



Maine Community Development Association

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About MCDA ----

Formed in 1974, the Maine Community Development Association's (MCDA) purpose is to provide forums to increase awareness and foster communications relating to community development issues and concerns and to provide education and training through workshops. In light of decreasing state and federal funding opportunities, particularly the Community Development Block Grant (CDBG) Program, which has provided millions of dollars towards public facility, public infrastructure, public service, housing assistance, and other community and economic development projects throughout the state, MCDA held a workshop in 2013 entitled "*A Look at Alternative Financing Mechanisms*". The workshop focused on new tools and resources for municipalities and businesses; such as tax increment financing (TIF), promoting responsible development and ownership of real estate, and funding innovative technologies to help accelerate commercial success. This year, May 2014, MCDA held an affordable housing training session. Speakers at the training session presented opportunities in addressing affordable housing in Maine. In addition to the training and educational workshops, MCDA invites special guest speakers to speak at the annual meetings on community and economic development topics of interest.

MCDA has a networking list that connects members with colleagues who are seeking advice or answers to local problems. Members seeking to send out a message to the entire group, can send a message to the listserv, which is managed by the Resource Center at MMA and is distributed to the entire MCDA network. The tenure and experience of current members and institutional knowledge is a tremendous asset to the organization.

MCDA Annual Meeting will be held at Margarita's Restaurant in Augusta on Thursday, October 2, 2014 beginning at 11:00 a.m. Please join us!

MCDA Welcomes New Members

TOWN OF BRUNSWICK



By Linda Smith

Linda Smith is a Maine native, having received both her BA and M.Ed from the University of Southern Maine. She has a rich employment history in the areas of workforce, economic and

community development at the local, regional and state levels, having worked at a senior management level for the Maine Department of Economic and Community Development and the Maine Department of Labor as well as serving as the Executive Director for a Council of Governments.

In 2002, she launched her own consulting firm, doing business as "Projects Unlimited". As a consultant, her work ranged from writing and managing multi-million dollar initiatives to facilitating various Board development and strategic planning efforts to designing and implementing customized projects.

Linda currently resides in Richmond, Maine. In her personal time, she enjoys Maine's remarkable recreation opportunities - canoeing, fly fishing, hiking, & gardening in the summer and snowshoeing & ice fishing in the winter. She is an avid reader and likes to travel, particularly to the U.S. southwestern states.

TOWN OF LISBON



By Tracey K. Steuber

Tracey K. Steuber began her career as the Director of Economic and Community Development for the Town of Lisbon, on June 17, 2013. She worked previously for the City of Auburn, City of Waterville and SAD #59 in Madison. She has over 24 years experience in school and

municipal government with a background in marketing, fundraising, public relations, event management and economic development. Tracey also has served and continues to serve on several boards and committees.

radius of more than 100,000 people. According to the 2010 census records, Lisbon's population is 9,009. State Route 196 passes through the entire length of Lisbon connecting to the Lewiston/Auburn area and Interstate 95 and to the Topsham/Brunswick area and I-295. Lisbon is the home of the internationally renowned Moxie Festival, which is held the second weekend of July. Lisbon is also one of 20 communities participating in the Healthy Maine Streets Program. This program was developed by the Maine Development Foundation and funded by a Community Transformation Grant from the U.S. Health and Human Services Center for Disease Control. The purpose of this program is to develop effective, community-based worksite wellness programs for Small businesses on Main Street.

