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## Rail Service to Northern Penobscot and Aroostook Counties

In August, 2009, Maine Montreal & Atlantic (MMA) announced that it was taking steps to sell or abandon its tracks between Millinocket and Madawaska because it was no longer profitable to maintain. MMA began operations in January, 2003 and owns more than 745 miles of railway. Gov. John Baldacci created a task force to develop a public/private plan for possibly purchasing the 240 miles of track being considered for sale or abandonment.

The legislature approved a \$47.8 million bond that is proposed to go to the voters in June. The following is a breakdown of this bond:

\$24.8 million	Highway Improvements: State highway reconstruction and paving projects
\$7.0 million	Railroads: purchase and preserve approx. 240 miles of track between Millinocket and Madawaska
\$ 5.0 million	Purchase portion of rail line and make improvements to freight rail service and preparation for future passenger rail service to Lewiston and Auburn
\$4.0 million	Repairs and improvements on portions of the Mountain Division Railroad owned by the state.
\$ 6.5 million	Ocean Gateway International Marine Terminal
\$ 500,000	Challenge Grants from Small Harbor Improvement Program

Aroostook County business leaders partnered with municipal and county officials to support keeping rail service in the County. Rail service is crucial to many businesses since they rely on it as a cheaper source of transportation. Products that are transported by rail include pulp wood, wood chips, lumber, heating fuels, and cooking oil for McCain Foods, Inc. in Easton. Trains travel this line two to three times per week.

Louisiana-Pacific in New Limerick transports approximately 50% of its outgoing shipments by rail. Rail service helps keep costs down.

## New Members Elected to the MCDA Board of Directors



**GAIL CHASE**

*Community Development Manager  
Kennebec Valley Council of Governments*

*Gail was born in Rhode Island, came to Maine to attend Colby College, and stayed. She has direct experience with small business and non-profits, as one of the founding members of Railroad Square Cinema, Shadow Distribution, the Maine International Film Festival, and the Maine Film Center. She also has experience in government, having served two terms in the Maine House of Representatives and eight years as Maine's State Auditor. In her present position at the Kennebec Valley Council of Governments, Gail provides economic development services to 61 municipalities in Kennebec, Somerset and western Waldo counties.*



**DARRYL STERLING**

*Economic and Community Development Director  
Town of Richmond*

*Darryl has over 22 years experience in economic and community development. His skill sets/education/expertise include: marketing, public relations/administration, business, and consulting. He has written/administered multiple CDBG/other grants and projects throughout Maine, New England, and New York. He is currently Director of Economic & Community Development for the Town of Richmond. He was formerly Coordinator/Director of Planning & Economic Development for the Town of Fort Kent and Downtown Manager for the Canandaigua Business Improvement District in NY. Darryl has served on several boards and received the 2009 State of Maine DECD Governor's Award – CDBG Administrator of the Year.*

### ***Kobrock accepts MCOG position***

**BATH** — The Midcoast Council of Governments (MCOG) announced Monday that **Jeffrey Kobrock**, the former city manager of Gardiner, has accepted a position as executive director. Kobrock will start work Monday for MCOG, which is composed of member municipalities in Sagadahoc, Lincoln and Cumberland counties.

*“We are excited to have Jeff’s in-depth knowledge and expertise in economic development,” MCOG executive committee chairman John Shattuck said in a statement. “He understands municipal requirements firsthand and is well known by federal and state officials throughout Maine. Our expanded staff will now be able to broaden its scope of services and consult with municipalities on a larger number of programs and grants.”*

*“With dwindling municipal and state resources, (MCOG) has identified priorities that will support its member communities and will knit the region’s economic attributes together to create alliances across geographic boundaries,” Kobrock said in a statement. “It is truly an exciting time to join this exemplary regional effort.”* Longtime MCOG executive director **Jeff Sneddon** will continue administering existing projects as director of programs and services.



