SEDCO

2026

Congratulations on Ken's 100th Anniversary in 2027

SEDCO

SCARBOROUGH ECONOMIC DEVELOPMENT CORPORATION

Scarborough - the place where business succeeds!

www.sedcomaine.com

Annual Report

October, 2026

Presented to SEDCO Board on September 17, 2026

WELCOME

Scarborough Continues to Thrive:

In the following pages, we share and celebrate Scarborough – the people, the businesses, the incredible resiliency.

We are home to just over 24,500 residents, 11,800 homes, 18,400 jobs, 1,400 businesses, and more than 10 million square feet of business square feet.

We generate $917 million in taxable sales sending approximately $54 million in sales tax to the State.

While these are serious numbers, they do not tell the whole picture of Scarborough and our people. We are home to beautiful beaches, nationally known trails, modern farming, and town leadership invested in sustainability, resiliency and sound fiscal management.

Scarborough is more than the sum of our parts - it's home.

The story of Scarborough is the story of how all of our parts fit together and work toward a vision.

Economic Development is one piece of the overall picture, and SEDCO and its Board of Directors are pleased serve the community, working toward a shared vision.

Over the past year, new businesses have opened, creating new opportunities for residents to shop, dine out and socialize. The number of jobs increased providing opportunities for residents to live and work in their home town.

Scarborough's success in economic development is due to a wholistic approach to the future. So many organizations, community boards and committees are dedicated to a healthy Scarborough. Working together we can achieve amazing goals.

We are proud of the strong partnerships with the Scarborough Community Chamber of Commerce along with Scarborough Buy Local in supporting our businesses and community.

Organizations such as Project GRACE, the Scarborough Land Trust and The Eastern Trail are equally important in navigating the future of Scarborough, as are the 20 or so citizen committees under the Town's umbrella.

We consider it part of our mission to cultivate information about the community that other committees and departments can use to better understand the past, the present, and the future.

SEDCO is guided by its mission of developing, supporting and promoting economic development practices that are sustainable. We all want a healthy, diverse and resilient economy for the Scarborough community.

SEDCO is a non-profit, quasi-municipal organization that supports the Town's initiatives and special business projects. As you review the report, look for those stories that show SEDCO's adherence to a strong mission, commitment to community building and resiliency worthy of celebration as we all look to the future.

A few of the outstanding highlights of 2026 include:

- A complete refresh of our main website and our visitor website, with a new look and style, but with solid data the the community needs for evaluating the future.
- Work in policy areas such as housing, impact fees and fiscal analysis,
- Community building by celebrating business openings, holiday guides, and town branding.
- Intelligence tracking that looks at economic impacts and a survey of existing businesses;
- Scarborough By the Numbers including housing, jobs, retail sales, property tax rate comparisons, and many others.

Lastly, we want to thank the Town Council and, in particular, our Council Liaison, Jon Anderson, for their support. Thanks also goes to our Town Manager, Tom Hall. He joins our board meetings to provide thoughtful guidance and coordination with Town activities and initiatives.

We hope you enjoy our annual report, and you will join us in celebrating a community that is strong, resilient, healthy and safe.

Please join us on October 27, 2026 at The Black Point Inn for our Annual Celebration of Business. This year marks our 41st year of serving the Scarborough community.

Karen Martin,

Executive Director

A Note About Our Cover: This year's cover features Ken's Place, who will be celebrating their 100th anniversary in 2027. Photo credit: Magda Slawiec, SEDCO staff

SEDCO MISSION

The Scarborough Economic Development Corporation (SEDCO) develops, supports and promotes sustainable economic development practices leading to a healthy, diverse and resilient local economy for the Scarborough community.

Operating Principles:

- To promote economic policies and seek opportunities which preserve and/or improve the quality of life and work in Scarborough.
- To support the Town's fiscal health through the promotion of a diversified and growing business community.
- To value, promote and respect Scarborough's natural resources through sound development policies.
- To engage the community (businesses and residents) in planning for the Town's economic health.
- To be open to innovation and creativity, and be adaptive to change.
- To promote and foster the best and highest use of commercial properties.
- To conduct business with the highest standards of ethics with honesty and integrity.
- To understand the holistic nature of economic development and its impacts on the health of the community.

Core Activities:

- To develop and advocate for economic policies and programs which support the Town's Comprehensive Plan.
- To assist in the attraction, establishment, retention and expansion of businesses in Scarborough.
- To provide confidential assistance to any business considering starting, relocating or expanding within the Town limits.
- To maintain and grow a comprehensive intelligence system for use by both the private and public sectors.
- To assess the economic competitiveness of the Town.
- To cultivate a network of local, regional, state, federal and international resources which can assist local businesses and municipal officials; and
- To assist Town Departments in planning and implementing economic development policies.

SEDCO BOARD OF DIRECTORS

The Board of Directors is currently comprised of the following board members along with the Scarborough Town Council Liaison and the Town Manager.

