



Maine Community Development Association

**Thursday, April 8, 2021
10:00 a.m.**

GENERAL MEMBERSHIP MEETING MINUTES

1. Welcome and Introductions by Tracey Desjardins, President MCDA 2019-2021

The Zoom meeting began at 10:08 a.m. The following were in attendance:

Tracey Desjardins, President	City of Gardner
Joella R. Theriault, Secretary	Northern Maine Development Commission
Nancy Ketch, Director	Town of Houlton
Jen Peters, Director	Sunrise County Economic Council
Darryl Sterling, Director	Economic Development Consultant
Tony Levesque, Member	Town of Fort Fairfield
Rodney Lynch, Member	Town of Thomaston
Vittoria Stevens	Town of Bradford
Stephen Dyer, Immediate Past President	Ransom Consulting, Inc.
Donna Turner	Town of Washburn

2. Approval of March 11, 2021 Meeting Minutes: Moved by J. Peters and seconded by D. Sterling to approve the meeting minutes as presented; motion passed.

3. Treasurer's Report and Financials – January 2021: Moved by T. Levesque and seconded by D. Sterling to approve the Financial Report as presented; motion passed. The 2021 MCDA budget was also presented for approval. Following a discussion, motion by D. Sterling and seconded by N. Ketch to amend the following two line items:

Photocopies increase the proposed \$ 50.00 amount to \$100.00
Newsletter/Admin increase the proposed \$500.00 amount to \$750.00
Revised Total Expenditures = \$6,821.00

Motion passed. Moved by J. Peters and seconded by D. Sterling to approve the 2021 budget. Motion passed.

4. **Office of Community Development – Deborah Johnson:** D. Johnson was unable to attend.

5. **Secretary’s and Newsletter Report – Joella R. Theriault -** The January-March newsletter is approximately 50% completed and is expected to be fully completed by April 15. The newsletter will be posted on the website and emailed to all members. The budget on the web page update remains at \$400 and that is possibly because there is not many updates. J. Theriault works with Ben Thomas of MMA to post agendas, meeting minutes, funding opportunities, and events/recent news.

6. **Membership Report – Tony Levesque –** T. Levesque reported via chat (did not have audio) that there are currently 37 members to date. J. Peters reported that the Washington County Council of Governments most likely did not renew dues because it is currently unstaffed. Hancock County Planning Commission has recently hired a new director and J. Peters will follow up regarding MCDA membership.

7. **Professional Development Committee Report – Scott LaFlamme –** S. Laflamme was unable to attend. J. Peters is a subcommittee member and reported that this committee has not yet met but suggested that a joint CDBG/NBRC session could coincide with DECD’s certification course. Other topics included possibly TIF (Housing), Affordable Housing, Workforce Housing, Attainable Housing, etc.

Tracey invited attendees to discuss on-going projects in their communities:

J. Peters	Sunrise County	Working Communities Challenge Program; they have been approved for Phase I and working to submit an Implementation application. U.S. census is working with Zillow this year for housing statistics – issue is that there is nothing on rural numbers.
Tori Stevens	Town of Bradford	Looking at constructing a new fire station; looking for opportunities but seems to be ineligible for the projects being considered. T. Desjardins: MCDA offers a lot of insight so feel free to reach out
Steve Dyer	Ransom Consulting	Working with Portland Housing Authority – tearing down old buildings, clean up work; and constructing new structures for affordable housing. Brownfields grants will be awarded late April/early May but could be later this year; funding becomes available October 1
T. Desjardins	City of Gardner	Working on conversion of hospital into a housing development; Libby Hill – the last project in under contract; finished project within 2 years of an anticipated 5 year projected time period;
D. Sterling	Economic Development Consultant	Working with Towns of Richmond and Rangely; working with Camoin Associates on a housing assessment – changed the term “Affordable” housing to “Attainable Housing” to change mindset of low-income housing.
N. Ketch	Town of Houlton	
J. Theriault	Northern Maine Development Commission	Working with Town of Ashland on migrant housing and workforce development projects; working with towns to submit NBRC applications and CDBG applications for housing and economic development projects
R. Lynch	City of Rockland	Working on the McCain School Re-Use Project. People are buying homes along the coast “sight unseen”. Housing prices are going up. Noted that the purchase of housing is not

		necessarily due to COVID but is now seen as affordable housing for people who can work from home
D. Turner	Town of Washburn	A potato processing plant just started operations. They expect to hire between 110-115 F/T jobs when fully operational. They currently have 75-80 jobs. Because they cater mostly to restaurants and restaurants have been closed due to COVID, operations are slower than expected. Just completed a storm drainage projects that was funded by CDBG. Working on a new housing development of 11 high-end homes. Homes going on the market are usually sold within 1 week to 1 month.

8. **Next Meeting Date: June 10, 2021**

9. **Adjourn** – Moved by D. Sterling and seconded by T. Levesque to adjourn. The meeting adjourned at 11:02 a.m.

Submitted by,

Joella R. Theriault

**Joella R. Theriault
MCDA Secretary**