## *COMPREHENSIVE RISK MITIGATION AND DISASTER RECOVERY PLAN*

Northern Maine Development Commission (NMDC), in partnership with Androscoggin Valley Council of Governments (AVCOG), Kennebec Valley Council of Governments (KVCOG), and Eastern Maine Development Corporation (EMDC), has received a \$250,000 grant from the U.S. Department of Commerce's Economic Development Administration. These funds will be used to prepare a Comprehensive Risk Mitigation and Disaster Recovery Plan that can be used by all businesses throughout the State of *Maine*.

Past historical data on business recovery shows that businesses that have well-planned risk mitigation and disaster recovery procedures in place are most likely to recover and return to normal business operations sooner than those businesses that are ill-prepared. Based on a risk assessment questionnaire conducted recently, 52% of businesses are concerned that their business operations may be interrupted by a disaster and 46% of businesses stated they could remain open for business even if they cannot remain in their place of business. A total of 75.7% of businesses have not worked with their community to promote disaster

preparedness and plan for recovery. For this reason, it is important that this Comprehensive Risk Mitigation and Disaster Recovery Plan be implemented. This will be done by hosting a website that provides a webinar of emergency preparedness, IT system recovery procedures, success story, and business/employee training. The website would have available form fillable business continuity plan and disaster recovery plan templates for businesses to fill out and have readily available. Disaster aid funding from local, state, and federal resources would also be listed along with useful links and fact sheets.

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### *Spring 2010 Bytes and Pieces by Rodney Lynch*

*Amanda Lessard was recently hired as the Building Code Training Coordinator at the State Planning Office. She will be working closely with the Technical Building Codes and Standards Board and Director of the Bureau of Building Codes and Standards within the Department of Public Safety in developing the training program and coordinating the necessary training to certify municipal code enforcement officers, building inspectors, and third-party inspectors for the new state wide Maine Uniform Building and Energy Code. Prior to assuming this position she was the Town Planner and Assistant Town Planner for New Gloucester. Paul First is the new Town of New Gloucester planner.*

*Mary McCrann, AICP (formerly Mary Coolidge) is now working as a market writer for the Portland based consulting firm Woodard and Curran. She is a graduate of the Muskie School at USM. After graduation in 2002 she moved to the Boston area where she started her planning career. Mary and her husband moved back to Maine in late 2008. She has been with Woodard and Curran since April 2009. She has one child, Patrick.*

*Sarah Flaks and Bill Najpauer have expanded their private practice, Renaissance Planning, into a new area of Energy Auditing and consulting called Renaissance Energy specializing in energy audits for residential, commercial and municipal properties. They also write energy grants for both municipalities and businesses and are available to organize community groups to begin energy projects and to conduct training sessions or energy saving workshops. Both Bill and Sarah formerly worked as planners for the Kennebec Valley COG.*

### **The Seventh Co-op Principle: Concern for Community**

*"Co-operatives work for the sustainable development of their communities through policies approved by their members."*

Submitted by Al Smith

*An important function of a Co-op, when it comes to sustainable community development, is to promote the growth of other co-operatives, as well as to support existing ones. All different types of Co-ops have a shared history of growing out of a group of people that organize to provide for a need that has gone un-met by what the mass market has to offer.*

*There are countless examples of co-ops springing up in communities--rural and urban, rich and poor--where the presence of a co-operative has a direct impact on the quality of life in the surrounding community by providing goods, services and paid work that might otherwise be unavailable. Simply put, having a Co-op in your community makes life better! It keeps money in the local economy, provides for the needs of its members and citizens, fosters community building, and provides opportunities for individual and community growth and education.*

*The Co-op model is not the primary business model that comes to mind when people are considering developing a business, and unfortunately so, as the community benefits of having a co-op in town are so tangible. A new group in Maine is setting out to change this situation by working to strengthen the connections between co-ops and community. The new group, Co-operative Maine ([www.cooperativemaine.org](http://www.cooperativemaine.org)), had its inaugural meeting on March 25 in Augusta. In attendance were representatives from the Belfast Food Co-op, The Fair*

*Share Market, the Portland Food Co-op, Justice Clothing, the Stonington Lobster Co-op, as well as groups working on the development of housing co-ops in Bar Harbor, Bath, and Caribou, folks working to form a health care co-op in Appleton, and co-op scholars and supporters from around the state.*

