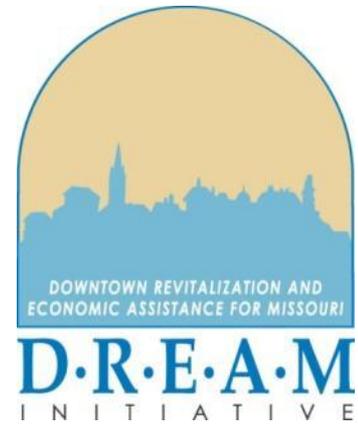
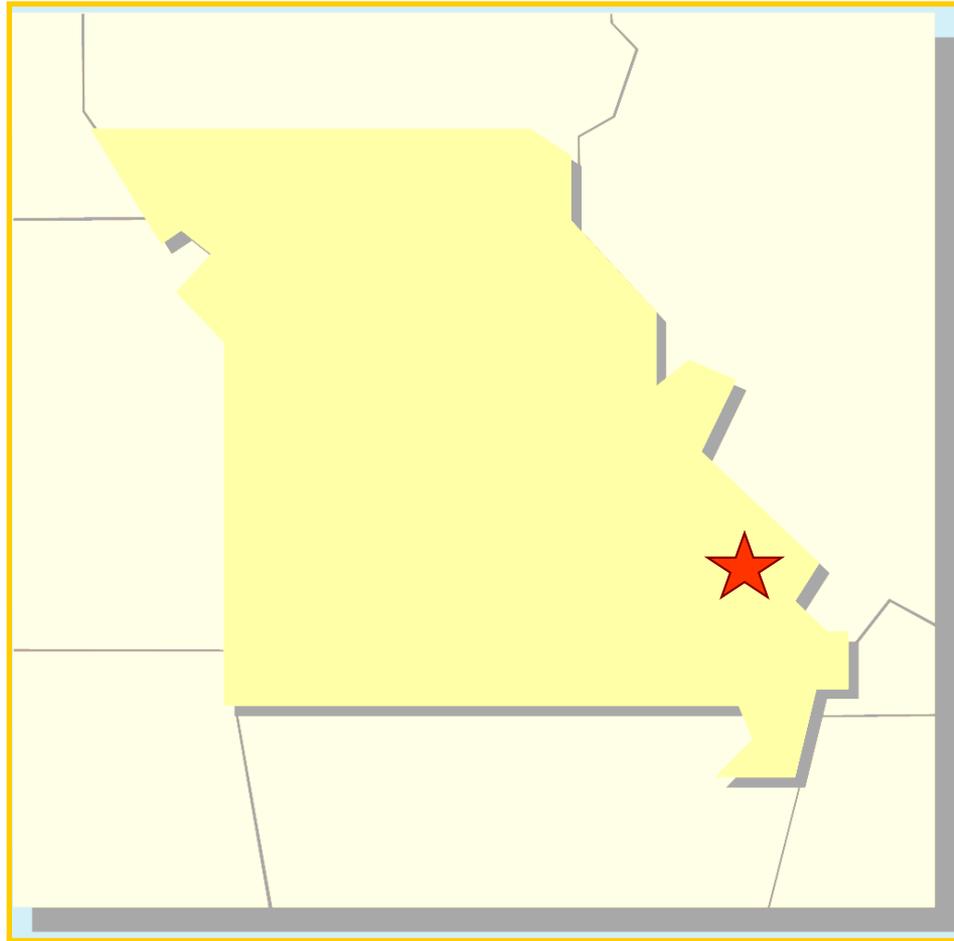
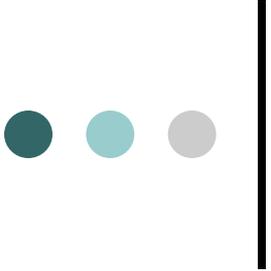