Travis Kennedy (Chair)

Travis Kennedy brings to the Board over two decades of experience in senior positions across state, local and federal government. He served as Chief of Staff for two consecutive floor leaders in the Maine Legislature, and was the Regional Representative for U.S. Senator Angus King from 2013-2017 and Director of Public Affairs for Cumberland County government until 2025. He now works full-time as a writer and film/TV producer. Travis lives in North Scarborough with his wife, Liv, and their two children. He believes that a thoughtful economic development strategy over the next few years will define Scarborough's entire sense of place for the next several generations, and he is passionate about contributing to that strategy.

Kevin Freeman (Vice Chair)

Kevin recently retired as the Director of Business Development for Landry/French Construction, an employee-owned construction management firm based in Scarborough. Kevin brings 35 years of experience in the construction industry, having managed the business development efforts, client relations and strategic positioning for a number of leading regional construction firms. Throughout his career, he has been instrumental in assisting firms to achieve significant growth and market diversification. Kevin has been active in the community, including serving as the moderator of the Scarborough Community Chamber of Commerce's Candidates' Night for many years. Kevin sees Scarborough as a wonderful vibrant community and enjoys being at the ocean, fields and woods all within Scarborough.

James (Jim) Hartley (Treasurer)

Jim is both a resident and a business owner in the Dunstan area of Scarborough. Along with his father-in-law, Dick Whitmore, Jim founded Pine Tree Seafood and Produce Co., a family-run neighborhood market. Jim understands the dedication it takes to run a small business. In fact, he and his family live in the house next door to the market. He has a passion for small business creation and promotion since childhood and joined the Board to lend his skills and experience to help other entrepreneurs realize their dreams of owning a business.

Andrea C. Killiard

Andrea serves as the Marketing and Life Enrichment Director for Piper Shores. Andrea works to increase the awareness of lifecare retirement through strategic marketing, advertising and public relations programs. Prior to Piper Shores, Andrea held marketing positions with Hannaford Bros., GoFish/Seafax and Upstream LLC. Andrea's goals for Scarborough include furthering the community's vision statement for economic and community development and helping strike a balance between business growth and natural resource preservation.

SEDCO BOARD OF DIRECTOR

Bryan Shumway

Bryan is a real estate executive with extensive experience in developing affordable housing. His expertise includes over two decades of experience leveraging public funding (tax credits, loans, subsidies) with private capital to transform and restore a sense of community with affordable housing. His goal is to promote sustainable opportunity for families in marginalized and emerging communities and create spaces that will be conducive to a strong sense of connection. Bryan also served as the Chair of Scarborough's Housing Alliance.

Chris Perry

With over 20 years in the banking Industry both in the Retail and Commercial sectors, Chris is a passionate leader who drives growth though collaboration, empowerment and community engagement. Chris is a leader with a business-minded and service-focused perspective on commercial lending. He empowers his staff with the training, tools and support they need to reach full potential. While focused on improving the processes, he remains cognizant of the community's roots and culture to make certain that vision is well-aligned.

Joe Tomazin

Joe was born and raised in Portland, attended the University of Maine in Orono, and has called Scarborough his home for over 20 years. Upon graduating from UMaine with a Bachelor of Science in Wildlife Ecology, he worked with biologists with the Maine Atlantic Salmon Commission, researching endangered Atlantic Salmon and their habitat requirements in the Penobscot River watershed. Upon is return to southern Maine, he learned the insights of the real estate industry and is now a broker at Tomazin Goff Realty. Joe enjoys spending time with his wife and two children experiencing outdoor activities like fishing, boating, hiking, and exploring all that Maine has to offer.

Jonathan Crasnick (Past Chair)

With an MBA from the University of Maine, Jon specializes in commercial real estate and finance. He currently works for NBT Bank in Portland and has over ten years of commercial real estate experience, having worked in both development and lending. Jon and his wife moved to Scarborough in 2011. They have two children and understand the attraction of Scarborough to both residents and businesses in the Greater Portland region. Jon is moving on to the the status of past chair, having fulfilled 3 terms on the board. Jon moved to Past Chair Status in May 2026, at the end of his 3 terms.

SEDCO BOARD OF DIRECTORS -RETIRING

Jason Perkins

Jason founded Perk's Beer & Beverage, located in the Gateway Shoppes (Cabela's Plaza). Perk's opened in 2019, specializing in Craft Beer & Fine Wines, catering to locals & tourist alike. Perk's was awarded an Agency Liquor license in 2022, making them a one- stop beverage store. Jason is a graduate of Bentley University where he majored in business management. Jason and his wife Laura have been Scarborough residents since 2006 and currently have 2 children in the Scarborough School District. Being a resident and business owner, Jason understands the importance of balancing community values and business growth Jason resigned from the Board in May, having sold his business.

Helen Cella

Helen and her family have been residents of Scarborough for 30 years. Helen was an active community/school volunteer while she and her husband raised their three children. Helen recently retired as Vice President at Bangor Savings Bank where she worked as a Senior Relationship Manager for the Main Street Banking team. She was formerly the Manager of the Scarborough Branch. Helen is currently on the Board of Kaler-Vaill Memorial Home. With 35 years of banking experience she is acutely aware of the importance of fostering the relationship between government and small business. She hopes that her involvement with SEDCO will responsibly support and sustain economic growth for the town of Scarborough. Helen is going off the SEDCO Board as she starts her new adventure in retirement.

