

Windham Economic Development Corporation

Promoting Sound Economic Investment in Windham

Windham Economic Development Corporation

Board Meeting

Wednesday, April 4, 2018

6:00 pm

Location: Pat's Pizza, Windham, ME

Board Members:	<u>Present</u> Dustin Roma, President Larry Eliason, Vice-President Beth Schidzig Tony Plante Ben Smith Nick Kalogerakis Charlotte Mace Lisa Hughes	<u>Absent</u> Steve McFarland, Secretary Jeff Vermette, Treasurer Adam Jones John McGinnis Jarrod Maxfield
Executive Director:	Tom Bartell	
Staff:	Lisa Fisher	
Guests:	William Floyd, Genesis Community Loan Fund Mark Morrison, Financial Advisor and Windham resident	

Minutes

Secretary's Report – Dustin Roma

Tony Plante made a motion to approve the minutes as presented.

Seconded by Nick Kalogerakis.

Vote: All in favor.

Ben Smith was leaving town employment and would no longer be a WEDC Board member. Dustin thanked him for all of his help and dedication.

Treasurer's Report – Tom Bartell

The budget reflected expenses through February.

Mostly the budget reflected normal expenses. Some changes had been made to the 18/19 fiscal year budget.

- Miscellaneous expenses that were shown as Anglers Road assets were removed and the result reflected in retained earnings because the expenses had not really been assets.
- \$10,000.00 was allocated for Projects. This would provide for professional design services in creating a visual depiction of possibilities for the Anglers Road build-out; attorney fees; and signage for the Farmer's market.

Ben Smith made a motion to approve the budget as presented.

Windham Economic Development Corporation

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Thomas Bartell, Executive Director

Seconded by Larry Eliason.

Vote: All in favor.

Tony Plante made a motion to accept the Treasurer's Report.

Seconded by Ben Smith.

Vote: All in favor.

Executive Director's Report – Tom Bartell

William Floyd, Executive Director, Genesis Community Loan Fund was present and explained his organization:

- It is a community development financial institution that provides funding and technical assistance to affordable housing and community facilities, which are facilities that serve economically disadvantaged people.
- Their funding comes from banks, which invest in them for community action credits; the faith community; individuals, and foundations.
- They could finance TIFs and offer assistance with writing grants; low income tax credit applications; preservation in rural areas; and feasibility studies around rural housing.

Dates to Remember:

- May 16th - MEREDA Conference
- June – WEDC meeting
- September – Annual Meeting

Projects

- **Solar opportunity at the old town landfill** – An energy company could own solar panels in exchange for tax credits. After the tax credits were exhausted the town could buy the panels. An estimated 70 percent of the municipal town energy could be paid for by the panels.
- **21st Century Downtown Plan Ordinances**– A critical project that would allow residential projects in North Windham and a wider range of non-residential projects. Zoning changes were needed in order for the Plan to work. This project needs vocal WEDC support to the Town Council.
- **Wastewater** – The Committee had met to review the status of the analysis for the area near Donnabeth Lippman Park. The data said it was a viable site. They were working on the size of the area and cost. Next they would need a detailed financial analysis. They expected to present a plan to Town Council in May. Without wastewater and the ordinance amendments the Downtown plan wouldn't work.
- **Broadband** – The goal of the project was connection to the three-ring-binder, located in Standish. Cumberland County Government had expressed an interest in expanding the project throughout Cumberland County. Reports from the last three years work would be presented to the four communities, Windham, Standish, Raymond, and Gray. A summary would be provided to Town Council. This was a huge project with a vision of fiber to the premise.
- **Farmer's Market** – There was a potential location for it on Turning Leaf Drive. Baker Brook Farm Creamery owned the land and was interested in hosting the market. A meeting of interested farmers would be scheduled. Charlotte had been researching funding possibilities.
- **Community Kitchen** – The former South Windham Fire Station was being considered for use as a commercial kitchen. Beth was working on a floor plan of the conversion. A CDBG Planning Grant had been obtained which would fund work on the building design and preliminary cost estimates for feasibility.

- **Route 302 North/Enterprise Drive** - MDOT would be resurfacing Route 302. The town would be able to improve the shoulders and extend a turning lane to Mineral Springs Road. However, it was important to be ready with the required investment. A plan of improvement for the Enterprise Drive intersection should be ready. The intersection didn't warrant a signal under State standards. Maybe support for the project would result from advocating to local businesses.
- **South Windham Redevelopment** – A grant had been obtained to do some work to fix the sewer in Depot Street. There were plans for the commercial kitchen and to clean up the Keddy Mill Superfund site.

Larry Eliason made a motion to adjourn.

Seconded by Nick Kalogerakis

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Vote: All in favor.