

January 23, 2024

THE BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD OF THE CITY OF LEWISTON, IDAHO, met at a special meeting Tuesday, January 23, 2023 at the Community Development Department Second Floor meeting room. The meeting was called to order at 8:30 a.m.

I. CALL TO ORDER AND INTRODUCTION

BOARD MEMBERS PRESENT: Tami Meyers, Chair; Peter Cook, Vice Chair; Susie Jones; Dr. Dennis Ohrtman; Michael Follett; Doug Bauer; Wendy Price,

BOARD MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Dawn Ortiz, Community Development Specialist; Aaron Butler, IT; Katie Hollingshead, Assistant Planner; Shannon Grow, Community Development Director;

OTHERS PRESENT: Hannah Liedkie, Council Liaison

II. PUBLIC COMMENTS

Vikky Ross, Moscow Idaho. I would like to read a little information that myself and other ratepayers have been circulating in an attempt to establish a petition to dissolve the Business Improvement District. In the fall of 2019 myself and fellow rate payers signed a petition to establish and Business Improvement District. Beautiful Downtown Lewiston was designated by the Downtown Master Plan and City Council as the administrator of the BID. Assessments began and were to end on December 31, 2026. Funds were to be spent by the BID Advisory Board according to the annual work plan and budget set by the BID. On December 11, 2023 the City and Beautiful Downtown Lewiston agreed to mutually end the administration agreement with no notice to the rate payers or the board. The downtown district feels that it has fallen short of its original intention. Clearly the Business Improvement District has failed for a variety of reasons. We have reached out to all of the original petition signers, there are some of those who are no longer building owners and who have left the area. We have thus far received 44 signed petitions and more are arriving daily. I have a list of the parcel owners for the board to review. The ratepayers would like to see this end today.

Staff Hollingshead read into the record a letter received from Stephanie L. Beidman, LCSW of New Beginnings Counseling and Support Services. The letter is attached to the minutes as Appendix A.

III. ACTIVE AGENDA

BUSINESS IMPROVEMENT DISTRICT (BID) ADVISORY BOARD MINUTES

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A. CONSIDERING A REQUEST FOR THE DISSOLUTION OF THE BUSINESS IMPROVEMENT DISTRICT AND MAKING A RECOMMENDATION TO CITY COUNCIL.

Board member Ohrtman stated that he was excited about the possibilities of the Business Improvement District but that there was not much guidance and this has been quiet the stumbling affair. More time has been spent rubber stamping expenditures and not in creative endeavors. This is incredibly disappointing to me. The change that took place and blindsided us in terms of who will be in charge of what, was the most blatant insult that the City has ever leveled to a Commission. There are things that needed to be done and still things that need to be done. If you are putting money on the line, then things sitting in a warehouse is not a show of great productivity. I think this will be a complicated recommendation to the city because of all the things involved. It is time for us to make a move, as painful as it may be.

Vice Chair Cook stated that he wants to know where the remaining ratepayers fund are going to go if the board recommends disestablishment. I don't know what was initially promised to the ratepayers and unfortunately many of the players that helped to create the district have gone their separate ways. I do think we are gaining some momentum with getting things done but I would want legal to weigh in on where any left-over funds would go.

Staff Hollingshead reviewed the Idaho State Statute that governs Business Improvement Districts for the two options when disestablishing a district.

Vice Chair Cook stated that his understanding is that when Sandpoint disestablished their Business Improvement District they stopped collecting funds but finished out the projects they had already started and then closed out the district.

Staff Hollingshead stated that the Board could include some stipulations in their recommendation to Council if they wanted to close out projects prior to disestablishing the district.

Board member Ohrtman asked about the invoicing of ratepayer assessments.

Community Development Director Shannon Grow spoke to that issue. The Ordinance that created the district sets forth the invoicing schedule and the Board could include in their recommendation to Council that invoicing cease. Director Grow also let the board know that the funds had not yet been received from Beautiful Downtown Lewiston for the remaining balance of the Business Improvement District bank account and that would have to happen before the Board could pay any approved bills or return any monies to ratepayers.

