



# Maine Community Development Association

October-December, 2019

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## MCDA Annual Meeting

The Maine Community Development Association (MCDA) held its annual meeting on Thursday, October 3, 2019 at Season's Grille and Sports Lounge in Bangor. The following slate of officers were elected -

- President, Tracey Desjardins - City of Gardiner
- Vice President, Scott LaFlamme - Town of Yarmouth
- Treasurer, Mathew Eddy - City of Biddeford
- Secretary, Joella R. Theriault, Northern Maine Development Comm.
- Member At Large, Cary Tyson, Kennebec Valley Council of Gov't
- Member At Large, Darryl Sterling, Economic/Community Empowerment



*Left: Incoming MCDA President Tracey Desjardins presents Outgoing President Stephen Dyer with a plaque for his two-year service as president of the association.*



Other Board members include Nancy Ketch, Town of Houlton, and Jennifer Peters, Sunrise County Economic Council. Among other business conducted were reports from the Communication, Membership, and Professional Development Subcommittees and reports on the 2020 CDBG Program Statement, Maine Affordable Housing Conference, and the Council of State Community Development Agencies' 2019 Annual Conference.

# 83<sup>rd</sup> Maine Municipal Association Convention

MCDA sponsored and co-sponsored two workshops during the October 1-3, 2019 83<sup>rd</sup> MMA Convention. The first workshop entitled “Meeting the Challenges of Housing Older Adults” was conducted by Clyde Barr, Policy Analyst, at MaineHousing. This session focused on the state’s declining population and a population that is growing older. Older adults don’t want to move; they prefer to stay in their communities close to family. About 79% of older adults own their own homes. Many are on a fixed income and can’t afford to maintain their homes nor are they able to modify their homes to assure a safe environment. To address older homeowners who choose to “age in place”, MaineHousing is introducing the Community Aging In Place Program, which is modeled after Bath’s Comfortably Home Program. The program works with public housing authorities to provide funding for modest modifications to keep older adults safe in their homes. The program offers no-cost home safety checks, minor maintenance repairs, and accessibility modifications to eligible low-income elderly and disable homeowners. These services enable recipients to continue living safely and comfortably at home. For more information on the Community Aging in Place Program, visit the MaineHousing website at [www.mainehousing.org](http://www.mainehousing.org).



Over 50 participated in this session to learn the basics of planning for economic development. The basics include, for example, conducting a SWAT analysis to identify your community’s area of potential then pursue financing tools to address those potentials. Financing resources available such as the Tax Increment Financing (TIF), New Market Tax Credits, and Low-Income Housing Tax Credits are some of the public funding resources communities can access.

According to Ms. Daigle, “Failure is for sure if you do nothing.” Another important task was to address vacant housing in East Millinocket. As population declined in the community, houses were torn down and vacant lots were offered to abutting landowners. It was important for the town to make the community, especially the downtown, more attractive; a selling point for East Millinocket who was inviting potential buyers for the East Millinocket mill.

- A** Always
- B** Bring
- C** Citizens, Champions, Capital

The second workshop entitled “ABC’s of Economic Development” was hosted by Christopher Winstead, MCDA Member and Executive Director of Piscataquis Economic Development Council; Margaret Daigle, Chair Select Board, Town of East Millinocket; and Danielle Ahearn, SVP Community Development Officer of Bangor Savings Banks.



Christopher Winstead, Executive Director  
Piscataquis Economic Development Council



# News from Around the State:

**U.S. Housing and Urban Development (HUD) awarded \$13,121,653** to five Maine organizations in an effort to reduce homelessness in Maine. Funding will be used to promote a community-wide commitment to ending homelessness and promote access to mainstream programs by homeless people and families to work towards increasing self-sufficiency. The five organizations are:

- Maine Department of Health of Human Services - \$9,941,063
- Preble Street, Portland - \$1,084,835
- City of Bangor - \$1,001,378
- Community Housing of Maine - \$26,117
- Maine State Housing Authority - \$788,366
- Through These Doors, Portland - \$279,894

There are an estimated 2,106 homeless people in Maine representing 4.5% of the state population.

