



Maine Community Development Association

October-December, 2018

Volume 14, Issue 3

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The Maine Community Development Association (MCDA) sponsored two 45-minute sessions during the MMA Convention held in Augusta on October 3 and 4, 2018. Tracey Steuber, MCDA Vice President and Professional Development Chair organized the two sessions. More than 50 people attended the presentation by Andrew Kahrl of ReVision Energy and Sadie Lloyd, City Planner of Belfast on “*Municipal Solutions for Community Solar*”. The second presentation on “*How to Bring Broadband to Your Community*” was also well attended. Presenters for this session included Heather Johnson, Director of ConnectME and Fletcher Kittredge, Chief Executive Officer at GWI.

The annual meeting of MCDA followed at Margarita’s Restaurant. The guest speaker was Deborah Johnson, Director of the Office of Community Development. Deborah shared her experience with the COSCDA Annual Meeting held in Portland in September as well as updated the group on the upcoming Community Development Block Grant (CDBG) Program.

Election of Officers for 2019:

- Stephen Dyer, President
- Tracey Steuber, Vice President
- Mathew Eddy, Treasurer
- Joella R. Theriault, Secretary
- Immediate Past President, Gail M. Chase
- Members At Large: Scott Laflamme and Darryl Sterling
Jennifer Peters and Nancy Ketch



Andrew Kahrl, Municipal Solar Power Purchase Agreement (PPA) Design Specialist, ReVision Energy, presented information on the Power Purchase Agreement (PPA) Program for Municipalities at the MMA Convention held on Thursday, October 4, 2018. Andrew joined ReVision Energy in 2015 with a drive to see his home state transition to a 100% renewable energy economy.

A PPA allows municipalities, schools and non-profits to take advantage of federal tax programs and lock in the costs of electricity while reducing the impact on the climate.

How it Works:

- 1) A solar PPA is a financial tool that allows municipalities, non-profits, and schools to join with a private investor who can take advantage of the federal tax programs that are not available to non-profits.*
- 2) The investor then purchases and builds a solar source at the non-profit's location and operates it for 5-30 years.*
- 3) The investor sells the solar electricity generated to the non-profit at competitive rates.*
- 4) The non-profit can ultimately own the solar generating source after 5 years, consequently saving a much greater amount of money in the long term.*

For more information on the PPA Program, contact Andrew Kahrl, Employee-Owner, Solar Design Specialist at (207) 589-4171 or via e-mail at akahrl@revisionenergy.com.



Sadie Lloyd also presented her experiences with solar energy projects. She is a City Planner in Belfast, where she has managed City energy projects for the last 4 years and helped the City become a leader in long-term municipal energy planning. During this time Belfast has installed multiple municipally-owned solar arrays, including the first system on a landfill in Maine. By the end of 2018 the City will have the most installed solar of any municipality in the State when they install an additional system that is roughly 5 acres in size. Sadie regularly advises Maine municipalities in the pursuit of their own solar projects. She can be contacted via e-mail at sloyd@cityofbelfast.org or calling (207) 338-3370 Ext. 125.



Heather Johnson is the Director of ConnectME

MCDA along with speakers from the Connect Cumberland Initiative and Maine Broadband Coalition reported on the financial and technical implications of bringing broadband internet to your community. Using the existing Three Ring Binder infrastructure, Cumberland County is working with communities and non-profits to develop a County-wide fiber network. This session focused on the project’s concept, regional need and positive impacts.



BROADBAND IN MAINE

Expanding broadband connectivity to all parts of Maine is essential for economic growth, educational opportunities, healthcare access through telemedicine, and a variety of other benefits to communities throughout Maine. A new state legislature currently in session has a goal of expanding broadband service to all parts of the state. Additionally, Gov. Janet Mill’s is seeking to authorize the Creation of Broadband Expansion Districts to help enable communities and regions to increase access to broadband internet service.

