

MINUTES
SKOWHEGAN ECONOMIC DEVELOPMENT CORPORATION
ANNUAL MEETING
Wednesday March 2, 2022
11:00 AM
Heritage House – Meeting Room

Members:

Billy Finley
Matt Dubois
Jason Gayne
Donna McGorty
Kristina Cannon
Cole Clement
Reid Gibson
Steve Gray
Steve Govoni

Others Present:

Jeff Hewett, Director of Econ. & Comm. Dev.
Renee Belliveau, Recording Secretary

Patric Moore-Main Street Skowhegan

1. Call regular meeting to order.

Billy Finley called the meeting to order at 11:16am.

2. Election of Officers

Billy motioned to elect Matt Dubois as Chairman of the board and himself as Vice Chairman of the board. Reid Gibson seconded. V 7-0, motion carried.

Kristina Cannon motioned to elect Reid Gibson as Treasurer of the board. Billy Finley seconded. V 7-0, motion carried.

3. Approve the Skowhegan Economic Development Corporation minutes from the February 2, 2022 meeting.

Matt Dubois motioned to approve the minutes from the February 2, 2022 meeting, including changes recommended by Donna McGorty. Kristina Cannon seconded. V 6-0, Steve Gray abstained, motion carried.

Steve Govoni joins the meeting at 11:22am.

4. Approve the Skowhegan Economic Development Corporation financials from February 2022.

Matt Dubois asked Jeff Hewett about the financials at Northgate regarding the garage door project. Jeff Hewett informed the board that there are still product and stock issues

and it's been hard to get project completed due to this. Steve Govoni said that he will try and get in touch with a contractor that he knows so that we can finish the project.

Donna McGorty asked about the Renaissance Center income not covering the expenses at the building. Jeff Hewett said we don't have enough room at the Renaissance Center to rent out for enough income to cover expenses there. There are public restrooms which were heavily desired in the downtown. Also, the building allows elevator access to the upstairs surrounding buildings and the expense of having an elevator is a lot.

Steve Govoni asked about the inflows for the Renaissance Center and noticed the retail space was not included in report. The retail space is occupied by Victory Cabinets and his payments are not made monthly, like agreed upon. Renee Belliveau will get report together to show payment history and how late he is with his payments and report back to the board.

Donna McGorty motioned, Reid Gibson seconded to approve the financials from February 2022. V 8-0, motion carried.

5. Old Business

Novel Energy easement offer:

Jeff Hewett contacted Rebecca Cayford for knowledge regarding easements. She has never seen anyone do an easement for a solar project. They usually have access to the road for a project. Jeff Hewett suggested to the board that we ask for a one-time fee of \$10,000 if Novel Energy decides to go through the buffer piece of land. If they decide to go through Civil Arms property, then we would charge them a one-time fee of \$5,000. Billy Finley suggested that we charge them \$2,500 per year for 10 years or for the life of their project. Steve Govoni said he preferred to charge a yearly rate as well. Steve Govoni motioned, Matt Dubois seconded, that we charge Novel Energy \$2,500 per year with a 5% increase every 5 years for the duration of the project. Also, to be able to tie into the CMP access line for commercial properties in the park. Kristina Cannon added that we should include in our proposal that SEDC is a non-profit organization and that we should share our mission statement with them about wanting to help with the development in the Skowhegan area. V 8-0, motion carried.

Jeff Hewett updated the board that he has gathered paperwork from the court to initiate small claims on the trophy shop loan and the daycare loan.

Matt Dubois asked Jeff if there was an update on the Land & Furrow's project. A grant has been submitted to Sewall and we would be the fiscal sponsor if the funds came through. The farmer's market would need to be relocated for the construction to start. Ken Lexier has been researching an easement on the property which allows the Strand Cinema to utilize space for parking. They are looking into removing the easement to not interfere with the new building project.

6. New Business

a. Review of Bylaws

The board decided to table this and put it back on next months meeting agenda.

b. Discussion and recommendation to Selectmen regarding request from Billie Clark on release of mortgage on North Avenue property.

Steve Govoni motioned, Matt Dubois seconded to release the collateral lien on the North Avenue property. V 7-0, Reid Gibson abstained.

c. Discussion of projects for this year.

Patric Moore brought up the topic of adding another elevator downtown on the opposite side of Water Street between the art co-op and the Friends of the Library. There is a huge expense for business owners to install the elevator itself, as well as, upgrading life and safety on the second floors of some of these old buildings. Jeff Hewett said there is a possibility of using TIF money towards grants to upgrade the water lines connecting to existing buildings to upgrade the fire suppression systems.

A discussion of two downtown properties, 33 Water Street and 165 Water Street, to look at finding ways to make improvements to the buildings.

Matt Dubois motioned, Kristina Cannon seconded, to continue the use of Brantner, Thibodeau & Associates as the auditing firm for SEDC. V 8-0, motion carried.

7. Committee Reports by Members

a. Broadband

b. Natural Gas

c. Acquisition/Development

d. Marketing

e. Skowhegan River Park

Kristina Cannon updated the board on the Susan Collins funds for the project. The funding has been pushed back again, so they are now just waiting.

f. Real Estate Sub-Committee

8. Items by the Members

9. Economic & Community Development Office Items

Meeting adjourned 12:51 pm.