

Town of Waldoboro
Economic Development Committee (EDC) Meeting Minutes
Municipal Building - 1600 Atlantic Highway
April 22, 2011 at 9:00 a.m.

1. **Call to Order** - This meeting was called to order by Misty Gorski. **Members present:** Planning & Development Director Misty Gorski, Jen Merritt, Bo Yerxa, George Seaver, Elaine Abel and John Lawrence. **Citizens Present:** Gordon Colby, John Higgins, & Rosanne Carey.
2. **Approve & Sign Minute-** On the motion of Merritt/Lawrence the Committee voted 4-0, to approve the minutes from March 11, 2011.
3. **Brief citizen comment (items not on agenda)-** Merritt updated the Committee on the CEDS process. CEDS is a comprehensive economic development strategy for our area organized through economic development districts working in conjunction with the federal government. Waldoboro is within the Midcoast Economic Development District which serves Knox County, Lincoln County and Sagadahoc County as well as the communities of Brunswick, Harpswell and a few communities in Waldo County. CEDS identifies capital expenditures and infrastructure projects that will increase economic development in the area.
4. **Downtown Master Plan Meeting with Consultants-** Denis Lachman, Regina Leonard, and Rodney Lynch were provided a presentation to the Economic Development Committee to discuss work accomplished on the downtown master plan to date, work that remains to be done, and planning for the first community forum.

Lachman discussed the inventories for the downtown that have been completed so far and also discussed the development evolution in the downtown area. He then went on to discuss in some detail the potential designation of the downtown area as a historic district and how the potential historic district boundary would fit in to the downtown master plan study boundary. Lachman further went on to discuss the historic district tax credit program and how property owners within a district can benefit when rehabbing their buildings.

Leonard discussed inventories of public infrastructure and shared information on streetscapes, signs, parking and circulation with the Committee. She further went on to discuss the goals and strategies related to this section of the master plan.

Lynch discussed the priorities for economic revitalization to be covered in the Plan. Of highest priority were use, space and rent inventories along with income surveys; developing economic development goals, strategies, timeframe, and funding for the downtown; developing a public/private funding and program and agency matrix that will benefit village property owners and businesses; and preparing documents for declaring the village a slum and blight area. Extended surveys of residential buildings, downtown marketing program and reuse evaluation for AD Gray, Osram Sylvania property and Button Factory were all prioritized as a lower need at this time.

The next portion of the meeting focused on preparing for the first community forum. This forum will be directed to downtown property owners, merchants and other downtown stakeholders.

Members from the Planning Board, Select Board, WBA, and local bankers will be personally invited also. The EDC will take care of refreshments, selecting a forum date/location, and outreach. Lachman, et al, will invite property owners from neighboring towns that have benefited from a downtown master plan and available funding programs. The EDC agreed this would be a valuable addition to the forum and feel the personal experience will help Waldoboro downtown property owners learn more about others experiences working with the available programs.

5. **Adjourn** – The Committee adjourned at approximately 11:00 AM.

Economic Development Committee:
Waldoboro, Maine

Misty Gorski, Planning & Development

Respectfully submitted,

William “Bo” Yerxa

Misty Gorski,
Planning & Development Director

Ted Wooster

George Seaver

Elaine Abel

Jen Merritt

John Lawrence