



Town of Camden
Minutes of the Meeting of the
Community Economic Development Advisory Committee
February 24, 2014
5:00pm

PRESENT: Chairperson Deb Dodge, John Arnold, Pete Brown, Martin Cates, Ellis Cohn, Staci Coomer, Peter Gross, Robin McIntosh, Lowrie Sargent

ABSENT: Meg Quijano, Kipp Wright, Development Director Brian Hodges.

GUESTS: Meg Barclay, Historic Resources Committee

1. Call to Order

The meeting was called to order at 5:00pm.

2. Approval of Board Minutes

Pete Brown made a motion to approve the minutes of the January 27, 2014 meeting as presented. The motion was seconded by Peter Gross. It was unanimously approved.

3. Historic Resources Committee

Meg Barclay of the Historic Resources Committee updated CEDAC members on recent activities of her group. She said that the Committee is interested in exploring ways to work with CEDAC to foster the economic development potential of Camden's historic resources. Historic tourism is an example of this, she noted.

Barclay reported that her committee had recently had a presentation from Mike Skaling on managing change and ways to involve stakeholders in the process. She noted that Downtown Master Plan suggests that Camden expand on historic designations. Her committee had also been working on a zoning ordinance and would like input from citizens, she said.

The group discussed how these activities should also involve the Downtown Network Board.

Ellis Cohn made a motion to recommend that the Historic Resources continue its effort by going to the Downtown Network Board to involve them in their activities. Pete Brown seconded this motion and it was unanimously approved.

Lowrie Sargent suggested that a similar presentation by Mike Skaling on managing change would be beneficial for other Town groups.

4. Comprehensive Plan Chapters

The group decided that edits should be made independently outside of the meeting with suggestions emailed to Karen to collate. A deadline of March 10th was established for Chapters 3, 4 & 9. Chapter 11 would be saved for later.

5. Tax Increment Financing

Peter Gross discussed the upcoming public hearing on the TIF amendment and the Credit Enhancement Agreement. He urged CEDAC members to attend in order to support the effort to pass the TIF.

6. Tannery Update

John Arnold updated the group on next steps for the Tannery project. He proposed that future development should include both affordable and higher-end housing and should incorporate small commercial enterprises that fit the neighborhood. He suggested that it could provide housing for younger Camden workers as well as some jobs. Arnold noted that it would be important that the development blend in a beneficial way into the Riverwalk and the Millville community.

Reaching out to developers would be a next step, he said, along with ensuring that Town zoning and the Comp Plan would support this type of development. Arnold added that grants could be explored for the project in the near future.

7. Goals Update

a) Pete Brown reported on progress with moving the Downtown Master Plan forward. He said that he and Meg Quijano had been working on a timeline for the \$618,000 dollar project.

b) Peter Gross reported that he had been trying unsuccessfully to obtain a copy of the Opera House economic impact and needs analysis report.

c) Deb Dodge told the group about the Marketing Summit convened by Brian Hodges which had gathered representatives of groups that market Camden. She said participants were committed to working together to coordinate marketing strategies and develop consistent messaging.

Deb also spoke about parking behind the Knox Mill, saying we should make sure we publicize the availability of this all-day parking so we don't lose use of the lot.

8. Public Comment/questions on agenda items

Pete Brown urged the group to watch the TED video on tactical urbanism that had been emailed out.

9. Adjourn

Peter Gross made a motion to adjourn the meeting. Deb Dodge seconded this motion. The motion passed unanimously.

Next Meeting

The next CEDAC meeting will be held March 24th.

Respectfully submitted,

Karen Brace, Secretary