Allen Paul

Allen came to the Board with 45 years of sales and management experience in the Building Automation, Energy Management and Life Safety industries. He served nine years as a member of the Scarborough Planning Board and served as the chair of the Long Range Planning Committee. When he and his family moved here over twenty years ago, they chose Scarborough for the quality education and lifestyle it provided. The town has doubled in size during this time, yet Scarborough still has a small town feel with big city amenities. In his free time, Allen enjoys outdoor activities with his family. Allen completed his three terms on the SEDCO Board and is now looking for other ways to serve the community.

STRATEGIC 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.
F. Understand the impact of housing on economic development and workforce needs

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 supportive culture for entrepreneur's and independent contractors including 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
G. Look at the role of housing supply in economic development

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

ACTIVITY HIGHLIGHTS:
COMMUNICATION

Overview: Communication

Communication is the backbone of any economic development organization. We communicate through various outlets and through our work with other local organizations. Here is a selection of our tools and activities in communication.

Business Update Scarborough (The BUS)

Working with the Chamber and Buy Local, we created "Business Update Scarborough" or "The BUS" on Facebook. Originally started in 2020 during the pandemic as a way to help residents keep track of changing rules and hours of operation, The Bus continues today.

The BUS is an outward facing Facebook page focused on

what consumers and residents need to know about local businesses.

We share news of grand openings, expansions, and other good news.

You can catch The BUS at https://www.facebook.com/UpdateScarborough/

Website

The SEDCO website (SEDCOMaine.com) was developed with the needs of both the community and our businesses in mind. In September of 2025, we launched a new website that is more modern and easier to navigate. Throughout the winter of 2026, we continued to update and add to the site. The site provides an introduction to the community in our "Scarborough 101" section as well as details on development processes. We also include a searchable online directory of businesses, useful to businesses and residents alike. Maintenance and updating of this online database continues year round. We have advertised in *Scarborough Living* to promote the directory - both for consumers to use and for businesses to update and add to their listings.

Community Calendars

A few years ago, SEDCO partnered with Project GRACE to bring a new community calendar to the table. The community calendar is a descriptive, easy to use calendar that highlights community and municipal events. The calendar can be found on the SEDCO website, Project Grace website and at ScarboroughCalendar.org.

SEDCO staff updates the calendar on a weekly basis.

Business Organizations

We've already mentioned how important our local business organizations are to SEDCO and the community. SEDCO staff serves on the Board of Directors of both the Scarborough Community Chamber of Commerce and Scarborough Buy Local.

These boards provide energy and creativity in welcoming new businesses and supporting Town projects. This year, a welcome information sheet was developed for new businesses.

Through these organizations we participate in joint projects and jointly support economic development goals.

One important project is a set of goals developed jointly with the Chamber and SEDCO. Developed in 2011, we continue to review and update what is known as The Vision.

We want to thank both boards for their commitment to the community.

Scarborough Living Magazine

Starting this year, SEDCO contributed articles that inform the public on what's happening in the business community. We've written about approved projects, summer visitors and where residents like to shop.

All Boards Summit

There was no All Boards Summit in 2026. We plan to host that event for the Town in 2027. The 2025 summit attracted members of 17 different committees with thirty people attending. The goal of the summit is to promote collaboration between the many committees and boards in

ACTIVITY HIGHLIGHTS:
COMMUNICATION

Survey of Business

This year, the SEDCO Board wanted to reach out directly to our business community to find out what's on their minds.

We used our Bludot software to create and administer the survey. This software is designed for economic development organizations to assist in business retention, attraction and workforce development.

Our survey focused on what issues were affecting the success of their business. We asked it in two parts. What affected their business in the past year, and what they anticipate will affect their business over the next two years. Our email survey was answered by about 10% of the reachable businesses. The survey was also available online on our website for businesses to complete. The chart below shows the results.

