

# MINUTES

## Board of Directors Meeting

June 28, 2022

8:30a – 10:00a

### Freeport Community Services

1. **Welcome and Introductions.** The meeting convened at 8:34am in the Bradley Room at Freeport Community Services.  
**Attending Board Members:** Mary Davis, Candice Rinaldi, Leanne Barschdorf-Nichols, Nikki Yanok Schneider, Rebecca Doten-Lizotte, Dan Bacon Jason Sulham.  
**Not Attending.** Mark Malone, Peter Joseph, James Hendricks, Caleb Stephens  
**Others.** Ed Bradley, Dan Piltch, Brett Richardson, Stefanie Millette, Tawni Whitney.
2. **Consent Agenda Items**
  - a. **Minutes of May 31, 2022 Meeting.** The minutes for FEDC's May Board meeting were unanimously approved.
  - b. **Financial Report as of May 31, 2022.** The financial report was unanimously approved. Brett reported that the FEDC has received the fourth installment of FY22 funding, which is not reflected in the May report.
3. **Board Nominations.** Brett explained that FEDC entered the meeting with one open Board seat. Caleb, Jason, Nikki, and Dan Bacon's current terms were expiring. Brett reported that he had spoken with Caleb prior to the meeting and Caleb would not be able to continue to serve on the Board due to other commitments. Jason, Nikki, and Dan were nominated for a subsequent three year term through 2025. All three accepted the nomination and were unanimously welcomed for another term on the Board. The Board thanked Caleb for his time on the FEDC Board. The Board turned to nominations for the two open Board positions. Leanne nominated Tawni and Dan Bacon seconded the nomination. Tawni shared her previous experience as a champion of the Downtown Vision while on the Town Council and an ally of FEDC. The vote to welcome Tawni to the Board was unanimous. Mary explained the importance of adding unique and complimentary skills and perspectives to existing Board

members when filling the available Board seat. With that, Brett introduced Stefanie Millette as a downtown resident dedicated to the Freeport community with marketing experience, dedication to the Downtown Vision, and a willingness to roll up her sleeves and contribute. Stefanie introduced herself and shared her background, including as a foster parent, leasing agent for the Maine Mall, community relations, marketing, grant fundraising, and public relations. Stef shared that she was transitioning to a new role with the Davis Foundations and would be networked with local and regional funders.

Councilor Bradley shared his perspective that engaging Freeport's elders will be an important step to build support for the Downtown Vision and other initiatives in town. The conversation turned to how FEDC can engage different segments of the community.

- Elders who have perhaps not paid close attention to the Downtown Vision planning process but will likely engage when specific projects and budgets are proposed
- Local parents who are very busy and may not have participated in the visioning process but will likely engage when specific projects and budgets are proposed

**Action Item.** Plans were developed to engage both groups with a August gatherings to share the latest Downtown Vision plans. Stefanie volunteered to work with Ed to convene a BBQ at Winslow Park for outreach to Freeport's elders, and to work with Becky to outreach to local parents.

Following great discussion, Leanne nominated Stefanie to the Board. Dan Bacon seconded the nomination. Stefanie accepted the nomination. The Board voted unanimously to welcome Stefanie to the Board for a three-year term.

- 4. Approve Letters of Support for T-Mobile Hometown Grants and Levitt Foundation Amp Up Freeport proposals submitted by the Town and Arts and Cultural Alliance of Freeport, respectively.** The Board supported FEDC letters of support. Dan raised the opportunity to achieve efficiency by requiring Board approval for potential positions taken by FEDC on political issues or for new projects that the Board has not previously approved, but not requiring Board approval for proposals that the Board has previously voted on to support.

Ed raised the question of how the projects for T-Mobile and Levitt were identified and how that these project were prioritized relative to other opportunities identified in the Downtown Vision.

Brett shared input from funders that formal Council adoption of the Vision as a Downtown Redevelopment Plan will be beneficial for the community. The Plan will include a prioritized list of projects within a Capital Improvement Plan. Adoption of the plan signals to funders political support and will make proposals from Freeport more likely to be funded.

Dan B. shared that there is a sweet spot for the level of detail in the Downtown Plan and that moving forward with urgency is key to move to the implementation phase, while continuing to refine priorities moving forward.

Dan requested a presentation at an upcoming FEDC Board meeting about the plan to implement the plan. Stef shared that the community BBQs should include a similar presentation.

The Board agreed that hybrid meetings (in-person with Zoom option) at 7:30a is good.

5. **Parking Ordinance Input.** Brett shared that the Planning Board is evaluating options to reduce parking requirements for downtown residential development. The Board agreed that FEDC should look for opportunities to advocate for appropriate parking adjustments.
6. **Conceptual Downtown TIF District review.** Brett pointed to the draft Downtown TIF and asked for input in the coming weeks after the Board has the opportunity to review. The Board agreed that the TIF proposal should be developed in tandem between the Town Council and FEDC. Mary made the point that developing the TIF district before developers request individual credit enhancement agreements is the right approach. Leanne shared that it will be helpful for the Council to develop growth goals.
7. 2022-2023 Meeting Schedule

July 26

August 30

September 27

October 25

November 29

December 27

January 31

February 28

March 28

April 25

May 30

June 27