Lisbon is the third largest of fourteen communities in Androscoggin County, and is centrally located within a 20-mile

TOWN OF HOWLAND



By Tracey Hutton

Howland is a former mill town that is struggling to rebuild itself and reposition itself in the region. In 2010, the community, with the help of Eaton Peabody Consulting, developed an Economic

Development strategy. Included in this strategy has been the remediation and redevelopment of the former tannery which lies on the banks of the Piscataquis and Penobscot Rivers. This remediation was accomplished as the result of public non-profit partnerships that attained more than ¾ of a million dollars in grant funding. Also on site is a soon to be discontinued hydropower facility. In its place is planned a fish by-pass to be constructed by the Penobscot River

Restoration Trust. While the housing stock and downtown are in desperate need of revitalization, currently attracting developers to the tannery site is the prime focus of economic development efforts. Just this week construction was completed on a paved walkway, boat launch, and associated amenities on the tannery site that flank the Penobscot River; this construction was completed through the successful implementation of a Community Enterprise grant from the DECD.

Tracey Hutton is a former Code Enforcement Officer, MDEP Assistant Shoreland Zoning Coordinator, and City Planner. Her undergraduate degree was obtained from the College of the Atlantic, with graduate degrees in Ecology and Environmental Science and Public Administration from the University of Maine in Orono. She now resides in Howland with her husband, dog, and two cats.

TOWN OF BRADFORD



Lois Jones grew up in Bradford. She has been married for over 25 years, has 5 children and 2 grandchildren and has been a host family for 19 international students. Lois has an Associate's Degree in Business Management and a Bachelor's Degree in Criminal Justice. She is currently enrolled at USM into the

Master's Program for Public Policy and Management. Prior to becoming the Town Manager of Bradford, Lois taught school, worked as a temp at an insurance company during the ice storm of '98 and was elected as a local tax assessor.

TOWN OF WINSLOW

Michael Heavener became Winslow's Town Manager in 2006. Prior to that, he was Winslow's Police Chief. Michael spent 21 years in law enforcement and 12 of those years were with the Lincoln County Sheriff's Department in Wiscasset. Michael and his wife have been married for 36 years. They moved to Maine in 1982 with their two daughters. The family moved to Maine after serving six years in the Army. Both daughters were born in Germany where Michael did a three year tour of duty.

The Town of Winslow was incorporated in 1771. In 1969, with the increase in population, a need for more services and the general complexity of town governance, residents chose a Town Council/Manager form of government to replace the Select Board and Town Meeting. During the latter half of the 20th century, as manufacturing jobs diminished, and the big plants eventually closed, Winslow became more of a suburban town, providing sprawling residential lots for high skilled employees working in the region.



In March, Scott LaFlamme was named as Bath's new Director of Community Development. An Old Town native and 2012 graduate of the University of Maine's Masters of Public Administration program,

Scott previously served as the Town Manager in Turner. As Director of Community Development, Scott is responsible for obtaining and administering private, state and federal grant opportunities, including CDBG and Brownfield program

The Town of Bradford is a mostly residential town located in Penobscot County, approximately 25 miles north of Bangor. As the economy recovers, few businesses are looking to Bradford for opportunities. The Town is currently working on a friendly business community status. The town is on the right track and headed to a great recovery. Bradford is an amazing community to work in. Good things are on the horizon!

More recently, the town has experienced growth in manufacturing, which has been supported by the town utilizing economic development tools such as TIFs and CDBG grants that have helped businesses grow.



Winslow sees itself as part of a growing regional economy which is why the town joined 24 towns and cities that invested in the Kennebec Regional Development Park (FirstPark) in the town of Oakland. The town is also a supporter of the Central Maine Growth Council, which is a non-profit, public/private partnership, Development Corporation, dedicated to collaborative economic development within the municipalities of Fairfield, Waterville, and Winslow.

Winslow represents People, Pride, and Progress!

CITY OF BATH

funding. Outside of grant management, Scott is responsible for the marketing and sale of several City-owned pieces of real estate. Along with the City Manager, City Planner and City Assessor, the Director of Community Development is also responsible for pursuing economic development opportunities, in order to promote sustainable business growth and retention throughout the City, which includes managing Bath's TIF Districts. As the position evolves, Scott will become more involved in the Midcoast's regional development efforts through the Midcoast Council of Governments (MCOG) and Midcoast Economic Development District (MCEDD).



