

RESOLUTION 2022-18

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A RESOLUTION OF THE CITY OF WEST PLAINS, MISSOURI
AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN
AGREEMENT WITH WEST PLAINS DOWNTOWN REVITALIZATION
INC. FOR ECONOMIC DEVELOPMENT.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WEST
PLAINS, MISSOURI AS FOLLOWS:

Section 1: The City Administrator is authorized and directed to execute
an agreement with the West Plains Downtown Revitalization, Inc for a term of
one year. The amount expended for the contract shall be limited to \$12,000.00.

Section 2: The agreement shall be substantially the same in form and
content as that agreement attached as Exhibit A.

Section 3: This Resolution shall be in full force and effect from and after
the date of its passage and approval.

PASSED AND APPROVED THIS 21ST DAY OF JUNE, 2022.

CITY OF WEST PLAINS, MISSOURI

BY: Michael Topliff
MAYOR MICHAEL TOPLIFF

ATTEST:

Allison Skinner
CITY CLERK ALLISON SKINNER

SERVICE CONTRACT

This agreement, entered into this 21st day of June, 2022, by and between the City of West Plains, Missouri, a municipal corporation, acting by and through its Mayor, hereinafter referred to as "City" and the West Plains Downtown Revitalization Inc., a corporation formed and existing under the General Not for Profit Corporation Act of Missouri, referred to as the "Downtown."

WHEREAS, City desires to continue to promote the prosperity, economic betterment, general interest and welfare of the City according to its powers granted by law; and

WHEREAS, the West Plains Downtown Revitalization Inc. was formed for the purpose of performing functions and services which include those required to give expression to the City's desire; and

WHEREAS, it is in the best interest of the City to utilize the services of the Downtown for the performance of functions and services that promote economic betterment, general interest and welfare of the City, for which reason the City desires to engage the Downtown and the Downtown desires to be engaged, for the performance of these functions and services.

NOW THEREFORE, the parties mutually agree that:

1. Downtown shall perform functions and services including but not limited to industrial/business development.
2. Downtown shall submit to the Mayor, City Council, and City Administrator a separate accounting of economic development expenditures including the specific use the City's contribution on a monthly basis.
3. The services of Downtown are to commence upon the first day of April 2022 and shall be for a period expiring March 31, 2023.
4. City agrees to pay Downtown for services to be rendered hereunder the sum of twelve thousand dollars (\$12,000.00) to be paid in three equal payments of four thousand dollars (\$4,000.00) on or about April 1, July 1, and October 1.
5. The Downtown agrees to present to City Council once a year on how funds provided by the City were spent towards economic development.
6. This contract may be terminated by either party with just cause, provided that the terminating party shall give written notice to the other party at least three (3) months prior to termination of this contract. In the event of termination, all

2022 West Plains Downtown Revitalization Budget

Item	Amount	Notes
Current Account Balance	8,477.00	
City of West Plains Contribution	+	No funds for 2022 have been received. Traditionally dispersed April 1, July 1 & Oct. 1
	12,000.00	
	Total	
	20,477.00	
MO Main Street Program	-	West Plains Downtown Revitalization (WPPDR) is applying for a Community Empowerment Grant through Missouri Main Street Connection for on-site technical assistance and training to implement the Main Street approach. If approved, WPPDR will need to make a one-time lump sum payment to MO Main Street Connection, Inc. for services provided during a two-year period, beginning when the contract for services is signed.
	12,230.00	
	Total	
	8,247.00	
Conferences and Required Training	--	MIO Premier Downtown Revitalization Conference in KC, Aug 3-5; Hotel is \$179/night for 3 nights: \$537 Travel reimburse is 58.5 cents a mile/550 miles round trip: \$321.75; Conference registration \$150/person.
	3,000.00	
Beautification	--	
	1,500.00	
Remaining Funds	<u>3,747.00</u>	

An Overview: The Main Street Approach™ to Historic Commercial District Revitalization

Main Streets are not just collections of old buildings, but the hearts of communities, distinct places, and the roots of our nation. Ignored, abandoned, and otherwise unprotected, they disappear. And with that, so do the souls of the communities – and people. In an age of indistinguishable strip centers and homogenous culture, our historic downtown districts are more important and compelling than ever.

A comprehensive, multifaceted strategy – the Main Street Approach™ - offers a blueprint for bringing downtowns back to life. The Main Street Approach™ applies a historic preservation-based, *volunteer-driven* economic development strategy to powerful grassroots organizations, which yields impressive results in communities of all sizes and in all places. Downtowns in small communities and urban commercial districts have used this cost-effective approach to attract new investment to their districts while reusing the existing building stock and amenities.

Recognizing quick-fix solutions do not work, the Main Street Approach™ advocates a return to community self-reliance and the redevelopment of Main Street program areas based on their traditional assets: personal service, local ownership, a unique physical environment, and a sense of community. It is an incremental, long-term, total community effort differing in philosophy and effect from capital intensive, quick-fix projects. It is not driven by political goals or agendas, but by the vision and labor of ordinary people who *become extraordinary* – those who are willing to take responsibility for their own present circumstances and the future of their communities.

The Main Street Approach™ incorporates activities in four distinctive areas, which sometimes overlap; they combine to build a positive, identifiable image for the revitalization program area.

ORGANIZATION: The Main Street Approach™ to revitalization is a total community effort. Groups and individuals typically involved in Main Street programs include businesspeople, merchants, property owners, local government, financial institutions, industry, clergy, schools, utilities, residents, and civic groups. Building the organization's capacity with enough people, funds, and local enthusiasm to implement the program is critical to revitalization success.

PROMOTION: Revitalization programs market the district and community through a series of aggressive, targeted activities such as special events and festivals, which highlight the local culture, art, music, dance, and traditions that give each community its unique identity.

DESIGN: The physical appearance of a historic commercial district sets it apart from any other. A physically attractive district appeals to shoppers, residents, visitors, and potential investors. The Main Street design philosophy is based on the historic preservation ethic and strives to improve the appearance of all physical things in the revitalization program area, including buildings, signs, public art, and window displays. Design also includes streets, sidewalks, parks & other public infrastructure.

ECONOMIC VITALITY (EV): The revitalization program is based on the success of existing businesses and strives to make them better while recruiting new investors to the District who will complement the current business mix. EV analyzes regional and local market forces that impact the District, in order to develop long-term solutions and prepare the District to thrive.

moneys due and owing shall be determined on a monthly prorata basis over the life of the contract until the effective date of termination.

7. The approval and execution of the contract by City is not intended to and does not in any manner make Downtown an agent, agency, or employee of City, it being expressly understood that the Downtown is in all respects an independent contractor, and the only liability of City created by the terms of this contract is the obligation to pay Downtown for services rendered.

8. Downtown shall keep its books and records open for inspection at reasonable times by the Finance Director or by any persons or entities designated by the City to perform audits.

9. This contract shall become effective upon execution by the parties herein and authorization or confirmation by resolution of City.

IN WITNESS WHEREOF, the parties have executed this contract to be effective the date first above written.

WEST PLAINS DOWNTOWN
REVITALIZATION INC.

CITY OF WEST PLAINS, MISSOURI



TITLE: West Plains Downtown
Revitalization Vice-President

CITY ADMINISTRATOR SAM ANSELM

ATTEST:

ATTEST:

TITLE:



CITY CLERK ALLISON SKINNER