Economic development efforts are on-going in Machias. **Machias Savings Bank** partnered on initiatives that included the donation of a vacant Main Street property and \$200,000 to Sunrise County Economic Council to create the Machias Valley Center for Entrepreneurship to encourage small business creation and growth. Machias Savings Bank partnered with the Machias Valley Airport Capital Campaign to make approximately \$5 million dollars' worth of improvements at the airport. Major changes at the airport over the past couple of years including a new building for pilots and runway improvements. Machias Savings Bank invested \$5 million to purchase a Main Street facility to house workforce development, meeting space, fitness center and cafeteria. The bank is also expected to complete a new facility in 2020 that will add 50 employees over the next decade.

The **City of Biddeford** has received \$3,246,744 in U.S. Housing and Urban Development (HUD) funding to

establish a Lead Hazard Remediation Program. The goal of the program is to make 135 low-to-moderate income (LMI) housing units lead safe and conduct 130 free health home interventions in the downtown. Activities will include outreach and education and free Lead Worker training and certification.

The Department of Economic and Community Development's Office of Business Development hired **Mary Grace Schley** as the Business Development Manager.

The City of Presque Isle hired **Galen Weibley**, formerly of Pennsylvania, as the City's Economic and Community Development Director replacing **Kenneth Arndt** who retired.

Tracey Steuber and Gerard Desjardins were married on September 21, 2019 at Lost Valley Ski Area in Auburn where they reside. The bride was escorted by her two sons, Jeremy and Justin Steuber and the daughter of the bride, Tory Steuber, was the Maid of Honor. Flower girls were Ilsa and Ellie Bernal, granddaughters of the bride along with the bride's grandson, Andrea Bernal, who served as a groomsman.



The theme of the wedding was "Celebration Under the Stars". A Caribbean honeymoon is slated for the fall of 2020. **Congratulations Tracey and Gerard!**



For most MCDA members, particularly those members of the Board of Directors, we had the pleasure of working with Mike Baran for over 25 years at the Department of Economic and Community Development's Office of Community Development until his retirement in May 2011. His dedication and commitment to community and economic development activities throughout the State of Maine was evidenced by the many relationships he formed with municipal officers, community and economic development officials, and advisory committee members. He worked closely with many local individuals as they developed their projects. His dedication to his work came to fruition in 2009 when he was named "Manager of the Year". Mike was later employed at MaineHousing where he retired in October 2019. Sadly, Mike passed away unexpectedly on December 20, 2019. He will be sorrowfully missed!

## Jobs & Classifieds

### City Engineer

The City of Waterville has an opening for a City Engineer. Submit Letter of Interest, résumé, and three business references to: City of Waterville, Office of Human Resources, 6 Wentworth Court, Waterville, ME 04901. Applications are accepted until the position is filled.

### Town Manager

The Town of Gouldsboro seeks a Town Manager. Gouldsboro is a coastal community in Hancock County. If interested, send a cover letter, résumé, and salary history by email to: [town.manager@gouldsborotown.com](mailto:town.manager@gouldsborotown.com) or by U.S. mail to Yvonne P. Wilkinson, P.O. Box 68, Prospect Harbor, ME 04669.

### Economic Development Executive Director

Piscataquis County Economic Development Council seeks an Economic Development Executive Director. A full job description can be found at <http://www.pcedc.org>.

### City Manager

The City of Belfast has an opening for City Manager. If interested, submit résumé, cover letter, and salary history by fax at (207) 624-0118; email: [PersonnelServices@memum.org](mailto:PersonnelServices@memum.org) or by mail to Director of Personnel Services, Maine Municipal Association, 60 Community Drive, Augusta, ME 04330.