Jobs & Classifieds

SMPDC, Planner

Southern Maine Planning & Development Commission (SMPDC) is seeking a full-time Planner. The Planner position is responsible for performing professional work in the development and implementation of a yearly Coastal and Technical Assistance Contract with the Department of Conservation, Agriculture and Forestry. The staff person will also assist with municipal comprehensive plans, land use ordinances and amendments, and for conducting reviews of

current development applications for Planning Boards. Applications will be accepted until Monday August 18, 2014. Submit resumes electronically to malexander@smpds.org or by mail to

Lee Jay Feldman
Director of Land Use Planning
SMPDC
21 Bradeen Street Suite 304
Springvale, Maine 04083

Town of Rockport, Director of Planning & Community Development

The Town of Rockport is seeking qualified applicants for the position of Director of Planning and Community Development. This department head position is responsible for the overall administration of planning, development, grants and code enforcement activities for the Town. The position provides staff assistance to several boards and committees in the development and drafting of policies and ordinances. The position also administers land use ordinances, completes technical reviews, and directs and supervises the activities of all departmental staff members. The successful candidate will be a graduate of an accredited four-year program in planning

public policy, public management, or related fields. M.A. preferred. Experience in municipal planning, including supervisory experience, required. AICP certification desired. Competitive salary with comprehensive benefit package. Detailed job description and job application are available from the Rockport Town Office, 101 Main Street (telephone 207-236-0806) or on the website www.town.rockport.me.us under Employment and Bidding Opportunities. Interested applications should submit job application, resume and letter of interest to:

Town Manager Richard C. Bates
PO Box 10
Rockport, ME 04856. EOE.

Town of Eagle Lake, Town Manager

The Town of Eagle Lake is currently accepting résumés for the position of Town Manager. Located in Aroostook County, Eagle Lake is a community with a Town Meeting form of government; population of 815; and a budget of \$803,000, excluding schools. The Board of Selectmen is seeking an individual with strong financial management and budgeting skills, experience with solid waste management issues, personnel management experience, and exposure to planning and growth management. Candidate should also possess

strong communication skills, previous management experience and demonstrated leadership ability. Municipal government experience is preferred, but candidates with differing work experience and training are encouraged to apply. Salary is negotiable based on experience and training. Please send résumé, cover letter, and salary history to:

Michelle Raymond, Board Chair Town of Eagle Lake
P.O. Box 287
Eagle Lake, ME 04739

Town of Limestone, Town Manager

The Town of Limestone is currently seeking qualified applicants for the position of Town Manager. Limestone is a small rural community located in Northern Maine with a population of 2,315, has a Town Meeting/Selectpeople/Town Manager form of government with a Board of Selectpeople consisting of five members. The Town Manager directly supervises all department heads, administers a \$2.1 million budget and oversees all personnel, financial, local roads, public safety, and community relations matters. Salary will be

determined based on experience and qualifications. A Bachelor's degree is required in public administration, business administration, or a relevant field. Previous experience in municipal government or finance is preferred, experience as a Town Manager is a plus. Submit cover letter, résumé, salary requirements and three (3) references by 4:00 p.m. August 13, 2014 to: Board of Selectpeople, Chairman
93 Main Street
Limestone, ME 04750 EOE

Jobs & Classifieds- Continued

Lisbon Sewer Department, Lab Technician/Operator

This employee is responsible for organizing and coordinating the overall activities of the laboratory under the direction of the Sewer Operations Manager. Work involves ensuring the safe and efficient operation of laboratory. Daily tasks include all testing and compliance reporting to meet all Federal and State requirements. This position will also be required to assist with the operation and maintenance of the treatment

plant and the collection system. Special requirements include: Minimum State of Maine Class I Wastewater Treatment Plant Operator's License, Maine State Class B Driver's license and successful completion of a pre-employment physical. Applications are available at the Lisbon Town Office or at www-Lisbonme.org and should be submitted to:

