



Falmouth Economic Improvement Committee

Wednesday, April 20, 2016 Minutes

Attendance:

Name	Present	Name	Present	Name	Present
Sandra Lipsey	-	Dimitri Balatsos	√	Pam DiPietro-Hale	√
William Lunt III	√	Chris Wasileski	√		

Council Liaison: -

Staff present: Theo Holtwijk

Others present: -

The meeting was started at 3:30 PM.

1. Review of Draft Minutes

The review of the minutes was tabled as there was no quorum

2. Committee Status

The committee recognized it had 4 vacancies and wondered if the size of the committee should be scaled back, so a quorum could be attained more easily. The committee also brainstormed ways through which the need for new FEIC members could be more widely known. Ideas included:

- Placing a recruitment notice on the Town's website
- Sending a similar notice to FEIC agenda subscribers
- Sending a similar notice to the Falmouth business list
- Asking Karen Farber to make an announcement at a Council meeting
- Pam offered to forward the notice to the Community Chamber.

Dimitri felt the committee was foundering. He felt that the Council had given the committee too little to do and that there had been a lack of staff updates. He felt that a refocusing was needed. Theo gave a recap how the committee got to where it is today, explained that the less frequent meetings plus cancellations had given less opportunity for updates, but that e-mail updates had been used by staff and that Town staff and Council were very busy with various economic development efforts.

Theo suggested that the committee organize a special meeting where the Council Liaison and Town Manager could be present to review the FEIC assignments and membership. The committee felt that was a good plan. Bill suggested that the results of the Permit Review Survey should first be reviewed by FEIC to see if there were any issues that the FEIC should address.

3. Update on Town Permit Review Survey

Theo handed out the outreach list which stated who had responded. A total of 8 responses have been received. He did not share the responses yet as the Town Manager had requested to see them first, so he could redact any personnel-related comments that he felt may be necessary. Theo promised to do that as soon as Nathan is back and then send the package to FEIC. Bill said that the FEIC should send a thank you letter to each person. The Committee also needs to decide if any in-person follow-up discussions were necessary.

One item that the list revealed is that many Planning Board projects are for sign permits. There may be a way for FEIC to suggest reducing that process and have staff handle most of these applications.

4. Other Business

Theo gave a series of project updates. He handed out the press release for Flagship Cinema and made the committee aware that Flagship was planning an interesting Grand Opening. The committee was excited about the Flagship news. Theo noted that this had been made possible by Wal-Mart which holds the lease on that space.

The committee inquired about the vacant Wendy's. Theo reported that he and Nathan had met several times with the new property owner and that they got the sense that this space could be filled quite soon. One possible prospect was the Front Room, but Theo could not confirm that. He said he did reach out to the Front Room owner when news came out he was looking for a location in Falmouth.

Theo reported that Princeton Properties would be on 4/25 Council agenda with a proposed expansion of Foreside Estates. Bill asked if that project would have direct access to Route One. Theo stated that Princeton had reached out to the owners of two of the abutting properties along Route 1 and would give the Council an update of that. His sense was that the infill project would be good for Route 1 businesses as more consumers would be within walking distance of many stores and amenities in the area.

Theo gave an update on the Route 1 Turnpike Spur ramp redevelopment project. He handed out a recent Portland Press Herald article on that and said that he could say little more about that project as the Council was dealing with it in executive session. He said that all information about the project could be made public as soon as May 9.

Theo stated that he had not heard of any updates to fill the vacant Shaw's space.

The committee briefly discussed the move by Lamey-Wellehan to the Shops at Falmouth Village.

Bill reported that he had heard that Adam Shapiro had bought the building that his restaurant is located in.

The committee if there was any update on the Pratt-Abbott site. Theo said that he had no news on that.

The committee asked what the new poles were for on Route 1 near Waldo's. Bill and Theo confirmed that these were for future event banners that will be hung across Route 1.

The committee asked if there was any news on the plans by Summit Natural Gas. Theo said that Nathan was the in-house natural gas expert, but that he had no new information on that. He understood that the company had recently organized several meetings to update the public of its plans.

Theo reported that the Town Manager had requested to get a list of companies to do business visitation with this year. One visit had been conducted already with Southworth Products following the announcement that the company had acquired a Swedish business. At some point Southworth would like to expand its Falmouth headquarters.

Theo gave an update on the Route 100 project and the sewer component. He noted that businesses such as Southworth and Portland North Business Park currently operate with a septic system.

5. Next Meeting

Bill agreed to contact Karen to see when the special meeting could be held.

The next meeting will be May 18 at 3:30 PM.

Before the committee adjourned Chris gave an update on the various construction projects at OceanView.

The committee adjourned at 4:52 PM.

Draft minutes prepared by Theo Holtwijk, April 22, 2016