*Upon discussing the International Co-operative Alliance's definition of a co-operative: "an autonomous association of persons united voluntarily to meet their common economic, social, and cultural needs and aspirations through a jointly owned and democratically controlled enterprise," the group agreed that the state needs more co-operative development. Through our discussions, we identified a need for more inter-co-op networking, both locally and regionally, and a need to both educate ourselves about co-operatives as well as a need to develop more educational materials that will help us educate our communities about the benefits of co-operatives. The group also agreed that we could be a resource for helping to start more co-ops in the state, and to help find development funding for existing co-ops.*

*The group will meet again in June in Belfast, and in the meantime the Co-op Development Subcommittee will keep the ball rolling and the great energy of this group engaged. Check out our website to stay updated on Cooperative Maine's happenings, and if you feel you have any energy, resources, or ideas you could share with the group, or the local subgroup that will be developing here in the Belfast area, please contact me at [erica@belfastcoop.com](mailto:erica@belfastcoop.com). We welcome anyone who shares the goals of seeing greater co-operative and community development in our fine state.*

## **Maine Uniform Building & Energy Code (MUBEC)**

- The proposed deadline to adopt the Maine Uniform Building and Energy Code is June 1, 2010.
- The MUBEC comprise of 6 codes:
  1. Residential building code,
  2. Commercial building code,
  3. Energy code,
  4. Existing building (rehab.) code,
  5. Indoor air quality Standards for both residential and commercial buildings, and
  6. Radon standards
- MUBEC will be overseen by an 11-member board known as Technical Building Codes & Standards Board.
- There will be 3-tiers of enforcement based on over/under 2,000 population of municipalities. For more information, contact [www.maine.gov/spo](http://www.maine.gov/spo)



# 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

# NETWORKING

What is a Networking List?

*It is an e-mail networking list that permits you to:*

- *Network with colleagues*
- *Quickly resolve problems and seek solutions*
- *Seek advice or answers and get responses quickly*

*Actively participate in discussions or simply monitor news or developments*

- *Stay involved with the organization*

How does it work?

*Think of it as a bulk mailing system. You send out a message for your colleagues to read and/or respond to. All messages to the list are received by everyone on the list. Messages are posted in response to yours, and everyone on the list gets to see the answers. Participation is limited to current MCDA members. Messages to the group can only be sent or received at your subscribed e-mail address. Once you are subscribed to the list, to send a message to the listserv, simply send an e-mail to: [MCDA-Networking@imail.memun.org](mailto:MCDA-Networking@imail.memun.org).*

How do I sign up?

*The MCDA list is managed by the Resource Center at MMA. If you would like to subscribe or unsubscribe from the list, contact the Resource Center. The Resource Center updates the list as members join the organization or change jobs or change their e-mail address. Members should contact the [ResourceCenter@memun.org](mailto:ResourceCenter@memun.org) or 1-800-452-8786 if changes need to be made to your list information or if you are having problems using the list.*



