



Maine Community Development Association

JULY-SEPTEMBER, 2013

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President's Message on the State of the FY2012-2013 Maine Community Development Association

During the period of our 2012-2013 Fiscal Year we made noticeable progress in the area of professional development, reimagining our annual meetings to make them more interesting, and on advocacy. In the arena of professional development, the organization made significant strides. On May 30, 2013 we held a day-long session on regional economic forecasting and alternative financing mechanisms at the Seadog Conference Center in Bangor. We heard representatives from MEREDA and Bangor speak on economic forecasting in the Bangor area, from two well regarded attorneys who updated us about changes in TIFs, and a presentation by the president of the Maine Technology Institute who enlightened us about what MTI does.

So as to make our annual meetings more interesting, as well as to engage in professional development the association decided to continue to hold its annual meetings in conjunction with the MMA Convention but off site at Margarita's in Augusta and to invite guest speakers. At the October 4, 2012 Annual Meeting Mark Ouellette, Executive Director of the Mobilize Maine delivered an inspiring presentation on Mobilize Maine. At the October 3, 2013 Annual Meeting we had the unique opportunity to listen to Mike Duguay, Director of Business Development, Summit Natural Gas of Maine speak on the installation of natural gas lines in Maine along with prospective plans for extending the lines. As a note since making changes to the Annual Meeting format attendance has increased and interest has magnified.

One of the areas where we have been somewhat remiss has been advocacy. However during the past year we saw an upswing. On October 10, 2012 MCDA made a formal presentation before the Maine Department of Economic and Community Development public hearing on the 2013 CDBG Program Statement on the issues that it supported such as funding for Public Facilities. The association's positions on the 2013 Statement were derived by consensus from the retreat we held with the staff of the Office of Community Development the previous September 11 in Bangor. In addition to public hearing advocacy we also testified before the Joint Select Committee on Maine's Workforce and Economic Future in support of Maine Downtown Center funding. Funding was subsequently approved by the Legislature.

In summary, I would like to give special thanks to my Vice-President Darryl Sterling and Treasurer Matt Eddy and the indispensable Secretary Joella Theriault for their invaluable help in organizing the professional training workshop, handling the annual meetings and advertisements, representing the Association before the DECD and Legislature, crafting and pulling together the always up to date and informative newsletters. In doing so, this has allowed me to focus on the more mundane administrative tasks that keeps an active organization like ours functioning like working with Steve Dyer on membership or working with Gail Chase on nominations. And, least we not forget Tony Levesque, whose institutional knowledge has been helpful.

In closing I would like to wish my old friend and colleague Darryl the best of success as he assumes the Presidency for 2013-2015. Having served his internship as an active VP he is more than able to take the helm.

Rodney C. Lynch, AICP

President, MCDA
2011-2013

MCDA ANNUAL MEETING

Summit Natural Gas of Maine

On Thursday, October 3, 2013 the MCDA will hold its Annual Meeting at Margarita's Restaurant in Augusta. Guest speaker will be Mike Duguay, Director of Business Development, at Summit Natural Gas of Maine.



Mike has been on the Summit Natural Gas team since December 2012 and brings with him 13 years of experience in business development. Prior to Summit Natural Gas, he served as the director of economic development for the City of Augusta, assisting in the creation of two retail shopping complexes, the establishment of a downtown development district and multiple business expansion projects. He has also served as the executive director of the Mid-Coast Council for Business Development (MCBD) in Brunswick, Maine and as a business development specialist with the State of Maine's Department of Economic and Community Development. Mike is a University of New Hampshire graduate with a Bachelor of Arts degree in political science and a minor in community development.

Planning Bytes 'n Pieces by Rodney Lynch, AICP

James Francomano has accepted a Senior Planner position at the Land Use Planning Commission (LUPC) and is also continuing to work part-time as the Assistant Planner at the City of Belfast, until his replacement is found. Jamie has been with the City for two years and previously served as the City Planner in Presque Isle for three years. He is looking forward to upcoming opportunities to return to Aroostook County and likewise to get to know other areas in the LUPC jurisdiction around the State.

Long time Maine consulting planner, **Jackie Hewitt**, has been retained by the Town of Mount Desert to provide part-time economic development assistance.

Maine Downtown Center (MDC), Senior Program Director, **Roxanne Eflin**, is leaving her position in December to return to her native Colorado after about 16 years in the Historic Preservation/Economic Development/planning fields in Maine. She is returning to Colorado to be near her family, especially her young grandson. As MDC Director, Roxanne

stopped the swinging door on Directors and their tenures; brought stability, maturity, and experience to the Center; secured additional and much needed funding support; and most importantly became one of the leading advocates and spokesperson for downtown revitalization in Maine. She will be solely missed and we all wish her well. (Personally I will miss her as we have collaborated on a number of issues and projects.) Her jobs is listed on the Maine Association of Planners (MAP) website and the Maine Development Foundation (MDF) is accepting applications through October 25.



