



# CITY OF GARDINER

## ECONOMIC DEVELOPMENT COMMITTEE

### Meeting Notes

December 11, 2009

Members present: Jason Simcock Geri Robbins-Doyle Kara Wilbur  
Kim Greenleaf

Members absent: Nelson Gosline Josh Whalen Chuck Morgan  
Randy Clark Rob Coffin

The meeting was called to order by Geri Robbins-Doyle. The members discussed membership and possible replacements for those no longer able to attend meetings. It was noted that former EDC member, Pat McKee, had retired and her replacement was interested in joining the Committee.

1. *Approval of minutes from previous meetings*

The minutes could not be moved on because there was not a quorum.

2. *Regular Review of RLF Accounts*

Jason gave an update on the RLF accounts. He noted that Cole Palmer has been working with Steve Chaisson of Sportsman's BARR to restructure the loan. Jason will email the group with recommendations.

Jason distributed a copy of the RLF Report and said that the dollar amount available to lend is actually closer to \$277,000 rather than \$514,185.

3. *Economic Development Director's Report*

Jason gave an overview of a project that he has been working on in response to an RFP that the State put out for a data center for the State Office of Technology Information. He noted that the information is confidential at this point. He went to a pre-bid meeting recently representing both the City and the Gardiner Board of Trade (GBOT). He said that this would be great for the GBOT and the City.

Jason has been working with engineers on a proposal. The equipment would generate a lot of heat and it requires a generator to enable the system to have continual power and a back-up system. They would need room for eight employees and the operation would be 24/7. He has suggested Lot 23 at the Libby Hill Business Park for the building. Its value is about \$99,000 and it has 3 phase power and all utilities available. Jason met with Fairpoint to look at the

possibility of fiber optic capabilities being extended down to that lot and also connecting to the loop system in the area to Augusta.

Jason plans to go to the City Council next week as they need to show a P&S with GBOT in the application. They would probably need a TIF to be competitive and also are looking at other programs to help with the loan. The bid application is due January 13, 2010.

The Hotel wrap-up report should be out this month. Following that they hope to solicit developers beginning in April.

Jason mentioned he has been working with a prospect for a libby hill lot sale.

Jason would like to apply for another CDBG grant for the Downtown. The City has two years left in its eligibility. Funding would be applied to put overhead utilities underground. The State has encouraged the City to apply both this year and next, if we are not funded in 2010. It is also possible to include grant funds for façade improvements. The City has a trail grant to extend the trail through the arcade parking lot along Cobbossee Stream and it includes getting rid of an existing electrical pole at the entrance to the trail. The City can use the trail grant as a match for this CDBG grant and vice versa.

Jason gave an overview of the marketing project with Perry and Banks. He said that they have a survey going out to gather information to help market both the Libby Hill Business Park and the Downtown. There is a marketing committee and Jason said that they would be happy to have others join. The City has invested millions in the Downtown and Libby Hill Business Park and needs to update their marketing efforts. They would like to eventually market Gardiner as part of a regional destination once they get Gardiner in order. They would encourage people to visit all of the towns along the Rail Trail and visit their downtowns while on the trail.

Geri asked about the façade grant for the Downtown that they had about five years ago. Jason said Gardiner Main Street handled that.

Jason noted that the City has applied for Certified Local Government status. There are only nine communities in the State who have it. It gives the City access to a number of grants for preservation as well as giving the Local Preservation Commission authority to designate historical properties and set standards. The State Preservation Commission has to spend ten percent of its monies on preservation.

4. *Other Business*  
None

5. *Schedule next meeting*  
Friday January 8, 2010 @ 8:30 AM

6. *Adjourn*  
Adjourned meeting.