



SED CO

Board of Directors Meeting

December 21, 2023

8:00am - 9:30am

This Meeting is in Person (Hybrid Option Available)

Hannaford Communications Room

(Gather in the Lobby after Signing in with Reception)

Park in front of building

Meeting Agenda

I. Call to Order

II. Roundtable Discussion

Gorham Economic Development Attendees will join the Round Table

III. Approvals

1) September Meeting Summary

2) Current Financial Report

IV. Staff Project Updates (As Time Allows)

1) The Downs Fiscal Impact Update

2) Housing Sales, Commercial Sales, Commercial Leasing

3) TIF/CEA Policy Updates (Item for January)

4) American Community Survey - 2022 Release and Updating Growth Report
(Item for January)

V. 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

Round Table Discussion Topics:
Areas of Interest from the Gorham Economic Development Corporation

- Role of the corporation to support municipal economic development
- Interaction with Town Council, Planning Board and Town staff
- Best practices and lessons learned
- Discussion on regional developments and future plans



Meeting Summary

SEDCO Board of Directors Meeting

September 21, 2023

Call to Order

Chair Jon Crasnick called the September 21, 2023, meeting of the SEDCO Board of Directors to order at 8:00am with the following members in attendance: Jon Crasnick, Travis Kennedy, Helen Cella, Jason Perkins, Allen Paul, Rick Shinay via Zoom. Jim Hartley was absent. A quorum of the board was declared. Also, in attendance were: Tom Hall Town Manager, Kevin Freeman, Strategic Plan Subcommittee, Andrea Killiard, Strategic Plan Subcommittee, Executive Director Karen Martin and Economic Development Coordinator Magdalena Slawiec. The meeting was held at 360 US Route One, Third Floor Conference Room.

Roundtable Discussion

- Retail getting ready for holiday season. September went back to routine, tourist went home.
- Our December meeting will be at the Hannaford Office
- People are back wearing masks in the Bangor area.
- Health care workers are not required to vaccinate against Covid, Flu shot required.
- Vendor availability has been difficult, even deliveries have been difficult – staffing is the issue across all the vendors.
- Piper Shores Resident art show on Saturday is open to the public at Piper Shores.
- Banking – things pretty much the same – lots of startups and business purchases, a lot of requests for lines of credit. Rates do not keep people from borrowing.
- Starting projects longer, manpower and supply chain shortage still an issue
- MEREDA economic forecast – showing people moving into Maine are offsetting low number of births in Maine. The keynote speaker also mentioned that she predicts that FED would not raise interest rates at their next meeting but could raise interest rates at their final meeting of the year.
- Biotechnology conference is tonight – it is not as science oriented more economic this year.
- New student success center at the USM – well done building changing the environment at USM.
- Annual report for the downs was last night, they are ahead off all their internal performance goals, they are moving to the Town center phase of the project.
- Scarborough tax base from the commercial point of view has surpassed 25% for nonresidential as part of Total Tax Base – calculations from Assessor's office.
- School project – even though the cost is high it is manageable for the Town. Town keeps healthy debt profile. There are needs now, and it will not get cheaper.
- SEDCO will remind people what has been happening at the Downs – milestones at the Annual Meeting.
- Karen will send a Downs report to the Board Members

Approvals - Minutes & Budget

The July 2023 Meeting Summary and the August budget report were moved seconded and approved by the Board. All were in favor.

Annual Recognition - Need Introductions

- The Dump Guy - Helen
- Pat's Pizza – Jason
- Piper Shores - Rick
- Small Steps - Travis

Annual Meeting Final Agenda and Sponsors

- Memorials - Kevin
- Nancy Crowell recognition
- Sponsors: nice selection of different businesses – 24 sponsors
- Agenda – let's keep everything in short sections, Tom will do a video introducing senior staff and recognize Nancy. Tickets - \$20
 - Dump Guy award
 - Karen's Report
 - Pat's Pizza award
 - Assessor's Presentation
 - Small Steps award
 - Business Resources – highlight
 - Piper Shores award
 - What is next? – video or slide show

Staff Project Updates

- The Downs Annual Report (Included)
- Impact Fees – workshop on impact fees, October 4th (look at school impact fee, transportation and perhaps parks and recreation fee)
- Housing Sale

Adjourn

The meeting adjourned at 9:25AM. Motion to adjourn was made by Jon and seconded by Travis.

New Businesses Based on Sales, Leases and License info

Mai Sushi- 440 Payne Road, Hana Group Franchising

58 Culinary LLC - 15 Pleasant Hill Road - Casey Prentice

Dunstan Smokehouse Co. - 2 Dunstan Ave.-Jim Hartley

Fresco del Forno - 491 Payne Rd. Open Italian, Pizza and Subs Restaurant (Former Owners of Amore on the Marsh)

Starbucks Coffee - 465 Payne Rd.

Massage by Pamela Land - 4 Stewart Drive, Unit 2. Massage Therapists

Costco Wholesale - 455 Scarborough Downs Road

Fresh Air Infant Daycare - 40 Beechridge Road - Mary Ghoshech

Ivy Hill Baking Co - 51 Pine Point Rd Kaitlyn Johnson

1800 Mexican Restaurant - Alfredo Salgado 183 US Route One

French Picnic Catering - John Bondellio. 15 Holly Steet Unit 103.

IDEXX - 240 Innovation Way

Novell Beverage Company - 137 Pleasant Hill Rd

Heal Massage & Therapy - 51 US Route 1

Allagash - Closed on property Oct 27th at The Downs. Completed Site Plan Approvals

CG Food & Events - 238 Gorham Road-Former Shogun Japanese Steak House - Restaurant in permitting

Northeast Tech Group - Innovation Way

KMan Scarborough (Multi Tennant Building) - 29 Haigis Parkway - under construction

Aware Recovery Care - really South Portland/but on the Edge

Sea Bags Manufacturing space at the former Maine Indoor Karting Site, Signed as Target Industries

Elevate Athletics LLC - Tumbling and Fitness training Tractor Supply Building, Open, no sign yet

Peck Enterprises (Goldstein Steel Inc) Junkyard permit 36 Running Hill Road

Ivy Hill Baking Company (Pine Point Road)

Café Luna - Former Cliff's Building

Me Powered Pastries 174 US Route 1, near Happy Garde, Signed as "Kid Powered Pastries"

