

# Community & Economic Development Committee (CEDAC)

October 24, 2016

## Minutes

**Members Present:** John Arnold, Co-Chair, Paul Cavalli, Co-Chair, Martin Cates, Ellis Cohn, Steve Matteo, Tom Peaco, Meg Quijano, Jeff Senders

**Members Absent:** Robin McIntosh

**Select Board Liaison:** Marc Ratner

**Staff:** Pat Finnigan, Karen Brace

John Arnold called the meeting to order at 4:00 p.m.

### **Key Things Discussed:**

#### **1. Approval of Minutes**

#### **2. National Oz Museum – Paul Cavalli**

Paul Cavalli updated the group on his dialogue with Tom Wilhite and Willard Carroll, owners of the Oz Collection, regarding the potential of opening the National Oz Museum here in the midcoast. The group discussed possible locations:

- the building on Virginia Avenue belonging to Stuart and Tyler Smith;
- the current MET building when/if vacated by the middle school.

**Decision:** Members decided to take a stand to support the Oz Museum project and make a strong statement to the owners of the collection that they have the full backing of the Committee.

**Action:** *CEDAC endorses the creation of a National Oz Museum in Camden. It is an important project to pursue, as this museum would attract visitors to Camden and would bring cultural and educational enrichment to our communities. (Motion- Cavalli; 2<sup>nd</sup> – Cohn; unanimously approved.)*

#### **3. Middle School Building Project**

Ellis Cohn recapped the progress of the Middle School Building Committee and reviewed the 3 options: Patch, Renovate, or Build New. The School Board will be making a decision on the best option in November. The Committee expressed support for the third option of building a new middle school.

**Decision:**

CEDAC voted unanimously to endorse the option of constructing a new middle school. (Motion was made by Ellis Cohn and seconded by Meg Quijano).

**Action:** *To take the recommendation to the Select Board as a group once the Building Committee has reached a final decision on which option to recommend.*

#### **4. Economic Impact Studies**

Karen Brace along with Steve Matteo reported on the Opera House rates study group which will be working with Chuck Lawton of Planning Decisions on an economic impact study of the three major conferences. The study will show the benefits of the conferences to Camden and is being performed in an effort to establish a policy for reduced / subsidized rates for use of the Opera House for conferences that meet the economic impact thresholds.

#### **5. Discussion of major initiatives for CEDAC to lead**

At the September meeting, Martin Cates had proposed projects for CEDAC to lead that could make a significant impact on Camden. Suggested projects were:

- A. 162 Camden St (Ann Keefe property) – prime development land
- B. 121 Elm St (McDuck's/Richard Stearns) - a blighted area that could be prime development land)
- C. Knox Mill – Need to attract commercial uses on the first floor that will be useful to downtown activity; (parking and development)
- D. Public Landing
- E. Sagamore Farms land (Rte 1/Belfast Rd)
- F. Tannery site
- G. Need for incubator space
- H. Need for housing to meet various needs (workforce housing; young families starting out, people wishing to downsize

In addition to the topics above, two topics were added to the list:

- I. Parking - freeing up space at the public landing; exploring options slightly out of town; looking at providing shuttle service
- J. The location of the farmers' market and the benefits of having the market in the area of the downtown.

Martin Cates discussed CEDAC's role as an advocate for important projects for Camden, noting that CEDAC has the opportunity to push forward a number of projects that have not received adequate attention. Due to limited time, it was decided that the discussion of the major initiatives would be continued at the November meeting.

#### **6. Next Meeting: November 28, 2016**

The Committee set the agenda topics as:

- 1. Continue discussion of major initiatives for 2017
  - a. Look at potential budget implications
- 2. Determine next steps for the Oz Museum project
- 3. Set next steps with Middle School endorsement

**The meeting adjourned at 5:30 p.m.**

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**DECISIONS MADE:**

1. To endorse the creation of a National Oz Museum in Camden and to support the owners of the collection in this endeavor.
2. To recommend to the Select Board the option of building a new middle school.

**ACTIONS**

<b>WHAT</b>	<b>WHO</b>	<b>WHEN</b>
1. Convey to owners of the Oz Collection that CEDAC fully supports the creation of the National Oz Museum in Camden and will collaborate on moving the project forward. Sound out Tom Wilhite on what the next steps should be for CEDAC.	Paul Cavalli	
2. Middle School – take endorsement / recommendation to Select Board to support the option of building a new school.	CEDAC members	Schedule this for after Building Committee reaches its final decision on an option.
3. Major Initiatives	CEDAC members	Continue discussion at November meeting; prioritize; set work plan and timetables