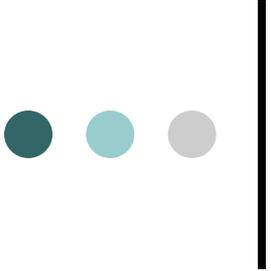
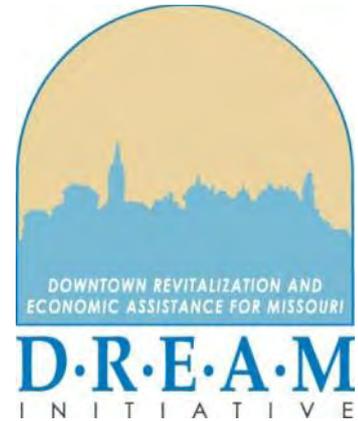


Monett DREAM Kickoff Meeting
May 4th, 2011



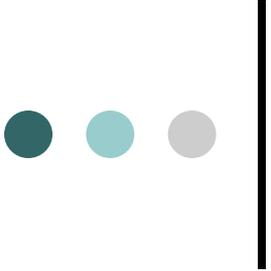
Introductions

PGAV PLANNERS

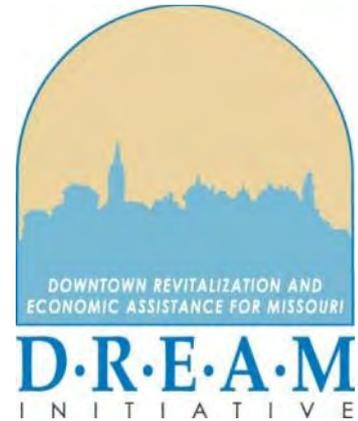


- Patrick Hanlon, Senior Project Manager; PGAV
- (314) 231-7318 office
- (314) 341-0300 cell
- patrick.hanlon@pgav.com
- www.pgavplanners.com

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

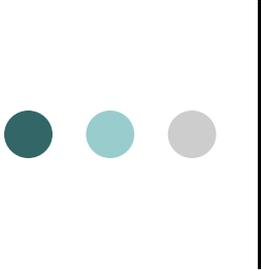
Kim Martin, Community Development Program Manager

Missouri Department of Economic Development

(Brenda Horstman, Ann Perry, Andy Papen)

Missouri Housing Development Commission

(Jennifer Tidwell)



D.R.E.A.M.



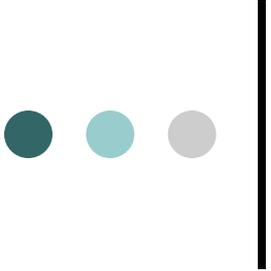
Downtown Revitalization & Economic Assistance for Missouri

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.

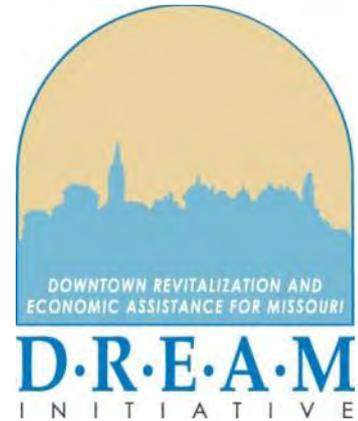
The goals of D.R.E.A.M. are to:

- **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



Sponsoring 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:

(Subject to change due to legislative action)