The agreement between the City and Beautiful Downtown Lewiston was that Beautiful Downtown Lewiston was to turn over the funds to the City within 10 days of the dissolution of the administration contract.

Board member Follett said that he thinks we are all disappointed in what wasn't accomplished. The sunshades, benches, trashcans and planters are basically all

the things that are really out there to do. It makes him nervous to leave it up to the City to take care of those items. Should we look at a contractor to complete, and if the Main Street rebuild is going to happen are those items just going to go out just to be put away again when construction starts? We want to make sure it's fair, and have the money go back to the rate payers.

Board member Bauer asked if the BDL had the ability to write the check to the City of Lewiston for the remaining balance. Director Grow stated yes, they should have written the City a check.

Chair Tami asked the board to make a recommendation that could be forwarded to Council.

Vice Chair Cook asked what the difference between the board making the recommendation versus a validated petition being submitted was and does it say in black and white that the remaining monies will be returned to the rate payers. Staff Hollingshead walked the board through the state code for disestablishment again.

Board member Ohrtman moved that the board recommend to City Council to disestablish the Business Improvement District with conditions attached. Those conditions would be that there is no further collection of taxes for the Business Improvement District be collected from ratepayers, all outstanding bills or liabilities of the Business Improvement District be paid out of existing funds, that stewardship of the assets already purchased by the Business Improvement District be protected, and that distribution of remaining funds back to the rate payers including a full accounting of that distribution be completed and provided to the board by May 1, 2024.

Board member Jones provided the second. Motion passed 7-0.

The Board decided that Chair Meyers and Vice Chair Cook would present this recommendation to City Council at the February 5, 2024 work session. Staff Hollingshead said she would prepare the required notice and paperwork for council.

IV. ADJOURNMENT (ACTION ITEM)

There being no further business, Board members Bauer and Cook, moved and seconded, respectively to adjourn. The motion carried 7-0 and the Business Improvement District adjourned at approximately 9:14 a.m.

APPENDIX A



New Beginnings Counseling & Support Services

1313 G Street

Lewiston, Idaho 83501

P: 208-746-7661 F: 208-746-0811

E: newbeginningslewistonidaho@gmail.com

Community Development
Beautiful Downtown Lewiston
Katie or Shannon
215 D Street
Lewiston, Idaho 83501

1-8-24

RE: Respectful Withdrawal from Burdensome Taxation

Hello,

My name is Stephanie L. Beidman, LCSW. I own New Beginnings. We are a counseling agency that provides psychotherapy and substance use disorder (SUD) treatment. I am one of three in Lewiston that does such. When I purchased this building at 1313 G Street about 3 years ago, I was unaware I would also have this tax for BDL attached to my property. I am 1 block away from being outside your grid for whom you tax.

I am asking for your board to allow me to withdrawal being a part of your endeavors for several reasons.

- a. This tax is not something I voted on as I am a Washington resident.
- b. This tax is *extremely* burdensome to my finances. I am not by any means getting rich as a social worker.
- c. There has never been one single thing done in my area by the board for my agency.
- d. Because I am one block within your grid, I am taxed yet receive nothing for paying you. I do not get newsletters, I do not get notices about things you are doing, and no one comes here to see what they could do to improve *my* area. There is lots of homelessness here that adds to things being stolen from my parking lot and trash being tossed on the road because there is not so much as a garbage can being provided on any corner.
- e. Your main concerns are the shopping district on main street and where that ends, so do you. You may liven up certain parts of your grid at times or paint cute metal chairs on the sidewalks, but you ignore my property, Jim Grow's property (recently sold), Demean Family Medicine's property, Weaponsmart's property, and all the homes here.
- f. This is taxation without representation. I am not represented nor supported by BDL. I can't attend board meetings as I work 60 hours during the week and most every Saturday and Sunday just to stay afloat.

I will give you credit for the fun things you do on main street and the like, but I am not included in those things. They are great for those businesses, but we are forgotten over here.

I am respectfully asking that you please withdrawal my business from the financial burden of being forced to pay for something I get nothing out of.

Sincerely,

Stephanie L. Beidman, LCSW