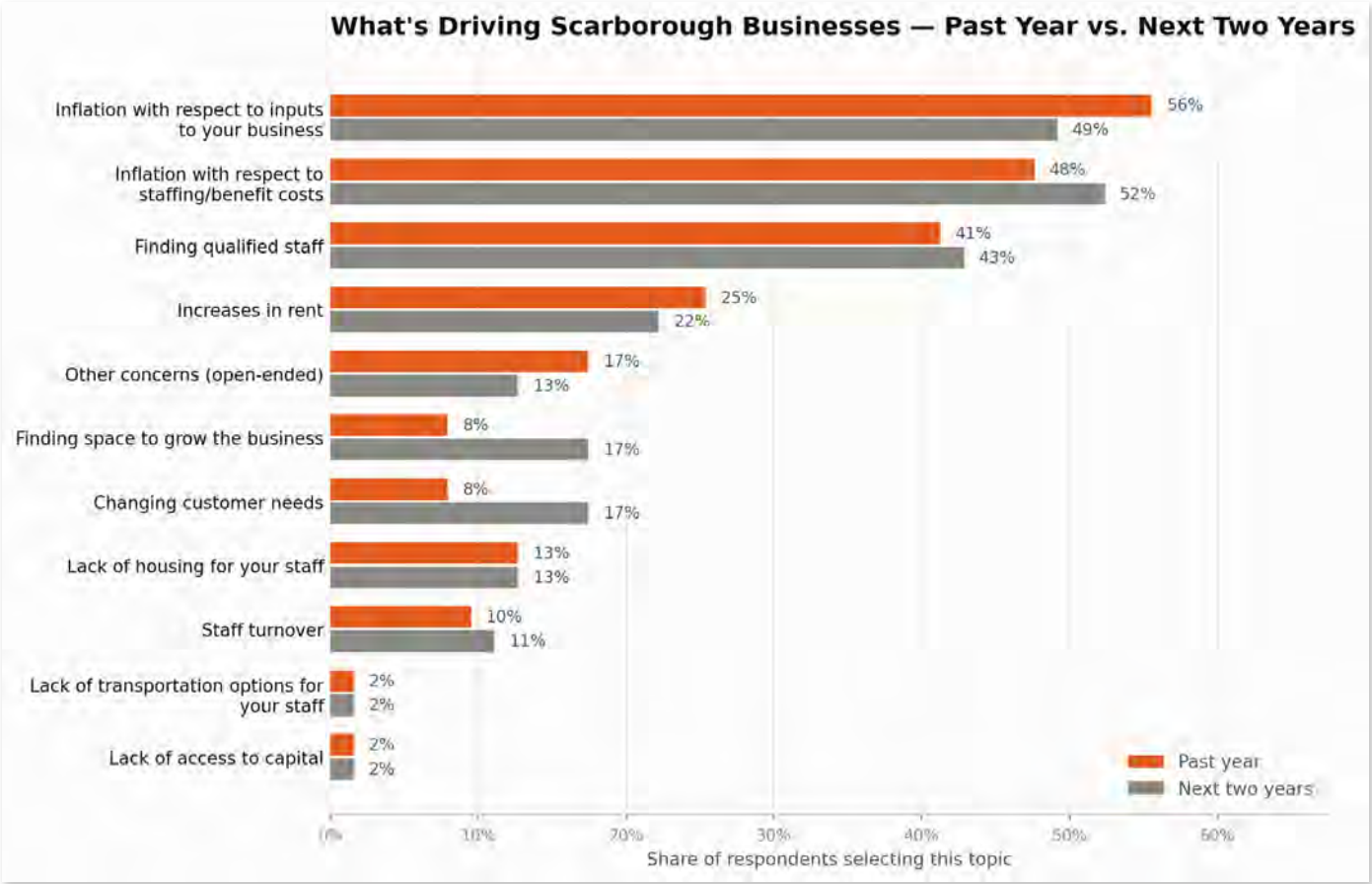
Not surprising, inflation, on goods, services and staffing are the big concerns, both in the previous year and for the next two years. Staffing availability and cost of staffing remain a challenge both in the past year and in the next two years. One interesting finding is that there are folks who who will be looking for space to expand in the next two years. SEDCO needs to reach out to these businesses to see how we can help.

The next phase of this survey is to offer potential solutions, strategies and projects that SEDCO could offer to help businesses address these problems.

Regional Coordination

SEDCO works with other communities within the region both through the Greater Portland Council of Governments (GPCOG) and the Greater Portland Economic Development Corporation.(GPEDC).

Through these organizations we meet with our peers, share best practices and learn from their experiences.



ACTIVITY HIGHLIGHTS

COMMUNITY BUILDING

Overview

Current economic development policy suggests that communities focus on attraction efforts rather than "recruitment" to bring new companies to town and to encourage investments by existing companies. Basically, the Town focuses on strong management and strategic investments, rather than luring companies to town.

One part of a solid attraction program is creating a strong sense of community support for local businesses. At SEDCO, we support community building in a number of ways. From business openings to participating in business organizations to developing town branding, our tradition at SEDCO is to promote and celebrate the business community .

Celebration of Business & Awards

The SEDCO Annual Celebration of Business serves as a community building event. For 2026, we continue to separate the Annual Business Meeting from the traditional Celebration of Business. The Annual Business Meeting takes place on September 17, 2026, while the Celebration of Business will take place on October 27 at the Black Point Inn. Details of both meetings can be found on the home page of SEDCOMaine.com.

At last year's meeting, October 28, 2025, we recognized four Scarborough Businesses.

- Higgins Beach Market for Project of the Year
- Nothing Bundt Cakes, Outstanding Business
- Cafe Luna, Outstanding Business, and
- Al's of Scarborough as our Legacy Business

Helen Cella congratulates Cafe Luna as one of our Outstanding Businesses for 2025.

Board Member Travis Kennedy presents an Outstanding Business Award to Nothing Bundt Cakes.

Board Member Jim Hartley presents the Project of the Year to Higgins Beach Market.

Board Member Andrea Killiard presents the Legacy Business honoree to Al's of Scarborough.

Congratulations to our outstanding businesses and projects for 2025!

ACTIVITY HIGHLIGHTS

COMMUNITY BUILDING

Ribbon Cuttings, Openings and Events

Current economic development policy suggests that communities focus on attraction efforts rather than recruitment efforts to bring new companies to town and to encourage investments by existing companies.

