

Montevallo Development Cooperative District (MDCD)  
September 2018

Montevallo Development Cooperative District (MDCD) is a unique partnership between the City of Montevallo, Shelby County and University of Montevallo. Montevallo's MDCD was created in 2012 under the Capital Improvement Cooperative Districts Section of the Alabama Code 11-99B and under the leadership of Mayor Ben McCrory, University of Montevallo President John Stewart and Shelby County Manager Alex Dudchock. The purpose of the District is to promote economic development, tourism, education, recreation, the arts, historic preservation, livability and healthy and active lifestyles in Montevallo. The district is to facilitate capital improvements by acquisition, construction, and installation throughout the City. Montevallo and the MDCD are touted as the model for such districts by Main Street Alabama, Alabama Communities of Excellence, and other economic development organizations. These entities promote and help establish similar programs for other communities throughout the state, and the MDCD serves as an example of how to get things done effectively and efficiently.

A three-member board governs the MDCD with each board member serving a four-year term and each board member able to serve multiple terms if reappointed by their respective entities. Dee Woodham, Chair, has represented the City of Montevallo since the MDCD inception. Reed Prince currently represents Shelby County and has done so since inception. Mary Ellen Heuton represents the University of Montevallo and replaced DeAnna Smith, who served as board member from 2012 to 2018. Mrs. Smith made outstanding contributions to the MDCD, for which our community is extremely grateful.

The MDCD is funded in a variety of ways. Each entity- the City of Montevallo, University of Montevallo, and Shelby County- can provide funding on an individual project basis. The MDCD's only continual source of funding comes from an appropriation of 90% of the City of Montevallo's 2011 1% sales tax. The MDCD has completed a number of critically important projects, each with differing levels of financial commitment from the three entities. The first project was the North Boundary Street Promenade, a storm-water management and sidewalk improvement project that links the University to Main Street to Orr Park. MDCD later purchased the old Alabama Power building on Main Street to bring the University and Main Street together in the center of our community. This project, known as "UMOM" (University of Montevallo on Main) shows the power and flexibility of the MDCD: the City, County and University own the building equally, but Shelby County and the University of Montevallo bore 100% of the renovation costs. UMOM was renovated for classrooms and office space, bringing university students downtown and encouraging them to spend money in local businesses. This project later added a public green space, Owl's Cove Park, for the entire community to enjoy. Other projects include the construction of a NCAA regulation softball stadium, a NCAA regulation track, field and lacrosse facility, and a vibrant restaurant on the promenade within a building owned by the MDCD. The MDCD additionally funded the City of Montevallo's portion of the current Main Street streetscape project, which allowed receipt of a federal grant through the Alabama

Department of Transportation that improved traffic flow, pedestrian traffic, parking, and aesthetics of traffic control features in downtown Montevallo. The largest expenditures from MDCD, in order of cost have been: paving throughout the City, City Hall and the North Boundary Street Promenade improvements. Further information and details are available on the City of Montevallo's website under the Departments tab and the Montevallo Development Cooperative District.

There has been over \$10 million invested to date in the City of Montevallo since the creation of the MDCD, with over half coming from the City. If the district is ever terminated or if any property owned by the MDCD were sold, all entities would receive a share of the proceeds based upon the contribution values of each entity.

Future potential projects include: Highway 25 crosswalk at Main Street and Lucky's, street paving phase II, Highway 10 crosswalk improvements (in conjunction with improvements on University land near Shelby St. and Middle St.), Center for the Performing Arts at the University in conjunction with a job certification program, wayfinding signage, Shoal Creek Park pedestrian bridge, and many other improvements to the assets and infrastructure in the City.

The MDCD meets on the fourth Monday of each month at 4:00 at the Parnell Memorial Library in the Parnell boardroom. All minutes are posted on the City's website. Our community is always welcome at our meetings and we are always looking for more volunteers to contribute to the improvement of and future investment in our City!