



SED CO

Board of Directors Meeting
Thursday – December 15, 2022

8:00am – 9:30am

This Meeting is in Person (Hybrid Option Available)

3rd Floor at SEDCO Office Building

Meeting Agenda

- I. Call to Order
- II. Brief Round Table with Members
- III. Approvals
 - a. Meeting Summary
 - b. Financial Report
 - c. Report on Transition from People's United to M&T Bank
 - d. Audit is complete – will be forwarded to members
- IV. Feedback To Council on Rate of Growth Ordinance
 - a. Overview of questions (contained in packet)
 - b. Discussion of Response to Questions
- V. Staff Update on Projects
- VI. Adjourn

ONLINE Meeting Location:

For Board Members/Liaisons – Board members may choose to sign in as panelists if they cannot be in person. Please let Magda know. All Members will receive a login the day before the meeting.

For Guests: please go to:

https://us02web.zoom.us/webinar/register/WN_KQhbXFmJSCuxiHi2LtkyZA



Meeting Summary

SEDCO Board of Directors Meeting

September 15, 2022

Call to Order

Chair Jonathan Crasnick called the September 15, 2022, meeting of the SEDCO Board of Directors to order at 8:05am with the following members in attendance: Jon Crasnick, Travis Kennedy, Rick Shinay, Jim Hartley, Jason Perkins, Hellen Cella in person, and Allen Paul attended via zoom. A quorum of the board was declared. Also, in attendance were: Town Manager Tom Hall, Councilor Liaison Nick McGee via Zoom, Andrea Killiard and Kevin Freeman - Strategic Plan Subcommittee, Executive Director Karen Martin, and Economic Coordinator Magdalena Slawiec. Our guest was Autumn Speer – the new Planning Director. The meeting was held at 360 US Route One, Third Floor Conference Room.

Approvals - Minutes & Budget

The May 2022 Meeting Summary was moved seconded and approved by the Board. All were in favor. Tom was approved by the Board as a signature on the SEDCO account. All were in favor.

Introductions

The Board welcomed Councilor Nick McGee as a new SEDCO liaison and Autumn Speer as a new Planning Director for the Town of Scarborough.

Annual Meeting Program

- a) Board members will present the awards (all awardees were notified and excited about coming to the meeting)
- b) Fundraising is going well, menu is reserved
- c) Program - roles
 - a. Chair – John will welcome the guests.
 - b. Councilor John Cloutier will join John in welcoming our guests.
 - c. Introduction of sponsors – Travis Kennedy
 - d. Introduction of guests – Kevin Freeman
 - e. Introduction of the Keynotes speaker – Rick Shinay
 - f. Introduction of awards – Jason Perkins
 - g. Awards:
 - i. The Borough Barbershop – Jim Hartley
 - ii. Firehouse Village – Allen Paul
 - iii. O'Reilly's Cure – Andrea
 - iv. Village Center Auto Care – Hellen Cella, Jon Crasnick

- h. Parking: Black Point Inn wants the guests to carpool. Rick will contact the golf course about the additional parking.
- i. Allen will mention Scarborough residents who contributed to Scarborough community and passed this year.

Strategic Plan Priorities for SEDCO

The committee reviewed the SEDCO retreat notes and comprehensive plan tasks. The four areas that SEDCO will be interested in in the next couple of years are: 1) Continue to Evaluate and Refine Scarborough's Business Attraction Program, 2) Maintain the Economic Vision, 3) Continue Developing an Intelligence System for Decision Makers, 4) Continue Strong Business Communication. For more detailed information check Board package from September meeting.

Update on The Downs - Exemption Request & Downtown

The Downs came forward to the Council with a proposal of building 289 units requiring exemptions over the next 3 years. Jon Crasnick provided written comments to the council in support of the proposal, based on a unanimous electronic vote of the SEDCO Board (October 5-6, 2022). The Council approved the proposed exemption, but they placed a 6-month hold on all additional exemptions. The Council requested that Councilors McGee and Anderson come back to the Council by April 2023 with proposed changes to the ordinance.

Roundtable Discussion

- Interest rates continue to go up, businesses are still looking to borrow and refinance
- Many women are starting their own businesses
- Pat's Pizza project expansion – big move by a small business owner
- Wendy's – still deciding on the tenant
- Famous Dave's – Sea Dog Brewery moving in
- Clinical pharmacy (small building behind Allagash) is moving to Downs

Adjourn

The meeting adjourned at 9:30AM. Motion to adjourn was made by Rick and seconded.

You can watch full SEDCO Board meeting here: <https://www.youtube.com/watch?v=yFvccn3Mh9c>

GMO Revision Questionnaire/Survey
(Committee Chairs, Council Members, Department Heads)

In October 2022, the Town Council placed a six-month hold on "exemptions" in the current ordinance that regulates the pace of residential growth in Scarborough. The ordinance, known as the Growth Management Ordinance, contains a section that addresses exemptions to the permit process for specific purposes and/or specific projects.

The Town Council assigned Councilors Jon Anderson and Nick McGee the task of reviewing and updating the ordinance to address concerns about the GMO process and to ensure consistency with the 2021 Comprehensive Plan.

Regulating the pace of growth is one part of a wholistic approach to managing growth. Other tools include our development ordinances such as zoning, subdivision, site plan and impact fees.