Libby Lobster 147 Old Blue Point Road

Saia LTL Freight - Trucking company on 9 Ginn Road

The Family Center of Maine - 707 US Rt 1 and Dunstan Crossing

Stone Mountain Systems - 50 Dynamic Drive at The Downs (Audio Visual Design)

Hurt & Co LLC- 71 US Route One - where Coastal Women's Health is located

Dirigo Credit Union - 424 Payne Road (across from Sam's Club). They are just starting a renovation project

Iron Legion Strength: 2nd site for a strength training offering personal training at 450 Payne Road (behind Great East Butcher). Opened in October

Sid Harvey Industries-70 Haigis Pargway- Industrial heating and cooling parts distributor

28 High Street LLC purchased the beach house Market and Deli building in Pine Point

Knickerbocker Ice Co - 91 County Road (Where Dunkin is located) Brian Hanson

Sarka Properties -- ?? 164 US Route 1 in Scarborough, empty stand alone building – No signage
Housing Initiatives of New England – 260 US Route 1 (building next door to Scarborough Grounds on the Corner of Ward and Route 1)
Grenergy, LLC. Blind Nail Flooring at 15 Washington Ave. Building signed as PanTim
Edward Jones office at Dunstan Crossing
Root To Rise Physical Therapy – Physical Therapy and Pelvic Health - 7 Portland Farms Road – Open for Business
Back in Motion Physical Therapy – Dunstan area 707 US Route 1
Eco-Build USA – leased the former LAI Technologies Building, Maine Foreign Limited Liability Company. No evidence of any company having moved in -still has signage for former owner.
Jersey Subs – JM Bedford LLC -- New Ownership. 550 Gallery Blvd.
Hannaford -- New Store on Payne Road
El Rodeo Scarborough LLC. 623 US Route 1

Marijuana Manufacturing/Grower

Alpine Cannabis Company – 15 Holly Street #205 B. Eben Musich
HASAB LLC. 10 Snow Canning Road Medical Marijuana Cultivation
Maine Made Greens – 10 Snow Canning Road
UGP, LLC – 31 Washington Ave – Adult Marijuana Products Manufacturing Facility
Norumbega Provisions – 15 Holly Street, Suite 106 Medical Marijuana Products Manufacturing
Shannon's Best Buds – 10 Snow Canning Road # 7A
Core Empowerment MEP, LLC 11 Washington Ave – Cannabis Manufacturing
Coastal Kitchen LLC – 3 Commercial Rd, suite 7A Adult Cannabis Product Manufacturers
Coastal Lab – 3 Commercial Rd, Suite 1A – Adult Cannabis Products Manufacturing
The Maine Lab – 71 Pleasant Hill Road. Cindy Bell and Todd Gregory

Summary of Housing Sales in 2023

Jan Through November, 2023

Category	Single Family		Townhouse		Condo	All Units
# Sold		202		25	41	268
Ave Price	\$	749,066	\$	610,240	\$ 577,716	\$ 709,902
Median Price	\$	700,000	\$	565,500	450,000	NA
Total # of Bedrooms		691		67	87	845
Ave Number of Bedrooms		3.42		2.68	2.12	3.15
# of Units with 4 or More Bedrooms		89		1	1	91
% of Units with 4 or More Bedrooms		44.1%		4.0%	2.4%	34.0%
Ave Square Feet		2,100		1,798	1,378	1,962
# of New Units (Built 2022-2023)		47		6	11	64
New Units as a % of Total		23%		24%	27%	24%
Ave Price of New Units	\$	838,992	\$	622,000	\$ 473,669	\$ 755,339

Notes - 1 sale of \$11 Million was removed from the calculations

Source: Estately.com/ME/Scarborough/sold

Compiled by SEDCO

New Units include The Downs, Dunstan Crossing and other infill projects

**Housing Units Based on Assessing Files
2021-2023**

Residential

Source: Assessing Data Files/SEDCO Compilations

Type of Housing	2021 Units	2022 Units	2023 Units	Increase in Units (21-22)	Increase in Units (22-23)	Increase in Units (21-23)	Land Area in 2021	Land Area in 2022	Land Area in 2023	Density in 2021	Density in 2022	Density in 2023
Residential Units (Non Condo)	8,011	8102	8196	91	94	185	16,632	16,642	16,350	0.48	0.49	0.50
Residential Units (Condo)	838	936	952	98	16	114	284	287	289	2.95	3.26	3.29
Apartments in structures with 5 or more units	1,353	1468	1678	115	210	325	232	237	246	5.84	6.19	6.82
Subtotal of Units	10,202	10,506	10,826	304	320	624	17,147	17,166	16,885	0.59	0.61	0.64
Other units such as Assisted Living	508	554	566	46	12	58						
Total Units Based on Assessing Records	10,710	11,060	11,392	350	332	682						
Total Units from Census 2020 Count (4/1/20)	10,341											
Total Units ACS 2021 (5-Year)	10,176											
Total Units ACS 2022 (5-Year)	10,352											
Type of Housing	2021 Value	2022 Value	2023 Value	2021 Value/Unit	2022 Value/Unit	2023 Value/Unit						
Residential Units (Non Condo)	\$3,555,046,800	\$ 3,621,025,900	\$ 3,671,925,900	\$ 443,771	\$ 446,930	\$ 448,014						
Residential Units (Condo)	\$ 275,737,500	\$ 293,462,000	\$ 308,889,800	\$ 329,042	\$ 313,528	\$ 324,464						
Apartments in structures with 5 or more units	\$ 155,838,200	\$ 138,014,000	\$ 188,680,600	\$ 115,180	\$ 94,015	\$ 112,444						
Subtotal of Units	\$3,986,622,500	\$ 4,052,501,900	\$ 4,169,496,300	\$ 390,769	\$ 385,732	\$ 385,137						

Real Estate Transactions

January 2019 through October 2023

October 2023 Transactions

Haigis Parkway, Scarborough: 7.88 acres of land sold to Allagash Brewing Co. by Crossroad Holdings LLC for undisclosed price. Drew Sigfridson and Jon Rizzo of the Boulos Co. arranged the transaction, which closed Oct. 27.

CG Food and Events, LLC leased 3,240± SF at 238 Gorham Road in Scarborough from PZM Development, LLC. Greg Hastings II, SIOR, The Dunham Group.

