

## **BOARD OF DIRECTORS**

2009—2010

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### **KVCOG STAFF:**

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Cole Palmer

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Jen Boothroyd, Community Planner  
Fred Snow, Community Planner

#### **OFFICE STAFF:**

Maralyn Jones, Bookkeeper  
Heather Carey, Office Administrator

#### **PARTNERS AT KVCOG:**

Janet Roderick, CEI/SBDC

## **Executive Director's Report June 2010**

### KVCOG FY 2011 Budget.

KVCOG's Board of Directors and General Assembly met jointly Wednesday, June 16 at KVCOG. The participants approved the KVCOG Budget for FY 2011 beginning July 1, 2010. The expenditure side of the budget is down year over year with expenses down \$22,936. A likely but modest uptick in revenues of about \$36,132 will support a positive cash flow.

Invoices for FY 2011 Annual Municipal Membership Fees were sent June 17. The Annual Membership Fee is unchanged from FY 2010. During FY 2010 The Board of Directors also adopted the 2010 US EDA CEDS Annual Report. KVCOG received word last in May that its 2009 US EDA CEDS Annual Report was approved by the US EDA Philadelphia Regional Office.

The CEDS Annual Report included a brief description of the projects on which KVCOG and its various partners worked. The list includes:

### Kennebec River Initiative.

KVCOG completed work on the Kennebec River Initiative in spring 2010. It held two workshops in

Bath and Augusta aimed principally at municipal officials interested in modifying their Comprehensive Plans to include conservation and land protection projects and goals. Additionally, the workshops provided training on how to advance conservation and land protection projects in partnership with local, regional, state, and national partners. The KRI Action Plan is effectively a Quality of Place Investment Strategy covering the Kennebec River from its outlet at Moosehead Lake to the Atlantic Ocean. Elements of the Action Plan will be included in the KVCOG CEDS this year.

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### Regional Workforce Development Strategy.

KVCOG convenes, and facilitates the Regional Economic Development Forum. Its members are the professional economic development staff of the Cities of Augusta and Gardiner, the Towns of Pittsfield and Skowhegan, the Presidents of the Kennebec Valley, Mid-Maine, and Skowhegan Chambers of Commerce, the Executive Director of the Central Maine Growth Council (Fairfield, Oakland, Waterville and Winslow) and the Executive Director of the Kennebec Regional Development Authority FirstPark).

Over the past two years, the Forum developed a comprehensive, three-part Regional Economic Development-Workforce Development Strategy designed to integrate its “traditional” economic development initiatives with the workforce development activities pursued by the Central Western Maine Local Workforce Investment Board (CW-LWIB) and the Maine Department of Labor. The strategy features a comprehensive K-16 component that puts business people in schools and students in businesses, expands on existing collaborations with public and private employers designed to retain and attract high quality workers, and encourages the formation of an “Entrepreneurial Network” to help underwrite the creation of new jobs in the small business sector particularly. Focusing particularly on the “Entrepreneurial Network”, KVCOG is engaged with Colby College and the City of Augusta and the Central Maine Growth Council in discussions that are likely to lead to the formation of a Colby College Entrepreneurial Alliance. The alliance will integrate a burgeoning interest on the part of the college with the workforce strategy developed by the Forum. For more information, contact Ken Young at 453-4258 ext 16 or kyoung@kvkog.org.

### DECD Business Development Specialist.

KVCOG will assume responsibility for the Maine Department of Economic and Community Development program in the KVCOG region beginning July 1, 2010. Nate Rudy is the new KVCOG BDS.

### MEDDA – EDD Boundary Realignment.

KVCOG is participating with the other 5 EDD's in Maine and the Maine Department of Economic and Community Development in a project to align more appropriately the EDD service area boundaries with existing service delivery parameters. KVCOG's EDD and COG areas are the same.

### Augusta Area Regional Cooperation Discussions.

KVCOG is facilitating an ongoing collaboration involving 9 municipalities in the Augusta area designed to identify and implement changes in the mechanics of delivering municipal services designed to improve both efficiency and effectiveness. Discussion topics include assessing, solid waste disposal and recycling, libraries, IT, police, fire, public safety, purchasing, road maintenance, public works.

### Waterville Development Corp.

Executive Director serves *ex officio* on the board. WDC is focusing on the redevelopment of the Hathaway Creative Center and the Head of Falls projects in the city.