Willa Antezak is the new Planning and Development Director for the Town of Waldoboro succeeding **Bill Najpauer** who took a similar position with the Town of Rockport. Willa has a Master's Degree in urban planning from McGill University in Toronto and a Bachelor's Degree from the University of Vermont. She grew up in a small community near Burlington. One of her job tasks has been to review the Waldoboro Downtown Master Plan for

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direction and implementation. The Waldoboro plan was prepared by Lachman Architects and Planner in collaboration with Downtown ReVitalization Collaborative. It was the recipient of the 2012 MAP Plan of the Year Award. Best of success to Willa in her new challenging position.

On October 1, 2013, I celebrated my 40th year of public service in Maine which has included working as a regional and principal city planner, town manager, and community development director for the Midcoast Regional Planning Commission, Androscoggin Valley Council of Governments, Cities of Auburn and Rockland and the Towns of Bethel and Norridgewock and now, as a planning consultant for the Towns of Thomaston and Kingfield and the Maine Downtown Center. In addition, I also attended my first

Maine Municipal Association Convention in October, 1973 at the Augusta Civic Center. I believe it was at the 1973 convention, or at a subsequent convention, that I first came into contact with MAP which was then a fledgling planning organization. The biggest changes I have seen over the years are an increase in the number of towns and cities employing planners and in the number of women that have entered the profession.

Since after many years, this is my last community development news column. I would like to thank all those who have contributed to this column.

*Au revoir to all,
Rodney C. Lynch*

MCDCA Welcomes New Member – Town of Camden

By Brian Hodges



Brian Hodges is the Development Director for the Town of Camden and is responsible for all items related to economic & community development. He arrived in Camden March 2011 after a

successful 20 year career in Maine State government. He began working in economic development in 2006 as the Maine Department of Economic & Community Development's (DECD) Business Development Specialist assigned to Kennebec, Somerset, and Franklin counties. After assisting many communities and businesses in his territory, he was selected to fill the role of State Director of Tax Incentive Programs. In that capacity, he administered a number of key programs supporting businesses and community. During that tenure, Brian crafted legislation that resulted in the expansion of Maine's Pine Tree Development Zone program. He also assisted with legislation to add Transit activities to the list approved projects under the Municipal Tax Increment Financing program. Brian was then selected to fill the appointed position of Deputy Commissioner at the DECD. He worked closely with the

Maine Legislature and Governor's office to ensure the economic initiatives and opportunities were maximized. He also oversaw the agency's \$12 million budget, provided personnel management, and led the redesign of the agency's website to bring each division's separate websites under the combined umbrella of DECD.

After making the decision to transition to the municipal field, Brian secured nearly \$1 million in grants supporting a variety of areas that support economic and community development in Camden. He led the successful creation of a Downtown Master Plan and is completing the process to design a Riverwalk and redesign Camden's Public Landing. While Brian's employment has a primary focus on the Town of Camden, he is very in tune with the benefits of regional views towards development. Brian has also accepted invitations to serve on the Board of Directors for the Mid Coast Economic Development District as well as Coastal Counties Workforce Inc. Most recently, Brian accepted an invitation to serve on the Maine DOT's statewide strategic planning committee for Transit.

Camden is the quintessential coastal community. The town's tagline is "*where the mountains meet the sea*" which is supported by the surrounding mountains and hills

rolling into Camden Harbor and Penobscot Bay. It is home of the Camden Hills State Park as well as the 4 season recreation area known as the Ragged Mountain Recreation Area. During the winter, it transforms into the Camden Snow Bowl where you can alpine ski while overlooking the Atlantic Ocean. Camden is known as a historic downtown full of unique, independently owned businesses. With over 65 shops and 30 eateries, it is a true destination for not only visitors but residents. There are many acknowledgements Camden has received, including but not limited to:

- *Top 10 Coolest Small Towns – Budget Travel*
- *Top 10 Prettiest Small Towns – Forbes Magazine*
- *Top 10 Great Hidden Parks – USA Today*
- *Best Harbor and Prettiest Village – DownEast Magazine*
- *Top 25 Best Food Towns in New England – GoLocal*
- *Home of the Camden Amphitheater – a National Historic Landmark*
- *Maine Downtown Network Community*
- *Tree City USA – 18 years*

Where the mountains meet the sea.



Photos by Jim Dugas

The year round Ragged Mountain Recreation Area is home to the Camden Snow Bowl and offers outdoor enthusiasts an incredible view of the Atlantic Ocean, quite unlike any other in the east.