Northeast Tech Group, Inc. leased 1,968± SF at 100 Innovation Way in Scarborough from Berzinis Realty, LLC. Chris Craig, The Dunham Group.

August 2023 Transactions

31 Haigis Pkwy., Scarborough: 17.48-acre land site sold to KMan Scarborough, LLC by LC Holdings LLC for \$300,000. Peter Gwyllim from Porta & Co. (representing buyer) and Sam LeGeyt and Jim Harden from the Dunham Group (representing seller) brokered the sale, which closed Aug. 7.

29 Haigis Pkwy., Scarborough: 2.84-acre land site sold to KMan Scarborough LLC by Three Diamonds Realty Inc. for \$327,500. Peter Gwyllim from Porta & Co. (representing buyer) and Sam LeGeyt and Jim Harden from the Dunham Group (representing seller) brokered the sale, which closed Aug. 7.

Aware Recovery Care Inc. leased 3,152 square feet of office space at 500 Southborough Drive in South Portland from 400 Southborough LLC. Jim Harnden and Sam LeGeyt from the Dunham Group brokered the lease. August 2023

Sea Bags LLC subleased 10,196 square feet of industrial space at 23 Washington Ave. in Scarborough from Moewy Jane LLC. The deal was brokered by Tom Moulton, Katie Breggia, TC Haffenreffer and Syllas Hatch from the Dunham Group. Sea Bags is expected to use the space for cutting sails and warehousing.

Elevate Athletics LLC leased 3,974 square feet of retail space at Southgate Retail Plaza on U.S. Route 1 in Scarborough from Pende Associates. The tenant was represented by Andrew Nash of Plowman Realty Group. The landlord was represented by Mark Malone of Malone Commercial Brokers.

July 2023 Transactions

36 Running Hill Road, Scarborough: 3.61-acre lot sold to Peck Enterprises by Goldstein Steel Inc. for \$300,000. Mike Anderson of Malone Commercial Brokers brokered the transaction, which closed June 16.

9 Ginn Road, Scarborough: 8,700-square-foot building on 2.5 acres sold to Saia Trucking by Moore Brothers Realty LLC for undisclosed price. David Jones and Robert Baldacci of F.O. Bailey Real Estate brokered the deal, which closed June 30.

June 2023 Transactions

The **Family Center of Maine** leased 3,872 square feet of office space at 707 U.S. Route 1 in Scarborough from Dunstan Properties LLC. The tenant was represented by Sasha Bogdanovics of the Boulos Co. The landlord was represented by Mike Anderson of Malone Commercial Brokers.

May 2023 Transactions

Stone Mountain Sound leased 1,916 square feet of industrial space at 50 Dynamic Drive in Scarborough from M&R Holdings LLC. The transaction was arranged by Jon Rizzo and Sasha Bogdanovics of the Boulos Co.

Hurt and Co. LLC leased 5,361 square feet of office space at 71 U.S. Route 1 in Scarborough from Foundation Center LLC. The deal was brokered by Chris Craig from the Dunham Group and Sasha Bogdanovics from the Boulos Co.

Dirigo Federal Credit Union purchased a 6,418± SF retail building at 424 Payne Road in Scarborough from Joy Real Estate of Scarborough, LLC. Chris Gallagher and Joseph Italiaander of The Boulos Company.

April 2023 Transactions

Iron Legion Strength Co. leased 1,746± SF at 450 Payne Road in Scarborough from Payne Road Acquisitions LLC. Mike Anderson of Malone Commercial Brokers; Pattie Gallant of Coldwell Banker.

American House Scarborough, LLC bought 4.85± AC at 4 Hackamore Avenue in Scarborough from Crossroad Holdings LLC. Drew Sigfridson, SIOR, and Jon Rizzo, SIOR, of The Boulos Company.

An undisclosed tenant renewed its lease of 56,811± SF of warehouse space at 6 Lincoln Avenue in Scarborough from Laudholm, Inc. Greg Boulos and Samantha Marinko of The Boulos Company and Rand ob Weber of CBRE; Justin Lamontagne of The Dunham Group.

March 2023 Transactions

Sid Harvey Industries Inc. leased 10,000 square feet of industrial space at 70 Haigis Parkway in Scarborough from Seventy Haigis LLC. The deal was brokered by Tom Moulton, Katie Allen Breggia and Justin Lamontagne of the Dunham Group.

28 High Street, LLC bought a 1,936± SF building at 27 East Grand Avenue, Scarborough from MER17, LLC. Cheri Bonawitz and Karen Rich of Malone Commercial Brokers; Carmen Lessard of RE/MAX Shoreline.

February 2023 Transactions

Knickerbocker Ice Co. leased 2,015 square feet of retail space at 91 County Road in Scarborough from Old Port Realty LLC. Karen Rich and Cheri Bonawitz of Malone Commercial Brokers brokered the transaction.

January 2023 Transactions

Sarka Properties, LLC bought a 0.5± acre parcel of land, including a 1,500± SF office/retail building, at 164 US Route One in Scarborough from VDan Properties, LLC. John Finegan and Sasha Bogdanovics of The Boulos Company; Andrew Ingalls of Malone Commercial Brokers.

Housing Initiatives of New England bought a 5,544± SF office/retail building at 260 US Route One in Scarborough from Joy Real Estate of Scarborough, LLC. Chris Gallagher and Joe Italiaander of The Boulos Company.

Greenergy, LLC/Blind Nail Flooring leased 1,500± SF at 15 Washington Avenue in Scarborough from Hugo Properties, LLC. Jon Rizzo, SIOR, and Sasha Bogdanovics of The Boulos Company.

Edward Jones & Co. leased 1,200± SF at 707 US Route One in Scarborough from Dunstan Properties, LLC. Mike Anderson and Karen Rich of Malone Commercial Brokers; John Finegan of The Boulos Company.

Root to Rise Physical Therapy leased an office space from HEGA Realty LLC at 7 Portland Farms Road in Scarborough. Roxane Cole of The Dunham Group; Tom Moulton, CCIM, SIOR and Katie Allen Breggia.

December 2022 Transactions

Back in Motion Physical Therapy LLC leased 2,700 square feet of service and retail space at Dunstan Village, 707 US Route 1 in Scarborough, from Dunstan Properties LLC. The landlord is represented by Michael Anderson and Karen Rich of Malone Commercial Brokers. The tenant was repped by Shirward Panches of CARR.