### Central Maine Growth Council.

Executive Director serves *ex officio* on the board. CMGC is a public – private partnership funded by four KVCOG member municipalities, Fairfield, Oakland, Waterville, and Winslow, and about 50 private firms. The goal is to improve the economy in the four municipalities by retaining and attracting firms, attracting high quality, high value jobs, attracting people, and improving the skills of the regional workforce.

### FirstPark Regional Marketing Initiative.

FirstPark is a business park in Oakland owned by 24 KVCOG member municipalities. It is funded in part by a \$1,000,000 EDA Public Works Grant and a \$1,000,000 CDBG Grant facilitated by KVCOG. KVCOG continues to assist with build out through loans to developers and tenants. KVCOG made the first loan to the first FirstPark tenant.

### KVCOG Revolving Loan Fund.

KVCOG uses its \$4.5 million RLF to advance the creation of jobs through investments in new plant and equipment. THE RLF is a key supporter of KVCOG CEDS implementation activities.

### Wind Power Discussion.

KVCOG is active with its regional partners in promoting wind power and alternative fuels. It held a regional wind power conference on May 12 attracting 60 public and private sector participants for a discussion about wind power development generally, offshore development, grid scale development in the

region and community wind projects suitable for municipal ownership and operation.

#### Maine Downtown Center.

KVCOG's Executive Director continues service on the Maine Downtown Center Advisory Council. The center administers the National Trust for Historic Preservation Main Street Program in Maine. The KVCOG member municipalities, Gardiner, Skowhegan, and Waterville are certified Main Street Municipalities.

#### Maine General Health Care Infrastructure Investment.

KVCOG continues its strong support for the construction of a new regional acute care hospital. An application for state permission is pending with word expected in September. On May 7, the Harold Alford Foundation announced a \$35 million gift to the applicant. The project will involve a \$350,000,000 to \$400,000,000 investment in plant and equipment and enhanced access from I-95 Exit 113 and will be the largest capital investment project in this region in three generations.

#### Maine Quality of Place Council.

The Executive Director served on the Governor's Quality of Place Council which determined that Maine's quality of place was its principal competitive advantage in attracting people and high wage, high value jobs. The legislature passed Public Law 483 in April establishing a permanent cabinet level Quality of Place Council and directing KVCOG and the other EDA designated Economic Development Districts to inventory region Quality of Place assets and to incorporate a Quality of Place Investment Strategy in their CEDS.

#### Revised CEDS.

KVCOG continues to consider ways to improve its CEDS. The CEDS and its implementation are a collaborative approach to community and economic development intended to help the KVCOG region grow and prosper now and in years to come. It should place greater emphasis on building the economy the indigenous strengths and authentic assets of the region's people, places, and businesses.

In 2010-2011 the CEDS Committee and participants from across the region will begin to identify and develop strategies to address Maine's unique assets,

which may be skills, businesses, activities, or special places that have market-leverage in the global economy, but may not have been recognized or utilized previously.

The Committee will establish long-term strategies that can be sustained by local, private, public and non-profit sector leaders and citizen volunteers; use a ground-up approach whereby participants will identify strengths and assets that will be the foundation of a revitalized economy; identify regional priorities that will become the basis for private, public, and philanthropic investment in the region; that will preserve and sustain Maine's Quality of Place, and supporting the retention, expansion and attraction of businesses with good paying jobs, and focus on measurable outcomes with firm timeframes, benchmarks, and assigned responsibility for getting things done.

#### US EPA Brownfields.

KVCOG is implementing its second \$200,000 US EPA Brownfields Assessment Grant. With the modest economic recovery, interest in Brownfields assessments is increasing. KVCOG's environmental consultant performed a Phase II assessment in the Town of Manchester at the site of the former fire station, and is beginning a Phase II assessment in the Town of Winslow, at the former public works garage. A Phase I assessment will be performed for the Town of Anson at the site of the C.N. Brown station, where the Town hopes to build a new fire station. We will continue to work with municipalities in our region to identify prospective sites.

#### CDBG.

KVCOG provided technical assistance to twenty-five municipalities and one county in our region during the first six months of the 2010 CDBG grant program: Anson, Athens, Augusta, Belgrade, Bingham, Cambridge, China, Fairfield, Fayette, Freedom, Gardiner, Hartland, Madison, Manchester, Norridgewock, Palmyra, Pittsfield, St. Albans, Skowhegan, Solon, Starks, Thorndike, Waterville, Winslow, Unity and Kennebec County.

