



LBID MEETING MINUTES

Thursday, March 17, 2022 | 8:30 am – 9:15 am | Murray Bar

Present: Dale Sexton, Kathryn Bornemann, Kristen Galbraith, Brian Menges, Tyler Erickson, Karla Pettit, Megan Eubank **Also present:** Executive Director Kris King

Public Comment – Joanie Kresich, update on Commercial Property Assessed Capital Enhancement (C-PACE) District. Six years in the making, this program was signed into Montana law last session. Park County Commissioners acted quickly to approve the program and Park County is the first county in the state to approve [C-PACE](#) financing for energy efficiency upgrades and renewable energy investments for commercial building owners in Park County. Please thank your [County Commissioners](#) for making this possible. C-PACE is an innovative Public-Private Partnership through Commerce’s Montana Facility Finance Authority (MFFA). It functions to invest in energy efficiency projects and solar or renewable energy upgrades with no upfront costs. Utility savings exceed payment obligations, making investments cash positive for commercial property owners and tenants. Payments are rolled into a special tax assessment made payable twice per year as part of the building owner’s property taxes. The process is much quicker and easier than traditional financing, although participants will still obtain financing from a bank or other financial institution. The program is tax neutral with no financial exposure to cities or counties. Yellowstone Bend Citizens Council will have a worksheet soon and Joanie is available to help with the process. Learn more at <https://lastbestpace.com/>. Note: Kris has since added this info and a link to the worksheet onto LBID’s website at <https://www.downtownlivingston.org/businessresources>

Discussion/Action Items

- A. **Review/Modify/Approve Past Meeting Minutes** – Motion by Kristen/Second by Brian/Approved Unanimously.
- B. **Budget Review** – discussed last Profit and Loss for 2021, Check register for 2021. Will approve 2022 budget in May. Request for year-to-year comparisons in future budget discussion.
- C. **Board Term Renewals** - Brian and Tyler will reapply for another four-year term beginning May, Karla will not. Discussed list of possible new board member who qualify as Downtown District building owner or business owner that is a designee of building owner, and strategic recruit of those with needed skill sets. Discussed various conversations with potential board members, Kathryn suggested she initially reach out to James Langteaux of Tru North, who also owns his building space in the district and has marketing background and is a strong downtown supporter. Kris will send him informational materials about LBID.
- D. **Executive Director Report** - Congratulations to Brian for his nomination for the James Beard chef’s award for our region. The annual Downtown Conference is April 6-8 in Billings, it has

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been virtual the past two years. Kris is planning to attend, the board established a \$600 budget cap. The new 39 snowflakes (buy 2, get 1 free offer) that are smaller with a different style than the first group have arrived and Ken is moving them to storage. Cost split 3 ways with LBID, TBID and Holiday Lights Committee. In the future the Holiday Lights Committee's Ed O'Donnell will not do the Christmas lights and they'll fundraise to pay someone else to do the labor. Have created a dedicated page for them on the LBID website with a fundraising link for them. Future Memorandum of Understanding with for terms of administration assistance.

- E. Spring Celebration discussion** – Discussed last Board meeting's idea for a Spring Solstice Celebration downtown. Discussed various goals including a community celebration, focusing on new businesses on 2nd Street, and community information/engagement. Could be in the American Bank parking lot an evening 5 – 7 pm, local beer, local bands, BBQ (Brian suggested roast pig), branded beer cups, discussed merits of blocking 2nd Street off and capacity for event. Will follow up with email discussion. Could also (or instead) do a Fall informational meeting at the Elks, board could have nametags and network, offer brief educational program. Discussed importance of creating educational flowchart with primary Livingston organizations (who does what) as a community resource, could be an infographic, ad, and expanded as brochure.
- F. Additional Discussion Items from Board Members** – N/A

Public Comment on any Public Matter Not on the Agenda – Christina Nelson, Chamber and Fair Grounds Board member. Christina has been seeking to be involved in LBID, TBID and CVB and expressed her frustration about the boards' public comment process and that entire meetings aren't open public participation format. The public transparency format of meeting agendas and meeting minutes posted publicly online and two public comment sessions was explained, as well as Executive Session when boards discuss business items of interest and vote on action items as the meetings are very brief and not a public discussion forum. Qualifications, as required by each groups' bylaws, to join the boards were discussed. The Board applauded her desire to be involved, takes her concerns seriously, always welcomes public comment at the scheduled public comment parts of the agenda, and discussed ways to engage in public discussion and education not limited by board requirements and timelines. Discussed various other nonprofits seeking volunteer help for community projects. LBID, TBID and CVB have not historically actively recruited volunteers, but there may be volunteer opportunities to discuss in the future.

Next Meeting Date and Agenda April 21, 2022

9:45 Adjourn

Minutes Respectfully Submitted by Kris King

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