Crisp Classes LLC leased 4,863 square feet of industrial-retail space at 200 Expedition Drive in Scarborough from the NE Expedition Scarborough LLC. The deal was brokered by Justin Lamontagne of the Dunham Group and Mark Malone from Malone Commercial Brokers.

Scarborough Apartments, LLC bought 52± AC at 35 Mussey Road, Scarborough from an undisclosed seller. Tony McDonald, CCIM, SIOR, and Jon Rizzo, SIOR, of The Boulos Company.

49 Mussey Road, Scarborough: 3,300-square-foot retail building sold to 49 Mussey Rd LLC by 8 CP LLC for \$594,000. Cheri Bonawitz, and Karen Rich of Malone Commercial Brokers (representing buyer) and Juliana Tonini of EME Commercial Real Estate (representing seller) brokered the transaction, which closed Dec. 21.

November 2022 Transactions

Eco-Build USA LLC leased 74,724 square feet of industrial space at 28 Pond View Drive in Scarborough from 28 Pond View LLC. Tom Moulton and Katie Allen Breggia from the Dunham Group and Gerry O'Connell from Keller Williams Coastal Realty brokered the lease.

North Atlantic Cargo Line LLC leased 10,000 square feet of industrial space at 45 Center St. in Scarborough from DPR Properties LLC. The landlord was represented by Drew Sigfridson and Jon Rizzo of the Boulos Co. The tenant was represented by Greg Boulos and Samantha Marinko of the Boulos Co.

New England Life Care leased 20,000 square feet of flex space at 45 Center St. in Scarborough from DPR Properties LLC. The transaction was arranged on behalf of the landlord by Drew Sigfridson and Jon Rizzo of the Boulos Co., and on behalf of the tenant by Jon Rizzo of the Boulos Co. and Joe Doyle and Allison Hoffman of Cresa Partners.

New England Packaging Solutions LLC leased 6,000 square feet of industrial space at 125 John Roberts Road in Scarborough from SJ Realty during relocation from Jetport Plaza. The transaction was arranged by Joseph Italiaander of the Boulos Co.

September 2022 Transactions

Sea Dog Brewing Co. bought a 6,115± SF retail building at 1 Cabela Boulevard, Scarborough from Feldco Development Corp. Mark Malone, CCIM, Malone Commercial Brokers.

CSC Serviceworks, Inc. leased 2,000± SF of warehouse space at 51 Dynamic Drive in Scarborough from Dynamic Sun, LLC. Christopher Gallagher and Jon Rizzo, SIOR, The Boulos Company.

Energy Efficient Investments, Inc. leased 1,600± SF of office space at 10 Dynamic Drive in Scarborough from Nonni Corp, LLC. Cheri Bonawitz, CCIM, and Karen Rich, Malone Commercial Brokers.

Bear Essentials Fitness leased 3,200± SF of office space at 10 Dynamic Drive in Scarborough from Nonni Corp LLC. Cheri Bonawitz, CCIM, and Karen Rich, Malone Commercial Brokers.

July 2022 Transactions

Concentra Health Services renewed its lease of 5,980± SF at 400 Southborough Drive, South Portland from 400 Southborough, LLC. Drew Sigfridson, SIOR, of The Boulos Company; Searcy Ferguson of CBRE and Jim Harnden of Harnden Commercial Brokers.

Career Management Associates leased 1,800 SF at 51 US Route One, Scarborough from Nonesuch River Plaza, LLC. Chris Craig, The Dunham Group.

Kenney Enterprises leased 1,600 SF at 51 US Route One, Scarborough from Nonesuch River Plaza, LLC, Sasha Bogdanovics, The Boulos Company; Chris Craig, The Dunham Group.

Career Management Associates leased 1,800 SF at 51 US Route One, Scarborough from Nonesuch River Plaza, LLC. Chris Craig, The Dunham Group.

June 2022 Transactions

Able Projects LLC bought 16.0± AC of land at 69 Holmes Road in Scarborough from High Meadows, Inc. Drew Sigfridson, SIOR, of The Boulos Company

Right At Home leased 1,600± SF of office space at 51 US Route One in Scarborough from Nonesuch River Plaza LLC. Sasha Bogdanovics of The Boulos Company; Chris Craig of The Dunham Group.

Granite Bay Care, Inc. leased 19,392± SF of office space at 482 Payne Road, Scarborough from Cowabunga LLC. Joe Malone, CCIM and Jennifer Small of Malone Commercial Brokers; Justin Lamontagne of The Dunham Group.

May 2022 Transactions

Haven Physical Therapy and Pelvic Health leased 907 square feet of office space at 383 U.S. Route 1 in Scarborough from MER Development LLC. Tom Moulton and Katie Allen from the Dunham Group brokered the lease.

M&R Holdings, LLC bought 15.97± AC at 0 Payne Road in Scarborough from Barbara Farrington (and/or assigns). Drew Sigfridson, SIOR, and Jon Rizzo of The Boulos Company; Kevin Fletcher of Keller Williams Realty.

April 2022 Transactions

109 Pleasant Hill LLC bought a 920± SF industrial building at 109 Pleasant Hill Road, Scarborough from Russell P. Legare II. Andrew Ingalls and Brandon Mitchell of Malone Commercial Brokers.

Pristine Cleaning, Co. leased two industrial units (3,957± SF combined) at 100 Innovation Way in Scarborough, ME, from Oyster Development, LLC. Claire Richardson and John Finegan of The Boulos Company.

Phyrexian Life Games, LLC leased 1,800± SF of retail space at 400 Expedition Dr, Scarborough from New England Expedition-Scarborough LLC. Mark Malone, CCIM of Malone Commercial Brokers; Alexandru Pileci of KW Commercial.

Lucas Enterprise LLC leased 1,461± SF of office space at 152 US Route One, Scarborough from Pepperell-Common LLC. Andrew Ingalls of Malone Commercial Brokers.

Burano's Wood-Fired Pizzeria leased 3,170± SF of restaurant space at 246 US Route One, Scarborough from Firehouse Ventures LLC. Peter Harrington of Malone Commercial Brokers, Robert Whisenant of Re/Max Riverside.

February 2022 Transactions

Carassas Holdings, LLC bought a 1,500± SF unit at INCUBE 51 in the Innovation District at The Downs in Scarborough, from MRW Development, LLC. Jon Rizzo and Drew Sigfridson, SIOR, The Boulos Company.