Many people are involved in welcoming new businesses to Town. As they are building or expanding, the businesses work with our Planning and Codes Department, Public Safety and the Scarborough Sanitary District.

Once a business is ready to open, the Scarborough Community Chamber of Commerce, Buy Local and SEDCO will often offer a ribbon cutting event.

In addition to formal openings, there are larger events like that hosted by the The Downs to let the community know about new businesses and new housing opportunities. This year The Downs hosted "Town Center Rising" to celebrate the phase of the project focused on their main street activities.

The Town Center Rising event was held on July 15, 2026 and featured community leaders, including SEDCO's current Board Chair Travis Kennedy. Travis served as the chair of the Downtown Committee that outlined a community vision of the Town Center area of The Downs.

We also want to celebrate the opening of the new section of the Eastern Trail, funded by the decade-long "Close the Gap" project. This project was many years in the making, with fund raising, land acquisition, and loads of collaboration, with the Town of Scarborough at the forefront. Many local businesses contributed to the fundraising. We celebrated ground breaking in our last annual report. This year, in record time and ahead of schedule, the community celebrated the opening of the 1.6 mile section of the trail connecting South Portland and Scarborough.

We also want to take the time to recognize some accomplishments. The Downs was honored this year with the Catalyst Award from the Greater Portland Chamber of Commerce at their annual Imagine Portland event on May 27, 2026. According to the Chamber the award is presented to a project that exhibits "Visionary Leadership and Bold Ideas".

Another recognition goes out to Jim Hartley of Pine Tree Seafood, who was one of five finalists in Maine Community Bank's Launch Pad competition. He entered this entrepreneurial competition with the newly formed Dunstan Smokehouse. Launch Pad is one of the best known entrepreneurial events in Maine. Jim is one of 550 applicants to enter the competition.

Lastly, Piper Shores celebrated their 25th Anniversary on August 19, 2026. The celebration was marked by a visit by Governor Janet Mills, a band, great food and welcoming residents and staff.

Here are some images of from the past year.

The Downs receiving Catalyst Award

Piper Shores 25th Anniversary

Peter Michaud announcing new businesses at Town Center Rising

Opening Ceremony of the new segment of the Eastern Trail.

Travis Kennedy speaking at Town Center Rising

Jim Hartley at Maine Community Bank's Launch Pad Competition

ACTIVITY HIGHLIGHTS

NEW BUSINESSES

Nearly 300 new businesses opened up since 2019, Here are just a few from this past year.:

Dirigo Federal Credit Union

LAM YOGA STUDIO
AN AKASHA YOGA EXPERIENCE

Home Awhile

Coastal Curry

ROOT TO RISE
PHYSICAL THERAPY & PELVIC HEALTH

TASTE ME

ACTIVITY HIGHLIGHTS

COMMUNITY BUILDING

Holiday Guide

Each year we put together the Holiday Guide to feature local businesses and to highlight all the holiday events in Scarborough. We put this together in concert with the Scarborough Community Chamber of Commerce and Buy Local.

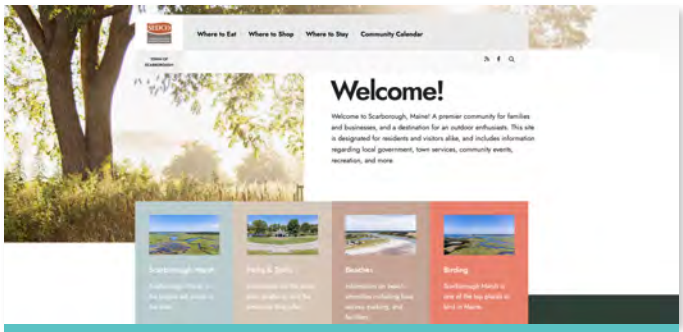
The Holiday Guide is distributed online in a PDF format for easy downloading. SEDCO staff starts working on the guide in October to have it ready the week of Thanksgiving.

There is no cost to the businesses to list their holiday events and no cost for the the pdf to consumers.

Holiday Guide 2025

VisitScarboroughMaine.com

SEDCO maintains a visitor-oriented website geared toward visitors and residents. The website identifies activities as well as restaurants and lodgings. We created a complete refresh of this website in 2026



SEDCO's Visitor Website highlighting what to do, where to shop and where to eat in Scarborough.

Branding

SEDCO develops a number of community branding materials aimed at businesses.

Our website at SEDCOMaine.com serves as both a branding tool and a source of information for businesses.

The SEDCO website provides data useful for business plans and locational decisions. We feature an online, searchable database of businesses that can be useful to both businesses and residents.

The site also details the commercial zoning districts and answers questions about the Town's growth areas as designated in the Comprehensive Plan.

This website was relaunched with a complete refresh in FY 26.

Branding on the SEDCOMaine.comm Website

ACTIVITY HIGHLIGHTS

POLICY ANALYSIS

Overview

Policy development includes work on ordinances, special projects and the comprehensive plan. SEDCO works with and supports Town staff on a number of different projects as needed.

