CITY OF BIDDEFORD

DOWNTOWN DEVELOPMENT COMMISSION

August 24, 2020
5:00p, Zoom

PRESENT: Brenner, Causey, Edwards, Emhiser, Swanton
ABSENT: Saliwanchik
CITY STAFF: Eddy

I. Call to order, 5:14p (Eddy)

II. DDC Organizational Discussion
a. Think about Chair and organization of committee

III. Project Updates:
a. Parking Garage
i. Under construction, all parties on edges are involved
ii. During this phase parking time limits may change
iii. Riverwalk funding secure through this deal
b. Pearl Street EDA Update
i. Match money from Garage
ii. EDA supportive of application
iii. COVID Response category
iv. Delay is engineering around water, Eddy will complete
c. Elm, Lincoln and Pearl Update
i. Saco collaboration for 2nd footbridge included in this conversation; statement bridge versus practical (cost implications)
ii. Eddy/City researching best funding opportunities
d. Maintenance Issues
i. Role for DDC to address the mill district – differentiated responsibilities between owner and city
ii. Larger issue: role of public responsibility in maintenance/cleanliness/security
iii. On agenda for next DDC meeting
e. Riverwalk Update
i. Engineer contact pending
ii. Activating permitting process and easement process (one piece is owned by the power company, they have not yet responded)
f. Riverdam/Blaze Draft Room Opening
i. Parking Lease – need to balance resident tenants and businesses
ii. Garage construction company is responsive to needs, working through process and foreman is working with all the impacted businesses

g. 3 Lincoln Street
    i. Hotel permitting is proceeding
    ii. Overall project is going well – linked to Diamond Match (below)
h. Saco Lowell Building Update
    i. Purchase and Sale – John LaLiberty, Scott Joslin, Tom Watson
    ii. First two floors – 10ft and less ceilings – proposed self storage (can't be anything else by code besides storage or parking) includes truck access, can be used by mill tenets and commercial users
    iii. Market Rate – 100 units in the rest of the property. Rest of the property open to development
    iv. Formalizes right of way on Gouch Street – connects RiverWalk; pedestrian crossings still to be addressed
i. Diamond Match Update
    i. Harrington controls property. Either market rate or condos on the site – needs city property to hit density markers.
    ii. This project would also be linked to finishing the rest of RiverWalk – use original DM study (2012-13).

IV. Concept Planning-Main, Foss, Port, Jefferson, to Main Street
a. Eddy to roll out soon, will involve DDC

V. Restarting 3 Lincoln Street Planning (waiting for confirmation, move to first on agenda next meeting)

VI. Other Business
a. Identify/elect a chair & vice chair for DDC
b. Scheduling an open meeting on maintenance and security (Mill District/Riverwalk per earlier conversation during this week's meeting)
c. Refocus on strategic planning for Downtown Development
d. Lincoln Street Park (some talk of possible doing a virtual walk-thru – Biddeford has had some luck with doing lead abatement inspections this way and Brunswick Landing has done some work as the start a new planning process for a 144 acre parcel – this might be of some interest/help https://stinc.maps.arcgis.com/apps/MapSeries/index.html?appid=e825509d584d4dac8bced91450f73ed4)
e. Discussion of potential members for the commission – we can have 9, each of whom are appointed for a 3-year term. Bill will contact Victoria to see if she would be willing to serve another term (possibly as chair)

VII. Adjourn, 6:30p