## Bonds Proposed for June, 2010 Vote

*HP 1313 L.D. 1826*

VOTE  
VOTE



<p><b>\$47,800,000 Bond</b></p> <ul style="list-style-type: none"> <li>▪ \$24,800,000</li> <li>▪ \$7,000,000</li> <li>▪ \$5,000,000</li> <li>▪ \$4,000,000</li> <li>▪ \$6,500,000</li> <li>▪ \$500,000</li> </ul>	<p><b>For state highway reconstruction &amp; paving projects</b>  <b>Purchase 240 miles of r.r. track in Aroostook County</b>  <b>Purchase rail and improve freight rail service</b>  <b>Repairs and Improvements to Mountain Division Railroad</b>  <b>Ocean Gateway deep water pier</b>  <b>Challenge grants for Small Harbor Improvement Program</b></p>
<p><b>\$26,500,000 Bond</b></p> <ul style="list-style-type: none"> <li>▪ \$9,500,000</li> <li>▪ \$5,000,000</li> <li>▪ \$1,000,000</li> <li>▪ \$11,000,000</li> </ul>	<p>University of Maine System-energy and infrastructure upgrades  Maine Community College System-energy and infrastructure upgrades  Maine Maritime Academy – energy and infrastructure upgrades  Research, development and product innovation associated with developing wind energy demonstration sites; and funding for robotics equipment</p>
<p><b>\$23,750,000 Bond</b></p> <ul style="list-style-type: none"> <li>▪ \$1,250,000</li> <li>▪ \$3,500,000</li> <li>▪ \$3,000,000</li> <li>▪ \$8,000,000</li> <li>▪ \$1,000,000</li> <li>▪ \$3,000,000</li> <li>▪ \$4,000,000</li> </ul>	<p>Establish a revolving fund for acquiring significant historic properties  Establish Communities for Maine’s Future Program  Research and development by Office of Innovation  Redevelopment projects at Brunswick Naval Air Station  Finance Authority of Maine for food processing for fishing, agricultural, dairy  Economic Recovery Loan Program  Disbursement of funds to qualifying small businesses through Small Enterprise Growth Fund</p>
<p><b>\$9,750,000 Bond</b></p> <ul style="list-style-type: none"> <li>▪ \$6,500,000</li> <li>▪ \$1,000,000</li> <li>▪ \$1,750,000</li> <li>▪ \$500,000</li> </ul>	<p>Land for Maine’s Future Board to acquire land and interest in conservation  Funds to be used for working farmland preservation  Funds to be used for working waterfront preservation  For Bureau of Parks and Lands to preserve state parks and properties managed by the Department of Conservation</p>

*Richard A. "Tony" Levesque, Jr.*

*Tony was hired by the Town of Fort Fairfield as the Building Inspector and Housing Rehab Tech in 1988. In 1990, he became the Economic and Community Development Director, Tax Assessor and Code Enforcement Officer in addition to his previous positions.*

*Tony has been active on the Maine Community Development Association (MCDA) since joining the organization in 1990. He has served as Secretary of MCDA in 1996 and 1997, as President in 1998 and 1999 and again as President in 2008 and 2009. Tony has represented MCDA at two National Conferences--Portland, ME in 2002 and Seattle, WA in 2007.*

*Tony is certified as a CDBG Program Administrator, Tax Assessor, Code Enforcement Officer, MDOT Local Project Administrator and in New England as an Economic Development Professional. He has also successfully completed the requirements of the Municipal Leadership Program offered by the Maine Municipal Association through the Muskie Institute and the Aroostook Leadership Program offered by Leaders Encouraging Aroostook Development through the University of Maine at Presque Isle.*

*During Governor McKernon's Administration, Tony was appointed to serve on the Maine Community Development Advisory Board. During Governor King's Administration, Tony was appointed to the Model Rehabilitation Code Task Force. During Governor Baldacci's Administration, Tony was appointed to the Riverfront Community Development Review Panel and was recognized by the Maine State Senate and House of Representatives for his dedication and commitment to his community.*

*Tony has administered over 45 projects during his tenure in Fort Fairfield and has received the DECD Commissioners Award in 2003 and the Governor's Award for the CDBG Project of the Year in 2008.*

*Tony and his wife Dee Dee reside in Fort Fairfield where they brought up two sons Timothy and Andrew.*

*Tony remains very active on many other organizations throughout the State of Maine in Professional Affiliate Groups as well as Athletic and Service Groups.*

*In February 2010 Tony was presented a Lifetime Achievement Award by the Fort Fairfield Chamber of Commerce.*

**MAINE COMMUNITY DEVELOPMENT ASSOCIATION**  
**CALENDAR OF MEETINGS**

<u>APRIL 29-30, 2010</u>	<u>JOINT DECD/MCDA MEETING AT LUCERNE INN</u>
<u>JUNE 11, 2010</u>	<u>GENERAL MEETING IN SANFORD</u>
<u>AUGUST 20, 2010</u>	<u>JOINT DECD/MCDA MEETING IN AUGUSTA AT CDBG APPRECIATION DAY</u>
<u>OCTOBER 6 &amp; 7, 2010</u>	<u>ANNUAL MEETING AT MMA CONVENTION IN AUGUSTA</u>