As part of our deliberation and outreach process, we are asking key leaders in the community for feedback on a range of development issues, and how the pace of residential growth impacts the work they do in the community. We appreciate you taking the time to carefully think about this issue and complete this questionnaire.

These responses will not be shared beyond the Town Council and revision team (Karen Martin, SEDCO, Tom Hall, Town Manager, Autumn Speer, Planning Director).

Please provide responses by December 23, 2022.

Date:

Name(s):

Board/Committee/Department:

Town of Scarborough

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GMO Summary

The existing GMO allows an **annual allocation** (fixed number) of residential permits per calendar year. This number is revised every two years.

1. 144 total permits each year (each permit equals one residential unit)
2. No more than 30 permits in the Rural Districts (West of the turnpike)
3. No more than 20% (29) of total permits in a common scheme, except no more than 30% (43) of the total in the Crossroad Planned Districts (The Downs)

The existing GMO also allows for **exemptions** including:

- All Repair and Replacement Units and Gift Lots
- All Affordable Housing Units
- All Manufactured Housing Units in a Licensed Community
- Up to (100) One-Bedroom Multi-Family Units (until 12/31/2024)
- Up to 10 Workforce Housing Units Per Year
- Up to (289) Mixed Use or MF in Crossroads Planned Development (until 12/31/2025)

In addition to standard exemptions, the existing GMO allows for an **exemption process** to be heard through the Town Council if the unit is within the designated growth areas, the unit is part of mixed-use or multi-family, and provides public benefit.

1. Does the number of new residential units constructed each year directly affect your board, committee, or departments decisions and actions? If yes, how?
2. Does the effect of residential units constructed vary based on type of housing, (multi-family versus single family)? If yes, why?
3. What aspects of the current GMO **annual allocation** do you believe work well/not well and why?

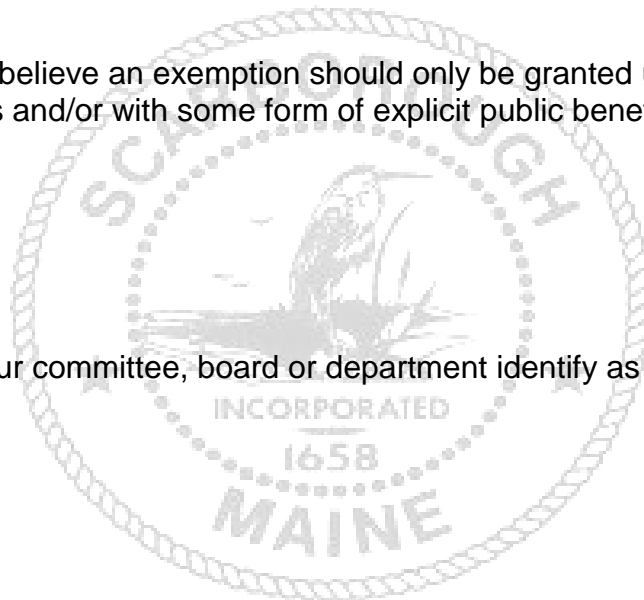
4. What aspects of the current GMO **exemptions** do you believe work well/not well and why?

5. Do you think an **exemption process** is beneficial to the Town? Why or why not?

6. If yes, do you believe an exemption should only be granted under specific circumstances and/or with some form of explicit public benefit associated with it?

7. What does your committee, board or department identify as a public benefit?

8. What overarching principles guiding your committee or board in its decision making should be considered when addressing the GMO?



SEDCO Priorities Based on Comprehensive Plan

I Continue to Evaluate and Refine Scarborough's Business Attraction Program.

Identify and attract emerging industries that meet the needs of Scarborough's resources and values. This program must also take into consideration the changing needs and desires of businesses, finding the intersection between business needs, environmental constraints and community values.

- A. Refine & Protect Scarborough's Image & Brand
- B. Develop Key Performance Indicators for Business Attraction
- C. Evaluate and use digital marketing platforms
- D. Involve natural resource-based organizations in economic development planning and incorporate natural resource assets into our business attraction strategies.
- E. Encourage Town Council to use the State TIF program strategically to support economic development.

II Maintain the Economic Vision.

Continuing to review and update the Town's Economic Development Vision, produced jointly by the Scarborough Community Chamber of Commerce and SEDCO, to identify more specific tools and strategies to effectively cultivate entrepreneurship, business retention and attraction.

III Continue Developing an Intelligence System for Decision Makers.

Offer a business resource center, which can connect all levels of businesses to any available local, regional, state or federal sources of assistance. SEDCO should continue to develop data needed by both elected officials and businesses to support economic development decision making.

- A. Develop a Digital Resource Hub
- B. Monitor Access to Capital
- C. Create a supportive culture for entrepreneur's and independent contractors including potential co-working spaces
- D. Assess Competitiveness (Taxes, Fees, Land Availability, Housing Availability)
- E. Develop Key Performance Indications for Business Retention and Entrepreneurship
- F. Develop baseline growth report in partnership with Town

IV Continue Strong Business Communication.

Track and identify issues and opportunities in the business community through a strong communication program. Through SEDCO, the Town will continue to work with the Scarborough Community Chamber of Commerce and Scarborough Buy Local to support effective communication with the business community.

- A. Work with schools to explore ways for businesses to be involved in education
- B. Support community festivals and events that bring the community together
- C. Develop B-to-B and B-to-C lines of communication
- D. Define the role of business in achieving community goals and in increasing livability