E. Ryan Leighton, Public Works Director
300 Lisbon Street
Lisbon, ME 04250 EOE

Town of Houlton, Police Chief

The Town of Houlton is seeking qualified applicants for the position of Chief of Police. This position, reporting to the Town Manager, is involved in directing a staff of 13 sworn officers, one animal control officer, four dispatchers, and five reserve officers. Successful candidates should have the following minimum qualifications: Graduate of Maine Criminal Justice Academy, Valid Motor Vehicle Operator's Class C license, State of Maine Law Enforcement



Executive Certificate (preferably), experience in contract negotiation, human resource management and budgeting and strong interpersonal, verbal and mathematical skills. A copy of the Chief of Police position description is available at the Town Office. Please submit a cover letter and résumé to: Personnel Director, Town of Houlton, 21 Water Street, Houlton, ME 04730. Applications must be received no later than 4:00 p.m. on Friday, August 29, 2014. The Town of Houlton is an equal opportunity employer.

Town of Houlton, Public Works Director

The Town of Houlton is reopening its search for qualified applicants for the position of Public Works Director. This position is responsible for directing and coordinating the activities of the Public Works Department, which includes highways, sidewalks, storm drains, local bridges, the flight surfaces/grounds at the airport, urban and rural forestry. Work involves personnel management, good communication, skills preparation and administration of the departmental budget, capital planning, fleet management, labor relations

and the scheduling of departmental activities and projects. Minimum requirements: An Associate's Degree in Civil Engineering or related field, 5 years of progressively responsible experience in administering public works, and/or engineering functions, and must possess a valid Maine driver's license with CDL endorsement. Please submit a cover letter and résumé to the Personnel Director at 21 Water Street, Houlton, Maine 04730 no later than 4:00 p.m. on August 22, 2014.

City of Presque Isle, Superintendent – Presque Isle Utilities District

The Presque Isle Utilities District is seeking a superintendent to manage a quasi-municipal corporation that provides drinking water and wastewater services to the City of Presque Isle. Applicants must have an appropriate four-year college degree, experience in managing construction projects, and 5 years of experience in responsible water and/or wastewater management positions. A degree in engineering is desired, but not required. The successful applicant must demonstrate high ethical standards, strong business acumen, success as a collaborative leader, strong oral and written communication

skills, knowledge of the emerging digital world and have the abilities to think critically, to plan long term, to multi-task, and to solve problems under pressure. Compensation is negotiable depending on the qualifications of the successful candidate. The District is an equal opportunity employer. Qualified applicants should submit a letter of interest and résumé in confidence no later than August 29, 2014 to: Ward Gerow, President at wgerow@maine.rr.com or Presque Isle Utilities District, P.O. Box 470, Presque Isle, ME 04769

Events

Event	Location	Date	Description
MCDA General Membership Meeting	Teleconference	Thursday, August 7, 2014	
2015 5-Year Consolidated Housing and Community Development Plan	353 Water Street Augusta, ME 04330	Wednesday, September 3, 2014	The Consolidated Plan outlines the strategies that the Maine State Housing Authority and the Department of Economic and Community Development (DECD) will develop to address low and moderate income housing and community development needs throughout the non-urbanized areas of Maine.
2014 MCDA Annual Meeting	Margarita's Restaurant Augusta, ME 04330	Thursday, October 2, 2014 at 11:00 a.m.	MCDA's Annual Meeting with Guest Speaker, Sandy Blitz, Co-Chair of the Northern Border Regional Commission
Maine Association of Planners – Writing the Most Complete RFP	MMA 60 Community Drive Augusta, ME 04330	Thursday, October 2, 2014 at 10:30 a.m.	Learn from people who respond to your RFPs to get their perspectives on replying to RFPs. Discussions on what they need in an RFP to best respond to your service needs. Learn the basic format of an RFP to take back to your office as a template
2014 Grant Funding & Writing	MMA 60 Community Drive Augusta, ME 04330	November 19, 2014 8:00 a.m. to 4:30 p.m.	Learn how to apply and where

