

## Waldoboro Economic Development Committee Meeting

February 16<sup>th</sup>, 2018

### Minutes by Max Johnstone

#### 1. Call to Order

Attending members at the beginning of the meeting: Jan Visser, Jen Merritt, Julie Keizer, John Lawrence, Bob Butler, Bill Najpauer, and Max Johnstone.

George Seaver and Seth Hall arrive later in the meeting.

#### 2. Minutes

The December and January meeting minutes were both approved unanimously.

#### 3. Chairman's Report (Jan Visser)

- a. Max needs to contact local artists to obtain feedback on the pamphlets. Max to re-send the pamphlet to all members with a deadline date of March 9<sup>th</sup> for any changes.
- b. CEDS projects were handed out in their updated format. Bill brought up that the CEDS meeting will be sometime in late March. This meeting would allow all Midcoast Economic Development District (MCEDD) municipalities to present their projects. Max Johnstone will present these projects for the town, but Bill asked for an EDC member to attend the meeting as well. The attending member should be aware that CEDS projects are not limited to one per municipality, and every project would be presented. The EDC then discussed each project.

- i. Business sewer expansion: Sewer ends at intersection of Routes 1 and 32, this would go along Depot Street and the railroad. Sewer would not be connected to many residential homes, which means we would not likely receive public support. Julie mentioned that the sewer going south of Route 32 would result in removal of septic tanks for residential homes along Medomak River, which would get support. John wants to use the sewer expansion as a conduit for the fiber network. EDA would fund the project, but lack of public support would be difficult for the town's matching contribution. Responding to Bob's question about how the town must match the contribution, Bill said any source is fine; one way would be to turn the business park into a TIF district to pay off a town bond.

- ii. Sewer expansion to Medomak Valley High School (MVHS): This would create a new road that would go over the sewer and be parallel to Route 1. No initial economic benefit, but the project could result in a municipally-owned business park.

(George Seaver arrives)

Because of George's involvement at the Waldoboro Business Park, we went back to the business sewer expansion for his advice. George said that it would be a plus, but only if he gets businesses that would need such rates of wastewater disposal. George said the current infrastructure there is adequate except for one potential client. George, as a citizen, would recommend the sewer expansion to

MVHS. The other issue for MVHS expansion is that the town does not own land in spots the sewer could potentially go through.

- iii. AD Gray College: Project is in early stage. This should not be about the location, but about the concept. Jen said she originally tried to have CMCC do a culinary school at AD Gray, but it did not go any further. Bob suggested using the Button Factory as a location. Bill said that the focus for this should be on classes taught rather than the property where it would be taught. The State of Maine would own the property that has the community college. John suggested using Lyman Morrison in Thomaston as a potential ally in attracting this facility because of Lyman's boat-building business and solar power conversion company.

(Seth Hall arrives)

Bill cited Kaplan University's purchase of a Staple's building in Augusta as an example of property not mattering when discussing location. Seth said that KVCC has shown desire to expand curriculum, but the State has stalled such action. Bill suggested finding any current ad hoc training programs in the area and connecting them.

- iv. Commercial/ Mixed-use activity connection: Money would initially be sent towards planning out the area. George mentioned that walking through town, and along the river, is a desirable trait in town.

Jan suggested staying with the four plans. **The EDC voted to sequence the projects as follows: 1. Community College. 2. Commercial/ Mixed-use activity connection. 3. MVHS sewer expansion. 4. Business Park sewer expansion.**

Bill said that the next step is to wait for the March meeting.

4. Communication Technology Committee (John Lawrence)

End of two-week interval with LCI to get statement on grant. Regarding that, Julie received a message from LCI that they are beginning the Manktown expansion. Notices for residents will be sent out from Communication Technology Committee (CTC) to get them connected to the fiber. CTC is working on getting Spectrum to get connected spots without coverage. John asked for the town to sponsor having a newspaper article on our current franchise agreement with the cable provider, which would get nearby communities' attention. Seth suggested a new franchise agreement. John replied that the signed franchise agreement would be the only accepted one. Julie has been trying to have the Mark Vannoy (PUC Chairman) attend these meetings but has not been answered.

5. Renewable Energy Subcommittee Update (Seth Hall)

Received call from Chuck Piper at Sundog. Still unable to finish the installation because of Central Maine Power (CMP). Julie said that we may be getting negative actions when we criticize groups we are working with. Seth mentioned that many customers were frustrated last year about CMP, and not Emera, about connecting solar panels. We are currently waiting for three transformers to be installed. Seth said the site may have already been inspected. Julie said the lobby will be reconfigured soon to allow the kiosk. LD 1444 is currently going through the State legislature, which would lift the cap of solar farms. This is likely to get overriding voting numbers in Congress.

6. Town Report (Julie Keizer)

Budget in the works. To be ready for vote in June. Jan asked if the pamphlet and booklet budget can be a hold over in the budget. Discretionary and LED streetlights to get in the budget. Town does not have a charter, which may form after the comprehensive plan is approved.

7. New Business

Fiber rate ordinance was reviewed and will be put before Select board. Seth mentioned that he was creating a co-workspace on the third floor of 251 Jefferson street, and would likely have the facility ready soon under the name BugTussel annex. Seth also said that a citizen's petition is in the process to have the Select board sell AD Gray to the Medomak Valley Community Foundation (MVCF) for a dollar. A citizen's petition requires 221 registered voter signatures before the April 13<sup>th</sup> deadline.

**ADJOURN**