## **MAINE REAL ESTATE & DEVELOPMENT ASSOCIATION**

The Maine Real Estate and Development Association (MEREDA) is celebrating its 25<sup>th</sup> Anniversary this year. A celebratory event will be held on May 13, 2010 at the Ocean Gateway Terminal in Portland. MEREDA is inviting developers, brokers and property owners, as well as engineers, architects, lawyers, bankers and other professionals who support Maine's

commercial real estate industry to join the association and participate by displaying projects. Renderings or concept sketches of future projects that may depict what development in Maine may look like 10, 15, or 25 years from now. For more details, contact MEREDA at [info@mereda.org](mailto:info@mereda.org)

### ***RESOURCES AND LINKS***

#### ***Economic and Community Development Resources***

##### ***Federal***

*U.S. Department of Housing and  
Urban Development*  
[www.hud.gov](http://www.hud.gov)

*USDA Rural Development*  
[www.rurdev.usda.gov](http://www.rurdev.usda.gov)

*U.S. Small Business Administration*  
[www.sbaonline.sba.gov](http://www.sbaonline.sba.gov)

*ALPHA ONE*  
[www.alphaone.now.com](http://www.alphaone.now.com)

*Maine State Housing Authority*  
[www.mainehousing.org](http://www.mainehousing.org)

*Coastal Enterprises, Inc.*  
[www.ceimaine.org](http://www.ceimaine.org)

*Finance Authority of Maine*  
[www.famemaine.com](http://www.famemaine.com)

##### ***State***

*Maine Department of Economic and  
Community Development*  
[www.meocd.org](http://www.meocd.org)

*USDA Rural Development in Maine*  
[www.rurdev.usda.gov/me](http://www.rurdev.usda.gov/me)

*Small Business Development Centers*  
[www.mainesbdc.org](http://www.mainesbdc.org)



## Maine Community Development Association

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

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

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

### MCDA Subcommittee Members:

#### Advocacy

Daniel LaPointe (Chair)  
Tony Levesque  
Ron Harriman  
Al Smith  
Jamie Francomano

#### Communications

Joella Theriault (Chair)  
Mike Baran  
Mary Walton  
Ken Arndt

#### Finance

Ron Harriman (Chair)  
Executive Committee

#### Professional Development

Jim Gulnac (Chair)  
Rodney Lynch  
Steve Dyer  
Wade Hanson  
Mathew Eddy

#### Membership

Steve Dyer (Co-Chair)  
Jim Gulnac (Co-Chair)  
Suzie Paradis  
Tony Levesque

#### Nomination

Al Smith (Chair)  
Wade Hanson  
Paul Bernier  
Tony Levesque

### 2009-2010 MCDA EXECUTIVE COMMITTEE MEMBERS

#### President:

**James Q. Gulnac, AICP**  
Town of Sanford  
919 Main Street  
Sanford, ME 04073-3589  
(207) 324-9150

**Term Expires: October, 2010**

#### Vice President:

**Rodney Lynch**  
City of Rockland  
270 Pleasant Street  
Rockland, ME 04841  
(207) 594-0306

**Term Expires: October, 2010**

#### Treasurer:

**Ron Harriman**  
Ron Harriman Associates  
61 Main Street, Suite 62  
Bangor, ME 04401  
1-800-648-8335

**Term Expires: October, 2010**

#### Secretary:

**Joella R. Theriault**  
Northern Maine Development Commission  
11 West Main Street, Suite 104  
Fort Kent, ME 04743  
(207) 834-5298

**Term Expires: October, 2010**

#### Past President:

**Tony Levesque**  
Town of Fort Fairfield  
18 Community Center Drive  
Fort Fairfield, ME 04742  
(207) 472-3805

**Term Expires: October, 2010**

### BOARD MEMBERS

#### **Wade Hanson**

Town of Houlton  
21 Water Street  
Houlton, ME 04730  
(207) 532-7111

**Term Expires: October, 2010**

#### **Gail Chase**

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

**Term Expires: October, 2011**

#### **Steve Dyer**

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

**Term Expires: October, 2010**

#### **Darryl Sterling**

Town of Richmond  
26 Gardiner Street  
Richmond, ME 04357-0159  
(207) 737-4305

**Term Expires: October, 2011**

