

MISSOULA PARK COMMISSION

Minutes

December 6, 2011

A Board of Directors' meeting was held in the Missoula Redevelopment Agency Conference Room, 140 W. Pine at 3:00pm. Those in attendance were Board members Rod Austin, Theresa Cox, John Roemer, John Smith and Carol Williams via the phone.. From the Parking Commission office was Anne Guest, Director. Also in attendance were Ellen Buchanan, MRA; Don Sokolowski and Ben Sokolowski.

Call to Order – Rod Austin

Introductions and Welcome to those in attendance

Public Comments and Announcements - None

Adjustment to the Agenda

Approval of Minutes

November Board meeting held 11- 3-11

The Minutes of the November Board meeting were unanimously approved.

Presentations - None

Action Items

Accept contract offer on retail space in Park Place

Rod summarized the discussion at our recent Board meeting on 12-1-11. This was a lengthy discussion detailing the offer by the Sokolowski family to purchase the approximately 3,000 sq.ft. of retail space in the corner by E. Front and Pattee. The Parking Commission would like to give this offer exclusive rights and not entertain other offers at this point. It is also the desire of the Board to allow the Buyers sufficient time to conduct their due diligence on the cost of building out the space for their purposes.

Anne asked Ben if he would state that he had received copies of the relevant documents – "Agreement for the Purchase and Sale of Real Property" with the Holiday Inn and "Option and Purchase Agreement" with the First Interstate Bank. These documents list out the exclusions of use for the space and it is important that the Buyers are fully aware of these restrictions. He stated that he did receive these documents from Anne and Kim Kaufman of Prudential Real Estate.

Rod commented that he and Anne would initiate contact with an attorney to start the process of drafting a condo agreement.

In the light of the lengthy discussion at the Board meeting on December 1st, **the Board unanimously approved to accept the offer as presented to purchase the retail space in the new parking structure from the Sokolowski family and give them exclusive rights at this point. The Board also gives the Buyer 60 days from the date of the acceptance of the signed condo agreement &/or construction documents to perform their due diligence on their cost to build out the space for their purposes. Their ability to proceed must be determined no later than April 1, 2012.**

Kim Kaufman will adjust section 165-171 on page 4 of the counter offer to reflect this action by the Board.

St Patrick Hospital Parking Study

Anne summarized the discussion from the Board meeting on December 1st. During that meeting, the Board approved to contribute up to 50% of the cost of the St. Patrick Hospital study (\$57,000) with the understanding that the Missoula Redevelopment Agency may contribute funds toward the cost of the study. **The Board confirmed the approval of this decision.** The Board again discussed the Return on Investment of this action and requested that the scope of the areas be defined as soon as possible. The Board also clarified that St. Patrick Hospital is the principle partner for this study and will manage the contract. The Parking Commission and the Missoula Redevelopment Agency will be minor funding partners.

It was also discussed to incorporate WGM in the task of gathering statistical information since they have done much of this work previously for other projects in this study area.

Non-action Items

New Business -

Old Business

Director's Report

Financial Statement

Next Meeting Date

January 5th in the Jack Reidy Conference Room.

Other Business - None

Adjournment

Respectfully submitted,

Anne Guest

Director