A review of broadband connectivity throughout the state by counties was done via the www.maine.gov/connectme/communities website. The following provides broadband locations with less than 25/3 mbps and less than 10/1 mbps as compared to populations.

County	Population	Less than 25/3 mbps	% of Population	Less than 10/3 mbps	% of Population
Androscoggin	107,702	318	0.30%	157	0.15%
Aroostook	71,870	5,080	7.06%	1,982	2.75%
Cumberland	281,674	1,068	0.38%	772	0.27%
Franklin	30,768	6,196	20.13%	2,704	8.78%
Hancock	54,418	8,290	15.23%	3,324	6.10%
Kennebec	122,151	1,047	.85%	609	.49%
Knox	39,736	1,276	3.21%	646	1.62%
Lincoln	34,457	1,385	4.01%	669	1.94%
Oxford	57,833	5,498	9.50%	3,552	6.14%
Penobscot	153,923	5,461	3.54%	2,536	1.64%
Piscataquis	17,535	5,826	33.22%	2,553	14.55%
Sagadahoc	35,923	1,366	3.80%	205	.57%
Somerset	52,228	4,917	9.41%	2,368	4.53%
Waldo	38,786	5,395	13.90%	1,538	3.96%
Washington	32,856	4,399	13.38%	2,313	7.03%
York	197,131	972	.49%	746	.37%

Source: 2010 U.S. Census and ConnectME

Welcome New Board Members



Nancy Ketch
Community Development Director
Town of Houlton

Nancy was recently featured on **Community Spotlight** and talked about great news coming to southern Aroostook County, such as the Laboratory Feeds of Maine and the Tri-County Cultural Plan for Houlton and surrounding areas.

The Laboratory Feeds of Maine project is to construct a new manufacturing plant that would produce very specialized feed for laboratory rats that are used at The Jackson Laboratory located in Bar Harbor, Maine. The plant has the potential of hiring 10-11 people. Grants for the projects are currently being sought from Northern Border Regional Commission, EDA, and Community Development Block Grant.

The Tri-County Cultural Plan goals include:

- Raise the visibility of cultural and natural assets in the region
- Grow a robust creative economy to attract/retain youth
- Celebrate and preserve community history and traditions
- Increase relevancy and access to arts and culture

Jennifer Peters joined SCEC in June 1996 while attending classes at the University of Maine at Machias. She graduated summa cum laude from UMM in 1997 with a Bachelor of Sciences degree with concentrations in Marketing and Office Management.

First as SCEC Program Manager and most recently as Assistant Director, Peters has played a crucial role in developing and administering several of the Council's signature programs, including its scholarship fund for nontraditional learners, and trainings for small- and micro-business people. She has also coordinated the Noyce award winning Washington County Leadership Institute since 2002 and is an active member of boards and committees dealing with topics from sustainable tourism to economic development, education and workforce development.



Jennifer Peters
Assistant Director
Sunrise County Economic Council

Deborah Johnson-2018 MCDA Annual Meeting Guest Speaker

Deborah Johnson is the Director of the Office of Community Development (OCD), at the Maine Department of Economic and Community Development (DECD). Deborah joined DECD in 1997 as a Development Program Manager and has been the Director since 2010. The OCD oversees the Community Development Block Grant, the Maine Made program, the Code Officer Certification & Training Program, the Maine Uniform Building and Energy Code Board and state-owned landfills.

Prior to joining DECD, Deborah worked for the City of Portland as a Program Manager for the CDBG and Home programs. She graduated from the University of New Hampshire with a BS in Business Administration.

Deborah provided MCDA members with an update on economic and community development efforts throughout the State, the current status of Maine's CDBG program and a summary from the recent national COSCDA convention that was held in Portland.

The Office of Community Development (OCD) is a division within the Department of Economic & Community Development (DECD). The primary focus of OCD is the administration of the HUD funded Community Development Block Grant Program (CDBG) which includes regional technical assistance and training. Additional areas of OCD program administration and financial responsibility include the Neighborhood Stabilization Program and the Brownfields Revolving Loan Fund Program.