### Town Planner

The Town of Kittery seeks a town planner. Applications can be found at [www.kitteryme.gov](http://www.kitteryme.gov). Submit a cover letter, résumé, and three professional references to the Town of Kittery, Attn. Human Resource, 200 Rogers Road, Kittery, ME 03904.

### Transportation Director

The Greater Portland Council of Governments has an opening for Transportation Director. Submit a cover letter and résumé, including candidate's minimum salary requirements to Ms. Victoria Pelletier at [vpelletier@gpcog.org](mailto:vpelletier@gpcog.org).

### Deputy Director of Planning and Urban Development, City of Portland

Apply online at [www.portlandmaine.gov/jobs](http://www.portlandmaine.gov/jobs) or send cover letter, résumé to: City of Portland, Maine, Human Resource Office, 389 Congress Street, Room 115, Portland, Maine 04101 or email to [jobs@portlandmaine.gov](mailto:jobs@portlandmaine.gov) or fax (207) 874-8937.

### Assistant Planner

The Town of Freeport has an opening for Assistant Planner. A full job description and application is available at [www.freeportmaine.com/employment-rfps](http://www.freeportmaine.com/employment-rfps).

### Town Manager

The Town of New Gloucester seeks candidates for the position of Town Manager. If interested, send résumé and cover letter with salary requirements by email to [PersonnelServices@memum.org](mailto:PersonnelServices@memum.org); by fax at (207) 624-0118, or by mail to Personnel Services, Maine Municipal Association, 60 Community Drive, Augusta, ME 04330

### Economic Development Director

Town of Hampden seeks a full time Economic Development Director. A full job description is available at [www.hampdenmaine.gov/jobs](http://www.hampdenmaine.gov/jobs). Send Letter of Interest, application, and résumé to Economic Development Director Search, Attn: Paula Scott, Town Manager, 106 Western Avenue, Hampden, ME 04444 or email to [finanacehr@hampdenmaine.gov](mailto:finanacehr@hampdenmaine.gov).

### Town Manager

The Town of Wells has a Town Manager opening. If interested you may obtain an application at [www.wellstown.org](http://www.wellstown.org). Send application with cover letter and résumé to Human Resource, Town of Wells, 208 Sanford Road, Wells, ME 04090 or email to [employment@wellstown.org](mailto:employment@wellstown.org).

For more jobs listing, visit [www.memum.org](http://www.memum.org).

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## Upcoming Events

Upcoming Event	Dates	Location
State of the State Address	January 21, 2020	Televised
Maine Downtown Center Webinar	January 28, 2020	<a href="http://www.mdf.org">www.mdf.org</a>
Maine Downtown Center Workshop	January 31, 2020	<a href="http://www.mdf.org">www.mdf.org</a>
Maine Pond Hockey Classic	February 7 to 9, 2020	Snow Pond Center for the Arts on Messalonskee Lake
Acadia Winter Festival	February 7 to 9, 2020	Winter Harbor
MCDA General Membership Meeting	February 13, 2020	Via Conference Call

# Community Development Block Grant (CDBG) Program News...

The 2020 CDBG Proposed Program Statement is now available at [www.meocd.org](http://www.meocd.org). The following programs, program timeframe and budget are as follows:

Program	Letter of Intent	Application Deadline	Program Budget
Administration			\$331,332
Technical Assistance Administration			\$115,666
Downtown Revitalization	January 24, 2020	March 27, 2020	\$300,000
Home Repair Network			\$2,700,000
Housing Assistance Grants	March 6, 2020	May 1, 2020	\$1,000,000
Public Service Grants	May 1, 2020	June 19, 2020	\$250,000
Public Infrastructure Grants	January 17, 2020	March 27, 2020	\$3,400,000
Regional Council Planning Assistance			\$114,000
Small Business Development Centers			\$50,000
Maine Downtown Center Assistance			\$200,000
Urgent Need Grants			\$0
Special Projects	N/A	TBD	\$5,647
Community Enterprise Grants	January 31, 2020	April 10, 2020	\$600,000
Economic Development Grants	February 21, 2020	May 22, 2020	\$2,000,000
Micro-Enterprise Assistance Grants	February 7, 2020	April 24, 2020	\$500,000
			<b>\$11,566,645</b>

## 2020 CENSUS

The U.S. Census 2020 will be the 24<sup>th</sup> U.S. Census. This is the first U.S. Census to offer options to respond online or by phone in addition to the paper form as with previous censuses.

