

Town of Camden
Community & Economic Development Advisory Committee Agenda (CEDAC)

Monday, May 9, 2011, 5:30 PM
Washington St. Conference Room

Meeting Attendees and Notes

Attendees

- CEDAC and Liaison: Peter Gross (Chair), Brian Hodges, Mike Tyler, Jim Fullilove, Martin Cates, Lowrie Sargent, Rick Bates, Ellis Cohn, Don Abbott, Kipp Wright, John Arnold
- Public: Pete Brown, Nancy Caudle-Johnson, Bob Gasset, Jim Heard

Notes

1. Minutes of 4/25/11 meetings were approved.
2. Review and Discussion of Tannery Informational Document - Brian presented a draft document explaining the process for achieving town approval of sale of Tannery property was passed out to the attendees. Since the Select Board is considering a change in process for dealing with the Tannery property, the CEDAC decided to delay consideration of this document until these changes have been addressed.
3. TIF discussion Credit Enhancement Agreement Policy – Brian distributed a summary of the TIF credit enhancement policies from several Maine towns. The CEDAC discussed the concept of a Credit Enhancement Policy and how to make it meaningful to developers. Brian will explore the use of a credit enhancement TIF policy in relationship to town government and a site specific credit enhancement TIF and report back to CEDAC.
4. Prioritizing TIF projects - As requested in the April 25 meeting Brian provided a listing of two possible near-term TIF projects: Downtown Plan and Marketing Materials/campaign. Both were extensively discussed by the CEDAC.

Downtown Plan: There are many documents bearing on the downtown but there is no plan focused on this area. Such a plan would be helpful in leveraging grant opportunities in the future. Brian will consider what the next steps and cost may be to hire a firm to complete the plan.

Marketing materials/campaign: There is a need for marketing for supporting existing events, encouraging additional events and focusing on business opportunities and quality of life. Brian will consider the next steps in finding professional to help to pull together a program that will work with other area marketing efforts.

5. Miscellaneous reports

- Brian is working with Justin Holmes on the area website. Kipp's layout has been passed to him and a meeting is scheduled for Friday, May 13
- The next joint meeting with REDAC and Rockport is Thursday, May 26, at 5:30PM at the Rockland City Hall.

6. Public Comment or Questions on Agenda items

- Bob requested that the CEDAC ensure that a meeting be held to consider what went wrong with the recent Tannery property marketing effort. Bob is concerned that if we do not learn from this failure to we may repeat the mistakes.
- Nancy criticized the CEDAC for failing to adequately vet the B.D'T Entertainment proposal for the Tannery site. She felt that the CEDAC should not have allowed the publicity "Free land for jobs in Camden" and should have seen that the sited land area was incorrect and too small for the proposed buildings. She also criticized the CEDAC for being unwilling to listen to her. As a public committee Nancy feels that CEDAC has the duty to listen to her and be more open to her comments.

7. There being no further business, the meeting adjourned at about 7:00 PM