Community Development Block Grant Program

The Office of Community Development recently posted the final 2019 Program Statement as well as Letters of Intent and Application forms, which can be found at <https://www.maine.gov/decd/meocd/cdbg/application.shtml>.

The 2019 Program Budget and Program Timeframe are as follows:

	Budget	Letter of Intent Due Date	Application Due Date
Administration	\$332,000		
Technical Assistance Administration	\$116,000		
Downtown Revitalization Grants	\$300,000	January 25, 2019	March 29, 2019
Home Repair Network Program	\$2,700,000	February 22, 2019	May 24, 2019
Housing Assistance Grants	\$1,000,000	March 8, 2019	May 3, 2019
Public Service Grants	\$250,000	May 3, 2019	June 21, 2019
Public Infrastructure Grants	\$3,400,000	No LOI Accepted in 2019	N/A
Regional Council Planning Assistance	\$114,000		
Small Business Development Centers	\$50,000		
Maine Downtown Center Assistance	\$200,000		
Urgent Need Grants	\$0		
Special Projects	\$38,000		
Economic Development Grants	\$2,400,000	February 22, 2019	May 24, 2019
Micro-Enterprise Assistance Grants	\$700,000	February 8, 2019	April 26, 2019
	\$11,600,000		

Jobs & Classifieds

Multi-Town Planner

The Towns of Greene, Leeds, and Turner are seeking proposals for sharing an independent contractor to provide professional planning services. Proposals are due no later than 2:00 p.m. on Friday, January 18, 2019. Visit the Town of Turner's website at www.turnermaine.com for a complete copy of the RFP.

Assistant Town Engineer

The Town of Brunswick is seeking a candidate for the position of Assistant Town Engineer. An employment application is available, along with the job description, from the Town Manager's Office at 85 Union Street, Brunswick, ME. These materials are also available online at www.brunswickme.org. This position will remain open until filled.

City Planner

The City of Saco is actively recruiting for a dynamic, analytical, and collaborative City Planner. A complete

application will include the employment application, letter of intent, résumé, and references. Contact the Human Resource Director at (207) 710-5037 with any questions. Visit the town's website to apply: www.sacomaine.org/departments/human_resources/job_opportunities.

Town Manager

The Town of Guilford is currently seeking qualified applicants for the position of Town Manager. Deadline for applications is Monday, January 28, 2019 at 5:00 p.m. Send résumé and cover letter with salary requirements by e-mail at PersonnelServices@memun.org; by fax at (207) 624-0118; or by mail to Director of Personnel Services, Maine Municipal Association, 60 Community Center Drive, Augusta, ME 04330.

Housing Association/Certified Occupancy Specialist

A full description is available at www.bathhousing.org. Please submit a cover letter and résumé by January 22, 2019 to Director of Housing at jirish@bathhousing.org.

Funding Opportunities

USDA Rural Energy Assistance Program

USDA has announced the availability of Energy Audit and Renewable Energy Development Assistance Grants. The grant program helps promote American energy independence by increasing the private sector supply of renewable energy and decreasing the demand for energy through energy efficiency improvements. The deadline for applications is 1/31/2019.

Department of Housing and Urban Development

The HUD Community Compass Technical Assistance and Capacity Building program is designed to help HUD's customers navigate complex housing and community development challenges by equipping them with the knowledge, skills, tools, capacity and systems to implement HUD programs. The deadline for applications is February 14, 2019.

Environmental Protection Agency

The EPA has announced the availability of funding under the Environmental Justice Small Grants Program. The program provides funding directly to community-based organizations for projects that help residents of underserved communities understand and address local environmental and public health issues. Application deadline is February 15, 2019.

(Information on each of the funding opportunities listed above can be found at www.grants.gov)

Maine Community Foundation

MCF's Community Building Grant Program invests in local projects and organizations that work to build strong communities. Application deadline is February 15, 2019. Please visit www.mainecef.org for more information.

