

# Musselshell Valley Development Cooperative

## Building Resilience through Cooperation

### MVDC Mission and Vision

To build the potential of the Musselshell Valley through community collaboration, investment and development.

Focus on residential, commercial, and shared spaces within Harlowton and surrounding communities.

### Community Revitalization

#### Goals

- Rehabilitate existing infrastructure
  - Housing
  - Commercial Spaces
  - Shared Community Spaces

#### Results

→ Offer more opportunity

- Rentals and Home Ownership
- More local businesses / services
- Think youth/family/senior activities

### Why?

- ❖ We all deeply CARE about THIS PLACE
- ❖ We have a collective interest to not just maintain THIS PLACE but provide opportunity for anyone who lives here to thrive here
- ❖ Cooperatively steering our communities FUTURE
- ❖ We care about the people who live in THIS PLACE
- ❖ What happens if we don't try?
- ❖ What is your why?

### What Is an Investment Cooperative?

#### The Cooperative Advantage

1. Member Ownership and Control
2. Shared Risks and Rewards
3. Economic Benefits
4. Stability and Longevity
5. Shared Services and Access
6. Social and Community Impact
7. Member Engagement and Education
8. Collaboration and Networking

### Member Ownership and Control

#### Common Stock – Voting Stock

- Low cost to encourage ALL to take ownership
- Covers basic operating expenses of cooperative
- Limited to Primary Residence within Wheatland, Meagher, Golden Valley and Musselshell Counties.
- No Vote if not actively living here

#### Preferred Stock – Investment Stock

- Covers project costs
  - Property purchases
  - Construction costs
- Different price levels: local and non-local
- Business Partners: local and non-local

#### **1 share = 1 vote**

Cooperatives are owned and governed by their members

Each member has equal decision-making power, regardless of their financial contribution

### Plan of Action

- Vacant spaces
- Limit displacement
- Quality Craftsmanship
- Action - Doing
- Leverage Community Investment and Involvement
- Local Community Partners
- REPEAT

### Co-Op PARTNERSHIPS

A for-profit Co-Op with non-profit partners:

**MCDC** – Montana Cooperative Development Center. Other development cooperatives in motion, but we may be the first of this kind.

### **Snowy Mountain Development Center**

Best in the state Economic Development Center and a resource for grants, collaboration, brownstone development.

# Musselshell Valley Development Cooperative

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### Trust Montana

- Owns Land, sells structure at affordable price
- Owners build equity with better lending options for future
- Buildings up owners as community members
- Provides maintenance and upkeep resources and support

### MSU Wheatland County Extension

- Vast resources and technical support

### Others

- City and County Leaders
- Local Families
- Local businesses
- Local non-profits
- YOU!

### Economic Benefits

- Shared ownership = Shared benefits
- More available living spaces = More long term employees
- More available business spaces = More local services
- More local businesses = More local spending
- More shared community spaces = Healthier community well-being
- Preferred stock investments roll from one project to the next. Profits from one projects sale will go toward the next project.
- In time, the MVDC may distribute profits to their members as decided by the board.
- Improving opportunity, safe housing, local services and community well-being will provide long-term economic growth

Cooperatives distribute profits to their members as decided by the board

Focus on providing goods and services to our members and the local economy

### Stock Options

- Common Stock - Voting stock limited to local residence
  - \$100 per person
  - Only 1 share per person
- Preferred Stock – Investment stock (non-voting)
  - \$250 (A) – Primary Resident (local individuals)
  - \$400 (B) – Non-primary Resident (non-local individuals)
  - \$500 (C) – Primary Business (local businesses)
  - \$2,000 (D) – Non-primary Business (primary location not local)

No limit on the number of Preferred Stock per person or business

### Contact Us

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