

Community Development Advisory Committee Minutes - August 8, 2018 REVISED

Attending: Bob McHatton, Chuck Reneker, Helen Archer, Nelle Ely, Evan Miller, Carmen Lone, Ursula Flaherty, Catherine Samuels

1. Last Meeting's Minutes

- Minutes from meeting of July 25th approved.

2. CDC Mission and Charge

- Review of charge, mission and authority of CDC, our work scope, and how we should fulfill our responsibility to the BOS.

3. Waste Water Plan

- LRTV has found a presenter. CDC members will collect stories illustrating the need to replace the current system to contribute to campaign content.

CDC request for clarification: Is BOS planning to hire a company to promote the WWP?

4. Hotel Bridgton

- Outcome of this week's Planning Board discussion on the project was unclear.
- Justin McIver attended. Justin had been contacted again by the CDC, but has not yet responded.

5. Bridgton Hospital Developments

Updates:

- David Frum, Bridgton Hospital President and CEO, resigned.
- BOS has not heard back from CMMC.
- Ursula called our state representative, Phyllis Ginzler, who is on the Board of Bridgton Hospital Guild, but not much information was forthcoming. Rep. Ginzler is not in favor of expanded Medicaid; influence of this on CMMC's financial health is unclear.
- It is not Bridgton Hospital that has been in the red, but CMMC.
- CMMC want to close the BH obstetrics unit, and consolidate with other hospitals.
- A new management company came in to manage CMMC a couple of years ago; they hired new managers.

Discussion, Questions Raised and Recommendations:

- How to make hospital thrive? Hospital needs to issue a statement.
- Hospital may need a community liaison.
- Did CMMC management use smaller, profitable hospitals to ease monetary problems?
- The LA situation was there when the new CMMC management team took over, so why a problem now?
- CMMC is a private corporation, covering a large area.
- Who selects the CMMC management company?
- What is being done to improve/replace the new software that was imposed on the physicians?
- What is the plan to improve the service at the hospital?
- Bridgton is owned by CMMC. Could they sell?
- What portion of Bridgton Hospital's revenue is being siphoned off to other areas?
- Ask for reassurance, and for future plans to be shared.
- Management of CMMC holds our public safety in its hands.
- Does CMMC have a state mandate to provide essential services, and if so, how are they defined?
- CDC proposes that questions related to the hospital's public safety role and the provision of essential services to the Community be addressed to the State Attorney General.

6. Affordable Housing

- 1st meeting of the Joint Housing Committee was yesterday. Jana has been working on what is at stake, with Lorraine and Carmen. Made recommendation that housing be brought to the fore as a main issue.
- CDC requests Minutes and updates from this committee going forward.
- Workforce housing, low-income, and affordable housing are hard to find; discussion of meaning of these different definitions. 30% of housing supply should be low-income. Workforce housing is housing for working people, but is expensive in Bridgton, and lacks proximity for workers.

Bridgton Housing Inventory:

- Comprehensive Plan included a study, and should be reviewed by Housing Committee. Are there plans to update the Comprehensive Plan housing data?
- Father Craig, who did a detailed study on housing in Bridgton, will come and talk to us about the study. Nelle will invite him.

7. Food City Trailer & Land Donation

Nell spoke to Zach, who can't find anyone to paint the trailer. He wants to wait and see what happens to the street with the Streetscape and Waste Water Projects before incurring expense.

Also, Zach would like to donate about 2 acres behind Food City to the town, with a right of way.

CDC agrees that Zach should put the offer in writing for the BOS; Nelle will relay.

8. Chuck Renneker -- Ideas for Commercial and Infrastructure Development

- A trail behind Corn Shop Brook
- Redo Stevens Brook Trail
- Post Office Square – Behind Oberg Bldg. – Redemption Ctr.: Build a deck overlooking Stevens Brook (to complement stalls for seasonal shops, maybe restaurants)
- Bike routes – Street and mountain bike trails

Discussion:

CDC members agreed these were all creative and viable ideas, that would be positive additions to the town, but were probably best taken up by a commercial group (in tandem with LEA, Planning Board and the BOS, as appropriate). An entity such as the Economic Development Corporation would be an appropriate vehicle. However, the town defunded the EDC after its first year.

CDC RECOMMENDATION

The Economic Development Corporation should be revived and refunded in the 2019 budget.

9. Development Feasibility Study

- Bridgton would benefit from a feasibility study for projects such as those proposed by Chuck Renneker, and others currently under discussion (study cost, probably \$10-15K)
- The EDC would be the appropriate body to initiate and manage the feasibility study.
- A feasibility study would complement and support the work of the new Development Director, and help to ensure coordination between infrastructure and private commercial development projects.

CDC RECOMMENDATION

The BOS should commission a development feasibility study to support coordinated commercial development going forward, and fund it in the 2019 Budget.

10. Other Business

- Bridgton needs better event publicity. CDC suggests systematic coverage in Bridgton News and a booklet with all events.
- The CDC should build a better working relationship with the Chamber of Commerce, and encourage the CoC to take a more active role in development going forward.