

**Midway Renaissance, Inc.**  
**Special Board Meeting**  
**Monday, May 12, 2008**

**Members Present:** Diana Queen, Sarah Rathbone, Dan Roller, Bart Shockley, Mary Thoreson, Pam Thomas, and Randy Thomas

**Members Absent:** Tom Bozarth, John McDaniel, Diana Ratliff, and Mary Seeger,

**Guests Present:** Roger Stapleton, Kentucky Main Street Program, Marcie Christensen, Francisco's Farm Event Coordinator

Randy called the meeting to order at 7:10 p.m. Randy introduced Roger Stapleton to the board. Randy informed the board that we need to decide by the end of this evening whether we will have an alternative proposal to make to the city with regard to the Main Street Manager position, and if so, what that proposal will be.

Randy told the board that the Midway City Council is currently considering a proposal to join with the City of Versailles, and Woodford County to hire a person who will report to the Chamber of Commerce, and that would fulfill the requirements for a Main Street Manager for both communities. Randy told the board that he talked to the Merchant's Association last week about this issue because they had a meeting scheduled. Randy said that it is his understanding that the mayors and the county judge met last week with Rob Rumpke with the Chamber of Commerce for the first time to work out the details of a proposed inter-local agreement. Randy reported that based on conversations with Mayor Bozarth, it is his impression that the inter-local agreement will address financial issues only, and not the details of job responsibilities, how time is spent and how the person will divide responsibilities between all the proposed and potential entities (City of Midway, City of Versailles, Woodford Fiscal Court, Woodford Chamber of Commerce, Midway Renaissance, Inc. and Vision Versailles). Randy reported that Mayor Bozarth told him that Renaissance will have a seat at the table in discussing duties and other issues, however the Renaissance Board will have no say in the final decision that is made about who to hire. Randy also reported that according to our by-laws, the board is supposed to hire and direct the Main Street Manager.

Roger Stapleton told the board that that there is currently no funding available at the state level for the Main Street program, and that there will be no funding for the Main Street program in the first year of the next biennium. Roger reported \$1.5 million in funding is proposed for the second year of the biennium. Roger said that Midway is certified until the end of this month (May 30, 2008) then our certification will be lost because the 6 month window to have a main street manager hired will have passed. Remaining certified would keep us in the funding loop if funding should become available between now and January. If Midway loses certification, we will be able to apply again in January. Roger noted that Versailles has one additional month to hire a main street manager as their manager did not leave until one month after the Midway manager left, however, Versailles did not submit a

qualifying application for certification so that program will not be certified in any event. Roger reported that he talked to Mayor Bozarth, and that he informed the Mayor that there is no funding for this year, so from that standpoint, Midway would not lose anything by not being certified, and that we could apply again to be certified in January. Randy asked if there are additional standards that we would need to fulfill if lose our certification this year but apply again next year, and Roger responded that there would be no additional as a result of our loss of certification this year.

Marcie asked what entity is actually “certified” – The city or the Renaissance program, Roger replied that the city is certified through the Renaissance program but that all funding must go through the city. Roger also noted that the funding mechanism may change with the new administration. The Midway Renaissance program is the entity that is certified. Working through that program, the city is eligible to receive funding and the city council must pass an ordinance that they will support the program and will manage the financial aspects of any funding received.

Marcie asked whether the appointment of an interim manager will save the certification until another more permanent arrangement is made. Roger said they would look at the situation, and if the person serves as a liaison between the program and the office that it could work. Roger discussed various training opportunities that are available through the year. He said that what they look at is whether there are individuals who step up and attend trainings, and whether the community is making a concerted effort to fill the position.

Marcie and Bart asked Roger whether he has any opinion about whether the position contemplated by the inter-local agreement will fulfill the requirements for the program. He said that it could. He noted that there are two programs that share a main street manager among three entities currently, and that one of the arrangements works and the other doesn't. He said that the state will require a separate application from both Midway and Versailles. The issue for Midway is whether Midway will benefit to the fullest extent by sharing a position in the manner proposed. Roger noted that there are really 6 parties that will have to work together in our situation - the three governmental entities, the two Renaissance boards, and the Chamber of Commerce. Randy noted that one of the questions that we have to ask the Midway City Council is how the Council can ensure that Midway will get 20 hours a week of the manager's time and how we can be sure that the person will be available to work with the Renaissance Board on projects and initiatives for Midway. Mary noted that the positive for the shared position is to bring the county together. Mary also noted that if we did decide to hire our own Main Street Manager, we would probably need to advertise it and that we should take the time to develop a comprehensive job description.

