

**Town of Camden
Community & Economic Development Advisory Committee**

Monday, July 22, 2013 at 5:30 PM
Washington St Conf Room, Camden Opera House

MINUTES

Attending: Peter Gross, Deb Dodge, Meg Quijano, Martin Cates, Lowrie Sargent,
Brian Hodges

Absent: Ellis Cohn, Kipp Wright, Pete Brown

1. *Approval of minutes from 06/17/2013 meeting* – approved
2. *CEDAC Chair and alternate vacancy*
 - Members discussed role of Chair regarding taking positions on particular issues and agreed that it is reasonable for an individual to have views on certain matters. As long as discussion from all viewpoints was allowed and encouraged, members did not see that as a reason to preclude someone from being Chair.
 - Meg Quijano nominated Deb Dodge to be Chair, Peter Gross seconded – unanimous
 - Peter Gross was thanked for his years of service and serving as Chair of CEDAC, and willingness to continue as an alternate.
3. *Select Board and Committee Goals/Workshop*
 - Members reviewed and discussed the goals set for CEDAC by the Select Board to ensure clarity.
 - i. Downtown Master Plan leadership – understood
 - ii. Partner with Opera House committee – Opera House is an economic driver. CEDAC's role will be to assist Opera House committee with ensuring needs assessment is completed and priorities established. Important to look at how Opera House is used and that plans reflect needs.
 - iii. Market Camden to attract high-tech/internet based companies – we should pull out existing business inventory and consider upper floor space including suitability. Meg will have Downtown Business Group discuss needs.
 - iv. Explore opportunities for eco-tourism – mountain biking, skiing, kayaking, etc
 - v. Incubator space – understood
 - vi. Quarterly progress reports – understood
 - Suggestion made to include Tannery but members agreed that we keep it as status quo. It would be classified as ongoing along with a TIF for the Knox Mill.
 - Deb Dodge and Brian Hodges will attend the workshop on July 23rd.

4. TIF recommendation

- *Projects*
 - i. *Downtown implementation* – future TIF revenues to be allocated until local match is met
 - ii. *Dam* – current \$30,000 in budget to be spent for this repair
 - iii. *Opera House* – deferred until needs assessment/economic analysis is completed and priorities determined.
 - iv. *Wi-Fi* – TIF revenues cannot be used towards this project.
- *Schedule to Select Board* – Deb, Peter, and Brian will present at August 6th Select Board meeting. Meg recommended a follow up be done with the Downtown Network Board.
- Lowrie added that he would like to see CEDAC weigh in earlier when meeting as the Downtown Network Board to clarify when topics were previously discussed and decided. He also hopes that more attention will be paid to balancing projects against future needs and available dollars (e.g. possible gate repair of downtown dam, branding Camden coming back at a future date).

5. New/modified TIF for Knox Mill area – begin discussion

- *Objective (where, purpose, projects, etc)* – Brian explained that we could either 1) create a new TIF District and Development program that includes the Knox Mill area and potentially other properties, or 2) amend the existing Downtown TIF to wrap in the Knox Mill area. He indicated this should be a reasonable amendment in the State of Maine's eyes because we have consistently referred to the Knox Mill as part of our Downtown.
- Members will think about what areas may be good to have in a TIF District and also think about ways they would use TIF revenues. This may include use as additional funding for existing Downtown TIF activities, adding Credit Enhancement Agreements to assist developers and/or businesses, and other uses.
- *Timing for Town vote* – members agreed that there would not be enough time to assemble material and language for the Select Board to include this in their September discussions for a November ballot. The critical timeline to focus on is March 1st so a special Town meeting could be held to meet that timeline.

6. Public comment /questions on agenda items - none

7. Adjourn – 7:15PM

NOTE:

The next CEDAC meeting is Monday August 26 5:30PM
Downtown Network Board will meet Monday 09/09/2013 3:30PM