101 Pleasant Hill Road LLC bought a 6,000± SF building on a 1± AC parcel at 101 Pleasant Hill Road, Scarborough from LRCK Real Estate LLC. Brandon Mitchell, Malone Commercial Brokers.

Vital Delivery Solutions leased 11,040± SF at 107 Pleasant Hill Road, Scarborough from C&C Real Estate, LLC. Greg Boulos, The Boulos Company; Cameron Foster, The Boulos Company.

Industrial Automation Supply leased 1,916± SF at INCUBE 50 in the Innovation District at The Downs in Scarborough from M&R Holdings, LLC. Drew Sigfridson, SIOR, and Jon Rizzo, The Boulos Company.

Optima Dermatology Partners LLC leased 6,405± SF at 71 US Route One, Scarborough from Foundation Center, LLC. Chris Craig, The Dunham Group.

Jan 2022 Transactions

Abbott Diagnostics Scarborough renewed their lease of 7,285 SF of industrial space from 35 Bradley Drive, LLC at 35 Bradley Drive. Greg Hastings, SIOR from The Dunham Group and Samantha Marinko from The Boulos Company brokered the lease. Westbrook Site.

Riverbank LLC bought a 5,520± SF commercial building at 370 US Route One, Scarborough, from Future Visions Realty LLC. Andrew Ingalls, Malone Commercial Brokers.

Yankee Electric & Co. leased from 3,280±SF at 1 Gibson Road, Scarborough from 12 West Commons Associates LLC. Greg Hastings, SIOR, and Justin Lamontagne, The Dunham Group.

Camden Dermatology leased 3,560± SF at 6 Science Park Road, Scarborough, from Shamrock Management LLC. Cheri Bonawitz, CCIM and Karen Rich, Malone Commercial Brokers; John Robinson, RE/MAX Shoreline.

Dan Kelleher Heating & Plumbing leased 2,000± SF at 2 Lincoln Avenue in Scarborough, from S & C Properties, LLC. Brice O'Connor, The Boulos Company.

Dec 2021 Transactions

Clay Consulting LLC leased 3,080 SF of office space from Nonesuch River Plaza, LLC at 51 US Route One. Chris Craig from The Dunham Group and Brandon Mitchell from Malone Commercial Brokers brokered the lease.

Vital Delivery Solutions leased 11,040 square feet of industrial space at 107 Pleasant Hill Road in Scarborough from C&C Real Estate LLC. The transaction was arranged on behalf of the landlord by Greg Boulos and on behalf of the tenant by Cameron Foster of the Boulos Co.

Dynamic Sun, LLC bought three units totaling 6,000± SF at the Innovation District at The Downs, Scarborough from MRW Development, LLC. Daniel Greenstein, Jon Rizzo, and Drew Sigfridson, SIOR, The Boulos Company.

New Gen Estates bought a 6± AC at 289 Payne Road, Scarborough from 90A Payne Rd, LLC. Andrew Ingalls, Malone Commercial Brokers; Jim Litracapes, The Bean Group.

L34 INNO, LLC bought 0.92± AC of land at the Innovation District at The Downs, Scarborough from Crossroad Holdings, LLC. The transaction was brokered by Drew Sigfridson, SIOR, and Jon Rizzo of The Boulos Company.

November 2021 Transactions

Longroad Energy Management LLC leased 2,768 SF of office space from Plaza Drive LLC at 10 Plaza Drive. Tom Moulton, CCIM, SIOR and Katie Allen from The Dunham Group brokered the lease.

51 Dynamic Drive, Unit 5, Scarborough: 2,000 square feet of industrial space sold to undisclosed buyer by MRW Development LLC for \$329,000. Drew Sigfridson and Jon Rizzo of the Boulos Co. brokered the deal, which closed Sept. 15.

Standard Machine Company bought 1,500± SF at 51 Dynamic Drive, Scarborough from MRW Development, LLC. Michael Anderson, Malone Commercial Brokers; Jon Rizzo and Drew Sigfridson, SIOR, The Boulos Company.

Atlantic National Trust, LLC bought Lots 4 & 5 (2.89± AC) in the Innovation District at The Downs, Scarborough from Crossroads Holdings, LLC. Brokered by Drew Sigfridson, SIOR and Jon Rizzo, The Boulos Company.

Chep USA has renewed their lease of 60,000 SF at 7 Washington Ave., Scarborough from Industrial Holdings, LLC. Brokered by Jennifer Davies and Steve Baumann, Compass Commercial Brokers LLC.

October 2021 Transactions

Zimmer Biomet leased 2,000 square feet of industrial space from M&R Holdings LLC at 50 Dynamic Drive in Scarborough. Jon Rizzo and Drew Sigfridson of the Boulos Co. brokered the deal on behalf of the landlord and Cameron Foster of the Boulos Co. on behalf of the tenant.

Northpoint Mortgage Inc. renewed its 2,985 square foot office lease at 23 Spring St. in Scarborough from MSP Commercial Realty LLC. John Doyon of Malone Commercial Brokers brokered the transaction.

September 2021 Transactions

Tortillería Pachanga leased 2,025 square feet of industrial space from Oyster Development LLC at 100 Innovation Way in Scarborough. John Finegan of the Boulos Co. brokered the lease on behalf of the landlord, and Roxane Cole of Roxane Cole Commercial Real Estate LLC worked on behalf of the tenant.

Indian Creek Investments purchased 1.38 acres of land from Crossroads Holdings, LLC at 214 Innovation Way, Lot 26. Greg Hastings, SIOR from The Dunham Group and Jon Rizzo from The Boulos Company brokered the sale.

August 2021 Transactions

Coretelligent 8 Science Park Road leased 3,143 square feet of office space at 8 Science Park Road in Scarborough from Contour Properties LLC. Coretelligent was represented by Brice O'Connor and Contour was represented by Chris Craig of NAI The Dunham Group.

Haberdashery of New England leased 1,989 SF of industrial space at 100 Innovation Way in Scarborough from landlord Oyster Development, LLC. The tenant will use the space for storage for their retail store located in Cape Elizabeth. The transaction was arranged on behalf of the tenant by Noah Stebbins and on behalf of the landlord by John Finegan.