Camden, Maine is one of the world's "super cool" places, according to a new website that identifies great communities around the world to travel or move to. Our vibrant downtown is a great place to bring your business or host your next conference.

Camden... a cool place to live, work, and play.

Camden Snow Bowl
207.236.3438
www.camdensnowbowl.com

CONTACT
Brian Hodges
Camden Development Director
(207) 236-3353
bhodges@camdenmaine.gov

RECREATION

W
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Historic, Creative, Dazzling



Since 1894, the historic Camden Opera House has been the center of arts and culture. Over a century later it continues to be all that plus a gathering place for cutting edge ideas, global discourse and exceptional talent. Camden Opera House hosts internationally acclaimed Camden Conference (www.camdenconference.org), the Camden International Film Festival (www.camdenfilmfest.org) and PopTech (www.poptech.org). These conferences and other Opera House events bring people from throughout the world to experience Camden.

Camden, Maine is one of the world's "super cool" places, according to a new website that identifies great communities around the world to travel or move to. Our vibrant downtown full of locally owned businesses is a great place to bring your venture or host your next conference.

Camden Opera House
207.236.7963
www.camdenoperahouse.com

CONTACT
Brian Hodges, Camden Development Director
207.236.3353 | bhodges@camdenmaine.gov

ARTS & CULTURE

MCDA Welcomes New Member – City of Brewer

The City of Brewer is located in the Bangor Metropolitan Statistical Area, across the Penobscot River. Brewer is one of the first communities in Maine to be certified as a Business Friendly Community. Meeting the needs of the local businesses is a top priority and critical to the success of the city. Among the City's diversified portfolio of businesses and balanced economy is a pro-business climate. Brewer has a new centrally located public safety facility offering police and fire protection to the entire community within minutes. There are 8 institutions within 15 minutes of Brewer that provides access to higher education. Additionally, there is access to airport, interstate system, rail as well as port access nearby. The

City of Brewer is the winner of U.S. EPA's coveted Phoenix Award in 2009, which honors the accomplishment of those who solve critical environmental challenges, transforming blighted and contaminated sites into produce new uses; i.e. former Eastern Fine Paper Company mill.

The Brewer Economic Development Department provides Brewer Business Resources, a program which offers free business training and other programs on a wide variety of topics critical to small business owners, such as marketing, social media, cash flow analysis, site selection, and human resources.

NEWLY RELEASED!



**State of Maine
Community Development Block Grant Program
2014 Proposed Program Statement**

Office of Community Development

111 Sewall Street, 3rd Floor

59 State House Station

Augusta, Maine 04333-0059

Phone: (207) 624-7484

Fax: (207) 287-8070

TTY: 1-800-437-1220

www.meocd.org

Program Timeframe: Application deadlines – All applications and Letters of Intent must be received at the physical location of the Office of Community Development on or before 4:00 p.m. EST on the dates listed below.

Program	Letter of Intent Due Date	Application Due Date
Public Facilities	January 17, 2014	TBD
Public Infrastructure	January 17, 2014	March 7, 2014
Economic Development	1 st Friday of each Month	By Invitation Only
Downtown Revitalization	January 31, 2014	March 28, 2014
Micro-Enterprise Assistance	1 st Friday of each Month	By Invitation Only
Housing Assistance	March 14, 2014	May 2, 2014
Workforce Development	1 st Friday of each Month	By Invitation Only
Urgent Need	N/A	As Needed Basis

Jobs & Classifieds

INTERIM TOWN MANAGER - The Board of Selectpersons in the Town of Rumford is seeking an individual to serve in an interim capacity as they are currently studying the potential for joint and shared services with a neighboring town. Applicants should have strong financial management skills along with managerial and leadership skills. Good communication, public relations, personnel management, economic development and computer skills would be assets for the position. Municipal management experience and a Public Administration degree are preferred; however, individuals with equivalent experience and education are encouraged to apply. A responsibility outline with powers and duties can be reviewed on-line at www.rumfordmaine.net. To apply, send cover letter, résumé, salary requirements, and three professional references no later than 3:00 p.m. on October 28, 2013 to Chairperson, Board of Selectpersons, Town Manager Search, Town of Rumford, 145 Congress Street, Rumford, ME 04276.

ASSISTANT TOWN PLANNER – The Town of New Gloucester, Maine is seeking a highly motivated Assistant Town Planner to perform administrative and technical work for the Town’s planning department. The full-time Assistant Planner works in concert with other staff and volunteers to meet the planning related goals and objectives of the community. The position assists with development review, execution of Town plans, acts as support staff to the Planning Board, and maintains the Town GIS. The individual will work under the general direction of the Town Planner. Deadline for applications is 2:00 p.m. on October 11, 2013. Submit to Paul First, Town Planner, Town of New Gloucester, 385 Intervale Road, New Gloucester, Maine 04260 or e-mail résumé with cover letter to pfirst@newgloucester.com. A full job description may be found at: www.newgloucester.com.

