



**Town of Camden
Minutes of the Meeting of the
Community & Economic Development
Advisory Committee**

**July 28, 2014
4:30pm**

PRESENT: Chairperson Deb Dodge, John Arnold, Pete Brown, Martin Cates, Paul Cavelli, Ellis Cohn, Staci Coomer, Robin McIntosh, Lowrie Sargent, Jamie Weymouth, Development Director Brian Hodges.

GUESTS: Don White, Dennis McQuirk

ABSENT: Meg Quijano, Kipp Wright

1. Call to Order

The meeting was called to order at 4:30pm.

2. Approval of Board Minutes

Pete Brown made a motion to approve the minutes of the June 23rd meeting as presented. The motion was seconded by Ellis Cohn. It was unanimously approved.

3. Welcome new members and re-appointments

Paul Cavelli and Jamie Weymouth were welcomed.

4. Update on Overlay Zone

Lowrie gave an update on the Southern Gateway intersection where the Planning Board is recommending the creation of a new Business Opportunity Zone (BOZ). He said that the BOZ can be overlaid on existing zones and described the details that the zone would contain. The zone could be used for a variety of commercial uses, Lowrie explained, such as offices, light manufacturing and wholesaling. No fast-food restaurants would be allowed in the zone, he said.

5. CEDAC administrative business

a) Suggested edits to Directive

Members reviewed the CEDAC Directive and made changes.

b) Suggested Mission and Vision Statement

Robin McIntosh spoke about the draft Mission and Vision Statement. There was some debate on whether the mission should include the word "region" along with local community or not. The concept of strategic partners was also discussed.

Members agreed to include the word "region" in the mission statement. Additionally, it was decided that the items listed under vision would become goals, and members will contribute thoughts to build the vision statement. Don White suggested putting the two of the phrases at the top of the list of goals: #1 "To promote the Town of Camden as a destination for new businesses," and #2 "To strengthen existing business relationships."

c) Attendance Policy

The Planning Board's attendance policy was reviewed. John Arnold asked Brian Hodges to draft an attendance policy that would be appropriate for CEDAC.

6. **Review CEDAC Goals**

a) Demonstration Project – Pete Brown summarized the projects underway. He and Brian described the details of the new Harbor Walkway.

b) Opera House Study – Deb said there may be a draft of the study ready before the end of August.

c) Tannery – John discussed Article #10 saying that the legal opinion is that it may not be as confining as it had appeared. With the flexibility that is there, it would not be necessary to go back to voters to change Article #10, he said. A vote would only be needed if a developer did not want to keep the trees along the road, he explained.

The Brownfield regulations were discussed. Brian said that there may be funding to have an additional assessment done. The group talked about establishing a price for the property. Brian recommended keeping the old price of \$100,000. Paul and Jamie offered to join the Tannery Workgroup subcommittee.

d) Entrepreneurial space – what's next now that TIF has included using TIF revenues toward facilitating upper floor access / Outreach to local developers re: TIF Credit Enhancement Agreement. Brian said he was finishing a packet to go out to developers explaining TIFs & credit enhancement agreements and how they can enhance a development project.

e) There was no report on Upper Floor space in the downtown.

f) Marketing – Experience Camden

Deb said that the CDBG Marketing Committee is creating standards and guidelines for the use of the logo.

7. **Public Comment/questions on agenda items**

John Arnold brought up the fiber optic coming to Rockport and asked what Camden has. Robin asked to keep the major group events on the agenda and spoke about the idea of an economic impact study for different groups and events.

8. **Adjourn**

Next Meeting

The next CEDAC meeting will be held on August 25, 2014.

Respectfully submitted,

Karen Brace
Recording Secretary