Sarah asked whether Versailles has an active Renaissance Board and the response was no. She asked whether there needed to be one big board to oversee the joint project and Roger responded that there would probably need to be some umbrella organization.

Mary asked what would happen if the city goes ahead with their plan and that Renaissance hires its own manager. Roger said that the Main Street program would work with both entities.

Randy said that he cannot really answer any questions about the proposal from the Chamber because he and we (the board) have not been included in any of the conversations up to this point. Randy reported that Rob Rumpke has been invited to attend our board meeting on May 27<sup>th</sup> and that Rob has indicated his intention to attend.

Randy said that one of his questions is whether the city or a combination of the cities and the county can start another organization and apply using that organization as Midway Renaissance, when a board already exists. Roger replied that they would seriously scrutinize such an effort and that one of the factors they would consider is longevity of the program and continuity of the board. Roger said that if there was an attempt to create a new board, then they (the state program) would call everyone in and discuss what was going on. Roger also noted that if the shared position becomes reality, there will be some accountability and monitoring of time spent in each community by the manager after the fact. Diana asked how else the state program holds the local programs accountable. Roger responded that they look at the minutes and other factors such as, do the board meetings have quorums? Are events taking place? Is Renaissance receiving recognition for participation in the events? Etc. Roger also reported that the state office will meet with the person who is hired to make sure that the person knows that they will have to work with the Midway Renaissance Board as well as the Versailles Board.

Bart asked what Roger's thoughts were if we let our certification lapse now but reapply in January and Roger said that as long as we attended trainings and continued to participate that they would continue to work with us whether or not we are certified. Marcie asked whether there is a requirement that there be a nonprofit in the mix and Roger said that it is not a requirement but it is their preference to have the board be a separate nonprofit.

Marcie and Bart asked whether there is any formal process that we have to follow to hire a person before the end of the month. Roger responded that there are no requirements for the program but that they would encourage advertisement of the position.

Marcie asked whether Roger has any recommendation about what would be better for the city of Midway regarding the different proposals. Roger said that his recommendation is that the program should continue, however that happens.

Diana asked what happens if there is no funding for the Main Street program going forward. Roger responded that they would attempt to leverage funds from other programs and that they would assist communities by advertising the availability of those funds and by assisting communities in applying for those programs, which is what they did before Renaissance funding became available.

Roger said that the state program supports our board and can offer us assistance and support. He advised us to keep communication open with the state office and that they will support us as long as we keep working with them, even if we lose our certification.

Randy thanked Roger for attending the board meeting and answering our questions. Roger then left.

The board discussed the importance of maintaining certification despite the lack of funding from the state program.

A motion was made by Dan and seconded by Bart that the board take whatever actions are required to maintain our certification. The board voted 5 to 1 to take the actions necessary to maintain certification.

A motion was made by Randy and seconded by Bart to amend the existing agreement between Renaissance and the Francisco's Farm event coordinator to include the duties of Main Street Manager for the interim period through June 30, 2008, so that the Midway will not lose its status as a certified city and so that the city will have time to pursue the proposed inter-local agreement or other options that the city may want to explore. The board approved the motion 6-0. In approving this motion, the Renaissance Board wanted to make it clear that it supports the City of Midway's efforts to determine the feasibility of a combined Tourism/Main Street Manager.

Pam made a motion, seconded by Randy, asking the board to approve a reallocation of previously approved funds for the bicycle safety/bike giveaway program to purchase of 2 bikes rather than to use the funds for subsidies for trainers. The board approved the motion unanimously. Pam also reported that Pedal the Planet has donated 4 helmets, and that Capital City Cycles and the Rathbone family have both donated bikes to support the bike safety efforts at the school.

Pam made a motion for the board to approve changing the registered agent and office for the corporation from the Mayor to the Secretary of the Renaissance Board. The Board unanimously approved the motion.

Mary made a motion and Randy seconded the motion for the board to authorize Mary to ask the Merchant's Association for \$900 that they currently have in a bank account to support the purchase of flowerpots and rain barrels for downtown Midway for the Renaissance program. The board approved the motion 6-0.

The meeting was adjourned at 9:20 p.m..