World Acadian Congress/Congrès Mondial Acadien 2014

The Congrès Mondial Acadien (CMA) 2014, along with its partners, Aroostook Partnership for Progress (APP), Northern Maine Development Commission (NMDC), and Department of Economic and Community Development (DECD), will host a conference on the basics of exporting on August 19 and 20 at the University of Maine at Fort Kent. The economic component of the CMA 2014's main goal is to get the three (Maine, New Brunswick and Quebec, Canada) regions to work closely together. On August 20, the conference will feature a keynote speech on fostering US/Canada trade relations with Senior Trade Commissioner, the Canadian Consulate General in Boston, and the General Council of the United States to Quebec. Panel discussions on customs, regulations and brokerage houses will be held along with other topics such as exporting "Do's and Don'ts", exporter testimonials, success stories and questions and answers. During the August event, several other economic seminars, conferences and summits

will be held to help grow the economy of the three regions. Topics include forestry, energy and agriculture, agri-food conference, and a final economic summit, which wraps up the entire economic component of the Congrès.

The Congrès Mondial Acadien is a major celebration of Acadian culture and history held every five years since 1994. In 2014, from August 8 to 24, more than 300 activities, including more than 100 family reunions, should attract up to 50,000 visitors to the region. The estimated economic impact is \$55 million, but organizers want to make sure the ripple effects last for many years after the Congrès closes.

More on the conference or registration information can be found online at www.cma2014.com/en/economique/conference-sur-l-exportation or at www.appme.org. Sponsors of the conference are the Government of Canada, Provinces of New Brunswick and Quebec, the Maine Department of Economic and Community Development, Katahdin Trust Company, University of Maine at Fort Kent, APP and NMDC.

Funding Opportunities

Maine Technology Institute – TechStart Grant Deadline

September 3, 2014

TechStart Grants are offered monthly, for up to \$5,000 per project. Funds must not be readily available from another service provider. TechStart Grants also may be used to support specific activities such as business plan development, intellectual property filings, market analysis, or planning and preparation activities related to the submission of Federal SBIR/STTR Phase I grants or Federal Broad Agency Announcement for technology development. For more information, please visit the Maine Technology Institute's website at www.mainetechnology.org.

Foundation's new leadership development program, the John T. Gorman Fellowship is **this Friday, Aug. 1**. Designed for nonprofit and public sector professionals who are working in fields related to the Foundation's four priorities, the Fellowship aims to help participants become more results-focused and enable them to build the vision, confidence and competence required to advance change and improve the lives of vulnerable people in Maine. FMI and a link to application materials, go [here](#). **Complete applications are due September 19.**

The U.S. Department of Health and Human Services is making \$100 million in **Affordable Care Act funding** available to eligible organizations to expand access to primary care through new community health centers. According to information from HHS, the Health Center Program New Access Point (NAP) funding opportunity will improve the health of the nation's underserved communities and vulnerable populations by increasing access to comprehensive, culturally competent, quality primary health care services. FMI and a link to the application package, go [here](#). To read the HHS release on the funding opportunity, click [here](#). **Deadline to apply is August 20; supplemental information is due October 7.**

The Fund for Maine Land Conservation seeks to support projects that advance land conservation and strengthen the ability of land conservation organizations and entities to conserve land. There are two types of grant awards: Grants for new or expanded projects or programs and grants to improve organizational effectiveness. **The maximum grant size is \$7,500. Application deadline is October 15.** For more information, visit the Maine Community Foundation website at <http://mainecf.org>.

