

MINUTES
SKOWHEGAN ECONOMIC DEVELOPMENT CORPORATION
Regular Meeting
Wednesday April 6, 2022
9:00 AM
Municipal Building – Council Room

Members:

Matt Dubois
Billy Finley
Jason Gayne
Kristina Cannon
Reid Gibson
Steve Gray

Others Present:

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

Absent:

Donna McGorty
Steve Govoni
Cole Clement

1. Call regular meeting to order.

Matt Dubois called meeting to order at 9:09am.

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

Jason Gayne motioned, Billy Finley seconded to approve the minutes from the March 2, 2022 meeting. V 5-0, motion carried.

Kristina Cannon joined the meeting at 9:10am.

3. Approve the Skowhegan Economic Development Corporation financials from March 2022.

Jeff Hewett stated that Maine Cedar Hot Tubs and Gerald Thibault both had payments come in after the reports were printed. There was also an uncategorized amount on the SEDC income statement which was an error by Bangor Savings and has since been corrected. Reid Gibson asked about Miller's account and stated he assumed they would be getting a refund for overpayment. Jeff answered yes, there was a payment that wasn't entered correctly in front office and we owe them some money. Jeff also said that William Bickford has brought in a payment of \$2500.00, still not current, but has made a large payment. Lyon's Trophy Shop came in and is planning on paying us some money from a sale of property and we are still in the works of putting together paperwork for small claims court.

Billy Finley motioned, Jason Gayne seconded to accept the financials from March 2022. V 6-0, motion carried.

4. Old Business

a. Update board on Victory Cabinets

Jeff Hewett states they are current on rent and are still not open for normal business hours. He plans to still operate as so and Jeff said we could put in restrictions at the time of lease renewal.

Billy Finley asked if they are generating any revenue from having that storefront. Jeff Hewett said, the only thing he is aware of is that business for him is good. He also has another location in Farmington as well. Billy Finley said we should put feelers out for interest in storefront for new tenant for a 9-6 retail store. This way, if we don't renew his lease, we'll have a backup plan for another tenant.

Matt Dubois asked if there was an uptick in people wanting to start new businesses with spring coming. Jeff Hewett said it's the slowest he's ever seen. Warren's Office Supplies would like to find a space in town and the space that was shown to them wasn't what he was looking for. Now they are changing things up and want something out of town. Our Industrial Park space is too large for him and for us to split the space up again didn't make sense. Billy Finley asked how much space was left over. Jeff said it's about 14,500 sq. feet.

b. Discussion and decision on the door at Northgate Industrial Park. Estimate to be passed around at meeting.

Jeff Hewett updates the board about the door install at Northgate Industrial Park. The door has not yet been installed. Originally, the project was awarded to Prentiss Builders. Richard Prentiss has not been in touch so Jeff notified BNF, recommended by Steve Govoni. BNF came in and gave a quote of \$10,200.00 to do the project. With all of the price increases, it seems comparable to our original quote.

Reid Gibson motioned, Billy Finley seconded to accept the quote and move forward with BNF. Jeff Hewett wants a firm date of work to be completed by. V 6-0, motion carried.

c. Review of Bylaws

Jeff Hewett said it stated it take 5 members to make quorum, regardless of number of members. Billy Finley questioned whether they must be resident of Skowhegan or resident of zip code 04976. They must be employed by Skowhegan or reside in Skowhegan.

No changes required to be made, no vote to be made.

d. Discussion on Land and Furrow update.

Jeff Hewett said there didn't look to be any room for the second proposed building. Matt Dubois found on updated plans that phase one would be the commercial building and phase two would be the second building.

Jason Gayne asked where all of the parking spots would be for the proposed buildings. Jeff Hewett said it looks like there will be some parking issues with all of these plans. A study was done, stating there wouldn't be a need for a lot of parking. Changes through the planning board will need to take place possibly.

Adjustment on Old Business by Matt Dubois: Any update on the easement of Solar company at Southgate Industrial Park.

Jeff Hewett said he has not heard anything back from them at all.

5. New Business

a. Discussion on Fire sprinkler tax breaks.

Businesses needing to install sprinkler systems can write off 100%, this being the last year this will be made possible for. This is a good opportunity for any business needing to install one.

Adjustment to New Business by Matt Dubois:

Patric Moore, Jeff Hewett, Bryan Belliveau, Jason Frost and a few others are hosting a meeting on April 12th in the Council Room to have a discussion on ways to improve fire protection in the downtown buildings. There is a disruption to bring water into downtown buildings. The sidewalks really hinder this. On the southside of Water Street, they would need to come in from the backside. If anyone would like to join the discussion, they are welcome.

Adjustment to New Business: Kristina Cannon resigns from SEDC board and Patric Moore applies to take her spot.

Kristina Cannon stated that with more projects coming up and a lot more time being consumed by the Skowhegan River Park, she has a little too much on her plate to commit any time to the SEDC Board. Reid Gibson motioned, Jason Gayne seconded to accept Kristina's resignation. V 5-0, motion carried.

Reid Gibson motioned, Billy Finley seconded to recommend to the Select Board Patric Moore's application to the SEDC board. V 6-0, motion carried.

Jeff Hewett asks permission from the board to go back out to bid for landscaping and plowing for North and Southgate parks as well as the Renaissance Center. We are currently with Nickerson Yard Maintenance, but we have not gone back out to

bid in the last three years so it seems time to look for other offers. We had a couple of times where we needed to contact for service. Jason Gayne motioned, Billy Finley seconded that we go back out to bid for contracts and if Nickerson comes in with the lowest, it warrants a discussion of any issues we may have had with him. V 6-0, motion carried.

6. Committee Reports by Members

a. Broadband

Jeff Hewett said the County should be coming in with a proposal for Somerset, but he has not seen an agenda yet.

b. Natural Gas

N/A

c. Acquisition/Development

N/A

d. Marketing

N/A

e. Skowhegan River Park

Received 2 million dollars. Permits have not yet been submitted. Project should start about 8 months after permitted.

f. Real Estate Sub-Committee

N/A

7. Items by the Members

8. Economic & Community Development Office Items

Meeting adjourned at 9:57.