

Minutes
SKOWHEGAN ECONOMIC DEVELOPMENT CORPORATION
REGULAR/PLANNING MEETING
June 19, 2019
7:00 AM
Renaissance Center – Conference Room

Members Present:

Kurt Maynard, Chairman
Billy Finley, Vice-Chairman
Jason Gayne, Treasurer
Kristina Cannon
Matt Dubois
Reid Gibson

Members Absent:

Betty Austin
Sally Dwyer
Todd Smith

Others Present:

Dena Rich, Recording Secretary
Jeff Hewett, Director of Economic & Community Dev.

1. Call regular meeting to order.

Jason Gayne called meeting to order at 7:02 a.m., quorum was met.

2. Elect a Chairman; nominated Kurt Maynard.

Vote 5-0, election of Chairman went to Kurt Maynard.

3. Elect a Vice-Chairman; nominated Billy Finley.

Vote 6-0, election of Vice-Chairman went to Billy Finley.

4. Elect a Treasurer; nominated Jason Gayne.

Vote 5-0-1, Jason Gayne abstained, election of Treasurer went to Jason Gayne.

5. Approve the Skowhegan Economic Development Corporation minutes the “regular” meeting May 1, 2019.

Motion by Matt Dubois seconded by Reid Gibson to approve the minutes from the “regular” meeting May 1, 2019 as written. Vote 6-0, motion carried.

6. Approve the Skowhegan Economic Development Corporation financials from May.

Kurt Maynard asked why Genplex made such a big payment?

Dena Rich said it was two months' worth of lease payments.

Jeff Hewett let the Board know that within the next few months Northeast Doran will be paying off; we will be releasing that building to them. Jeff Hewett did let the Board know that he spoke with legal because the original owner Don Williams just recently passed away, his daughter has taken over and they had no issues to release the building once paid off to Northeast Doran; legal was ok with that and for them to continue making payments the same.

Kurt Maynard also asked why Amanda Clark was still on the financials?

Dena Rich said she will be on the financials until we receive the money from the kitchen equipment and the audit has been completed for that Fiscal Year. At this time the money for the freezer has not been received and the oven is still not sold.

Motion by Reid Gibson, seconded by Kurt Maynard to approve the financials from May. Vote 6-0, motion carried.

7. Old Business

a. Board Members to sign SEDC By-Laws.

SEDC Board Members present signed the By-Laws.

8. New Business

a. Discussion and decision on bids received for the repair work at Northgate.

Jeff Hewett let the Board know that the bids received were looking at all of the canopies on the east side of the building; reconstructing them by either reshingling or putting on metal so we don't have to paint them. The big canopy in front of Genplex needs a new roof completely put on it. The canopies on the west side of the building need to be reshingled and reflashed due to leakage into the building. We are putting in two cement pads for the trucks in the loading dock area. There is some clean up on the steps on the west side of the building. There is also cleanup of the gravel areas around the building. There will also be 180ft of the ridge cap on the roof will be replaced.

The low bidder did call yesterday and let us know that his sub-contractor looked at doing the cement, he suggested instead of just having the cement in the area for one set of rear tires to cover for both. Jeff Hewett said he was going to check with New Balance and see if that is a big issue for them. If this was a need it is going to be an additional \$3,000.00

Jeff Hewett let the Board know we received two bids:
Maine Energy Pros, Inc at \$27,250.00

Maine Highland Contracting at \$86,491.00

Jeff Hewett told the Board he is not sure why there is such a difference in the pricing. He did say when he was on the phone with the low bidder, he did double check with him that everything was on the list and covered.

Jason Gayne asked if we could also see what the difference would be to do all metal on the canopies?

Jeff Hewett said he wouldn't recommend doing metal on the west side of the building because the pitch of the main roof coming down and then hitting the canopies roof would cause a safety issue or damage.

The Board had a brief discussion about what would be the best way to handle the bids. After a discussion the Board asked if Jeff would get another estimate to make sure if the bids received are correct for the projects and email the information out to the Board.

9. Items by the Real Estate Sub-Committee Members.

Real Estate Sub-Committee Members have not had a meeting at this time.

10. Project Updates

Broadband, Comprehensive Plan, Electric Car Charging Stations, Marketing of Southgate, Run of River

Broadband- Jeff Hewett let the Board know that there is activity going on statewide with Broadband. There are also going to be literacy classes available to the public in the next couple of months.

Comprehensive Plan- Jeff Hewett said he talked with Joel Greenwood and was told that there will be more work starting beginning of next year for the comprehensive plan.

Electric Car Charging Stations- Jeff Hewett let the Board know that the bids will be opened today at 1:00 p.m. We have been talking with Charge Point and Revision. We are looking at putting in either two single charging units or two dual units on the west side of the Chamber Building. The grant application will be going in to Efficiency Maine for up to \$10,000.00 to help install the units. There are Tesla ones at Hannaford along with Charge Points units in their parking lot as well.

Marketing of Southgate- Jeff Hewett let the Board know that the Davis Family called him and asked about getting a sign put up at Southgate. The covenant for the park states that they can have a sign for their business put up with ours. We currently do not have a sign. The Board agreed to have ideas for a sign with estimates brought back to the next meeting.

Run of River- Kristina Cannon let the Board know that in the last month they have raised \$34,000; \$24,000 grant from the Maine outdoor Heritage Fund and \$10,000 from the Davis Conservation Fund. These funds will go towards permitting. There are still other grants out pending at this time. There have been two Run of River Ambassador Group Meeting one in January and one in May.

11. Items by the Members

Jason Gayne let the Board know there will a Business After Hours for Whittemore Real Estate tonight for their 50th Anniversary.

Jason Gayne let the Board know that SAD 54 got the 21st Century Grant; this is after school program for k to 8th grade students. They have tentatively hired a new director; it will go on the agenda Thursday night for approval. July 1st programming will start during this summer. The program is for the next five years and it is more community based.

Kristina Cannon let the Board know that there are five days a week of free outdoor programming that started in the beginning of June. There are three AmeriCorp Members who are running this programming. There are activities such as meditation inn the park, tonight is a trail run. The information on this programming is on the Main Street Skowhegan website under the calendar.

12. Economic & Community Development Office Items

Jeff Hewett let the Board know we received an email from Todd Smith for an offer on the oven of \$400.00 if no one else had any interest.

Motion by Matt Dubois, seconded by Kurt Maynard to accept Todd Smith's offer of \$400.00 for the Conventional Oven. Vote 6-0, motion carried.

Motion to adjourn by Matt Dubois and seconded by Kurt Maynard.