

**FREEPORT ECONOMIC DEVELOPMENT CORPORATION**  
**BOARD OF DIRECTORS**  
**TUESDAY, September 15, 2020 7:30 AM**  
**Web Meeting via Zoom**  
**MINUTES**

**1. The meeting convened at 7:30 AM**

**In attendance:** Mary Davis, Dan Bacon, Candice Rinaldi, Ed Bradley, Jim Hendricks, Leanne Barschdorf-Nichols, Caleb Stephens, Mark Malone, David Lockman, Tawni Whitney

**Not attending:** Jim Cassida, Chip Gray, Peter Joseph

**Guests:** Kylie Mason, Kelly Edwards, Dan Piltch

**2. Introductory comments**

Mary thanked everyone for attending. She said that there were a number of good candidates for existing board vacancies, and she hoped to have nominations at the next meeting. Also, she and Tawni had been speaking with potential consultants for a downtown strategic vision/plan, and wanted to have a larger discussion about that, as well. For that reason, she suggested keeping the Sept. 29 meeting date on the calendar. The board agreed. She asked Kylie to introduce herself and asked the board members to do the same.

**3. Consent Agenda**

**a. Approval of Minutes of Board Meeting on June 30, 2020**

**b. Acceptance of Financial Report for Period ending August 31, 2020**

**c. Review of Fiscal Year 2020 Year-End Financial Report**

Keith mentioned that a \$5,000 contribution to the ACAF-Meetinghouse Arts fundraising effort was not reflected in the Year-End report, but assured the board that the contribution was made. Candice asked about the \$1500 reimbursement of legal fees, and Keith said that it was the initial application fee paid by LL Bean. The purpose of that fee is to reimburse town/FEDC expenses in exploring the TIF and CEA, and Peter Joseph had agreed to use the funds to reimburse FEDC legal fees. Leanne moved the consent agenda and Mark seconded. The vote was unanimous of all those present and voting.

**4. Executive Director's Report**

Keith mentioned the proposal being considered by the planning board to implement an overlay district at the Desert of Maine. Mary asked Keith to update the board on the Wolfe's Neck Center. Keith told the board that Dave Herring, WNC director, reached out and asked for letters of support for their application to the USDA for loan funds. He said that a draft version of the app had been attached for everyone's review. Ed Bradley updated the board on the ACAF-Meetinghouse Arts project, and invited the board to attend the lease-signing ceremony taking place later that day. Mary asked Dan Piltch to give an update on the COVID relief loan program. Dan gave a brief report: there are three loans awarded, and no new pending applications, but there is money still available and the town would like to see more applications. Mary asked Keith for an update on business activity and asked for an inventory of openings and closing for the Sept. 29 meeting.

**5. Strategic Agenda**

**a. Experiential/Coordinated Marketing**

**- Update on Traffic/Downtown Activity**

Mary spoke about Main Street, and the effort that FEDC had led to close Main Street to vehicular traffic. Following that period of road closures, FEDC wanted an update on how businesses felt they were faring. Keith had reached out to Kelly Edwards on this issue and Kelly prepared some slides with basic information on this question, but Kelly had to exit the meeting prior to the opportunity to present it. Keith went through the slides and gave some of the information he had collected. The board asked Keith to please invite Kelly to the Sept. 29 meeting to go through her presentation. Ed asked about strategic direction. Mary said that she and Tawni had met with a number of potential consultants to lead a strategic planning/direction process and develop a plan for downtown as part of the comprehensive planning process. She reminded the board that the council had allocated funds to this effort, and that councilors had been encouraging that this process move forward. Mary said that following some more meetings, she intended to come forward with more information and recommendations on Sept. 29.

## **b. Barriers to Development**

### **- Sewer District Update**

Keith said that Lee Arris would be recommending a flat budget with no increase to per-gallon user rates, as well as a 30% reduction to all connection/capacity fees as part of his proposed 2021 budget. Keith said that he had asked Lee whether it was appropriate for FEDC to advocate for this change with the sewer district trustees, but Lee had said that it was premature. At the September trustees meeting, he said he would be presenting this as part of a proposed budget, but did not anticipate any decision or vote on it until October, at the earliest. Keith asked Lee to please let him know if there was any greater role for FEDC to play.

### **c. Residential Development/Diversifying Uses**

Mary asked Keith and Leanne to update on residential development. Keith said that there is still interest in doing downtown residential development, but that they all require various zoning changes, especially in regard to density. Leanne added that properties are selling well above asking prices with multiple offers on all properties. She said that demand remains high. With that, Mary said that it was a good transition to the presentation from Kylie Mason.

## **6. Discussion on New Residential/Commercial Development Proposal**

Kylie Mason from Sebago Technics introduced a new proposal for residential development (and some commercial lots) between Desert Road and Old County Road. The proposal includes the creation of a transition zone, with new public roads that would have a complete streets/active living focus. She presented conceptual plans and discussed the phases of development. Caleb asked about density and lot sized. Kylie gave information about the various sizes of lots and the density/uses currently allowed in these districts. Mark asked if the commercial lots would be sold, or developed (build to suit) and leased? Kylie said the developers had no intention to do commercial development on these lots, themselves and would likely prefer to sell to end users. Mark asked about the current state of the transaction. David Lockman said that the P&S has been finalized but has not yet been signed. Kylie spoke to the public access connecting Desert Road and Old County Road, and their hope that the town would accept the road, as well as the opportunity to create parking to connect with a potential nearby trailhead. Ed asked whether or not an analysis had been done on the tax benefit to the town for this benefit. Kylie said that she would prepare more details on this in preparation for the discussion with the town. Keith said that the crux of the proposal was the request for the creation of a transitional zone, and the board should discuss this as a topic and whether or not we would support/advocate for transition zones here or in other parts of the town. Mary suggested that this discussion go to the residential committee, and that they should come back to the board with a recommendation on FEDC's role in supporting residential development.

## **7. Adjourn**

**The meeting adjourned at 9:20**