U.S. Department of Labor awards \$4.85 million in grant funding for construction, welding, health care, and natural gas line installation programs

On July 7, 2014, the Portland Press Herald reported that the U.S. Department of Labor had awarded \$4.85 million in grant funding to the Maine Department of Labor's Bureau of Employment Services for job training programs that target both the long-term unemployed and new Mainers. This is a 2-year grant to fund several training projects that include:

- Jobs at St. Croix Tissue in Washington County
- Welders in central Maine.
- HVAC natural gas installation and maintenance technicians throughout the state.
- A 10-week pre-apprenticeship construction workforce academy using Cianbro Corporation's in-house training facility.

- Development of health care workforce academies and new health care apprenticeships.
- New composite technicians through on-the-job training for Maine's boat-building industry.

The programs will run from July, 2014 to June 30, 2016. Because of Maine's aging population, job training programs are needed to replace the current generation of workers. According to Governor Paul LePage, ensuring that people who have lost jobs or who want to work are retrained and provided with the skills and certifications that employers in growing industries demand is a significant need in Maine. Those interested in the program should contact their local Maine CareerCenter. A listing of career centers can be found at www.mainecareercenter.com.



The Heart of the Matter

2014 MMA CONVENTION

October 1-2, 2014

Augusta Civic Center, Augusta, ME

This year's theme is "The *Heart* of the Matter"! The keynote will be presented by Peter Kageyama, a renowned economic and community development expert who co-founded the first Creative Cities Summit in Florida. He is the author of a book entitled, *For the Love of Cities*. He will explore in detail the value of emotional engagement with Maine's smallest towns and largest cities, how that connection is created and nurtured and how it can be turned into a development resource for places. Other community and economic development sessions of interest include –

- *Forecasting Maine's Future* – Three experts in economics, economic development and demographic analysis will provide a region-by-region and sector-based forecast of the population shifts and economic trends in Maine over the next 25 years. **October 1, 2014 at 2:45 to 4:00 p.m.**
- *Writing the Most Complete RFP* - The Maine Association of Planners will host this session. Perspectives from people responding to RFPs will discuss what they need in an RFP to best respond to the service needs. Attendees will learn the basic format of an RFP to take back to their office as a template. Anne Krieg, AICP, Town of Bridgton Planning and Development and MCDA Director will be the session moderator. **Thursday, October 2, 2014 at 10:30 to 11:45 a.m.**

The Attendee Registration Form is available at www.memun.org.

The Maine State Housing Authority and the Department of Economic and Community Development are drafting the five year Consolidated Housing and Community Development Plan for the program years 2015 -2019.

The Consolidated Plan outlines the strategies that the Maine State Housing Authority and the Department of Economic and Community Development (DECD) will develop to address low and moderate income housing and community development needs throughout the non-urbanized areas of Maine. The plan describes the various housing and community development initiatives that the State intends to undertake, including funding levels and target populations. The plan has historically identified the following areas as top priorities: housing for the

homeless, increasing the supply of housing and special needs housing, rehabilitation assistance for homeowners and investors, and infrastructure to improve community and economic development initiatives.

MaineHousing and DECD will hold a public hearing to receive comments on housing and community development needs on September 3 at 9:00 am at the Maine State Housing Authority at 353 Water Street, Augusta.

AFFORDABLE HOUSING TRAINING SESSION

Maine Community Development Association (MCDA) hosted an Affordable Housing Training Session on Thursday, May 29, 2014 at the Seadog Banquet and Conference Center in Bangor, Maine. More than 20 MCDA members attended the training session. Speakers from the private and public sector presented opportunities in addressing affordable housing in Maine.

Mr. John Egan, Director of Housing Development at Coastal Enterprise, Inc. (CEI) administers a variety of programs, such as Public Works, Venture Capital, and the New Market Tax Credit Program. CEI is a community development financial institute whose mission is to promote community development, particularly to low-income people. CEI works in conjunction with banks and provides lending in two categories: rehabilitation of small multi-family units and new construction. CEI lends first position with a borrower who has good security for 10 years at 5½%, but if they are in third position and the business is a start-up, rates may be up to 9%. The Small Business Assistance (SBA) Micro Loan Program is fixed at about 7%-8% maximum. Under the Maine Historic Rehabilitation Tax Credit Program, the qualified rehabilitation expenditure can be everything you will put into a building separate from the acquisition cost. This program is a 3-step process and communities are encouraged to work with developers in order to get the tax credit application enhanced. More information on the Maine Historic Rehabilitation Tax Credit Program as well as other housing programs administered by CEI can be found at www.ceimaine.org.