*Jackson, MO DREAM Kickoff Meeting*  
*March 1<sup>st</sup>, 2011*

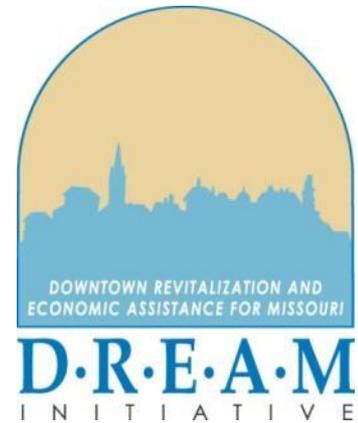


City of Jackson, MO



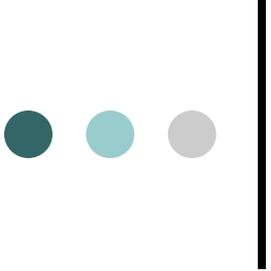
# Introductions

## PGAV PLANNERS



- Mike Hemmer, Senior Project Manager; PGAV
- (314) 231-7318 office
- (314) 707-6531 cell
- [mike.hemmer@pgav.com](mailto:mike.hemmer@pgav.com)
- [www.pgavplanners.com](http://www.pgavplanners.com)

PGAV is an Urban Planning, Architecture & Destination Consulting firm with locations in St. Louis and Kansas City that has been contracted by the Missouri Development Finance Board to implement the Missouri DREAM initiative.



# Introductions



## **Missouri Development Finance Board**

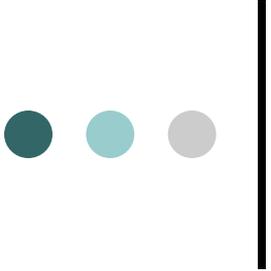
Kim Martin, Community Development Program Manager

## **Missouri Department of Economic Development**

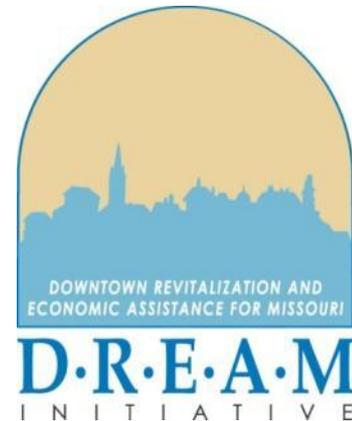
(Brenda Horstman, Ann Perry, Andy Papen)

## **Missouri Housing Development Commission**

(Kathryn Watts)



# D.R.E.A.M.



Downtown Revitalization & Economic Assistance for Missouri

D.R.E.A.M. is a one-stop shop initiative that allows for select communities to receive technical assistance for their emerging Downtown Revitalization.

The goals of D.R.E.A.M. are to:

- **Re-establish the properties in use in the downtown core**
- **Increase property tax values and sales tax opportunities**
- **Re-establish a sense of place and cultural heritage in the heart of the community**
- **Attract new private investment and jobs**

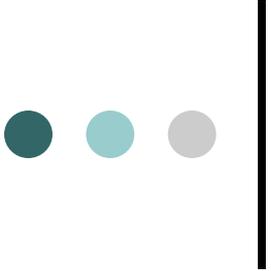
[www.modream.org](http://www.modream.org)

# Sponsoring Agencies

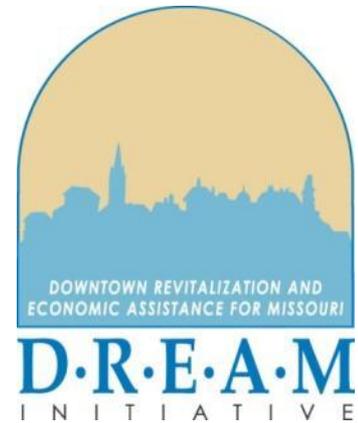


- **Missouri Development Finance Board (MDFB)**  
- Bob Miserez
- **Missouri Department of Economic Development (DED)**  
- Sallie Hemenway
- **Missouri Housing Development Commission (MHDC)**  
- Margaret Lineberry





# Sponsors/Partner Agencies



- Bring into play resources that coordinate with each other to provide and complement Downtown planning efforts.
- Provide a liaison to other Agencies, depending on community needs.
- MDFB provides program development, implementation, contractual agreements, project assistance, and serves as a bridge between the community and Partners.
- DED provides project development assistance through assigned staff to build a long-lasting relationship with your community.
- MHDC provides project assistance for housing programs.



