

Gardiner Economic & Community Development Committee Minutes  
Thursday, July 10, 2025  
5:30 pm City Hall

Present: Councilor Shawn Dolley, Chris Leake, Chair Debby Willis, Economic Development Director Melisaa Lindley, Doug Baston, Jay Simanski, Tamara Whitmore.

1. Meeting called to order at 5:30 pm
2. Review & Approve June minutes
  - a. Jay makes the motion to approve the minutes as presented. Shawn seconds the motion. The motion passes.
3. Credit Enhancement Updates
  - a. Core Cutter will be appearing to the City Council July 16, 2025 as a meet and greet.
  - b. Will be brought again to the Council for an actual vote at a following meeting.
4. New Housing Density Law: LD 1829 - An Act to Build Housing for Maine Families and Attract Workers to Maine Businesses by Amending the Laws Governing Housing Density
  - a. <https://www.mainelegislature.org/LawMakerWeb/summary.asp?ID=280098944>
  - b. Will require several land use code changes. ORC Committee will be working on this
5. Marketing
  - a. Ideas for self-guided tour experience with STQRY (see other examples at <https://stqry.app/>)
6. Grant Updates
  - a. EV Grant: hopefully Melissa will get some information from the City Council re: whether the City will invest the match and accept the tax credit to receive the \$60,000 grant funding
  - b. Wastewater Upgrades - Approved for \$1,000,000 grant from Northern Borders Regional Commission
  - c. Received Community Action Grant of \$75,000 to install Heat Pumps at the City Buildings - \$75,000, with no match required - through the Community Resilience Partnership.
    - i. New round of this grant is open
    - ii. There are 96 resiliency action options to choose from
    - iii. Application is due August 29, KVCOG can assist with application
7. Downtown/Main Street updates
  - a. New businesses
    - i. Kid's Consignment has new owner and is now Berry Cute Consignment, still dealing in children's apparel and items
    - ii. Blessed Island Antiques has new owner and now Moon Goddess Antiques & Boutique
  - b. Gardiner Main Street's Business Development Committee has been revived and held its first meeting.
    - i. Lots of discussion re: attracting new businesses to Gardiner

1. Need something to attract - is it a video, prospectus, etc.
- ii. GMS has ~ \$15,000 for business incentives
  1. Sign Grant
  2. Business Upscale Grant
  3. Professional Business Advice - specifically accounting, tax requirements, point of sale, etc.
8. Addressing commercial vacancies
9. Revisiting C-PACE <https://www efficiencymaine.com/c-pace/>
10. Meeting adjourned at 7:02 pm

Next Meeting: August 14, 2025