

## AGENDA

### SOUTHERN MAINE PLANNING AND DEVELOPMENT COMMISSION

#### EXECUTIVE COMMITTEE

February 28<sup>th</sup>, 2024

**SMPDC Conference Room, Saco Island, ZOOM**

9:00 AM - 10:00 AM+/-

**Intro of new Board Member Erin Moriarty from Sanford. Erin is replacing Beth Della Valle on the Board. Beth has retired.**

**1. Minutes of the October 26<sup>th</sup> and meeting notes of November 30<sup>th</sup> and February 1<sup>st</sup> as we did not have a quorum for those two later dates.**

*The minutes for the meeting are enclosed.*

*Move to accept the minutes of October 26<sup>th</sup>.*

*We have also enclosed the meeting notes of the November 30<sup>th</sup> and February 1<sup>st</sup> meetings for which there was no quorum. These do not need to be approved.*

## **2. Treasurer's Report**

*There are a few items for the Treasurer's report.*

*We have included:*

- 1. The accounting "dashboard" for January, 2024. This is just past the ½ year financial.*
- 2. The most recent Financial Statement from QuickBooks*
- 3. The most recent loan activity and info*

*Move to accept the most recent financial reports.*

### **3. Succession**

*As we did not have a quorum last meeting, I am resubmitting my letter for you stating my intent to step down in a July 2024 time frame – or until such time as a new Director is ready to take over.*

*Please see the attached letter from myself to you all.*

*Jan will be discussing this with the full Board at the meeting. A process outline is attached and should be approved by the Board.*

### **4. EPA Brownfields Update**

#### *a. Closure of EPA Grant*

*Last week we submitted the final closeout report for the FY2014 Brownfields Revolving Loan Fund grant from the EPA. As we have alluded to before, this was a long process to dissect old files and ensure we had an accurate understanding of everything that had occurred over the past 10 years.*

*This grant represents a lot of the hallmark projects of our program, including over \$2,990,000 dollars in loans and \$1,042,000 in sub grants. A large portion of these are projects representing the investment into the Biddeford Mills district. At this time, we have about \$1.45 million in program income from this grant that will be transferred to our Closed EPA account, bringing the total to about \$2.8 million. With our current outstanding loans, we anticipate an additional ~\$130,000 annually from loan repayments. As we've mentioned before, the EPA Post-Closeout funds are particularly flexible, and free of many of the federal restrictions of the active grants.*

*We'd like to continue this conversation with the board at the next meeting, and welcome any ideas about how best to form our plan forward. While we do have some parameters this would essentially be a huge opportunity to align SMPDC mission with real funding.*

#### *b. Change to terms on JCS/Berwick Project*

*JCS 16, LLC is the owner and developer of the former Prime Tanning site in Berwick, ME, now known as The Edge. As you know SMPDC has had long involvement with the redevelopment at the site, and the entity currently has 2 EDA loans and 2 EPA Brownfields loans with us. They have made significant progress on the site, including the completed renovation of the last remaining building from the former tannery, and the completion of two new mixed-use commercial and residential properties.*

*Early this month, they requested that we amend the terms to their first EPA Brownfields loan of \$600,000 to match the terms of their \$7.5 million commitment and existing \$2 million dollar loan. This included reducing the interest rate from 3% to 2.5% and extending the amortization*

*period from 10 years to 25 years. This was intended to support their cash flow as construction continues.*

*The SMPDC RLF Committee met on 2/20 and voted to decline the request to reduce the interest rate from 3% to 2.5%, but approved the extension of the amortization period from 10 years to 25 years. According to Will's calculations, that would bring their monthly payment from \$5,793 to \$2,845. This is conditional on SMPDC Executive Committee approval, which we recommend.*

## **5. Legislation**

*This Friday I have been asked to attend and speak on two budget items in front of the Appropriations Committee:*

*1. LD 1934 report attached:*

*This bill would create an Office of Community Affairs and would better coordinate and institutionalize the arrangement between Regional Planning Organizations and state government (as well as coordinate the actions of various state agencies involved with planning and economic development). While I realize many would think creating a new agency is not optimal, it is clear from our perspective that something is badly needed to assist with our regional planning efforts and thus better our cities and towns. The expectation is that additional funding would also be made available. Please review the attached report if you have a chance.*

*I would strongly like to have the SMPDC Boards approval to speak in favor of this bill to better recognize and support our work.*

*2. A 5 million dollar Allocation to the Community Resilience Partnership*

*The Community Resilience Partnership (CRP) has provided game-changing funding and support to SMPDC's municipalities' community resilience efforts. Since 2022, SMPDC communities have received over \$550,000 in CRP Community Action Grants to support community climate planning, conservation efforts, composting programs, solar installations and more. The CRP has also provided much needed funding to SMPDC to support regional coordination and municipal implementation assistance through the Regional Coordinator Pilot and Service Provider Grant program. The CRP Regional Coordinator Pilot has increased the level of regional and statewide cooperation on resilience work between RPOs, partner non-profits and educational institutions. Through the Regional Coordinator Pilot SMPDC has supported almost a dozen municipal grant applications to other federal and state programs, including the Dept. of Energy, the National Coastal Resilience Fund, and Maine Coastal Community Grants.*

*Again I would like to have the Boards support to testify in favor of this allocation.*

**Next meeting:**

**March 28th**