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. FOUR (4) REGULAR MEETINGS FOR THE GENERAL MEMBERSHIP AND THE EXECUTIVE COMMITTEE ARE HELD ANNUALLY THROUGHOUT THE STATE OF MAINE. 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.

Benefits to Becoming a Member. . . .

*MCDA Funding Directory
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. I AM/AM NOT INTERESTED IN SERVING ON ONE OF THE FOLLOWING COMMITTEES:

- ✓ ADVOCACY
- ✓ COMMUNICATIONS
- ✓ FINANCE
- ✓ PROFESSIONAL DEVELOPMENT
- ✓ MEMBERSHIP
- ✓ OFFICER/EXECUTIVE COMMITTEE

DID YOU KNOW!!!!!!!!!!!!

There are 491 municipalities in the State of Maine, yet there are only 22 municipalities who are members of the Maine Community Development Association (MCDA). Now, more than ever, MCDA urges each municipality to become a member of the organization. MCDA is an affiliate group of the Maine Municipal Association (MMA) and as such enjoys the same status regarding lobbying. MCDA's Advocacy Role is to weigh in on proposed legislation and policies that impact community development in Maine. This organization is the "voice" of community development policy making in Maine.

Each year, prior to the distribution of Community Development Block Grant (CDBG) funds, the State Department of Economic and Community Development's (DECD) Office of Community Development (OCD) holds public hearings on the upcoming program statement. Each year, proposed changes to the CDBG program are prepared and made available during the public hearing forums. Little or no representation among municipalities is on hand to provide comments on the program changes that would have a direct affect on their communities needs.

Focus on cutting federal spending and decreasing the national debt has resulted in continual decreases of the CDBG budget over the past few years. CDBG is vitally important for Maine communities since it is the only flexible source of federal assistance available to address a wide array of rural community development needs. OCD administers the CDBG funds through an annual competition based on scoring criteria adopted in the rule-making and program statement process. OCD works collaboratively with MCDA to review proposed changes and garner support for the CDBG program. This is the time for the MCDA membership to provide feedback on the CDBG program.

Please join and make your 'voice' count!

Please visit our website at www.mainecca.org for a membership application or contact any member of the Board of Directors.

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

MCDA Subcommittee Members:

Advocacy

Daniel LaPointe (Chair)
Tony Levesque
Ron Harriman
Al Smith
Wade Hanson
Noel Musson

Communications

Joella Theriault (Chair)
Tony Levesque
Mary Walton
Ken Arndt

Finance

Mathew Eddy (Chair)
Executive Committee

Professional Development

Darryl Sterling (Chair)
Jim Gulnac
Joella R. Theriault
Steve Dyer
Wade Hanson
Mathew Eddy
Noel Musson
Suzie Paradis

Membership

Steve Dyer (Chair)
Michael Bush
Suzie Paradis
Tony Levesque
Jonathan Edgerton

Nomination

Al Smith (Chair)
Wade Hanson
Paul Bernier

2012-2013 MCDA EXECUTIVE COMMITTEE MEMBERS

President:

Rodney Lynch, AICP
Town of Thomaston
123 Summer Street
Rockland, ME 04841
(207) 594-7663

Term Expires: October, 2013

Vice President:

Darryl Sterling
Central Maine Growth Council
50 Elm Street
Waterville, ME 04901
(207) 680-7300

Term Expires: October, 2013

Treasurer:

Mathew Eddy
45 McKeen Street
Brunswick, ME 04011
(207) 729-9694

Term Expires: October, 2013

Secretary:

Joella R. Theriault
Northern Maine Development Commission
11 West Main Street, Suite 104
Fort Kent, ME 04743
(207) 543-1802

Term Expires: October, 2013

Past President:

James Q. Gulnac, AICP
Town of Sanford
919 Main Street
Sanford, ME 04073
(207) 324-9150

Term Expires: October, 2013

BOARD MEMBERS

Justin L. Poirier

City of Bath
55 Front Street
Bath, ME 04530
(207) 443-8372

Term Expires: October, 2014

Gail Chase

Kennebec Valley Council of Governments
17 Main Street
Fairfield, ME 04937-1119
(207) 453-4258

Term Expires: October, 2013

Steve Dyer

Ransom Environmental Consult.
400 Commercial Street, Suite 404
Portland, ME 04102
(207) 772-2891

Term Expires: October, 2014

Suzie Paradis

Town of Madawaska
328 St. Thomas Street
Madawaska, ME 04756
(207) 728-3612

Term Expires: October, 2013