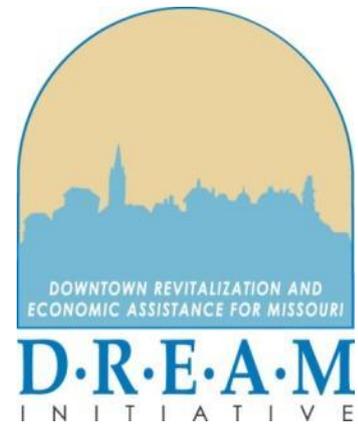
# Missouri Programs Include:

(Available at this point in time)

- Contribution for Tax Credit Program
- MIDOC – Infrastructure Loan/RLF program
- Public Infrastructure Bond Programs
- Missouri Downtown Economic Stimulus Act
  
- Community Development Block Grant
- Neighborhood Assistance Program
- Historic Preservation Tax Credit Program
- Missouri Downtown Economic Stimulus Act
- Missouri Downtown Preservation
- Brownfield Remediation and Demolition Tax Credits
  
- Home Repair Opportunity (HeRO) Program
- Low Income Housing Tax Credit Program
- Homeownership Loan Programs
- Missouri Housing Trust Fund



# MDFB

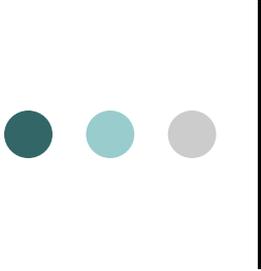


## ○ Project Examples

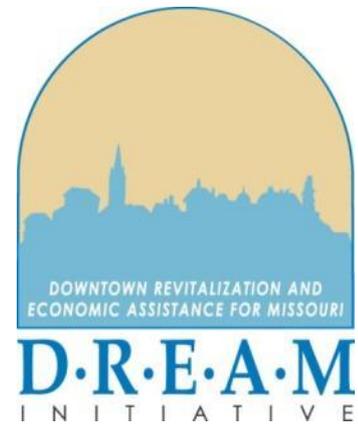
- DREAM Fund
- Public renovation/preservation projects
  - Business Incubator
  - Depot renovation/transportation hub
- Streetscape Improvements

[www.mdfb.org](http://www.mdfb.org)





DED



## ○ Project Examples

- Public Infrastructure Improvements
- Revolving Loan funds
- Historic Preservation projects

[www.ded.mo.gov](http://www.ded.mo.gov)

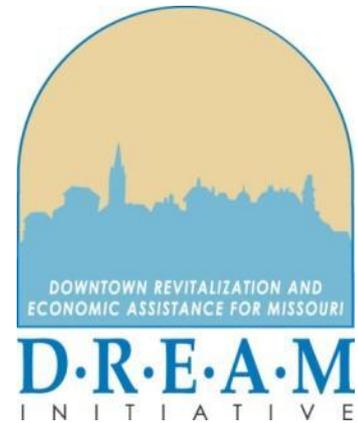


# Home Repair Opportunity (HeRO)- Cape Girardeau



[www.mhdc.com](http://www.mhdc.com)

# The DREAM Communities



## 2006

- Cape Girardeau
- Excelsior Springs
- Hannibal
- Hermann
- Kennett
- Neosho
- Sedalia
- St. Joseph
- Washington
- West Plains

## 2007

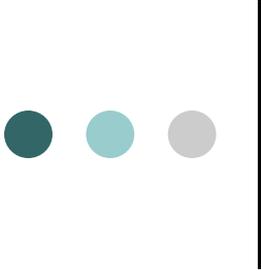
- Aurora
- Caruthersville
- Chillicothe
- Clinton
- Kirksville
- Maryville
- Mexico
- Poplar Bluff
- Sikeston
- Trenton

## 2008

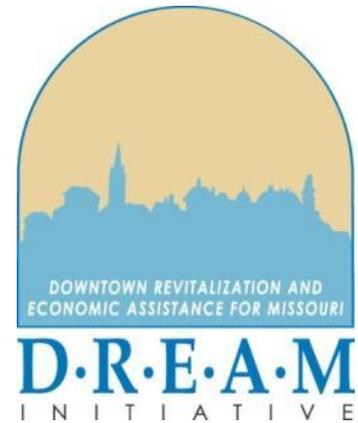
- Boonville
- Farmington
- Fulton
- Lamar
- Lebanon
- Louisiana
- Macon
- Strafford
- Warrensburg
- Webb City