Carassas Holdings, LLC purchased Lot 33, The Innovation District at The Downs, Scarborough. Jon Rizzo and Drew Sigfridson, SIOR, **The Boulos Company**.

Pizza & Pasta Enterprises, LLC purchased a 1,500-SF industrial condo at InCube 51, 51 Dynamic Dr., Unit 4, The Innovation District at The Downs, Scarborough. Jon Rizzo, **The Boulos Company**; John Paven, **Paven Enterprises, LLC**.

Mast & Maine dba Ace, Handyman Services Southern ME leased ±1,100 SF of office space at 250 US Rt. 1, Scarborough. Cheri Bonawitz and Karen Rich, **Malone Commercial Brokers**.

July 2021 Transactions

PJMJ, LLC purchased 41 Dynamic Dr. (Lot 12), Scarborough. Greg Hastings, SIOR and Tom Dunham, SIOR, **The Dunham Group**; Jon Rizzo, **The Boulos Company**.

First Command Financial Services leased 1,000 SF of office space at 206 US Rt. Gr 1, Scarborough. Frank O'Connor, CCIM, SIOR and Katie Allen, **The Dunham Group**.

Town of Scarborough renewed their lease of 13,000 SF of office space at 418 Payne Rd., Scarborough. Katie Allen and Tom Moulton, CCIM, SIOR, **The Dunham Group**.

June 2021 Transactions:

DJC Bros. LLC purchased a 16-unit multifamily property at 90 Broadturn Road, Scarborough. Jay Sparrow, **Allied Real Estate**.

Ventinove Holdings LLC purchased Lots 48 & 49 at the Innovation District at The Downs, Scarborough. Jon Rizzo and Drew Sigfrison, SIOR, **The Boulos Company**.

La Tequilera Mexican Restaurant & Cantina leased \pm 4,300 square feet of retail space at 183 US Rt 1, Scarborough. Noah Stebbins, **The Boulos Company**; Tom Moulton, CCIM, SIOR and Katie Allen, **The Dunham Group**.

May 2021 Transactions:

Pleasant Hill Properties LLC purchased 24, 26, & 28 Pleasant Hill Rd., Scarborough. Tom Moulton, CCIM, SIOR and Katie Allen, **The Dunham Group**; Mac Simpson, **Porta & Co.**

680 US Route One LLC purchased a 26,136-square-foot retail and apartment building 680 US Rt. 1, Scarborough. Cheri Bonawitz CCIM and Karen Rich, **Malone Commercial Brokers**.

Eventective leased 685 square feet of office space at 10 Plaza Dr., Scarborough. Tom Moulton, CCIM, SIOR, **The Dunham Group**.

Rentokil North America leased 21,000 square feet of industrial space at 23 Washington Ave., Scarborough. TC Haffenreffer and Syllas Hatch, **The Dunham Group**; Jim Harnden, **Harnden Commercial Brokers**.

April 2021 Transactions:

Shamrock Management, LLC purchased a \pm 13,171-square-foot medical office building at 6 Science Park Rd., Scarborough. Anthony Struzziero, **Porta & Co.**; Cheri Bonawitz, CCIM, and Karen Rich, **Malone Commercial Brokers**.

Property 717, LLC purchased a stand-alone retail building at 717 US Rt. 1, Scarborough. Frank Carr, **Maine Realty Advisors**; Brent Maurice, **F.O. Bailey Real Estate**.

Rosemont Market leased 2,400 square feet of retail space at 246 US Rt. 1, Scarborough. Peter Harrington, Joe Malone, CCIM and Jennifer Small, **Malone Commercial Brokers**.

Harbor Fish Market Inc leased 2,400 square feet of retail space at 246 US Rt. 1, Scarborough. Peter Harrington, Joe Malone, CCIM and Jennifer Small, **Malone Commercial Brokers**.

March 2021 Transactions:

Les Wilson & Sons purchased 6.69 acres of land at 34 Haigis Parkway, Scarborough. Sam LeGeyt and Tom Dunham, SIOR, **The Dunham Group**; David Jones, **F.O. Bailey**.

James Kerr purchased ±3.65 acres of commercial land at 754 U.S. Rt. 1, Scarborough/Saco. Vince Ciampi and Peter Gwilym, **Porta & Co.**; Allen Berube, **Exp. Realty, LLC**.

Ram Ventures LLC purchased a ±26,545-square-foot office building at 136 US Rt. 1, Scarborough. Jessica Estes and Brice O'Connor, **The Boulos Company**; Joe Porta, SIOR, **Porta & Co.**

Crown Equipment Corporation leased Lot 31, a ±1.65-acre industrial build-to-suit property in the Innovation District at The Downs, Scarborough. Drew Sigfridson, SIOR and Jon Rizzo, **The Boulos Company**; Amy Sullivan and Michael Cobb, **Colliers International**.

Feb 2021 Transactions:

Mainely Tubs purchased ±3.14 acres of land, Lots 46, 47 & 55 at the Innovation District at The Downs, Scarborough. Drew Sigfridson, SIOR and Jon Rizzo, **The Boulos Company**; Mark Malone, **Malone Commercial Brokers**.

Jan 2021 Transactions:

Euphoria LLC purchased a 3.17-acre lot at The Downs, Scarborough. Mark Malone CCIM, **Malone Commercial Brokers**; John Rizzo, **The Boulos Company**.

Dec 2020 Transactions:

Scarborough Storage Solutions LLC purchased ±4.53 acres (Lots 8,9,13,14 & 27) at 192 Innovation Way, Innovation District at The Downs, Scarborough. Jon Rizzo and Drew Sigfridson, SIOR, **The Boulos Co.**; Thomas Gadbois, **F.O. Bailey Real Estate**.

Nov 2020 Transactions:

MRW Development LLC purchased Lot 7, Innovation District at The Downs, Scarborough. Drew Sigfridson, SIOR and Jon Rizzo, **The Boulos Company**

The Second Parish Orthodox Presbyterian Church Corporation purchased a 8,308-square-foot church building at 368 Gorham Rd., Scarborough. Andrew Ingalls, **Malone Commercial Brokers**; Dave Willis, **Willis Real Estate**.

Petrella Holdings, LLC purchased 1 acre of land at 419A US Rt. 1, Scarborough. Greg Hastings, SIOR, **NAI The Dunham Group**; Michael Thomas, **Keller Williams Realty**.

