

Minutes
SKOWHEGAN ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
August 5, 2020
8:00 AM
Zoom Online Meeting

Members Present:

Billy Finley, Chairman
Matt Dubois, Vice-Chairman
Jason Gayne, Treasurer
Kristina Cannon
Cole Clement
Reid Gibson
Todd Smith

Members Absent:

Betty Austin

Others Present:

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

1. Call regular meeting to order.

Billy Finley called the meeting to order at 8:10 a.m., quorum was met.

2. Approve the Skowhegan Economic Development Corporation minutes the “regular” meetings from July 1, 2020.

Motion by Reid Gibson, seconded by Matt Dubois to approve the minutes from the “regular” meeting July 1, 2020 as written. Vote 7-0, motion carried.

3. Approve the Skowhegan Economic Development Corporation financials from July.

Motion by Reid Gibson, seconded by Matt Dubois to approve the financials from July. Vote 7-0, motion carried.

4. Old Business

a. Discussion and decision on correcting late fees for RLF Loan with Amy Verville & Neil Swain D/B/A Horsin’ Around Daycare.

Motion by Matt Dubois, seconded by Todd Smith to correct the late fees for the RLF loan with Amy Verville & Neil Swain D/B/A Horsin’ around

Daycare as principal, interest and service fee payments per Ken Lexier. Vote 7-0, motion carried.

b. Discussion and decision on procedures for handling any future late payments with Amy Verville and Neil Swain on RLF Loan late payments.

The Board had a brief discussion and asked to have Jeff Hewett come back to the Board after talking with Ken Lexier the Boards attorney what legal standing we have if we proceed with foreclosure due to late payments.

Matt Dubois asked Jeff Hewett to also ask Ken if we call on the loan what it means for the other parties involved.

Jeff Hewett said he will contact Ken and bring this information back to Board at our next meeting.

Motion tabled till September 2, 2020 meeting.

c. Discussion and decision on procedure for handling disbursement payments with Amber's Project.

Jeff Hewett said the reason this is on the agenda is because he wanted to make sure which way the Board wanted to make payments to Amber directly or pay the vendors for Amber's Project at the KVI Lot.

Motion by Matt Dubois, seconded by Billy Finley to disburse payments to Amber or the entity formed for her project thru the account. Vote 7-0, motion carried.

d. Discussion and decision to award individual grants per the Grant Guidelines.

Motion by Jason Gayne, seconded by Reid Gibson to award the individual grants per the Grant Guidelines. Vote 7-0, motion carried.

The Board agreed to hold a ceremony with the Grantees on August 13, 2020 at 7:30 a.m. at Coburn Park pending permission from Davida Barter.

e. Discussion and decision to allow Billy Finley as Chairman of the SEDC Board to sign all documents pertaining to the sale of the KVI lot.

Motion by Matt Dubois, seconded by Jason Gayne to allow Billy Finley as Chairman of the SEDC Board to sign all documents pertaining to the sale of the KVI. Vote 7-0, motion carried.

5. New Business

- a. **Discussion and decision to make recommendation to the Selectmen to discharge the Mortgage deed and Release Lien Holder on titled vehicle for Marc & Angel Paradis pending RLF loan payoff.**

Motion by Matt Dubois, seconded by Reid Gibson to make recommendation to the Selectmen to discharge the Mortgage Deed and Release of Lien Holder on titled vehicle for Marc & Angel Paradis pending RLF loan payoff. Vote 7-0, motion carried.

- b. **Discussion and decision to allow Billy Finley to sign Mortgage Discharge and Release of Lien Holder on all titles for Marc & Angel Paradis pending RLF loan payoff.**

Motion by Reid Gibson, seconded by Matt Smith to all Billy Finley as SEDC Chairman to sign the Mortgage Discharge and Release of Lien Holder on all titles for Marc & Angel Paradis pending RLF loan payoff. Vote 7-0, motion carried.

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

Matt Dubois let the Board know that the Sub-Committee will be calling a meeting shortly to discuss a potential new project. There is someone interested in a lot at Southgate with the option for us to build and lease to own.

Billy Finley asked about doing a press or celebration on the sale of the KVI Lot or are we waiting on Amber's go ahead to do that.

Jeff Hewett said we should be doing that but not sure on the timing and how Amber would like to handle it. Jeff Hewett said he will contact Amber and see when she would like to do that and get back to the Board.

7. Project Updates

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

Electric Car Charging Stations – Jeff Hewett let the Board know car charging base is in behind the Chamber. Quality Electric is running the wires and revision will install the unit which is waiting up to the Highway Garage.

Reid Gibson asked if it is Tesla or universal unit?

Jeff Hewett said it is universal through Chargepoint.

Marketing of Southgate – Matt Dubois asked where we are at with the Southgate Sign?

Jeff Hewett said he talked with Gary York last week and he said he was scheduling to bring his tractor in to do the boring to put the cement bases in for the pillars. Gary said it should be all in within two weeks, Jeff Hewett said he will check with Gary today.

Run of River – Kristina Cannon let the Board know contract for forwarding the permitting process has been signed. This is the first of several different phase that we are going to be going through. This one includes initial meetings to reengage the permitting agency in the project. The Architect is working on drawings of the adjustable surf wave feature that will be at the middle rapid in the gorge. The renderings are finalized and are getting ready to roll out the renderings video which will be getting launched on Facebook soon. Kristina said she has done a lot of updating on the website and put in a big grant request. Last weekend they had a support panel meeting where 25 people attended.

8. Items by the Members

Matt Dubois said he has potential new Board Member Stephen Gray from Skowhegan Savings Bank who is a community lender at the bank.

Motion by Billy Finley, seconded by Jason Gayne to make recommendation to the Selectmen to appoint Stephen Gray as SEDC Board Member. Vote 7-0, motion carried.

Jason Gayne let the Board know if anyone needs any COVID Resources let him know. Also Tuesday, August 18th at 5:30 p.m. the Town is having a Public Hearing on a couple of Ordinances. One that needs to be closely looked at is the Needle Exchange Program and the Needle Disposal Ordinance.

9. Economic & Community Development Office Items

Jeff Hewett let the Board know that we did get a new program approved through the Selectmen a Town Façade Grant Program that will be coming out in the next week or two. The Façade Committee will be meeting this Thursday to finalize the guidelines. The program is based off the CDBG Façade program but we will be able to loosen certain aspects of the program. There is still the same match requires we just will not be sending the information to Historical Preservation and do not have to follow Davis Bacon Federal Labor laws. By next meeting should have Guidelines and Application available and potential applicants from the State funded program who may still be interested in applying.

Jeff Hewett let the Board know in the next couple of weeks should have the Energy Project wrapped up.

Motion by Reid Gibson, seconded by Todd Smith to adjourn at 9:12 a.m. Vote 7-0, motion carried.