

COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

MEETING MINUTES

Tuesday, September 2, 2025 AT 6:30PM

Kendall Room

Present: Jean DeBellefeuille (Chair), Lee Parker, Ian McConnell (Secretary), Marty Szydowski, Yvette Meunier (Staff), Robin Riendeau (Banana Banners)

Absent: John Scribner (Vice Chair)

- I. Meeting called to order with requirements for a Quorum met
- II. Introductions
 - a. We welcomed new CDAC member Marty Szydowski who is Executive Director of the Auburn Housing Authority. He moved back to Bowdoinham in June. He previously lived in Bowdoinham for many years and served as chair of the Finance Advisory Committee.
- III. Agenda accepted
- IV. Meeting minutes from 7/1/2025 approved as submitted
- V. Old business
 - a. Celebrate Tabling
 - i. CDAC will have a table at Celebrate Bowdoinham. We will have a poster with 8 different design ideas for the waterfront pavilion. Townspeople will be given 3 green dots to put next to designs they like and 3 red dots to put next to designs they do not like.
 - ii. Table to be staffed by committee members – Lee & Ian volunteered.
- VI. Staff update
 - a. CORA
 - i. Interpretive signs are all installed at the waterfront parks! Great initial feedback.
 - b. Mural
 - i. Mural is installed and final vandalism protection coat is on.
 - c. Merrymeeting Trail
 - i. There is a federal Rural and Tribal Assistance grant—no match and up to \$2.5 million—that could fund design and engineering for the trail. Grant opens September 8.
 - ii. Selectboard to consider scope of application and Yvette will then apply.
 - d. Village Partnership Initiative
 - i. Final report is done. Yvette will share report with CDAC members.
 - ii. DOT requesting prioritized list of projects.
 - e. Yellow building – BRIC grant

- i. Through BRIC grant, engineering company will advise town what can be done to upgrade the yellow building for its safety and long-term use given flood plain.
 - ii. Town manager suggested CDAC do outreach to potential businesses to use the building. Town may be willing to invest in the building prior to leasing to a commercial operation.
 - iii. CDAC members agreed that it is important to first see engineering recommendations on feasibility and upgrades before approaching businesses.
 - f. TIF budget
 - i. Committee reviewed TIF budget spreadsheet highlighting large projected outlays over the next 5 years, most notably \$400k match for new sidewalks.
 - ii. Current TIF balance sits at \$1,215,853 as of 8/26/2025
 - iii. Large potential expenditures in the future include:
 - 1. Up to \$500k for affordable housing
 - 2. Up to \$1M for town office upgrades
 - 3. Up to \$500k for yellow building renovations
 - 4. Up to \$500k for new waterfront pavilion
 - 5. Up to \$1.5M for the Merrymeeting Trail
 - iv. Town will need to be strategic in deciding which projects to prioritize in the short term as projected cash balance cannot support them all.

VII. New Business

- a. CDAC Recruitment
 - i. CDAC can have up to 7 members on the committee, currently at 5.
 - ii. Wendy Rose shared some potential names from the Guild of Artisans to engage.
 - iii. CDAC members will consider individual outreach – it would be ideal to have small business owners join though they are already very busy.

VIII. Next CDAC meeting is scheduled for October 7th at 6:30pm

IX. Meeting Adjourned