October 2020 Transactions:

Ahnna Lake, MD leased ±1,105 square feet of office space at 200 Professional Dr., Scarborough. Tom Moulton, CCIM, SIOR and Katie Allen, **NAI The Dunham Group**; Samantha Marinko and Nate Stevens, **The Boulos Company**.

Sept 2020 Transactions:

Firehouse Ventures LLC purchased a 21,102-square-foot former fire and police station at 246 US Rt. 1, Scarborough. Peter Harrington, **Malone Commercial Brokers**; Roxane Cole, **Roxane Cole Commercial Real Estate**.

NonniCorp LLC purchased Lot 29 at the Innovation District at The Downs, Scarborough. Drew Sigfridson, SIOR and Jon Rizzo, **The Boulos Company**; Katie Allen, **NAI The Dunham Group**.

V&E Enterprises purchased a ±1,500-square-foot retail building at 164 US Route 1, Scarborough. Dan Greenstein, **The Boulos Company**; Tom Moulton, **NAI The Dunham Group**.

SKSTVS Holdings, LLC purchased Lot 54 at the Innovation District at The Downs, Scarborough. Jon Rizzo and Drew Sigfridson, SIOR, **The Boulos Company**.

VDan Properties, LLC purchased a 1,500-square-foot retail building at 164 US Route 1, Scarborough. Tom Moulton, CCIM, SIOR and Katie Allen, **NAI The Dunham Group**; Dan Greenstein, **The Boulos Company**.

Career Management Associates, Inc. leased 1,800 square feet of office space at 51 US Rt. 1, Scarborough. Chris Craig, **NAI The Dunham Group**.

July - August 2020 Transactions

560 US Route One, Scarborough: 3,000-square-foot office building on 2.42 acres sold to St. John Family Trust by David A. Parker and Linda G. Parker for \$515,000. Anthony Struzziero of Porta & Co. and Brice O'Connor and Tony McDonald of the Boulos Co. brokered the deal, which closed July 14.

4 Runway Road, LLC purchased a 12,800-square-foot industrial building at 4 Runway Rd., Scarborough. Greg Hastings, SIOR, **NAI The Dunham Group**.

Washington 23, LLC purchased a 46,000-square-foot building at 23 Washington Ave., Scarborough. TC Haffenreffer and Syllas Hatch, **NAI The Dunham Group**; James Benoit, **FO Bailey Real Estate**.

Abbott Diagnostics Scarborough, Inc. purchased the ±111,590-square-foot single-story office and laboratory building it occupies located at 10 Southgate Rd., Scarborough Industrial Park, Scarborough. Greg Boulos, **The Boulos Company**; Robert Weber, **CBRE**.

Siemens Real Estate renewed their lease of 8,400 square feet of office space at 66 Mussey Rd., Scarborough. Tom Moulton, CCIM, SIOR and Katie Allen, **NAI The Dunham Group**; **CBRE**.

Metabolic Leader, LLC leased 2,374 square feet of office space at 51 US Route 1, Scarborough. Chris Craig, **NAI The Dunham Group**.

April-June 2020 Transactions:

Arabica Coffee leased ±1,500 square feet of industrial space at 15 Washington Ave., Scarborough. Jon Rizzo, **The Boulos Company**; John Finegan, **The Boulos Company**.

Lot 53, The Downs, Scarborough: 1.1 acres of land sold to DC at the Downs LLC by Crossroad Holdings LLC for \$275,000. Drew Sigfridson and Jon Rizzo of the Boulos Co. and Sam LeGeyt of NAI The Dunham Group brokered the deal, which closed April 13.

15 Pleasant Hill Road, Scarborough: 12,100 SF multi-tenant commercial office building sold for \$1,212,750.

Johnson & Co. purchased a 6,032-square-foot building at 180 U.S. Route 1, Scarborough. Joseph Porta, SIOR, **Porta & Co.**; Katie Millett, **NAI The Dunham Group**.

Abbott Diagnostics Scarborough, Inc. leased ±68,818 square feet of industrial space together with 16± acres of land at 7 Manson Libby Rd., Scarborough. Greg Boulos and Samantha Marinko, **The Boulos Company**; Robert Weber, **CBRE**.

258 US Route 1, Scarborough: Professional and residential building on .18 acres sold for \$275,000.

14 Spring Street, Scarborough: .28 acres with 1,312 SF of commercial SF in TVC zone sold for \$175,000.

Troubh Heisler leased 3,985 square feet of office space at 200 Professional Dr., Scarborough. Jim Harnden, **Harnden Commercial Brokers**; Tom Moulton, CCIM, SIOR and Katie Millett, **NAI The Dunham Group**.

Coretelligent, LLC leased 4,867 square feet of office space at 8 Science Park Dr., Scarborough. Chris Craig, **NAI The Dunham Group**; Brice O'Connor, **The Boulos Company**.

Pathways of Maine, LLC leased 5,174 square feet of office space at 71 US Route 1, Scarborough. Chris Craig, **NAI The Dunham Group**.

March 2020 Transactions:

180 US Route One, LLC has purchased a 6,032-square-foot office building at 180 US Route 1, Scarborough. Joseph Porta, **Porta & Co.**; Tom Moulton, CCIM, SIOR and Katie Millett, **NAI The Dunham Group**.

February 2020 Transactions:

Flag Stone Realty purchased a 21,073-square-foot industrial building at 3 Washington Ave, Scarborough. TC Haffenreffer, **NAI The Dunham Group**.

Dwyer Properties, LLC purchased an 1,800-square-foot industrial building at 3 Southgate, Unit 9, Scarborough. Sam LeGeyt, **NAI The Dunham Group**.

ESW, LLC dba AV Technik purchased ±1.60-acres of land at The Downs in Scarborough. Drew Sigfridson, SIOR and Jon Rizzo, **The Boulos Company**; Jessica Estes, **The Boulos Company**.

ZBC Blackwood LLC dba Scorebuilders purchased ±0.89-acres of land at The Downs in Scarborough. Drew Sigfridson, SIOR and Jon Rizzo, **The Boulos Company**; Craig Church, **Keller Williams Realty**.

January 2020

Nortrax, Inc. leased 4,000 square feet of office space at 51 U.S. Route 1, Scarborough. Chris Craig and Justin Lamontagne, CCIM, SIOR, **NAI The Dunham Group**.

