



Town of Boothbay
Office of the Town Manager
James D Chaousis II

To: Board of Selectmen
From: James D Chaousis II
Date: 8/26/2014
Sub: Economic Development Meeting with BBH

As per our discussion, I have formatted some of my thoughts in regards to economic development for the meeting with the Boothbay Harbor Selectmen.

First and foremost, defining economic development is important. Chairwoman Griffin also states the same in the agenda. The United States Economic Development Administration has a very succinct definition that works well for our purposes.

Economic Development creates the conditions for economic growth and improved quality of life by expanding the capacity of individuals, firms, and communities to maximize the use of their talents and skills to support innovation, lower transaction costs, and responsibly produce and trade valuable goods and services.

Economic Development requires effective, collaborative institutions focused on advancing mutual gain for the public and the private sector. ***Economic Development is essential to ensuring our economic future.*** (source: <http://www.eda.gov>)

EDA also goes into length about the resources that the State of Maine has for economic development tools:

ECONOMIC DEVELOPMENT DIRECTORY

MAINE



State Government Office

- [Maine Department of Economic and Community Development](#)

EDA Regional Office

- [Philadelphia Regional Office](#)

Economic Development Districts

- [Androscoggin Valley Council of Governments](#)



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- [Aroostook-Washington Economic Development District](#)
 - [Eastern Maine Development Corporation](#)
 - [Kennebec Valley Council of Governments](#)
 - [Midcoast Council of Governments](#)
 - [Greater Portland Council of Governments](#)
 - [Southern Maine Regional Planning Commission](#)
- Indian Tribe Planning Grantees**
- [Penobscot Indian Nation](#)
- Trade Adjustment Assistance Center**
- [New England Trade Adjustment Assistance Center](#)
- University Center**
- [University of Southern Maine- Center for Business and Economic Research](#)
- Revolving Loan Fund Grantees**
- [Androscoggin Valley Council of Governments](#)
 - [Coastal Enterprises, Inc.](#)
 - [Eastern Maine Development Corporation](#)
 - [Kennebec Valley Council of Governments](#)
 - [Northern Maine Development Commission](#)

Maine Department of Economic and Community Development is one of the resources listed and one that I have worked with in the past. Some of the resources they provide are expansive. (source: <http://www.maine.gov/decd/>)

There are also a few more regional groups that provide assistance with economic development.

Midcoast Economic Development District (MCEDD) <http://mceddme.org/>:

- Produces the Comprehensive Economic Development Strategy (CEDS) for the region
 - <http://mceddme.org/wp-content/uploads/2012/10/CEDS-Final-6.26.13.pdf>
- Maine Opportunity Coast website
 - <http://www.maineopportunitycoast.com>
- Mobilize Maine collaboration
 - <http://mceddme.org/economic-development/mobilize-maine/>

Lincoln County Regional Planning Commission (LCRPC) <http://lcrpc.org/>:

- Land Use Planning
- Coastal Projects and Planning
- Transportation Planning



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My Thoughts

Per your request and based on the resources that we have at our disposal, these are my thoughts on what the two towns can do for economic in a short-term, medium, and long-term perspective:

1. Short-term perspective:

- a. **Comprehensive Planning-** Both towns are currently working on the Comprehensive Plans. There needs to a significant addition to the Comprehensive Plan in each town stating what the economic development intentions of the region are. This statement can be as vague or specific as needed. This will allow the Selectmen and Planning Boards to review policy and law that is consistent with the Comprehensive Plans
- b. **Business Friendly Certification-** The only obstacle that the Town of Boothbay has in applying for certification is a recently updated Comprehensive Plan.
<http://www.maine.gov/decd/cbfc/index.shtml>
 - i. Getting certification creates points on economic development grant applications.
- c. **Maine Downtown Center Designation-** This designation also achieves additional points for economic development grant applications.
http://www.mdf.org/mdc_main_st_maine.php
- d. **Align Zoning Ordinances-** After the Comprehensive Plans are adopted there should be a significant effort to align the two ordinances. Essentially, this would structure the laws in a similar fashion and mitigate the issues with differences close to the town borders.

2. Medium-term perspective:

- a. **Apply for Community Development Block Grants Together**
 - i. **Downtown Revitalization Grant Program-** The Downtown Revitalization Grant (DR) Program provides funds to communities to implement comprehensive, integrated, and innovative solutions to the problems facing their downtown districts. These community revitalization projects must be part of a strategy that targets downtown service and business districts and will lead to future public and private investment. Qualified applicant communities must have a downtown district meeting the definition in 30-A M.R.S.A. Section 4301(5-A)
 - ii. **Micro-Enterprise Grant Program-** The Micro-Enterprise Assistance Grant (MEA) Program provides grant funds to assist in innovative solutions to problems faced by micro-enterprise businesses. Assistance to businesses may be in the form of grants or loans at the discretion of the community.



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1. Eligible Activities: Eligible activities under the Micro-Enterprise Assistance category are grants or loans to for-profit businesses that can be used for working capital and interior renovations, façade grants or loans for exterior improvements, including signage, painting, siding, awnings, lighting, display windows and other approved improvements; and eligible planning activities necessary to complete the Project Development Phase. Sewer, water, storm drainage, parking, roads or streets and other infrastructure improvements and buildings solely for residential use are not eligible.
- iii. **Local Revolving Loan Fund-** I always suggested that TIF financing could be used to establish a local revolving loan fund similar to the ones at the regional development district (MCEDD).
 1. <http://mceddme.org/wp-content/uploads/2013/06/MCEDD-Loan-Brochure-6.4.2013.pdf>
3. Long-term perspective:
 - a. **Economic Development Planning-** All successful municipalities, in regards to economic development, have undergone significant planning to inventory assets and liabilities. This has the added effect of removing the political connotations of economic development (who wins and doesn't) from the equation. Here are some significant examples:
 - i. Belfast-
 1. <http://www.cityofbelfast.org/index.aspx?NID=140>
 - ii. Old Orchard Beach
 1. http://www.oobmaine.com/Pages/OldOrchardBeachME_CDBG/index
 - iii. Rockland
 1. <http://www.rocklandced.us>
 - iv. Camden
 1. <http://www.camdenme.govoffice3.com/vertical/Sites/%7B12179FA6-CABE-432E-868D-862BE81D9F03%7D/uploads/%7B20B134CA-06F3-4A11-8FDF-A386AF561AA0%7D.PDF>
 - v. Ellsworth-
 1. http://cityofellsworthme.org/index.php?option=com_k2&view=item&task=download&id=32&Itemid=197

Conclusion

Economic Development takes a concerted effort sustained over time. The most important aspect is developing trust, communication, and collaboration with profits, non-profits, and municipalities alike.