Solicitations for Brownfield Grants

Solicitations for FY2019 Assessment Grants, Cleanup Grants, and Multipurpose Grants are currently being accepted. The application deadline is January 31, 2019.

Five Maine Companies Receive 2018 Governor's Award for Business Excellence

1. Enercon Technologies in Gray provides electro-mechanical product development and contract manufacturing services to the medical, industrial, and defense markets. Currently employs nearly 200 people.
2. Howe and Howe Technologies in Waterboro is internationally recognized for extreme vehicle fabrication and design.
3. Main-Land Development Consultants, Inc. in Livermore Falls provides engineering, land surveying, and environmental sciences to land owners and municipalities.
4. Sappi North America is headquartered in Boston with over 2,000 employees and three mills in Maine and Minnesota is a market leader in converting wood fiber into superior products. In addition to its mills in Westbrook and Skowhegan, the company has a dedicated technology center in Westbrook and a shared service center in South Portland.
5. Sea Bags in Portland makes totes and accessories from recycled sails. They employ more than 140 employees with 18 retail locations, saving over 600 tons of recycled sail cloth from landfills.

NORTHERN MAINE DEVELOPMENT COMMISSION DESIGNATED AS A CERTIFIED CDFI

Northern Maine Development Commission (NMDC) joins approximately 1,000 CDFI's operating nationwide. The certification allows NMDC to expand lending services in Aroostook, Washington, Penobscot, and Piscataquis counties. The program will help foster economic development and opportunities in northern and eastern Maine.

What are CDFIs? Community Development Financial Institutions share a common goal of expanding economic opportunity in low-income communities by providing access to financial products and services for local residents and businesses.

CDFI certification is a program of the U.S. Department of Treasury.

More information is available on the NMDC website at www.nmdc.org.

Federal BUILD Program


U.S. Senator Susan Collins, Chairman of the Transportation Appropriations Subcommittee announced in December that Maine will receive \$26.6 million through the federal BUILD Program (formerly known as TIGER) to fund three transportation projects:

1. Western Gateways Project will receive almost \$11.03 million grant for a \$22 million project to repair, resurface, improve drainage, and enhance pedestrian safety to a network of three key roadways in Kingfield, Woodstock, and Fryeburg.
2. Waterville Main Street Revitalization Project in Waterville will receive almost \$7.4 million grant

for a \$9.2 million project to make infrastructure improvements in the city's downtown area.

3. Traffic Mobility Improvements Project: MDOT will receive \$8.24 million grant for a \$16.5 million project to replace and enhance 104 of the 804 traffic signals statewide with updated technology.

In a separate announcement, U.S. Senators Susan Collins and Angus King reported that the U.S. Department of Agriculture's Rural Development Office is investing \$46.12 million to upgrade water infrastructure in Southwest Harbor, Bridgton and Rockland.



**REALTOR.COM FORECASTS RISING
MORTGAGE RATES AND HOME PRICES
WILL MAKE IT MORE DIFFICULT TO BUY
OR SELL A HOME IN 2019.**

Key Indicators in the 2019 forecast:

- ✓ **Rising Mortgage Rates** (The Federal Reserve has raised the rates four times in 2018. Interest rates are expected to reach 5.5% for a 30-year fixed mortgage by the end of 2019)
- ✓ **Increase in Home Median Price** (Sellers will need to be mindful of increasing competition. Above-median priced sellers may find it will take longer to sell.)
- ✓ **Decrease in Home Sales** (Although the number of home sales is increasing, the majority of new inventory is focused in the mid-to-higher-end price tier, not entry-level. Rising mortgage rates and prices will keep a lot of new inventory out of low-and-middle income millennials' budget and make it difficult for first-time home buyers.)
- ✓ **Increase in single-family home housing starts** (Millennials will account for 45% of mortgages in 2019 versus 17% for baby boomers)

MEREDA

Maine Real Estate and Development Association

On January 17, 2019 will hold MEREDA's Annual Forecast Conference and Member Showcase at the Holiday Inn by the Bay in Portland. Nearly 900 of the state's real estate experts are expected to attend.

