

The Biddeford Beat

CITY OF BIDDEFORD WEEKLY NEWSLETTER | Monday, September 18, 2017

Volume 17.31

A1

UPCOMING MEETINGS

Tuesday, September 19:

- 5:00 PM – Finance Committee (live)
- 5:00 PM – Capital Projects (2nd floor conf. room)
- 6:00 PM – City Council Meeting (live)

Wednesday, September 20:

- 6:00 PM – Planning Board Meeting (live)

Thursday, September 21:

- 8:00 AM - Downtown Taskforce (Mayor's Office)
- 6:30 PM – Airport Commission (Council Chambers – live)
- 7:00 PM – Conservation Commission (2nd floor conference room)

Tuesday, September 26:

- 7:00 PM – School Committee Meeting (live)

Thursday, September 28:

- 8:00 AM – Downtown Taskforce (Mayor's Office)

For Full Calendar, [click here](#)



Biddeford Fire Department



Open House

Saturday October 7th

10:00am – 2:00pm
Central Fire Station 152 Alfred Street

Invites you to our

Come and Meet Our Special Guests:

- Biddeford Police Department
- Maine Forest Service
- Maine Warden Service
- Scarborough Police Department
- York County Emergency Management Command Van
- York County Juvenile Fire Safety Coalition
- Bicycle Coalition of Maine
- Magical Moonwalks
- Sugarloaf Ambulance Squad 51
- Face Painting
- Firehouse Subs



September is Recovery Month.

Anyone seeking assistance with substance use for self, a friend or a loved one, please contact the Saco Biddeford Opiate Outreach Initiative (SBOOI):
207-571-1652 ext. 7190 or 207-710-1785.

People recover....this can be your time!

Questions/Comments: t. 207.284.9313 e. newsletter@biddefordmaine.org w. biddefordmaine.org

BIDDEFORD LEADERSHIP REACTS TO LINCOLN MILL PARTNERSHIP City Announces Intention to Solidify Development

The City of Biddeford, Maine elected leadership reacts positively to the public announcement of the new partnership between Tim Harrington (Kennebunkport Resort Collection) and Eric Chinburg (Chinburg Properties). "I'm pleased that Tim and Eric are working together on this highly anticipated project," says Mayor Alan Casavant. "This property is one of the most unique in Biddeford and probably even New England. It is hard to overstate the significant impact this project is going to have on our community, our downtown and mostly our future. I look forward to the grand opening of this flagship development in the heart of our community."

On Monday, Harrington and Chinburg announced their formal agreement and plans to immediately proceed with the first phase of the redevelopment of the Lincoln Mill project located at 17 Lincoln St. The first phase will convert the old textile mill brick building consisting of over 240,000 square feet; when completed in two years, it will house 181 units, as well as a meeting space, a restaurant, NYC-style lobby and rooftop amenities. This project will be a great addition to the other mill redevelopment projects such as Pepperell Mill Campus, The Lofts at Saco Falls, The Mill at Saco Falls and Riverdam Mill.

"While there were skeptics that predicted this day would never occur, I always had confidence in Tim's vision, his plan and his commitment to the project and our community," replied Mayor Casavant when asked about the project delay. "Mr. Chinburg's addition to this project brings even more confidence to the project," added Council President John McCurry to the same inquiry. "The community has seen the direct results of Mr. Chinburg's work on Saco Island. The blend of that workmanship and expertise when combined with Mr. Harrington's vision and successes, provides a great deal of comfort for the Council and me."

The City has been in discussion with the parties to make sure that this important first phase proceeds immediately. As part of the dialogue, the parties have agreed to formalize their mutual commitments to the

project. On Tuesday, September 19, the City Council will consider a Joint Development Agreement (JDA) for that purpose. This agreement assures that the project will be completely underway in earnest by the end of the year, with a two year completion date. Beyond the start and completion dates, the JDA includes a very limited five year credit enhancement for the benefit of the project. "Mill conversions are complicated and require a variety of financing tools to make them successful. I am unaware of any conversions in recent years that have been accomplished without some sort of public support," stated Daniel Stevenson, Biddeford's Economic and Community Director. "Having the ability to tax shelter the project, thereby protecting the existing taxpayers from loss of revenues, while offering less than 10% back in their taxes to the developers is a win for everyone, especially Biddeford taxpayers," he added.

Victoria Foley is the Ward 5 City Councilor who represents most of the downtown, including the Lincoln Mill site. She responded when asked about the project, "I could not be more excited to see this architectural jewel once again shine in our downtown. This is just the latest in a series of positive changes in Biddeford that make our community the talk of the State. I am glad to be part of the leadership that is working so hard to make Biddeford the preferred choice for those looking for a new home, a new business, or an exciting place to visit."

Mr. Harrington had previously announced a phase II to the project on the site featuring a stand-alone boutique hotel to compliment phase I.

The credit enhancement is \$150,000 per year for five years. Copies of the proposed JDA will be available on Friday, September 15 for public inspection.

For additional information contact James Bennett, city manager, at phone (207) 284-9313 or by email at james.bennett@biddefordmaine.org.



The City of Biddeford is Thriving!