## 2009

- Brookfield
- California
- New Haven
- Rolla
- Savannah

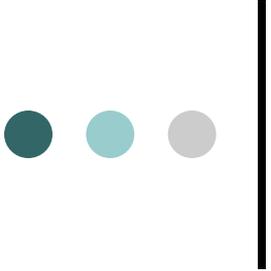


# The DREAM Communities



## 2010

- Cassville
- **Jackson**
- Monett
- Ozark
- Waynesville

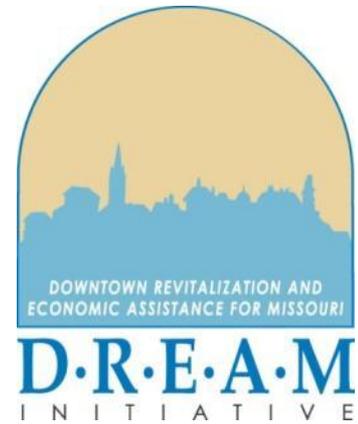


# Success Stories

- Kennett
  - Ely-Walker Apartments
  - KCDC organization changes
  - Hired a Downtown Director
  - Streetscape improvement plans attracted a restaurant back to Downtown
  - Removal of metal awnings
- Sedalia
  - Lincoln Hubbard Apartments
  - Streetscape Improvements
  - Mid-Town TIF District
  - Furnell Landmarks
  - Commerce Building Development
- West Plains
  - Butler Incubator
  - Established Railroad quiet zone
  - Developing greenway plans
- Caruthersville
  - Revolving Loan Fund to remove metal awnings
  - Expansion of streetscape
  - Attraction of an investor renovating a home for a bed & breakfast in Downtown
- Maryville
  - Formalizing Downtown organization
  - Expansion of streetscape
- Poplar Bluff
  - Initiated Streetscape plans for Commercial Historic District, including wayfinding
  - Formed Downtown Development Commission
  - Hired Downtown Director
- Boonville
  - Formed Downtown Task Force
  - Developing plans for Tourism Hub



# Success Stories

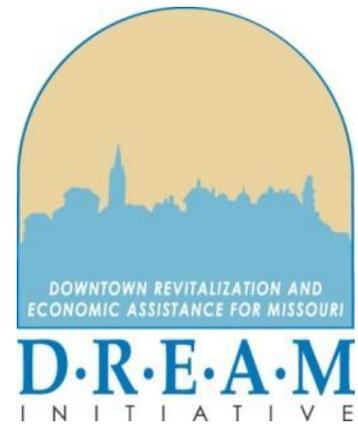


Jackson???

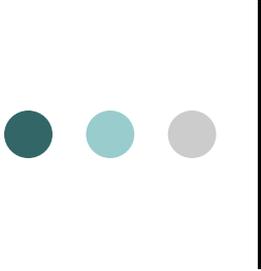


# Jackson's Scope of Services

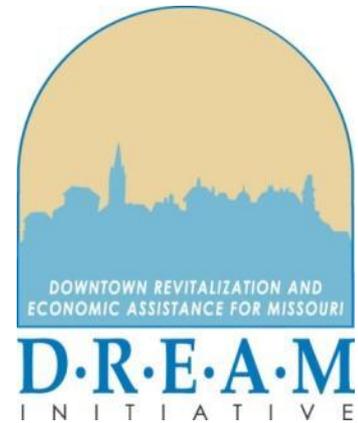
- Provide technical planning, architecture and public engagement services:
  - Organizational Structure Review
  - Land Use, Bldg. & Infrastructure Survey
  - Community / Consumer Survey
  - Retail Market Analysis
  - Housing Market Analysis
  - Financial Assistance Evaluation
  - Building Design Guidelines
  - Marketing Assistance
  - Communications
  - Strategic Planning



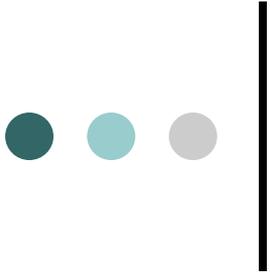




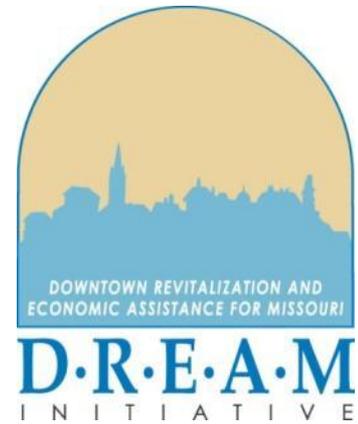
# Traits of Successful DREAM Communities



- COMMUNICATION
- Owned by Many People
- Regular Meetings
- Innovative and Dynamic
- Apply for Programs and Grants
- Get Public to Meetings
- Paid Downtown Staff



# Thank you



## Questions / Comments