Each year, MEREDA provides an economic overview and outlook on the profession's key economic indicators as well as the market overview by property type, focusing on both commercial and residential real estate forecasts.

Introducing Governor Janet Mill's Appointments

Department of Administrative & Financial Services	Kirsten Figueroa
Department of Agriculture, Conservation & Forestry	Randy Charette, Acting
Department of Economic and Community Development	Heather Johnson
Department of Education	Pender Makin
Department of Health and Human Services	Bethany Hamm
Department of Inland, Fish & Wildlife	Judy Camuso
Department of Labor	Laura Fortman
Department of Transportation	Bruce Van Note
Chief of Staff	Jeremy Kennedy
Lindsay Crete	Press Secretary



News from the Newly Elected Legislative Policy Committee

According to the *Maine Townsman*, the newly-elected Legislative Policy Committee has presented municipal priorities for the upcoming session, specifically focusing on property tax relief. Proposed are amendments and/or improvements to three existing programs:

1. Restoring the Municipal Revenue Sharing Plan
2. Expanding the Homestead Exemption and
3. Authorizing Municipalities to implement a Local Sales Tax

In addition to property tax relief, the Legislative Policy Committee (LPC) will focus on five bills as economic development tools for municipalities. One bill would provide funding for the local implementation of the state's adult use of marijuana retail and manufacturing operations; three bills proposing broadband expansion and a bill to strengthen Maine's workforce development.

Upcoming Events	Dates	Location
MEREDA	January 17, 2019	2019 Annual Forecast Conference Holiday Inn By the Bay 88 Spring Street Portland, ME Register at https://mereda.org
MAP (Maine Association of Planners	January 18, 2019	Maine State Library 230 State Street Augusta, ME
MCDA (Maine Community Development Association	February 14, 2019	Via Conference Call

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!!!

The 2018 BikeMaine event, which toured the St. John Valley in Aroostook County, infused \$742,000 into the state's economy, a 17% increase over 2017. The event, which brings riders to a different region of the state for a week-long tour every September, has generated more than \$3 million in economic benefit to Maine in its 6-year history.

The organization spends money on food, lodging, community relations, fees, local purchases, vehicle rentals, mobile showers, fuel and other rider support.

The 2019 tour will visit central and mid-coast Maine from September 7 to 14, 2019 with a 350-mile route that will focus on the Kennebec River Valley.



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
Vacant (Chair)
Tony Levesque

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

Finance
Mathew Eddy (Chair)
Executive Committee

Professional Development
Tracey Steuber (Chair)
Jennifer Peters
Tony Levesque
Linda Smith

Membership
Tony Levesque (Interim Chair)

Nomination
Tony Levesque (Chair)

2017-2019 MCDA EXECUTIVE COMMITTEE MEMBERS

		Term Expiration
President:	Stephen Dyer Ransom Environmental Consulting 400 Commercial Street, Suite 404 Portland, ME 04012 (207) 772-2891	October, 2019
Vice President:	Tracey Steuber Town of Lisbon 300 Lisbon Street Lisbon, ME 04250 (207) 353-3000	October, 2019
Treasurer:	Mathew Eddy City of Biddeford P.O. Box 586 Biddeford, ME 04005 (207) 282-7119	October, 2019
Secretary:	Joella R. Theriault Northern Maine Development Commission P.O. Box 779 Caribou, ME 04736 (207) 551-5812	October, 2019
Immediate Past President:	Gail Chase Kennebec Valley Council of Governments 17 Main Street Fairfield, ME 04937-1119 (207) 453-4258	October, 2019

Board Members

Darryl Sterling Economic and Community Empowerment Consultant 1 Tulip Street Richmond, ME 04357 (207) 807-9062	October, 2019
Scott LaFlamme Town of Yarmouth 200 Main Street Yarmouth, ME 04096 (207) 846-2401 Ext 227	October, 2019
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