For more information about these and other KVCOG projects, contact Ken Young, Executive Director, 453-4258 ext 16 or kyoung@kvkog.org.

# Revolving Loan Fund

Cole Palmer, RLF Director

## Business Financing Opportunities Available at KVCOG

KVCOG offers financing assistance for start-ups, expansions and modernizations throughout Kennebec, Somerset and western Waldo Counties. KVCOG also provides assistance to businesses in accessing other local and state sources of financing.

Funding for KVCOG's lending, grant and technical assistance programs are secured through a mix of state and federal loan and grant programs and strategic partnerships.

These include:

- KVCOG Revolving Loan Fund (RLF)
- US Department of Agriculture Rural Development
- Development (USDA) Relending Program
- Finance Authority of Maine (FAME) Rural Economic Lending Program
- Economic Development Administration (EDA) Revolving Loan Fund
- Community Development Block Grants (CDBG) for infrastructure, business and regional funds

In order to be eligible for the business loan program, **the business must be located in Kennebec, Somerset, or western Waldo Counties.**

- Loan Uses: Loans can be used for real estate acquisition, building improvements, furniture and fixtures, equipment, inventory, supplies, working capital and/or refinancing debt.
- Amount: The average loan amount is approximately \$50,000, but can range from \$20,000 to \$200,000. We offer competitive interest rates.
- Terms: Loan terms are typically 15 years or less based on the business's cash flow and the useful life of the financed assets. Terms longer than 15 years may be negotiated, in certain instances. Prepayment is allowed without penalty.
- Security/Collateral: These include assets being financed and other collateral, personal assets and personal guarantees, as required.

We work with all types of businesses: *Industrial, Services, Retail*. Contact us to find out how we can work with you: Cole Palmer, Revolving Loan Fund Director at [cpalmer@kvkog.org](mailto:cpalmer@kvkog.org) or 453-4258 ext. 13.

### The 2010 KVCOG Cooperative Purchasing Program

The Bid Awards for Culverts and Flake Calcium Chloride were announced on April 16<sup>th</sup>.

The schedule for Road Salt for next year is: Towns to Order submit by July 23<sup>rd</sup>; Bid Awards will be announced on August 6<sup>th</sup>.

For more information, contact Heather at 453-4258 ext. 11 or [hcarey@kvkog.org](mailto:hcarey@kvkog.org) or go to [www.kvcog.org](http://www.kvcog.org).

# Quality of Place: Essential for Maine's Changing Economy with a Role for Planning Tools

Fred Snow, Community Planner

*“ Accessible wild places and tranquil country farms, human-scaled Main Streets and working waterfronts: these are what differentiate Maine from other places and in many respects drive its economy.” – Brookings Institution 2006*

Maine's economy is changing. Once based on resource extraction and goods production, our economy is now more diverse, innovative, service oriented, and technology-driven. The success of today's growth industries, like professional services and technology firms, depend on their ability to attract and retain highly-educated workers. Research shows that Quality of Place amenities such as working farms and waterfronts, clear water lakes, scenic rural character, recreational trails, picturesque villages and downtowns and cultural features like museums, galleries and restaurants attract and help retain skilled and creative workers and entrepreneurs. This finding is significant because Maine's workforce is projected to stop growing in 2012. Quality of Place also attracts tourists and retirees who are important contributors to Maine's economy.

The Brookings Institution asserts that Maine's Quality of Place is under threat, diminishing future economic prospects. Water quality in Maine lakes typifies this problem. Maine's great ponds prompt \$3.5 billion in spending annually. Yet seventy nine percent of those great ponds have declines in water quality such as a loss of clarity due to development. Research shows that as water quality drops recreational use and shoreland property values diminish, which negatively affects local and regional economies. Additional concerns include the loss of farmland. Homes are spreading out across rural areas in ways that degrade wildlife habitat and fragment scenic working landscapes. Access to privately-owned natural areas is increasingly limited and historic buildings and sites in villages and downtowns are being lost.