### WHY ARE CENSUS SURVEYS IMPORTANT!

Census information helps determine how billions of federal funding will be distributed to states and communities. Census results determine how many seats in Congress each state gets. *And responding to census surveys is mandated by the U.S. Constitution.*

### IMPORTANT DATES TO REMEMBER!

- ✓ **Mid-March** – Invitations to complete the 2020 Census will be sent out
- ✓ **March 30-April 1** – Count of people in homeless shelters, soup kitchens, mobile food vans, on the streets, and at outdoor locations

- ✓ **April** – Census takers will visit college students living on campus, people living in senior centers, and other people living among large groups
- ✓ **May-July** – Census takers will visit homes that haven't responded to the March invitation
- ✓ **December** – Census Bureau will deliver apportionment counts to the President and Congress
- ✓ **March 31, 2021** – Census Bureau will send redistricting counts to states. This information is used to redraw legislative districts based on population changes.

The Census Bureau released a demonstration data products to demonstrate what the decennial census will look like to the public and data users. The link is as follows: <https://www.census.gov/programs-surveys/decennial-census/2020-census/planning-management/2020-census-data-products/2010-demonstration-data-products.html>

### Three ways you can respond!



## News from the 129<sup>th</sup> Legislature Second Regular Session

A December 2019 Revenue Forecast by the Consensus Economic Forecasting Commission was presented to the 129<sup>th</sup> Legislature and Governor Mills. To summarize -

- The General Fund revenue estimates were revised upward by \$52.7 million for FY2020 primarily due to an increase in individual income and sales/use taxes.
- The Highway Fund revenue estimates were also revised upward by \$3.1 million for FY2020 due to an increase in motor vehicle registrations and fees.
- The Fund for a Healthy Maine estimates is projected to rise slightly.
- Medicaid/MaineCare Dedicated Revenue taxes are revised downward by \$5.7 million for FY2020 and \$3.6 million for FY2021. There are two reasons for the change 1) A one-time reduction of \$2.1 million in the hospital tax as a result of two hospitals in the bankruptcy filing process who have not paid their hospital taxes and 2) the reduction in the service provider tax.

For a more detailed look at the Revenue Forecast, please visit <http://legislature.maine.gov/doc/3567>.

Other legislative documents of interest include;

- LD 1958 – An effort to promote workforce development and retention; this bill expands the use of Tax Increment Financing (TIF) to include qualifying adult and childcare facilities.
- LD 1956 – Emergency bill establishes the 10-member Commission to Increase Housing Opportunities by Studying Zoning and Land Use Restrictions, which includes members of the Maine House and Senate Authority, Governor’s Office, a statewide municipal association, statewide organization that advocates for affordable housing, regional planning association and

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**FY 2020 Funding Appropriations** – A two-part spending package was signed into law on December 20, 2019. This spending package fully funds the government for the remainder of FY 2020.

