

**REGIONAL EFFICIENCY GRANT WORKGROUP
PRESENTATION MINUTES
SOUTH BERWICK TOWN HALL
June 20, 2007
7:00 PM**

ATTENDEES: See attached spreadsheet.

PRESENTATION

Sharing the Wealth

Regional Strategies: Inter-local Revenue Sharing and Collaboration
Southern York County Regional Development

Jeff Grossman, South Berwick Town Manager welcomed the group of selectmen, council members and town managers to the presentation. Mr. Grossman stated that in October of 2006 the State Planning Office awarded South Berwick a grant of \$15,000 for which to study the feasibility of developing a regional business park. In the past six months, representatives from the communities of Eliot, North Berwick, South Berwick, Berwick, Kittery, Wells and York have been invited and have attended monthly steering committee meetings to discuss such a project. Mr. Grossman requested each audience member introduce themselves to the group, and invited the group to ask questions throughout the following presentation.

Craig Nelson, Doyle & Nelson prepared a power point presentation to introduce the concept of developing an industrial/business park using a regional/collaborative approach with the participating communities. Mr. Nelson described his role in the creation of FirstPark in Oakland, Maine. FirstPark was a collaboration of 24 communities headed by a Development Authority which developed the structure and mechanics of a regional business park. Mr. Nelson discussed the following points for consideration and feedback:

1. Benefits of a regional approach:
 - Creation of jobs for future generations.
 - Creation of economic development and tax sharing.
 - Diversify tax base.
 - Elimination of competition.
 - Reduction in sprawl from a planning standpoint.
2. Examples of “Working” or successful regional parks:
 - Lewiston-Auburn business park.
 - FirstPark in Oakland, Maine.
 - Business and/or Industrial uses – Medical offices, Headquarters, Tech firms, manufacturing.
3. Feasibility studies to research potential businesses, site locations, job market, etc.
 - #1 Factor for businesses to relocate and join a business park is a skilled and available workforce.
4. Regional industrial/business park: Long-term project with long-term payback which lowers the risk for each community.
5. Creation of an Authority with representatives of all participating communities.
 - Communities maintain own identity.
 - Town meetings for voters in each community to vote on participation.
 - Economic Development forums run by volunteers to educate and update.
 - Create flexible legislation for the taxing authority.

6. Design Review Committee to work in conjunction with the Authority:
- Creation of criteria, covenants and design review approval for a quick, clear and concise procedure for potential businesses.
 - Lots to be pre-permitted with State and local agencies.

Mr. Nelson concluded his presentation with a question and answer period with members of the audience.

Mr. Morgan, Director of Economic and Community Development for SMRPC prepared and presented the map of potential project sites within the various communities as defined by commercial or industrial zoning. The Steering Committee has discussed the possibility of developing more than one site and has not identified one specific site for the project.

Presentation ended at 9:00 pm.

ATTESTED: _____

Susie Scott,
Assistant to the Director of Planning & Economic Development

Workshop Attendees

Name:	Town:	Title:	Phone:	E-Mail:
Chuck Morgan	SMRPC	Director, ECD	324-2952	cmorgan@smrpc.org
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Dennis Fontaine	South Berwick		384-2988	dennis@civcon.com
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David Ramsey	South Berwick			
Jim Fisk	South Berwick	Town Planner	384-3300	jfisk@sbmaine.us
Jeff Grossman	South Berwick	Town Manager	384-3300	jgrossman@sbmaine.us
Craig Nelson	Nelson & Doyle	Attorney	622-6124	cnelson@doylenelson.com
Susie Scott	South Berwick	Planning Assistant	384-3300	sscott@sbmaine.us