

**Minutes**  
**SKOWHEGAN ECONOMIC DEVELOPMENT CORPORATION**  
**Regular Meeting**  
**Wednesday May 4, 2022 9:00 AM**  
**Municipal Building – Council Room**

**Members:**

Reid Gibson  
Jason Gayne  
Donna McGorty  
Patric Moore  
Cole Clement  
Steve Gray  
Steve Govoni

**Absent:**

Billy Finley  
Matt Dubois

**Others Present:**

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

**1. Call regular meeting to order.**

Reid Gibson called the meeting to order at 9:01am.

**2. Approve the Skowhegan Economic Development Corporation minutes from the April 6, 2022 meeting.**

Jason Gayne motioned, Cole Clement seconded to approve the minutes from the April 6, 2022 meeting. V- 6/0, motion carried.

**3. Approve the Skowhegan Economic Development Corporation financials from April 2022.**

Jason Gayne motioned, Steve Govoni seconded to open discussion of the April 2022 financials.

Jason Gayne asked where we are with Lyons, Robbins and Verville's loans. Jeff Hewett said he has paperwork all filled out to serve for the small claims court filing of Showcase Trophies and Robbins Nest Daycare paperwork is in the works. Once completed, he will send off to be served. He is currently with Rick Lyons and Rick is selling his house and can pay off the loan. Jeff said he is not stalling on the paperwork due to this sale.

Amy Verville's late payments on the loan cannot be charged late fees. Steve Govoni asked if we could get payment history on the account. Jeff Hewett said he would get that together and send out to the board. Jason Gayne asked if we could re-do her contract and add in late fees, however, Donna McGorty and Jeff Hewett both said there isn't any way to force her into a new contract just to get late fees included.

Jason Gayne asked if William Bickford was current at the moment. Jeff Hewett said, he is not current. **V- 6/0, motion carried to approve financials.**

#### 4. Old Business

##### a. Update board on Victory Cabinets

Jeff Hewett said they have left the rented space at the Renaissance Center. We are awaiting the return of the keys and are going to do an inspection to see if the security deposit will be used for last month's rent or not. Reid Gibson asked if the space has been listed yet. Jeff Hewett said he has not listed it yet because he wasn't sure if the board wanted it to be used for a long-term tenant or a pop up. Reid Gibson said it didn't matter, anything but vacant.

##### b. Discussion on the door at Northgate Industrial Park.

Jeff Hewett spoke with Brian from BNF and the door that was ordered was 6 weeks out from the last meeting held by SEDC. Jeff reached out to him for an update to see where the door was and has not heard back yet.

##### c. Update board on Warren's Office Supplies

Jeff Hewett put Warren in contact with Tim Rines and he will be renting Tim's space on 42 Parlin St. for warehouse space. They closed the retail space on Water Street as they are only doing deliveries. Warren's is looking to sell their old space at 65 Water Street, which is not currently listed. It's assessed at \$139,900.00, but does not have a list price yet.

##### d. Discussion and decision on mowing bid(s) for Northgate and Southgate.

Jeff Hewett stated we only received one bid, Nickerson Yard Maintenance. They did come in lower than last year's bid. Jason Gayne asked if Jeff Hewett had a sit-down conversation with him regarding some concerns we had throughout the past year. Jeff Hewett stated he had not done that yet as he didn't know who we were going with at that point, but he will if we go with Nickerson. The specs were sent out and they now know what's expected for work to be done.

Steve Govoni motioned to accept the three-year bid, with fuel costs and everything up; it's a good price. V 6/0, motion carried.

#### 5. New Business

##### a. Discussion and decision on request from Genplex.

Duane from Genplex has put in a request for permission to install heat pumps in the rented space at Northgate and for SEDC to split the out-of-pocket cost with him. Donna McGorty asked if this project would be strong enough to fulfill the space down the road to be rented to a technological company if Genplex happened to leave. Reid Gibson suggested if his lease was redone for a 10-year lease, it would be more reasonable for SEDC to split the cost with him. Jeff Hewett said at this point, it doesn't look like Genplex is leaving since he's been there since 2004 or so and it would be a huge expense for him to leave the space. Reid Gibson asked if we could get the specifications on the unit first and possibly roping in Maine Cedar Hot Tubs to see if they are interested in this as well. Jeff Hewett will speak with Duane and see if he's interested in a longer lease and will also get the specs to the board. Jeff Hewett asked if we need to have another meeting to vote on this or will we be able to do an email poll. Reid Gibson also suggested that we speak with the company that will be installing it.

Steve Govoni updated the board of Suzi Nguyen from Suzi's Nails. Her son Richard asked for help to make connections with people looking for retail space.

## **Committee Reports by Members**

### **a. Broadband**

Jeff had a meeting with some people on broadband companies, looking to see if they can work with Skowhegan. There is another meeting next week. They are trying to see if there is any way outside of the county that something can be done to expand broadband. Every company is trying to jump on the bandwagon since there is a lot of money being pushed out there. There is a lot of misinformation as well. There was a recent newspaper article that Consolidated Communications is expanding in central Maine, however, they are referring to Lewiston area. Many people are calling us to try and prepare for this expansion, but it's not our area unfortunately.

### **b. Natural Gas**

### **c. Acquisition/Development**

### **d. Marketing**

### **e. Skowhegan River Park**

They received the 2 million dollars and are currently working on the paperwork for that. The committee has gone to the Selectmen and they are trying to utilize the space behind Unwined to make pedestrian use with food trucks. Part of this project has been approved and is planned to be used until September 30<sup>th</sup>. Steve Govoni said they will be adding some large games out there as well as the food trucks. Unwined has also put in permits to expand their space to the outdoors.

### **f. Real Estate Sub-Committee**

## **6. Items by the Members**

Patric Moore updates the board with the opening of Skowhegan Center for Entrepreneurship. It was a big success. There has been a lot of interest. They had their first small business meet up and this will continue every first Tuesday of every month. It's a networking and mingling event and then a local business will present to speak about their story of entrepreneurship.

## **7. Economic & Community Development Office Items**

Jeff Hewett updates the board that our office received a check from Sewall Foundation for Amber Lambke's project. It has not yet been deposited as we are trying to get in touch with someone from the foundation to follow specific rules for this. Jeff Hewett reached out to Amber to let her know and she will get back in touch with us once she returns to town.

Steve Govoni asked if there were conditions for how her property should've been used when she purchased it from SEDC. He wanted to make sure about the storage containers that are on her property because that was one of the stipulations about the

use of the space. Jeff Hewett said the two containers that she has are on her previous owned lot and not the lot she purchased from SEDC.

Jeff Hewett updated the board that the Renaissance Center bathrooms have been vandalized yet again. He has a call out to a contractor to fix and replace the louvers on the bathroom doors that were destroyed. The police have been contacted and they are looking into it. The gates are going to be closed at 9pm.

**Meeting adjourned at 10:09 am.** Jason Gayne motioned, Steve Govoni seconded. V 6/0, motion carried.