Protection of these and other Quality of Place assets does not happen by chance but the loss and/or deterioration of them does occur when there's little or no planning. Planning and planning tools can protect Quality of Place assets needed to underpin a changing economy. A Comprehensive Plan sensitive to Quality of Place concerns is important. Many communities face a 2012 deadline for updating their Comprehensive Plan providing an opportunity to upgrade their Plan with Quality of Place in mind. An Open Space Plan is another useful and essential tool to protect Quality of Place. An Open Space Plan identifies high value natural areas and includes goals and strategies to link and protect these areas while enhancing outdoor recreation opportunities. Other effective planning tools include an open space subdivision ordinance, a low impact development (LID) ordinance (to protect lake and stream water quality), architectural standards, sign ordinance, historic protection district, walking/biking/recreational trail plan, cell tower ordinance, and visual resource inventory and evaluation.

KVCOG's Planning Department has the resources and expertise to help your community apply these and other planning tools to both protect and use local Quality of Place assets to underwrite a robust local and regional economy. KVCOG has model ordinances concerning open space subdivisions, low impact development, and cell towers that are sensitive to Quality of Place. These are available on our website [www.kvcog.org](http://www.kvcog.org) under Model Ordinances. Contact Fred Snow, Jen Boothroyd, or Chris Huck for assistance in applying land use planning tools so that your community's Quality of Place assets are protected.

# Comprehensive Plan Update Reminder

Jen Boothroyd, Community Planner

## Is it time for a comprehensive plan update?

Due to recent changes in law, if your municipality's comprehensive plan was found consistent before 2000, the State Planning Office's finding of consistency expires at the end of 2012. It often takes two years to update a comp plan, so now is a good time to start the update process. And, of course, if your town has never had a consistent comprehensive plan, there's no better time than now to plan for the future of your community!

Having an adopted, consistent comprehensive plan is an important tool for your community. It provides the most solid legal footing for all land use and related ordinances. Any zoning ordinance that regulates land area beyond the required Maine shoreland zoning minimum guidelines would be open to legal challenge without a consistent plan. Also, any impact fees need the legal support afforded by a consistent plan. State agencies are directed to award preferences for many state grant and investment programs to municipalities consistent Plans. The Community Development Block Grant (CDBG) program will not award grant funding for growth-related capital investment to a community without a consistent Plan. We have enclosed a fact sheet that outlines these and other benefits.

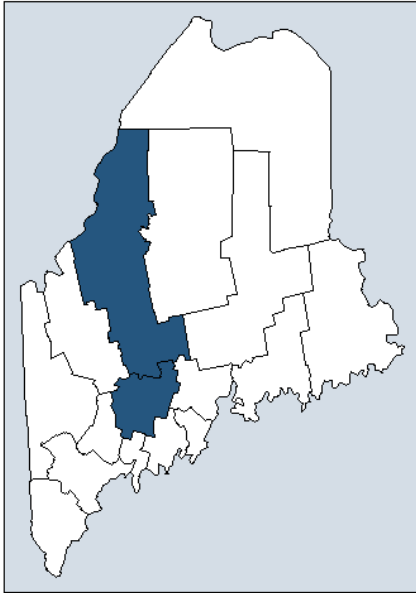
KVCOG has extensive experience guiding municipalities through the comprehensive planning process. We contract with the state to provide technical assistance, and can work with your town to provide a wide range of more complex planning services. If you have any questions about the State's consistency provision, or what is involved in updating your community's Plan to meet consistency and/or projected costs, please do not hesitate to contact us: Chris Huck, Jennifer Boothroyd or Fred Snow at 453-4258. We look forward to working with you!

### *Mark your calendars ...*

*KVCOG's Annual Meeting will be held on  
Wednesday, September 29<sup>th</sup> from 5:00-8:00 PM  
at the Waterville Elks Banquet & Conference Center  
76 Industrial St, Waterville  
Speaker to be announced*

*More details will be sent out at a later date  
and posted on our website: [www.kvcog.org](http://www.kvcog.org)  
Contact Heather at [hcarey@kvcog.org](mailto:hcarey@kvcog.org) or 453-4258 ext. 11  
for more information.*

# KVCOG



**Serving municipalities  
and businesses in  
Kennebec, Somerset,  
and Western Waldo  
Counties**

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## Member Communities Make it Happen

Member municipalities are the backbone of KVCOG. Membership fees provide matching funds for over \$200,000 of Federal and State grants; make our website, newsletter, data collection, analysis, and other vital services possible; and allow flexibility in creating new programs to respond to specific local needs.

Dedicated municipal officials serve on KVCOG's General Assembly and Executive Board, guiding policies and programs.