

Windham Economic Development Corporation

Update to Town Council – August 26, 2014

Officers

Dustin Roma, President
Elizabeth Schidzig, Vice President
Terry Bishop, Treasurer
Thomas Bartell, Executive Director

Committee Chairs

Planning & Projects - Peter Anania
Business Growth & Prosperity – Tom Bartell
Review & Approval Process - Larry Eliason
Community Engagement – Steve McFarland

Council Appointed Directors

Larry Eliason (2 year term, 2/2015)
Dustin Roma (2 year term, 2/2015)
Vacant (2 year term, 2/2015)
Terry Bishop (2 year term, 2/2016)
Elizabeth Schidzig (2 year term, 2/2016)
Matt Noel, Councilor (1 year term 11/2014)
Roy Moore, Councilor (1 year term 11/2014)
Tony Plante, Town Manager (1 year term 11/2014)
Ben Smith, Town Planning Director (1 year term 11/2014)

Board Appointed Directors

Steve McFarland (Three year term- 7/2016)
Adam Jones (Three year term- 7/2017)
Peter Anania (Three year term- 7/2016)
Dan Hancock (Three year term- 7/2017)
Jeffrey Vermette (Three year term – 7/2017)

Planning & Projects Committee Charge: Objective 1 of the ED Strategic Plan

- ❖ Anglers Road Intersection Alignment
 - Completed boundary and topographic survey of intersection in November 2013
 - Traffic counts at intersection to be completed within the next week
 - Participated in drafting MPI Agreement with MDOT and negotiating terms of agreement
 - Held Stakeholder meeting with abutters in Spring 2014
 - Next Steps: Town and MDOT to duly execute MPI agreement; Retain consultant to design intersection and oversee construction, bid in Spring 2015 for Fall 2015 construction.
- ❖ Anglers Road Property
 - Sold 1.2-acre portion of property to Chaffin Pond Abode, LLC on June 9 for \$100,000
 - Met with other interested buyers of remaining property in July

- Developed Conceptual Business Park Plan to show development potential and plan for future lot sales (cumulative impact related to Subdivision and other Permitting Regulations)
- Plans to include property in proposed Gateway North TIF District
- ❖ Tax Increment Financing Opportunities
 - Gateway North TIF proposal – to be presented to Council this meeting (August 26)
 - Development of proposal to reform present TIF Districts
- ❖ Comprehensive Plan Review Committee
 - WEDC to be involved during certain topics related to economic development
- ❖ 21st Century Downtown – Implementation Phase
 - Submitted Grant Application to MDOT under PPI Program – application denied, but we are continuing dialogue to keep aware of other opportunities or to revisit this one.
 - Discussion on Sidewalks – prioritized phasing plan and Impact Fee Ordinance
 - Strong WEDC representation on Wastewater Management Planning Advisory Committee
 - Next Steps: Work with LUOC, Planning Department and Council on upcoming discussions to create new zoning standards in the plan area (mostly C-1 zoning)
- ❖ Shaws Plaza Road
 - Discussions with property owner to offer road for Town acceptance to facilitate implementation of 21st Century Downtown Plan objectives

Business Growth & Prosperity Committee Charge: Objectives 2 & 4 of the ED Strategic Plan

- ❖ Enterprise Development Zoning District
 - Continue to assist Staff and Council on zone text changes that would protect Town’s interests while permitting a potential development for an Automobile Auction Lot use
 - Proposal to revise other language in the ordinance ongoing
 - Met with Owner/developer of property to develop strategy to encourage growth in the Quarry Ridge Business Park
- ❖ Downtown Holiday Program
 - Work with Councilor Chapman to plan for and provide decorations in the downtown area during the 2014 holiday season.
 - Promote “buy local” campaign
- ❖ Agricultural Growth Initiative
 - USDA Local Foods Promotion Program Business Planning Grant was submitted as a joint effort with GPCOG to develop a plan for a food hub selling local products to institutions and corporate organizations. Decision on grant anticipated in September.
- ❖ Manufacturing & Industrial Growth Initiative
 - Developing application for EDA Local Technical Assistance Grant (rolling application) to create an implementation plan for growing and supporting the manufacturing and industrial sectors within the Town, and developing a plan for workforce development regionally.

Review & Approval Process Committee Charge: Objective 3 of the ED Strategic Plan

- ❖ Guide to Doing Business in Windham
 - Developed a draft plan in coordination with Planning Department
- ❖ Land Use Ordinance Interpretations

- Participated in Discussions around Rockery Construction
- Participated in Discussions around Automobile Storage Lots
- Participated in discussions around Traffic Impact Fees – worked with councilors to propose a “middle ground” as a fair compromise
- ❖ Land Use Ordinance Review
 - Developing a strategy to review existing ordinance and administrative procedures to classify them as either “meeting” or “exceeding” the requirements imposed on the Town by higher authorities. Those that are identified as “exceeding” will be presented to the council to be evaluated against the Town’s planned objectives. A focus will be on those areas where procedures or policies are a deterrent to economic development.
- ❖ Review of projects in approved Commercial Subdivisions
 - Advocating for appropriate policies to facilitate review of these projects

Community Engagement Committee Charge: Public Outreach and Workforce Development

- ❖ Workforce for the Future Initiative
 - Career Fair at Windham High School in November
 - Windham-Raymond Adult Education
- ❖ Advocating for business community
 - Aroma Joe’s Development
 - John Mann Property
 - Dance Makers
 - Copart
- ❖ Public Advertisement
 - Continue the “buy local” campaign
 - WGME 13 “find it here” campaign
 - Sebago Summit – upcoming October 14th
 - MEREDA Annual Forecasting Conference – upcoming January 22nd