December 2019

ZBC Crossroads LLC purchased 0.89 acres at Lot 32 Innovation Dr., Scarborough. Craig Church, **KW Commercial | Magnusson Balfour**; Jon Rizzo, **The Boulos Company**.

Oyster Development LLC purchased 1.43 acres of commercial land at The Downs, 90 Payne Rd., Scarborough. Drew Sigfridson, SIOR and Jon Rizzo; **The Boulos Company**.

November 2019

Patriot Acura Realty LLC purchased 16 acres of commercial land at Exit 42 Haigis Parkway, Scarborough. Jerry Applebee, **Applebee Commercial**; Tom Dunham, **NAI The Dunham Group**.

Alere Scarborough, Inc. leased 17,475 square feet of office space at 6 Lincoln Ave., Scarborough. Justin Lamontagne, CCIM, SIOR, **NAI The Dunham Group**; Greg Boulos and Samantha Marinko, **The Boulos Company**.

Stewart's Ambulance Service, LLC leased 9,600 square feet of industrial space at 3 Glasgow Rd, Scarborough. Greg Hastings, SIOR, **NAI The Dunham Group**; Jon Rizzo, **The Boulos Company**.

October 2019

SWCA Inc. leased 4,822 square feet of office space at 8 Science Park Road, Scarborough, Contour Properties LLC. Chris Craig, of NAI The Dunham Group, and Dennis Wheelock, of Magnusson Balfour, brokered the lease.

September 2019

August 2019

Bi-NKA-Bi, LLC purchased an 1,800 SF industrial condo from Seaside Homes & Design, Inc. at 3 Southgate Drive, Unit 6. Greg Hastings, SIOR and Sam LeGeyt from NAI The Dunham Group brokered the sale.

July 2019:

Parkingway Management, LLC purchased a 21,000-square-foot shopping center at 450 Payne Road, Scarborough. Mark Malone, **Malone Commercial Brokers**; Michael Anderson, **Malone Commercial Brokers**.

SDMC Development, LLC purchased 1.5 acres at 7 Mill Common Drive, Scarborough. Drew Sigfridson, SIOR and Jon Rizzo, **The Boulos Company**.

Penske Truck Leasing purchased a 9,000-square-foot industrial building at 77 Postal Service Way, Scarborough. Mark Malone, **Malone Commercial Brokers**.

June 2019:

Maine Connections Academy leased 6,389 square feet at 8 Science Park Road, Scarborough. Jon Rizzo, **The Boulos Company**; Christian Van, **CBRE**.

Neuco, Inc., leased 9,420 square feet of industrial and office space at 125 Pleasant Hill Road, Scarborough. Greg Hastings, SIOR; Justin Lamontagne, CCIM, SIOR; Sam LeGeyt, **NAI The Dunham Group**.

Northeast Technical Institute, Inc., renewed its lease of 5,000 square feet of mixed-used space on 2.9 acres at 4 Ginn Road, Scarborough. Chris Craig and Greg Hastings, SIOR, **NAI The Dunham Group**.

May 2019

Goodwill Industries of Northern New England leased 9,657 square feet at 8 Science Park Road, Scarborough. Andrew Ingalls, **Malone Commercial Brokers**.

Amplify, Inc., leased 5,600 square feet at 68 Mussey Road, Scarborough. Mark Sandler, Steve Baumann, **Compass Commercial Brokers**; Julie Perrino, **F.O Bailey Real Estate**. (Am-plify.com)
(Additive Manufacturing – 3-D printing for use in medical products)

April 2019

AEY LLC purchased a 16,060-square-foot industrial building at 40 Manson Libby Road, Scarborough. Josh Soley, **Maine Realty Advisors**; Greg Perry, **Cardente Real Estate**.

Axe Cap, LLC purchased a 16,000-square-foot warehouse/office building at 48 Manson Libby Road, Scarborough. Greg Perry, **Cardente Real Estate**; Josh Soley, **Maine Realty Advisors**.

D3 Investments LLC purchased a 7,200-square-foot industrial property at 1 Commercial Road, Scarborough. Vince Ciampi, **Porta & Company**.

273 Payne LLC purchased First Look Plaza at 273 Payne Road, Scarborough. Drew Sigfridson, SIOR, **The Boulos Company**; David Jones, **F.O. Bailey Co.**

100 Haigis LLC purchased 2.62 acres of development land at 100-102 Haigis Parkway, Scarborough. Drew Sigfridson, SIOR, **The Boulos Company**.

KePro Acquisitions renewed its lease of 7,590 square feet of office space at 400 Technology Way, Scarborough. Joseph Porta, SIOR, **Porta & Co** (Practice of general or specialized medicine & surgery)

Ace Painting leased 4,002 square feet of office space at 400 Technology Way, Scarborough. Joseph Porta, SIOR, **Porta & Co**.

SRC, Inc., leased 2,000 square feet of office space at 127 Pleasant Hill Road, Scarborough. Chris Craig, **NAI The Dunham Group**; Nicholas Jacobs, **Bell Cornerstone**. (Bio science firm)

Hayes, Smith and Kjeldgaard renewed its lease of 1,400 square feet of office space at 51 U.S. Route 1, Scarborough. Chris Craig, **NAI The Dunham Group**. (Human Resources Consulting)

Hall Marketing leased 5,000 square feet of office space at 40 Manson Libby Road, Scarborough. Josh Soley, **Maine Realty Advisors**; Greg Perry, **Cardente Real Estate**.

March 2019

Bluebird Scarborough, LLC purchased 3.79 acres at Enterprise Business Park, 100 Enterprise Drive, Scarborough. Greg Boulos, **The Boulos Company**.

Jewett Construction, LLC leased 1,407 square feet of office space at 51 U.S. Route 1, Scarborough. Chris Craig, Sam LeGeyt, **NAI The Dunham Group**.

January 2019

Foley's Fitness Real Estate LLC purchased 8.5 acres at 33 Haigis Parkway, Scarborough. Greg Boulos, **The Boulos Company**; Jerry Applebee, **Applebee Realty**.

Compassus - Greater Maine leased 5,000 square feet of medical office space at 163 U.S. Route 1, Scarborough. Brandon Mitchell, **Malone Commercial Brokers**; Brice O'Connor, **The Boulos Company**.

SOURCES: Portland Press Herald and Maine Biz