Land Use

SEDCO works with the Planning Department to support the Long Range Planning Committee (LRPC). This committee provides review and comment on any changes to land use ordinances to the Council.

We also help reach out to businesses on proposed ordinances that may impact them. SEDCO assisted with outreach to businesses through our online Business directory. Our directory software allows us to develop surveys to specific business segments.

TIF Analysis

Working with the Town Assessor in 2026, SEDCO developed a detailed assessment of the benefits of tax shifts available as part of Tax Increment Financing District designations. For the first time, we were able to see the actual impact of sheltering the value of properties in a district for the current fiscal year. Previous methodologies as required by the TIF application process included a multi year projections of potential benefits of a specific TIF. Our analysis looks at the total benefit of all property in TIF's for the current fiscal year.

Housing in Scarborough

The SEDCO Board added Housing to one of its priority issues last year. SEDCO developed a ***Housing Brief*** in 2024-25. (Available on our website) to outline the current conditions in Scarborough based on federal data, building permit data, assessing information and other local data sources.

We have not updated this report, since the Housing Alliance is considering a larger more comprehensive report.

While we did not update the housing brief, we have maintained our tracking of permits for all Cumberland County towns as well as an estimate of housing units based on the permits through 2026. These numbers are shown in the next section of this report.

The fundamental building block of change for both housing units and population was building permits. Our estimates use a methodology based on building permits turning into new housing units within 6 months, the results followed closely with the results of the 4-1-2025 tax commitment. We are waiting on the 4/1/2026 accounting of units from the Assessor to confirm the estimates for 2026.

Credit Enhancement Agreement Requests

We continue to work with the Town Manager on Credit Enhancement requests. To date, this yea has not had any formal applications. We have fielded information requests and met with folks to explain how the process works here in Scarborough.

Impact Fees

SEDCO worked with the Finance Committee and the Town Manager to update our housing impact fees. Based on the School Building Program approved by the voters on November 2025. The next evaluation of potential impact fees will focus on public safety.

Fiscal Impact Analysis

SEDCO continues to refine the Fiscal Impact Model developed in 2018 to examine how new development can impact the Town's cost to serve. SEDCO staff will update the model each year based on new data from the current budget.

ACTIVITY HIGHLIGHTS

INTELLIGENCE TRACKING

Overview

Part of SEDCO's mission is to develop and maintain intelligence on Scarborough's socio-economic data. We do that by monitoring standard national, state and regional data sets.

Economic Impacts

SEDCO traditionally monitors the standard data releases each year to track changes and identify trends in demographics, jobs, employment, office environments etc. Some of the data is posted, some is available as needed for different projects and for companies working on their business plans. The Celebration of Business in October is another venue for releasing trend data.

Website

The SEDCO website (SEDCOMaine.com) was developed with the needs of both the community and our businesses in mind. The site provides an introduction to the community in our "Scarborough 101" section as well as details on development processes. We also include a searchable online directory of businesses, useful to businesses and residents alike.

Online Business Directory

We continue to provide an online directory of businesses in Scarborough through our website. This program serves the community with a searchable data set of local businesses. The system provides a more secure platform for our data and allows businesses to update their own listings. They can also post job openings or other announcements in their profile. The program provides a vehicle for accessing the data, but SEDCO staff is responsible for finding new businesses and keeping contacts up-to-date. With 1,400 listings, we are always updating. In the next months, we will continue to reach out to businesses to ask them to review their info. We have advertised in *Scarborough Living* to let businesses and residents understand and use the data set. We also have the capability to remove a business if they prefer not to be listed. You can reach the new data set at the following link:

https://sedcomaine.com/business-directory-by-bludot-2/

Census Bureau Activity in 2025

SEDCO closely monitors the data releases of the US Census Bureau to facilitate planning for the future.

The Census Bureau's Population Estimate Program and the American Community Survey are critical to our understanding of the Scarborough community.

The 2025 Population Estimates were released In May 2026, suggesting our July 1, 2025 population reached 24,547, an increase of just over 500 people.

Out of all the municipalities in Maine, Scarborough remains the 6th largest community in the State. The fifth spot in population ranking belongs to Auburn, with an additional 894 more residents than Scarborough. While we are 6th in total population, our increase for 2020 through 2025 ranks first in the State with 2,324 new residents during this time period.

The American Community Survey data is generally released in December of each year. We are currently working with demographic data for 2024, eagerly anticipating the 2025 data.

Part of SEDCO's job is to understand the nature of these estimates in terms of how they are developed, when they are released and most importantly, how to use the data. Understanding the idiosyncrasies of the data is our specialty.

Department of Labor

SEDCO closely monitors the Maine Department of Labor to track the labor force, jobs, wages, and numbers of businesses.

Between 2020 and 2025, our annual increase of employees was 2,657 wage and salary jobs, bringing our total jobs to 18,412. These are jobs based in Scarborough so they include both residents and commuters who work here.

Ranks Across the Topics

SEDCO has looked at the Scarborough's numbers for population, jobs and taxable retail sales. The interesting statistic is that we rank sixth in all three of these economic measures. The next chapter provides more detail.