Mr. Josh Benthien, Partner with Northland Enterprises, LLC presented an example of an historic tax credit, which was the redevelopment of the Sanford Mill. In 2009, the Town of Sanford received a Brownfield Clean-Up grant from the U.S. Environmental Protection Agency. The Sanford Mill was a textile mill built in the late 19th century and had been vacant and was in a dilapidated state. The 67,000 s.f. mill located on the Mousam River was located in the heart of Sanford. Following the remediation and removal of hazardous materials from the site, the Town partnered with Northland Enterprises, U.S. Housing and Urban

Development, Maine Department of Economic and Community Development, Bangor Savings Bank and CEI to redevelop the mill into a mixed commercial and residential project. The newly redeveloped mill contains 22,000 s.f. of commercial space and the remaining 45,000 s.f. is dedicated to 36 residential units. The entire process took 6 years and cost \$11.5 million, but as former Gov. Angus King stated, *"This project is an outstanding testament to all that can be achieved when local, state and federal officials work collaboratively with private entities on behalf of our communities,"*

Other speakers included Glenn Blair, Housing Specialist with the USDA Rural Development's Bangor Office. Among the housing programs offered by USDA are the Section 504 loans and grants which are available to very-low-income families and individuals for the purpose of making housing repairs and rehabilitation. Grants are available for those aged 62 years and older while loans are available for non-elderly families and individuals. Loans up to a maximum of \$20,000 at 1% interest and grants up to \$7,500 are available. Grant funds may only be used for repairs and improvements. Section 502 loans are used to purchase homes in rural areas. Loans can be used to build, repair, renovate, or relocate a home, or to purchase and prepare a site with water and sewer. Applicants for the Section 502 loans must be either very low-income (50% below the median household income) or moderate-income (80% below MHI) with terms of 33 years. There are no application fees, no points, and 100% financing. See www.rurdev.usda.gov for more information.

William Glover, Manager of Housing, at MaineHousing has completed 28 Affordable Housing TIFs since the statute passed. TIFs can be used in smaller communities; not just larger municipalities. TIFs can be used for either rental or owner-occupied units and must remain affordable to low-to-moderate income (LMI) households for a period of 10 years for owner-occupied units and 30 years for renter-occupied units. TIF's cannot be more than 2% of total land acreage within a community nor can total TIF's exceed 5% of total land acreage. Tax shifts from revenue sharing,

county tax, and education can be used by municipalities to cover off-site improvements such as water and sewer, housing revolving loan fund, public infrastructure, etc. A budget of \$128,000,000 to \$129,000,000 will fund approximately 5 to 6 projects per year. Applicants spend between \$50,000 and \$100,000 in fees prior to submitting a TIF application (fees include architect, permitting fees, marketing study, etc.) all of which are required prior to submitting an application. MSHA (MaineHousing) encourages the applicants to submit draft TIF applications to MSHA prior to a formal submission. www.mainehousing.org

Bill Floyd, Executive Director of the Genesis Fund provided information on his organization. The Genesis Fund is a 501c(3) community development financial institute (CDFI). The organization is funded by investors and private foundations, individuals, and religious organizations. Because they are funded by private investors, they are able to provide more flexible funding. They can do subordinate lending, make a commitment to a project, do technical assistance, provide project feasibility studies, grant writing services, develop project plans, and obtain additional sources of funding. Genesis works with island communities in providing affordable housing. As an example, Genesis began working with island communities in 2002 to develop affordable housing. Skyrocketing real estate values made year-round housing a serious issue for low-and-middle-income families who make their living on Maine islands and must contend with a 20-30% higher cost of living than on the mainland. Eldercare is also a major concern in island communities. Genesis worked with those communities to develop opportunities that allowed their aging residents to remain on the island as they require increasing care. The Genesis Fund also funds mobile home park cooperatives. <http://genesisfund.org>