	FY 20 Budget	Above/Below 2019 Levels
Department of Commerce Economic Development Administration (EDA)	\$333 Million	\$29 million Above
USDA Rural Development	\$3.26 Billion	\$228 million Above
HUD Community Development Block Grants (CDBG)	\$3.4 Billion	\$60 million Above
Department of Labor Employment and Training Administration (ETA)	\$9.9 Billion	\$67.5 million Above
EPA Brownfields	\$89 Million	\$2 million Above
Department of Transportation BUILD (formerly TIGER)	\$1 Billion	\$100 million Above
Appalachian Regional Commission (ARC)	\$175 Million	\$10 million Above
Delta Regional Authority (DRA)	\$30 Million	\$5 million Above
Northern Border Regional Commission (NBRC)	\$25 Million	\$5 million Above
Denali Commission	\$15 Million	Level Funding
Southeast Crescent Regional Commission (SECRC)	\$250,000	Level Funding

Source: National Association of Development Organizations – January 10, 2020

the real estate industry. The commission is authorized to meet six times and directed to review data on housing shortages for low-and-middle income households, state laws that affect local regulation of housing, efforts in other states to address housing shortages via zoning and land use restriction changes, and consider measures to encourage increased housing options in Maine. The commission is required to submit its report and findings no later than November 4, 2020, including legislation for presentation to the members of the 130<sup>th</sup> Legislature when convened in 2021.

- LD 1947 – The bill authorizes the use of up to \$20 million in Maine Governmental Facilities Authority securities to fund capital improvements to career and technical education centers and regions.
- LD 1929 – This emergency bill establishes an 11-member Commission To Study Fair, Equitable and Competitive Tax policy for Maine’s Working Families and Small Businesses, which includes members of the Maine House and Senate and representatives of the Governor’s Office, small business community and working families. The commission is tasked with developing recommendations designed to ensure that Maine’s tax policy is fair and equitable, while ensuring the state remains competitive. The commission is also directed to examine measures to level the playing field for small businesses, provide aid to entrepreneurs, adequately fund important government services (e.g., aid for local services, education, infrastructure, affordable health care, etc.), and evaluate the impact of any proposed tax changes. The commission is required to submit its report and findings no later than Nov. 4, 2020, including legislation for presentation to the members of the 130th Legislature when convened in 2021.

# ABOUT MCDA

## *MCDA's Purpose –*

To provide forums to increase awareness and foster communication relating to community development issues and concerns and to provide education and training through workshops.

## *MCDA Meetings –*

The annual meeting of the association takes place at the annual convention of the Maine Municipal Association. Beginning in December, general membership and executive committee meetings are held the second Thursday of every other month. The Executive Committee meetings are called by the President or majority of officers on an as-needed basis.

## *MCDA Newsletters –*

Quarterly newsletters highlighting community and economic development articles of special interest throughout the State of Maine are made available to the general membership via the MCDA website.

## *Benefits to Becoming an MCDA Member –*

MCDA Funding Opportunities  
Training and Workshops  
Legislative Advocacy  
Affiliation with other Agencies and Organizations  
Links to Funding and Business Agencies  
MCDA's ability to network with multiple partners

## *Who's Invited to Join –*

ANY PERSON, MUNICIPALITY, OR FIRM EMPLOYED BY OR INTERESTED IN ECONOMIC AND/OR COMMUNITY DEVELOPMENT.

The composition of MCDA's Executive Committee and current membership offers new members an extensive knowledge base of community and economic development programs and available financial resources. The tenure and experience of this association can provide new members with a multiple resource base on a variety of proposed projects in your community. If interested in serving on one of the following committees, please signify by checking the subcommittee of choice on your membership application.

- ✓ Advocacy
- ✓ Communications
- ✓ Finance
- ✓ Professional Development
- ✓ Membership
- ✓ Officer/Executive Committee

# DID YOU KNOW!!!

**From:** Johnathan Hladik <[johnathanh@cfra.org](mailto:johnathanh@cfra.org)>

**Sent:** Monday, January 13, 2020 2:46 PM

**Subject:** Email to RMAP grantees regarding 2020 funding allocation

To all partners:

In December, the President signed the 2020 federal spending bill. The **Rural Microentrepreneur Assistance Program (RMAP) achieved a momentous victory by securing \$6 million in funding for fiscal year 2020.** It is incredible to see RMAP funding not just restored but doubled. This is a testament to the work that our organizations do to support small business development in rural America.