SCARBOROUGH BY THE NUMBERS

These numbers come from different sources and different time periods, but represent the latest at the time of this report. SEDCO is committed to tracking the numbers and bringing them to you.

Increasing in % or Actual Numbers **No Change** **Decreasing in % or Actual Number**

24,547

Population

The Census Bureau estimates the 2025 population of Scarborough at **24,547,** an increase of 507 (2.1%) residents since 2024. We are holding steady as the **sixth** most populous community in the State of Maine**.** We officially broke 20,000 in 2018. Between July 2020 and July 2025, we added 2,324 net new residents, a 10.5% increase. SEDCO expects that the July 2026 estimate will put Scarborough at 24,921 in population. Given current trends, SEDCO estimates that Scarborough will move to the 5th ranking before the 2030 Census Count.

2.2%

Unemployment

The unemployment rate in Scarborough skyrocketed to **11%** in April 2020, from **2.4%** a month earlier in March, 2020. The latest report from the Maine Department of Labor, Labor Statistics Program, shows the July 2026 unemployment rate at 2.2%, indicating that **305** Scarborough residents were looking for work. Cumberland County is at 2.5% for this period while the state is at 3.1%. The labor force in Scarborough decreased slightly in 2026 to 14,025, from 14,231 in 2025, retirements likely accounted for some of this change. Since July of 2020, our labor force in Scarborough increased by 1,862 workers. Some of the new labor force may be attributed to our increasing population.

18,412

Jobs

In 2025 18,412 wage and salary jobs were based in Scarborough, an increase of 295 jobs since 2024. (Annual Ave, Maine Dept of Labor). Note that this accounting does not include some self employed individuals or contract workers. Between 2019 & 2025, (before the pandemic), Scarborough added 2,201 additional jobs or an increase of 13.6%. Interestingly, Scarborough added roughly the same number of jobs as population. And Just as in the State rank for population, Scarborough ranks as the 6th largest community measured by total wage & salary jobs.

1,445

Establishments

The average number of employers (businesses) in Scarborough reached 1,445 in 2025 Since 2020, we added a net of 279 new wage and salary businesses. **The average number of employees in a Scarborough business was 12.74 in 2025.** This average employer size has decreased from 2014, when the average employee size for a business in Scarborough was 13.8. The average annual salary for wage and salary jobs in Scarborough was $74,828, up 5% over 2024. (Source: Maine Department of Labor, Wage & Salary jobs)

SCARBOROUGH BY THE NUMBERS

These numbers come from different sources and different time periods, but represent the latest at the time of this report. SEDCO is committed to tracking the numbers and bringing them to you over the course of the next year and beyond.

Increasing in % or Actual Numbers

No Change

Decreasing in % or Actual Number

$776,250

Housing Value & Sales

The median assessed valuation of non-waterfront owned units in Scarborough is $617,000 as of 4/1/2025 (Town Assessor)

For the first 6-months of 2026, SEDCO estimates the median selling price of a single family unit sold in Scarborough was $776,250. The median sales price for a newly built single family was $1,055,585.

For a condo, the median price for the first 6 months of 2026 was $430,000.

11,772

Housing Units

Within the Town of Scarborough, SEDCO estimates that there are approximately 11,772 housing units, based on the aging of building permits in July of 2026. This estimate represents an increase of 102 (1%) housing units from July to July. To estimate completed housing units as of July of each year, permits through the previous December are used. A small percentage of the units are assumed to be delayed based on national statistics.

10.9 M

Non Residential Square Footage

Based on assessing data from 4/1/25, Scarborough has 10.9 million square feet of non-residential space. This accounting includes office, retail , services, industrial and exempt uses of buildings. This 10.9 million square feet has an assessed value of $2,127,236,200, including the value of exempt properties. Just over 29% of this value is in tax exempt properties. There is an additional $319 million in commercial residential value (apartments).

According to the Assessor, 24.4% of the taxable value in Scarboroughin FY 26 is generated by non residential uses (including personal property). The balance of value in Scarborough comes from residential properties.

SCARBOROUGH BY THE NUMBERS

Increasing in % or Actual Numbers

No Change

Decreasing in % or Actual Number

Total Taxable Value of Property

$7.97 Billion

As of 4/1/2025, the Town's total valuation was $7,969,935,900, an increase of $148,482,600 over the 4/1/24 valuation. Total Taxable Valuation increased 1.9%.

With this new value, the tax rate in Scarborough increased from $10.93 in FY 25 to $11.33 in FY 2026. For FY 27, the property Tax rate $11,68.

Taxable Retail Sales

$917 Million

Annual taxable retail sales in Scarborough reached $917,451,116 in 2025. Total taxable sales have increased 4% over 2024 levels and 43.3% over 2019 levels. Sales from restaurant and accommodations have generally recovered from the pandemic in terms of total sales, but accommodations lag slightly behind restaurants. Annual sales from 2025 show that this category is 42% higher than 2019 levels.

SEDCO estimates that Scarborough generates $53,932,228 in sales taxes for the State of Maine.