- 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

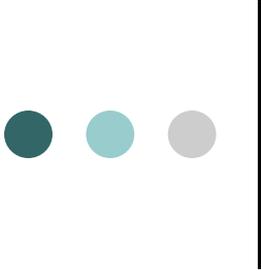


○ Project Examples

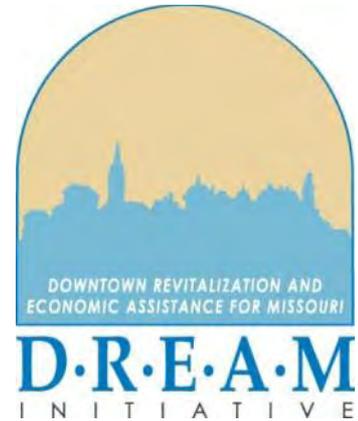
- DREAM Fund
- Public renovation/preservation projects
 - Business Incubator
 - Depot renovation/transportation hub
- Streetscape Improvements

www.mdfb.org





DED



○ Project Examples

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

www.ded.mo.gov

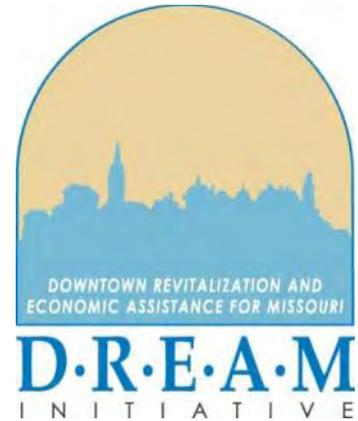


Home Repair Opportunity (HeRO)- Cape Girardeau



www.mhdc.com

The DREAM Communities



2006

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

2007

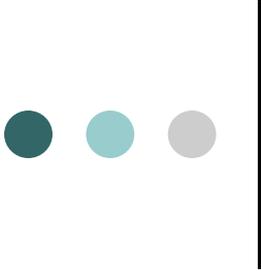
- Aurora
- Caruthersville
- Chillicothe
- Clinton
- Kirksville
- Maryville
- Mexico
- Poplar Bluff
- Sikeston
- Trenton

2008

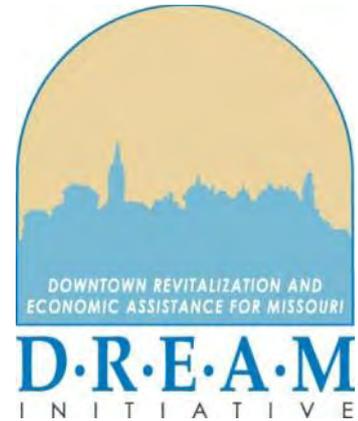
- Boonville
- Farmington
- Fulton
- Lamar
- Lebanon
- Louisiana
- Macon
- Strafford
- Warrensburg
- Webb City

2009

- Brookfield
- California
- New Haven
- Rolla
- Savannah

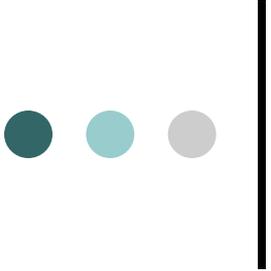


The DREAM Communities

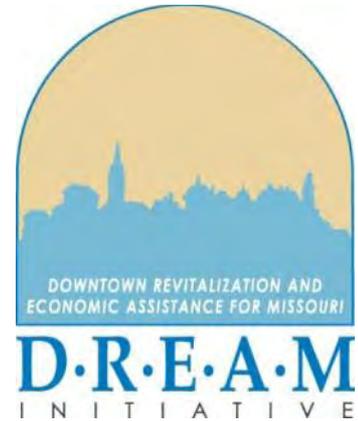


2010

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

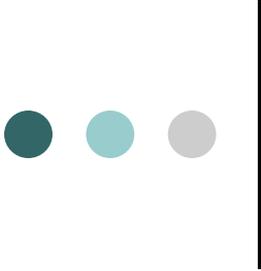


Success Stories

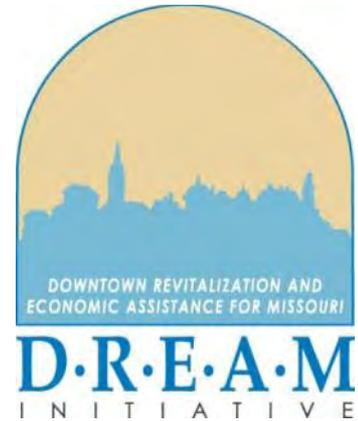


The list of achievements of the 10 DREAM Initiative communities selected in 2006 is truly impressive:

- 110 total projects (e.g. redevelopment & new construction)
- 2,500 jobs
- Leveraged approximately \$77 million in Missouri incentive funding to create \$200 million in 85 bricks & mortar projects.



