

Minutes
SKOWHEGAN ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
September 14, 2016
7:00 AM
Renaissance Center – Conference Room

Members Present:

Jason Gayne, Chairman
Kurt Maynard, Vice Chairman
Todd Smith, Treasurer
Betty Austin
Matt Dubois
Reid Gibson
Doreen Poulin

Members Absent:

Bill Finley
Kristina Cannon
Sally Dwyer

Others Present:

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

1. Call regular meeting to order.

Jason Gayne called the meeting to order at 7:03 a.m., quorum was met.

2. Approve the Skowhegan Economic Development Corporation minutes the “regular” meeting August 10, 2016.

Motion by Todd Smith, seconded by Matt Dubois to approve the minutes from the “regular” meeting August 10, 2016 with correcting the spelling error in Billy Finley name. Vote 6-0, motion carried.

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

Motion by Todd Smith, seconded by Kurt Maynard to approve the financials from August. Vote 7-0, motion carried.

4. Old Business

a. Update on the Broadband Planning Grant.

Jeff Hewett let the Board know that there is a Broadband meeting for the Southern Somerset Broadband Committee will be at the Madison Town Office September 21, 2016 at 5:30 pm. Most of the infrastructure has been done for each Town, working now to make sure that each Town has the correct information. This information includes land

elevations, resident addresses, business addresses, and current providers' connections through each of the Town's.

There will also be a meeting with the Planning Grant Committee and the Providers on September 15, 2016 to work out issues on the maps for the Town's.

b. Update on Southgate.

Jeff Hewett let the Board know that all the paperwork has been sent to the Lawyers. There is a tentative scheduled closing for September 30, 2016. A Partial Release of Deed was approved at the September 13, 2016 Selectmen's Meeting. We have contacted Beeline and they have the equipment and will be ready in the spring when Civil Arms starts construction.

c. Update to Board on Renaissance Center elevator

Jeff Hewett let the Board know that we did have the Overspeed Valve removed from the elevator; this valve was for earthquake zones so the Elevator Company felt it was best for us and cheaper in the long run to remove the valve then to have the test done every five years.

5. New Business

a. Discussion on creating Energy Efficiency Incentive Program through the RLF funds.

Jeff Hewett passed out an informational flyer with some ideas for the Energy Efficiency Incentive Program. Jeff Hewett said he is not looking to create a new loan program but use the RLF application guidelines and possibly have a shorter loan term.

The Board reviewed these ideas and guidelines for this program; and agreed that the applicant's need to show proof that they had gone through the Energy Efficiency of Maine program and met all their requirements, before being able to apply for our program. Some ideas that Board members came up with to add to the list of energy efficiency projects such as Geothermal and Heat Pumps. The Board agreed to have a five year term on the loans; deciding the interest rate on a case by case application. The Board also agreed that if security is needed to use the property, available assets on the property to be used for the program. Jeff Hewett will bring back a revised flyer to the Board with the changes discussed today.

6. Member Topics

Broadband- No additional information other than what was already discussed.

Natural Gas- None at this time.

Acquisition/Development-Betty Austin let the Board know that the Skowhegan Village Plaza and Spring House Garden has a new owner; Dana Cassidy. He was invited to the Selectmen's coffee time before the Selectmen meeting last night. Dana Cassidy is very interested in doing more in the community; he is looking to also make a Museum with all kinds of old Fire Dept equipment and vehicles for a 9/11 Memorial in the plaza.

Marketing-Somerset Public Health, the Chamber, the Economic & Community Development office and Main Street have put together a Passport Book for Skowhegan. The booklet was developed to get more people out and use the trail systems and playgrounds in Skowhegan. There were 250 of booklets printed initially, there are very few left after being out for only three weeks. Jeff Hewett and Jason Gayne are looking for funding to have an additional 250 printed since they were such a great hit in the area. Jason Gayne let the Board know that to print the first 250 booklets it cost about \$400.00. Reid Gibson asked if a Skowhegan Business could sponsor the cost of reprinting and have the companies logo placed on the back cover? There is a contest running with the Passport Booklets' currently and it may take too long to get a business willing to fund this before the contest is over.

Motion by Kurt Maynard, seconded by Betty Austin to pay the cost of \$400.00 to reprinting an additional 250 passports for this fall, but to find other funding sources for future reprints. Vote 7-0, motion carried.

Run of River-Betty Austin let the Board know that the Concert Committee donated \$635.11 to the Run of River Project from this year's concerts in the park.

7. Items by the Members

Todd Smith said that at the last Planning Board meeting, Ned Goff had concerns about the High School moving into the old Variety Drug and having to install their own elevator because of a passageway issue with the adjoining building to the Renaissance Center. Ned Goff had stated he had been on the SEDC Board when the elevator was installed at the Renaissance Center and that that would never be an issue for a right of way for access to the upper floors in the Downtown buildings.

Jeff Hewett let the Board know that when Dick Sterns owned the building he was in full agreement of having the passageway thru to the other side. But nothing was actually written into the deeds. So when it changed hands to Karen Lewia there was no requirement on her part; but she has said to Jeff Hewett she is open to working with it. Jeff Hewett said he wasn't there when Travis Works spoke with Karen. But as far as he knew Travis had said there would be 100 students going through, that's different than some shoppers going through. Every time Jeff Hewett has talked with Karen about this topic she has not been against it but more how can we make this work. The problem is that the passageway through the facility goes through the middle of one unit in her

building. That one unit has three offices on one side and a conference room on the other side. Jeff Hewett believes there may be some middle road on this issue.

Matt Dubois asked is it up to our Board to continually maintain an elevator that may get extra wear and tear or extra use? Do we have a shared maintenance plan with the connecting buildings, not to profit by?

Jeff Hewett said at this point we do not. Jeff Hewett said that by the next meeting he will bring the Elevator Costs to the Board for further discussion.

Parking issues were brought up and discussed and the consensus was we need different ideas to make a better parking situation in the Downtown.

8. Economic & Community Development office Items

Jeff Hewett and Dena Rich did not have any further information for the Board other than the topics already discussed in the meeting.

Motion by Todd Smith, seconded by Kurt Maynard to adjourn.