Top Ten Tax Payers

6.36%

The top ten taxpayers in Scarborough contribute 6.36% of the Town's tax levy as of 4/1/25. The list includes Maine Life Care Inc (Piper Shores) as the largest tax payer in Scarborough, contributing $1.345 million or 1.5% of our total taxes for FY 2026. The remainder of the list includes: Central Maine Power, Residences at Gateway Commons, IDEXX Distriibution, Hannaford, New England Expedition (the Shoppes at Gateway), Costco Wholesale Corp, Abbott Diagnostics, Wal-Mart Real Estate Business Trust and Waterstone Scarborough LLC. This list represents a diversified portfolio of major tax payers including senior care, utilities, manufacturing, retail and commercial apartments.

Median Household Income

$133,558

For 2024, the Median Household Income increased to $133,558, an increase of $11,123 over the last reported income in Scarborough from the American Community Survey. This increase equates to a 9% increase over the 2023 report. Please note that the ACS recommends comparing income changes over a five year period for a more statistically valid analysis..

Scarborough was in the top five Towns with the highest Median Household Incomes within Cumberland County. Other High Income Towns included North Yarmouth ($118,813). Falmouth $137,991; Cumberland ($154,375) Cape Elizabeth ($145,107).

SCARBOROUGH BY THE NUMBERS

Increasing in % or Actual Numbers

No Change

Decreasing in % or Actual Number

14.9%

Self Employed/Worked from Home

In 2024, 14.9% of employed workers 16 or older were self employed. This percentage is slightly less than in 2023.

The American Community Survey reports that 3,000 (24.6%) of Scarborough's resident employed worked from home.

$11.68

Property Tax Rate

Scarborough's FY 27 Property Tax Rate increased 3.1% over FY 2026 ($11.68 from $11.33).

According to the State of Maine's Scarborough has the third highest equalized valuation in the state, with only Portland and the Town of York with higher valuations for FY 26.

HANNAFORD

Largest Private Employers

In 2026, Hannaford remains our largest private employer with approximately 1,100 employees. Other large employers include The Town of Scarborough, Maine Medical Center, NorDX IDEXX, Costco, Walmart, Sam's Club, Piper Shores, and Maine Veteran's Home.

It's important to note that our largest employers are a diversified group - as are our top ten largest tax payers. This diversification is important to to the health of the Scarborough economy. Our largest private employer makes up 6.1% of total employment in the Town. Our average business here in Scarborough employs 12.6 people.

$375M

Development Status of The Downs

As of 4/1/26, the Downs has created $375 million in new value for the portion of The Downs within the Downtown TIF, an increase of $21.3 Million over 4/1/25.

Using the FY26 tax rate of $11.68, the new value generates $4.38 Million in new taxes. Of this amount, $1.85 million (40%) is returned to the developer as part of a Credit Enhancement Agreement to pay for major infrastructure.

SEDCO STAFF

Karen Martin
Executive Director, SEDCO

As the SEDCO director for the last thirteen years, Karen manages the day to day activities of the corporation in support of the core mission. SEDCO's programs include, among many things, marketing, business assistance, demographic research, and connections to area resources. She works closely with the Scarborough Planning Department on land use policy affecting economic and community development. She represents SEDCO on the Board of Directors of the Scarborough Community Chamber of Commerce and the Greater Portland Economic Development Corporation. Prior to her work in Scarborough, Karen served as a senior planner specializing in economic development for the City of Austin, Texas. She moved to Maine to coordinate economic development activities for the Greater Portland Council of Governments. She also worked in the private sector as the editor for a national trade publication. Her degrees include a Bachelor of Arts in Economics and a Master of Science in Community and Regional Planning, both from the University of Texas at Austin.

Magdalena Slawiec
Economic Development Coordinator, SEDCO

Magdalena serves as the coordinator of our outreach activities, including our websites SEDCOMaine.com and VisitScarboroughMaine.com. Magdalena also coordinates the Holiday Guide and other special projects for the corporation. As part of SEDCO's outreach to businesses, she represents SEDCO on the Scarborough Buy Local Board. She is a skilled photographer and has an eye for design. She earned her undergraduate degree in economics, with a minor in business, from the University of Southern Maine. Magdalena is fluent in Polish and brings an understanding of international business to the corporation.

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Alternative hours available by appointment

SEDCO MEETING SCHEDULE FY 26

September 17, 2026

September 17, 2026 (Annual Business Meeting)

October 27, 2026 (Celebration of Business)

December 17, 2026

January 21, 2027 (Optional Workshop)

February 25, 2027

March 18, 2027

May 20, 2027

June 17, 2027

REGULAR BOARD MEETINGS BEGIN AT 8:00AM ON THE 3RD FLOOR OF THE WILLOWDALE PLACE OFFICE BUILDING AT 360 US ROUTE 1. ALL BOARD MEETINGS ARE RECORDED AND AVAILABLE ON SEDCO'S YOUTUBE CHANNEL OR ON SEDCOMAINE.COM. MEETINGS ARE HYBRID AND THE PUBLIC MAY PARTICIPATE DURING PUBLIC COMMENT VIA ZOOM

COMMITTED TO BEING OPEN & Safe SCARBOROUGH, ME

THANK YOU

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