



## MINUTES

### Board of Directors

Tuesday – April 25, 2023

7:45a – 10:00a

**Doten Construction -- 396 US Route 1, Suite 101**

**Attending Board Members:** Mary Davis, Mark Malone, Tawni Whitney, Sarah Tracey, Stefanie Millette, Leanne Barschdorf-Nichols, Becky Doten-Lizzotte, Dan Bacon, Jason Sulham, Candice Rinaldi.

**Not Attending.** Chip Gray, Nikki Schneider, James Hendricks, Dan Piltch, Interim Town Manager Caroline Pelletier.

The meeting was convened at 8:05am. President Mary Davis highlighted that the purpose FEDC goals for fiscal year 2023-2024 and the FEDC/Town Council Workshop on May 23<sup>rd</sup> at 6pm at Freeport Town Hall.

#### **Consent Agenda Items**

The Minutes of FEDC's March 31, 2023, Meeting, and the Financial Report as of March 31, 2023, were approved unanimously.

#### **Board Workshop: Annual Goals & Council Workshop Prep for May 23, 2023, at 6pm.**

The Board worked through the draft goals and Council workshop presentation that were included in the agenda packet. Board input helped clarify organizational goals and added precision to the priorities identified in the document. Members Jason Sulham and Dan Bacon had to depart at 8:45am and 9:15am respectively.

Changes included:

- Replacing “remove barriers” to development throughout the document with “facilitate appropriate development” and “increase predictability for Boards and applicants.” This change results in a more precise description of FEDC’s approach, which recognizes the importance of public input during Town planning and project review activities coupled with the importance of clear, objective review standards.

- The sections of the Goals that pertained to FEDC serving as a data source were updated to include recent discussions, collaboration with the Town Housing committee, and the work to be performed by Muskie School intern Caroline MacLeod.
- The section related to attracting commercial tenants was updated from “filling vacancies” to “optimizing” and “activating” spaces with “a diverse mix of high-quality uses.” This change reflects the need to bring the right kind of businesses and activities to Freeport, beyond simply filling spaces.
- The Housing development goals were updated to reference “a diverse mix” of housing options and descriptive language was included to provide context for why new housing that is walkable to downtown is important.
- The goal to establish a Route 1 South team was expanded to include “all property” owners rather than simply “commercial” property owners. With this change, the Board highlighted the importance of being inclusive, transparent, and broad-based during outreach.

**Action:** Leanne made the following motion, seconded by Sarah, which passed unanimously: “The FEDC Board endorse the Fiscal Year 2023 Goals, expenditures, and Council presentation to be updated with edits and amendments as discussed during the April FEDC Board workshop.” Brett committed to distribute updated documents, including the Annual Goals and Council Workshop slide deck with edits and updates that as requested by the Board.