was no written development agreement and FIB was working on good faith. However, the Board was concerned about spending the public's money and would like to evaluate the invoices. The invoices do not give work detail just dollar amounts.

It was stated that if FIB had communicated with MPC it probably would have not been an issue to pay CTA fees. It was discussed that MPC could possibly split the cost by half with FIB.

Theresa stated that she feels uncomfortable making a decision on this issue because FIB financially supports the Carousel. A proposal was made to approve a compromise that would offer to split half of the CTA costs with FIB. **The Board moved to approve splitting the CTA fees with FIB. It was approved by three Board members with Theresa abstaining.**

B. FIB request to extend short-term parking at Bank Street Structure

The Bank Street structure was built in 2000. On June 11, 1999, a thirty year agreement was made between MPC and FIB stating that 34 parking spaces would be allocated to FIB. The parking spaces were to be used for 30 minute customer parking courtesy of FIB. Out of the agreement, twenty parking spaces are currently being used. This agreement will expire 2029

which at that time MPC will entertain the option to extend the agreement an additional eleven years.

Bank Street structure was designed for the long term covered lease parking to be on the lower level. The top level was originally intended for short term parking. However, after two years, the short term parking was not being used. In order the utilized the top level more effectively, the exterior spaces were dedicated to lease parking. FIB is interested in securing the short term parking for their customers for eleven years beyond the current Agreement. In the creation of their business center, it is critical to have parking spaces for in and out traffic to support their investment. **The Board moved to accept additional eleven years that exist in the original agreement and to allow an option for FIB to renegotiate in 30 years. At the termination of the agreement in year 2029, FIB will have the option to pay for the spaces at market rate. The request was unanimously approved.**

VIII. Non-action Items

A. New Business – None

B. Old Business

1. Front Street Parking Structure Update – Rod Austin & Ellen Buchanan

Information is being gathered so that Standard and Poor's can determine whether the bonds will be rated or not and at what rate. They will be sold as taxable.

The architect and contractor are currently working without a contract. The cost of the project should be presented tomorrow. The goal is to get a cost estimate within the next two weeks so the bonds can be sold.

2. Parking Commission Advisory Committee (PCAC) – Rod Austin

PCAC met on Tuesday, November 23, 2010. They talked about a downtown parking SID as a new way to increase revenue. If the PCAC wants MPC to consider a parking SID then the Board would request a lot of justification.

A discussion was held regarding the ten hour meters as to where they should be placed and expansion of the area (potential boundary change). It was reiterated that the PCAC is intended to be used to sound off ideas and trouble shoot.

3. Central Park – First Hour Free – Anne Guest

The first hour free program in Central Park was implemented on Black Friday, November 26, 2010. The Missoulian had a press release in the newspaper covering the new program. The transition went very smoothly. MPC will continue to advertise and promote the first hour free program.

4. Downtown Master Plan Update – Rod Austin

The committee worked on their strategic plan a couple of weeks ago. Front Street and Main Street conversion to two-way traffic was one of the items discussed in the strategic plan.

IX. Director's Report

A. Financial Statement – September, 2010

JCCS just received the information for September 2010 and working on October 2010 financial statements. They added a supplemental schedule to include a five year comparison. Jim stated that graphs could be added for a visual aid. Jim also briefly talked about MPC's debt coverage ratio.

B. Next Meeting Date – January 6, 2011 (Jack Reidy Conference room)

X. Other Business

XI. Adjournment

Respectfully submitted,

Anne P. Guest
Director