

City of Gardiner
Economic & Community Development Committee Meeting
January 8, 2026

Present: Melissa Lindley (City of Gardiner Economic Development Director), Mayor Pat Hart, Chair Debby Willis, Jay Simanski, Doug Baston, Tamara Whitmore, and Carrie Arsenault.

Guest: Brandon Bly - interested in development investment. Aligning the City's interests in what we are hoping to do. [%](tel:8605709161) (860) 570-9161

1. Review and Approve Minutes:
 - a. Minutes from November 13, 2025: Pat makes a motion to approve; Doug seconds. The motion passes.
 - b. Minutes from December 11, 2025: Doug makes a motion to approve with edit to add Debby as present; Pat seconds. The motion passes.
2. Grant/Project Updates:
 - a. EV Stations have been installed in December at the old Bailey Lot owned by Gardiner Main Street.
 - i. CMP turned on the site today, so the stations should be active and showing up on EV maps.
 - ii. Will see how the parking spaces are used. Non EV vehicles have been parking in the EV spaces since they installed in December.
 - b. Arcade Update Project
 - i. Putting together a small group to look at the concerns of the Arcade Parking lot redesign.
 - c. Brownfields Projects
 - i. Old Pool Hall
 1. Phase 2, on-site investigation later this month
 - a. Hazardous building material inventory
 - b. Some high level structural review
 - c. It does cover testing for mold from water damage which probably is present
 - ii. UConn program provides assistance on some of the Brownfield locations
 1. What are the underlying issues
 2. What does the community support?
 3. Reuse ideas and renderings
3. Downtown/Gardiner Main Street updates:
 - a. Buck's is doing well
 - b. Lisa's Legit is up for Small Business of the Year with Kennebec Valley Chamber's Kenney Awards
 - c. Jay feedback on the holiday events - Lisa's saw an uptick on sales when there were activities downtown. They were thrilled to have events every weekend during the holidays.

- d. Post Office is towing vehicles that are parked in their small parking lot and not Post Office business - even when the PO is not open.
- 4. Goals or objectives for 2026:
 - a. Tamara volunteers to work on a presentation on the consultants working on a downtown strategy project, along with examples of projects that they have worked on with other Main Streets
 - i. Suggestion to connect with potential property owners regarding buy-in
 - b. Arcade Parking Lot Design Finalization
 - i. Some issues have arisen regarding safety, etc with the proposed design.
 - ii. Small group is forming to work on those issues: Melissa, Al Godfrey, Janet Slade, Tamara Whitmore, John Cameron, Tim Cusick
- 5. Comprehensive Plan - the next meeting is focused on Economic Development - February 3rd 5:00 - 7:00 pm at the City Council room
 - a. GECD members are encouraged to attend
 - b. Melissa will share pre-meeting documents as appropriate
- 6. Saturday, January 10, 2025 is Monkitree (and Clare and Peter) day in Gardiner, to recognize their efforts
- 7. Adjourn: Doug makes the motion to adjourn, seconded by Pat. The motion passes and the meeting is adjourned at 6:36 pm.

Next meeting February 12, 2026