

Economic & Community Development Committee Meeting
April 10, 2025
City Hall

Present: Melissa Lindley, Pat Hart, Carrie Arsenault, Debby Willis, Doug Baston, Jay Simanski, Tamara Whitmore, Shawn Dolley, City Manager Bob Peabody. Guest Michael Miclon.

Call to Order 5:36 pm

1. Review & Approve March Minutes at next meeting.
2. Credit Enhancement Agreements Update
 - a. Johnson Hall, Mike Miclon - Has a credit enhancement agreement existing.
 - i. This is the first year paying \$19,000 in taxes with anything above that going back to JH.
 - ii. This situation continues for an additional two years, for a total of three years in the agreement.
 - iii. JH had to form a management for profit entity to receive historic tax credit. There are no employees attached to the for profit entity, just the Johnson Hall non-profit.
 - iv. This fiscal year, JH has done 47 events - shows, movies, etc. They are still in the phase of needing to raise more money than they earn from ticket sales.
 1. Margins are slim because the costs of doing an event are high and they don't want to out price their tickets for the public.
 2. Space rentals may be another source of revenue for JH.
 - v. Wondering what the appetite of the committee and the City Council (community) to extend the credit enhancement agreement for 1-2 years.
 - vi. Melissa will work on a draft to extend the agreement...but will not bring it to Council until the fall.
 - b. Core Cutter -
 - i. Machine shop located in Farmingdale right now. Bought a lot in the Gardiner Industrial Park 3 years ago.
 - ii. Sell nationwide and some international.
 - iii. Want to double in size and buying additional machines, more employees.
 - iv. They will attend the May ECDC meeting to present.
3. Downtown/Maine Street updates
 - a. Meeting for downtown business owners and staff coming up in May.
 - i. Pat suggests we invite City Councilors and Department Heads to the meeting. Some business owners have asked for this.
 - ii. GMS has a \$5,000 grant from the Maine Office of Tourism to attract more tourists to town.
 - iii. Discussion about buildings that are for sale and/or pending in the downtown.

4. Economic Development Strategies
 - a. Need a focused, strategic approach.
 - b. Would probably need a consultant.
 - c. Potential funding from a TIF.
5. CDBG Grant \$300,000 for the Arcade Parking Lot - Gardiner is Approved! For Construction Whoo-hoo!
6. Adjourn at 6:55 pm

Next meeting: May 8, 2025