Since the City of Biddeford's purchase of Maine Energy Recovery Company (MERC) in 2012 for \$6.65 million dollars, the city has seen vast growth in just under five years. The purchase of MERC sparked millions of dollars of new investments downtown and in the Mill District.

There are now 100 housing units in Pepperell Mill and 146 units between the Mill at Saco Falls and the Lofts at Saco Falls with many more housing units planned. Whether for home or for work, the Mill District brings people downtown and has added "feet on the street."

The Mill District is not the only place in the city's downtown where business is thriving. Biddeford is also home to many local businesses that have anchored the downtown for decades. Alex's Pizza, Roger's Barbershop, Oakpoint Associates, Wonderbar Restaurant, Reilly's Bakery, Grady's and Biddeford Savings Bank are just a few of the establishments that have served Biddeford residents for generations. The durability of these businesses is an indication of the resilience of our downtown. Over the past five years, many new businesses have opened in the downtown, these include Biscuits and Co., Cowbell Burger Bar, Uncorked Wine Bar, Dirty Dozen, Trillium, Elements, Portland Pie Co., Sweet Cream Dairy, Dirigo Brewing and Banded Horn to name a few. Each of these businesses provide distinctive products. These are true destination-oriented enterprises that entice people downtown repeatedly.

Regardless of success, new business and new housing units would not be possible without vigilant upkeep of the infrastructure that supports both. The city has provided and or leveraged millions of dollars to not only upgrade and repair vital infrastructure, but also invest in downtown in other meaningful ways.

Some of the investment projects include:

- **Main Street sidewalk reconstruction (2012)**
- **Main Street sidewalk reconstruction (2017)**
 - Alfred Street to Lincoln and Adams Street
- **Street reconstruction (2016)** – Main Street from Elm west to railroad tracks
- **Elm Street repaving (2015)**
- **Adams/Jefferson Street repaving (2015)**
- **Main Street repaving (2017)**
- **Downtown Wi-Fi hotspot at City Hall**
- **Pilot downtown beautification project**
- **RiverWalk** – from Mechanic's Park to Laconia Plaza
- **Laconia Plaza**

The synergy of public policy decisions of elected officials and private business investments, allowed for these public improvements and maintenance projects to come to fruition. Currently downtown commercial properties are selling at 58.59% above assessed value and valuation overall has increased by more than \$38 million. This increased value is yielding an additional \$716, 000 in property tax revenue.

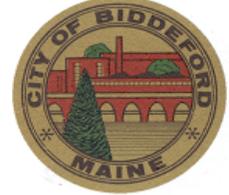
The success that the City of Biddeford has accomplished in a few short years is also attributed to private investors and community organizations. There is still much to do to achieve Biddeford's full potential. Further infrastructure projects, business enhancements and continued focus on downtown will strengthen Biddeford's position as a destination that will be the envy of neighboring communities. Here are some of the many private investments within the City of Biddeford:

- Mill at Saco Falls \$14.4 million
- Lofts at Saco Falls – \$15.8 million
- Pepperell Mill Campus - \$25 million (to date)

Public investment will be needed to maintain this momentum. Communities that invest in themselves are more likely to attract businesses and new development than those that do not. To be successful in the long term, downtown must be the beneficiary of continual future-oriented investment. Always ask, "How can we make downtown better?"



PRESERVING the BUILT HISTORY of SACO and BIDDEFORD



A series of lectures and workshops for residents, owners, and appreciators of historic properties

Preserving the Wood Island Lighthouse

Brad Coupe and Kyle Noble (Friends of Wood Island Lighthouse)

Oct. 12, 6-8 p.m.
Engine
128 Main Street
Biddeford

Energy Efficiency in Historic Buildings

Les Fossel (Restoration Resources) and Andy Meyer (Efficiency Maine)

Nov. 9, 6-8 p.m.
Dyer Library
Deering Room
321 Main Street
Saco

Examples of Successful Historic Preservation

Julie Ann Larry (Portland Landmarks)

Jan. 11, 6-8 p.m.
McArthur Library
270 Main Street
Biddeford

Historic Cityscapes and Mills of Saco and Biddeford

Seth Harkness (Biddeford developer), Doug Sanford (CEO, Pepperell Mill), and Scott Hanson (Sutherland Conservation and Consulting)

Feb. 8, 6-8 p.m.
Pepperell Mill
2 Main Street
Biddeford

Analyzing and Repairing Historic Paint and Siding

Amy Cole Ives (Sutherland Conservation and Consulting) and John Leeke (Historic HomeWorks)

March 8, 6-8 p.m.
City Hall, 2nd Fl.
205 Main Street
Biddeford

Historic Landscapes and Walking Tour

April 12, 6-8 p.m.
Grange Hall #53
168 North Street
Saco

Local and State Impacts of Historic Preservation

Caleb Johnson (Caleb Johnson Architects and Builders)

May 10, 6-8 p.m.
City Hall, 2nd Fl.
300 Main Street
Saco

All events are free and open to the public. This series is a joint production of the Saco and Biddeford Historic Preservation Commissions. If you require disability accommodations, please call (207) 282-3487.

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