

Minutes
SKOWHEGAN ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
September 4, 2019
7:00 AM
Renaissance Center – Conference Room

Members Present:

Kurt Maynard, Chairman
Jason Gayne, Treasurer
Betty Austin
Kristina Cannon
Matt Dubois
Sally Dwyer
Reid Gibson

Members Absent:

Billy Finley, Vice-Chairman
Todd Smith

Others Present:

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

1. Call regular meeting to order.

Kurt Maynard called the meeting to order at 7:04 a.m., quorum was met.

2. Approve the Skowhegan Economic Development Corporation minutes the “regular” meeting August 7, 2019.

Motion by Matt Dubois seconded by Betty Austin to approve the minutes from the “regular” meeting August 7, 2019 as written. Vote 7-0, motion carried.

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

Motion by Matt Dubois, seconded by Sally Dwyer to approve the financials from August. Vote 7-0, motion carried.

4. Old Business

a. Discussion and decision on Southgate Sign quotes.

Jeff Hewett passed around two options that were put in the agenda package for the Board to look over.

Dena Rich let the Board know that Leighton Signs contacted the office late Friday to say that they would not be putting in a proposal due to not feeling

comfortable using someone else's design graphics. Also, Signworks again said they would not install the posts for the sign they submitted for proposal.

Motion by Kurt Maynard, seconded by Betty Austin to go with York Signs option Sign #2 for \$8,500.00. Vote 0-7, motion not carried.

The Board did ask to go back to Gary and ask to have the lettering on Sign #3 put on Sign #2. But to also get a quote for granite post pillars instead of granite blocks. Will come back with more information at next meeting.

b. Discussion on Loan Late Fees.

Kurt Maynard said we discussed this at our last meeting.

Jeff Hewett said we did but the reason he placed this on the agenda is because he spoke with the Towns Attorney Ken Lexier about the paperwork for Amy Verville Horsin' Around Daycare. Their office is the one who created the paperwork but there was no late fee stated in the documents. We checked all the rest of the loans and the ones we did in house have the late fees, but the ones we did outside the office have no late fees in the loan documents.

Jeff Hewett did say that Ken Lexier said we can still follow the same procedures we are doing but we are not able to really enforce it comes down to it.

Sally Dwyer asked that future ones will address the late fees in the documents?

Jeff Hewett said going forward yes and we will double check the documents as well.

Reid Gibson asked how many on the loans do not have this information in their documents?

Jeff Hewett said that there are four that do not state about the late fees. Of the four the only one we have issues is Horsin' Around Daycare.

c. Northgate project update. (Item not on original agenda)

Jeff Hewett let the Board know that Maine Energy Pros have ripped off the old shingles, they have found more damage underneath. The flashing was not doing what it should have been doing. This is something that couldn't be seen upfront. Jeff Hewett said he will be coming back to the Board with more information.

5. New Business

No New Business was discussed at this meeting.

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

a. Discussion on future development for the KVI Lot.

Matt Dubois let the Board know that the Committee met a couple of times in August. The Committee said they had discussed the lack of offers on the lot and the potential for SEDC to build a mixed- used building on the lot.

Matt Dubois said some of the ideas the committee discussed for a mixed-use building would be:

- Subterranean parking
- First floor retail
- Second floor offices
- Third / possible fourth floors housing
- Building to be a model to the community for Energy Efficiency- geo thermal and solar included in the build
- Make a contest for engineers to come up with a concept for the building
- Roughly 6000 sq ft for each floor

Matt Dubois said some of the reasons for going down this road for the lot are:

- Bigelow Brewing Co is closing soon on the Solon Manufacturing Building.
- Housing shortage – people who work at the Mill or Hospital in Town are living in surrounding Towns.
- Shortage of office and retail space

Matt Dubois said Bill Finley was supposed to come today with numbers on the return and few other things. Bill Finley was not at the meeting today.

Reid Gibson said this could potentially be the flagship building of the Downtown.

Kristina Cannon said that maybe if we are to lead by example maybe other business owners would start fixing up their buildings and considering second floor renovations.

Matt Dubois said Jeff checked with the Planning Board and we would need 1 ½ parking spaces per residential housing.

Jason Gayne said so this is going toward the concept of the Hathaway Building in Waterville.

Kristina Cannon said yes just on a smaller scale.

Reid Gibson also said that we as a Board would have control of what is being placed on the property.

Kristina Cannon said this is a good opportunity to engage the community too.

Kurt Maynard asked that grants were brought up, who would write these grants, would it fall on Jeff?

Jeff Hewett said he thought it would be a mixture, we could apply for some possibly work with the Town to apply for some.

Matt Dubois also suggested approaching some of the foundation groups in Town such as Skowhegan Savings Bank, Bangor Savings Bank and Franklin Savings Bank.

Matt Dubois said that the committee was just looking for the Boards approval to move forward with the project by doing more research and coming up with a concept design.

Kurt Maynard asked at what point do we need to let the Selectmen now what we are doing?

Jeff Hewett said the Board can go as far as they want to with this project. It only becomes an issue with the Selectmen if we are asking them to support it or to help put financial money into it. The other side of it we need to be responsible enough to realize that whatever liabilities we create ultimately can fall back onto the Selectmen.

The Board discussed what would be next steps such as coming up with a concept idea, getting numbers and going to the Planning Board.

Reid Gibson left at 7:49 a.m.

Jeff Hewett asked the Board if a member would be able to attend the Staff Review Meeting on Monday at 2:00 p.m.

Kurt Maynard said he could attend, then Jason Gayne offered to sit in at the meeting.

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 the grant we are

working on has some follow up paperwork that is going in today. Jeff hopes by the end of the month we will have answers if we receive the funding or not. Hannaford has started their project for their electrical charging units.

Run of River- Kristina Cannon let the Board know it took two days to actually get the final data. This was done by using Mary's big kayak and making runs from the walking bridge down past the Sewer Treatment Plant with the data box in the kayak. Kristina Cannon said now they are just waiting on Steve Gould to take some data points.

Kristina Cannon said she was going to talk with McLaughlin Whitewater about her trip out west to see a couple of surf waves and what that might mean for moving forward for Skowhegan and what it might look like.

Broadband- Jason Gayne asked Jeff if he had heard anything on Redzone Wireless in the area? Jeff Hewett said they say their coming.

Jason Gayne said they just launched in Fort Kent. He said he heard that they would be done in Skowhegan in the next couple of weeks.

Jeff Hewett said he has seen nothing from them, but he will double check if any permits have gone through the Code Enforcement office.

8. Items by the Members

Matt Dubois said the new led street lights around Town look great.

Jeff Hewett said they are about 80% done, they will be back next week to finish up.

Kristina Cannon let the Board know that there was 1,300 + people at Brewfest. They sold out almost in advance there was only like 100 tickets available to sell at the door. 20% of the presale tickets were from out of state.

Matt Dubois said the line for Brewfest stretched from the Commercial Street side of Whittemores all the way down to the Park by the Renaissance Center parking lot.

Jason Gayne said the Second Bridge Public Hearing is next Tuesday night.

Jason Gayne said that the Information Center should be starting remodeling next week; should be about a week and a half for the outside.

9. Economic & Community Development Office Items

Jeff Hewett and Dena Rich had no other items that were not discussed during meeting.

Meeting adjourned at 8:00 a.m.