MAINE DAY

Governor Paul LePage has proclaimed the third Saturday of August as **Maine Day**. This is a day to celebrate the State of Maine by encouraging people to try Maine-made food and beverage and to recognize the Pine Tree State as a great place to live, work, and visit. This is a citizen-led effort to bring awareness to Maine's many assets and natural beauty – from forestlands to coastline, quality of life, and great foods and restaurants. George Gervais, Commissioner of the Maine Department of Economic and Community Development (DECD) said, "Maine Day impact over the years could become significant for the economy of Maine, for the increase in food purchase, and the added benefit of the revenue going right back into the state."

The CDBG Program Celebrates its 40th Year Anniversary on August 2.



Darryl Sterling, Executive Director of the Central Maine Growth Council in Waterville, resigned his position to pursue a private consulting business. Darryl has 27 years of municipal/non-profit/private sector leadership experience in economic and community development. Skill sets, education, and expertise include, management, public relations, marketing, innovation, grant writing, business consulting, international trade, foreign trade zones, project development, and training. Darryl has secured and administered multiple block, government, and private sector grants and programs throughout the state of Maine, New England, and New York through public/private collaborations that increased economic vitality. You may contact Darryl Sterling at sterling.drs@gmail.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!!!!!!!!!!!!!!

MCDA currently has a membership of 50 members consisting of municipalities, individuals, firms and state representatives from throughout the State of Maine. Becoming an MCDA member offers numerous benefits, such as training and workshops, legislative advocacy, affiliation with other agencies and organizations, links to funding and business agencies, and ability to network with multiple partners. The Quarterly Newsletter provides informational materials on funding opportunities, job openings, community and economic development articles, and upcoming events. 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.

MCDA also works closely with the Maine Department of Economic and Community Development (DECD). DECD's Office of Community Development works collaboratively with MCDA to review proposed changes and garner support for the CDBG Program. This is a time for the MCDA membership to provide feedback in the CDBG Program. As the federal budget continues to decrease, it is necessary for communities to seek funding from sources other than the CDBG program. Networking with MCDA's experienced members provides a source for connection to other funding sources and/or available financial resources.

This organization is the "voice" of community development policy making in Maine. Please join and make your 'voice' count!

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.mainecca.org

MCCA Subcommittee

Members:

Advocacy

Vacant (Chair)
Tony Levesque
Ron Harriman

Communications

Joella Theriault (Chair)
Tony Levesque
Ken Arndt

Finance

Mathew Eddy (Chair)
Executive Committee

Professional Development

Gail Chase (Chair)
Jim Gulnac
Joella R. Theriault
Steve Dyer
Mathew Eddy

Membership

Steve Dyer (Chair)

Nomination

Tony Levesque (Chair)

2013-2014 MCCA EXECUTIVE COMMITTEE MEMBERS

President:

Darryl Sterling
Economic and Community Development Consulting
1 Tulip Street
Richmond, ME 04357
(207) 807-9062
Term Expires: October, 2015

Vice President:

Gail Chase
Kennebec Valley Council of Governments
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(207) 453-4258
Term Expires: October, 2015

Treasurer:

Mathew Eddy
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(207) 729-9694
Term Expires: October, 2015

Secretary:

Joella R. Theriault
Northern Maine Development Commission
11 West Main Street, Suite 104
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(207) 543-1802
Term Expires: October, 2015

Past President:

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Rockland, ME 04841
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Term Expires: October, 2015

BOARD MEMBERS

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Term Expires: October, 2015



Maine Community

Development Association