We want to thank California FarmLink, CAP Services, Community Ventures, Feed the Hunger Foundation, Kentucky Highlands Investment Corporation, Lake County Community Development Corporation, Nebraska Enterprise Fund, and **Northern Maine Development Commission** for going above and beyond to support these efforts. Because of your crucial assistance, rural communities and RMAP grantees around the country will benefit.

Best wishes to you and your organization in the coming year.

Johnathan Hladik, J.D. | Policy Director  
Center for Rural Affairs

The USDA Rural Microenterprise Assistance Program (RMAP) was created in the 2008 Farm Bill to address the unique challenges faced by rural small businesses. The RMAP program is administered by the Center for Rural Affairs located in Nebraska.

In 2019 appropriations bill provided \$3 million for the RMAP program and doubled in size for the FY2020 appropriation. In 2019, The Center for Rural Affairs provided grant funds to 95 organizations in 32 states providing technical assistance to businesses.

RMAP provides funding in three areas of work –

- ✓ Loans to Microentrepreneurs through organizations: Provides a fixed interest rate of at least 1% for microloans less than \$50,000 for entrepreneur development or startup
- ✓ Grants to organization to assist Microentrepreneurs for marketing, management, and other technical assistance.
- ✓ Grants to support Microentrepreneur development to organizations to provide training, operational support, business planning, market development assistance, and other services to rural entrepreneurs.

Link to Center for Rural Affairs [www.cfra.org](http://www.cfra.org)  
<https://www.rd.usda.gov/programs-services/rural-microentrepreneur-assistance-program>

Maine  
Community  
Development  
Association

Local Government Center  
60 Community Drive  
Augusta, ME 04330-9486

(207) 623-8428 or  
1-800-452-8786

[www.maineccda.org](http://www.maineccda.org)

*MCDA Subcommittee  
Members:*

Advocacy  
Vacant (Chair)  
Tony Levesque

Communications  
Joella R. Theriault (Chair)  
Tony Levesque  
Stephen Dyer  
Darryl Sterling

Finance  
Mathew Eddy (Chair)  
Executive Committee

Professional Development  
Scott LaFlamme (Chair)  
Jennifer Peters  
Tony Levesque  
Linda Smith  
Cary Tyson

Membership  
Tony Levesque (Interim Chair)

Nomination  
Tony Levesque (Chair)

**2020-2021 MCDA EXECUTIVE COMMITTEE MEMBERS**

	<b>Term Expiration</b>
President: Tracey Desjardins City of Gardiner 6 Church Street Gardiner, ME 04345 (207) 582-4200	October, 2021
Vice President: Scott LaFlamme Town of Yarmouth 200 Main Street Yarmouth, ME 04096 (207) 846-2401 Ext. 227	October, 2021
Treasurer: Mathew Eddy City of Biddeford P.O. Box 586 Biddeford, ME 04005 (207) 282-7119	October, 2020
Secretary: Joella R. Theriault Northern Maine Development Commission P.O. Box 779 Caribou, ME 04736 (207) 551-5812	October, 2020
Immediate Past President: Stephen Dyer Ransom Environmental Consulting 400 Commercial Street, Suite 404 Portland, ME 04102 (207) 772-2891	October, 2021

**Board Members**

Darryl Sterling Economic and Community Empowerment Consultant 1 Tulip Street Richmond, ME 04357 (207) 807-9062	October, 2021
Cary Tyson Kennebec Valley Council of Governments 17 Main Street Fairfield, ME 04937 (207) 453-4528 Ext 218	October, 2021
Nancy Ketch Town of Houlton 21 Water Street Houlton, ME 04730 (207) 521-5938	October, 2020
Jennifer Peters Sunrise County Economic Council 7 Ames Way Machias, ME 04654 (207) 255-0983	October, 2020