Success Stories



Monett???



INFORMATION GATHERING

PHYSICAL INFORMATION

- Building Conditions
- Site Conditions
- Infrastructure Conditions
- Land Use

ECONOMIC INFORMATION

- Occupancy
- Downtown Market Profile
- Demographic Trends
- Commercial Activity

ORGANIZATIONAL INFORMATION

- Structure/Relationships
- Financial Capacity
- Stakeholders

PERCEPTIONS & VISION

- Community/Residents
- Business Leaders
- Visitors

ANALYSIS

RECOMMENDATIONS

ORGANIZATIONAL STRUCTURE

BUILDING AND STREETScape DESIGN

RETAIL MARKET ANALYSIS

HOUSING MARKET ANALYSIS

FINANCIAL ANALYSIS

MARKETING

STRATEGIC PLANNING

IMPLEMENTATION

Development Project Assistance

Organizational Enhancement and Development

Building Façade Improvement Assistance

Streetscape Improvement Assistance

Retail Attraction Programs

Financial Incentive & Tax Credit Utilization

PUBLIC PARTICIPATION & COMMUNICATION

DOWNTOWN PROJECT SUPPORT



Monett'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
 - Other Technical Assistance
 - Communications
 - Strategic Planning



Study Area



DREAM Boundary Map

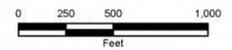
Downtown Monett Study Area
City of Monett, Missouri

Legend

 DREAM Boundary



OCTOBER 2010



PGAVPLANNERS

Work Has Begun



● ● ● | Work Has Begun

Work Has Begun



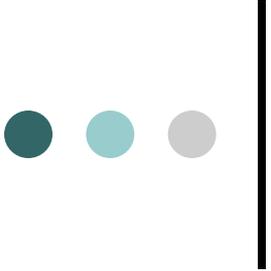
Work Has Begun



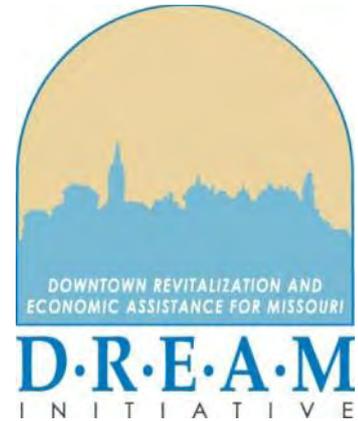
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Work Has Begun

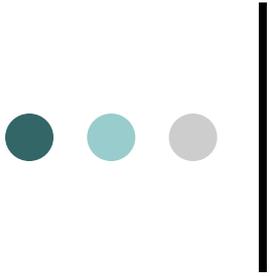




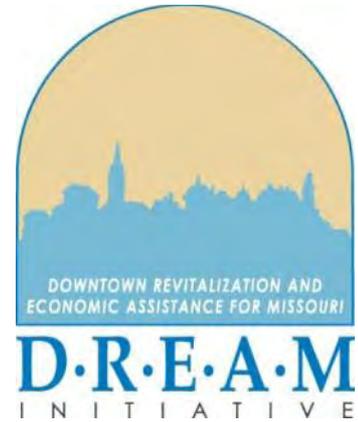
Traits of Successful DREAM Communities



- COMMUNICATION
- Ownership of Process and Results
- Meet Regularly and Often
- Innovative and Risk Takers
- Utilize Available Programs, Training, & Grants
- Excitement – Involve the Public
- Paid Downtown Staff



Thank you



Questions / Comments