

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Wednesday, January 21, 2026 @ 5:15 PM

Council Chambers, First Floor of City Hall

MEETING MINUTES

City Councilors Present: Beck, Carson, Deane, Faloon, Fish, Hawes, Leonard, Mallar, Walker.

City Staff Present: Hernandez-Smith, Kimball, Krieg, Saavedra, Stanicki.

Chair Leonard called the meeting to order at 7:00 P.M.

ANNUAL REPORTS - CULTURAL COMMISSION, Action requested to accept and forward to full Council

Development Director Anne Krieg presented to the Committee and provided an overview of the Commission on Cultural Development and their annual report.

Councilor Beck asked if the Commission is in charge of maintaining an inventory of cultural assets - Development Director Krieg confirmed that they are. Beck asked about the status of this - Krieg responded and clarified.

Councilor Mallar moved acceptance of the annual report and to forward the report to full Council, seconded by Councilor Fish. Vote unless doubted, no doubt. Motion passed.

CONTINUED DISCUSSION ON PROPOSED LAND DEVELOPMENT CODE CHANGE TO MODIFY THE DEFINITION OF ARTERIAL STREETS, Action requested to accept or reject and forward to the full Council

Development Director Anne Krieg provided an overview of the proposed Land Development Code change.

Councilor Deane expressed a desire to have more information about the possible pros and cons of a proposal in the future - discussed options for this with Development Director Krieg. Councilor Fish expressed agreement with Deane.

Councilor Mallar mentioned feeling that the combination of the addition of Ohio Street to the major arterials definition and the removal of State Street from the minor arterials definition in one proposal was too confusing.

Chair Leonard opened the public comments.

Member of the public Joe Pratt presented to the podium and expressed opposition to the proposal.

Member of the public Jeffrey Fournier presented to the podium and expressed opposition to the proposal.

Member of the public John Schneck presented to the podium and expressed opposition to the addition of Ohio Street to the major arterials definition, but support for the removal of State Street from the minor arterials definition.

Member of the public John Dionne presented to the podium and expressed opposition to the proposal.

Member of the public Paul Passman presented to the podium and expressed opposition to the proposal.

Member of the public Mary Tedesco-Schneck presented to the podium and noted the large amount of public opposition to the proposal.

Member of the public Jamie Boyle presented to the podium and expressed opposition to the proposal.

Member of the public Meredith Smith presented to the podium and expressed opposition to the proposal.

Chair Leonard closed the public comments.

Chair Leonard returned to Councilor Mallar's previous comment - Mallar requested that the proposal be amended to remove the addition of Ohio Street to the major arterials definition, and keep only the removal of State Street from the minor arterials definition. Development Director Krieg responded and recommended a process for doing so - Leonard clarified the recommendation and what should be done at this Committee meeting.

Councilor Beck asked for additional clarification regarding the process - Councilor Carson responded and clarified that the proposal had been moved to a date certain at a previous Council meeting.

Councilor Faloon asked for additional clarification regarding the pros and cons of this proposal - Development Director Krieg responded and clarified.

Councilor Beck asked whether the party who had originally proposed a recreational facility use on Ohio Street could apply for a zone change to create an allowance for this - Development Director Krieg responded and discussed.

Chair Leonard commented on the importance of public feedback for these types of proposals.

Councilor Fish commented on the balance of economic development vs. residential needs.

CONTINUED DISCUSSION ON PENDING COUNCIL ORDER TO ENTER INTO NEGOTIATIONS WITH SHERIDAN CONSTRUCTION FOR THE CENTRAL KITCHEN PROJECT AT 50 CLEVELAND STREET, Action requested to accept or reject and forward to the full Council

Development Director Anne Krieg presented the agenda item.

Economic Development Officer Biguita Hernandez-Smith presented to the Committee and provided an overview of and update on the proposal. Hernandez-Smith also provided responses to questions previously asked by Committee members.

Councilor Mallar asked for additional clarification regarding current expenditures and projected costs moving forward, as well as the projected return on investment - Economic Development Officer Hernandez-Smith responded and discussed.

Airport Director Jose Saavedra commented on a possible partnership with the flight kitchen - discussed with Economic Development Officer Hernandez-Smith.

Councilor Beck asked about the proposed bond - Economic Development Officer Hernandez-Smith responded that this will be addressed by Finance Director Stephanie Kimball later during this meeting.

Councilor Faloon provided clarification regarding her question about partnering with Job Corps - discussed with Economic Development Officer Hernandez-Smith.

Finance Director Stephanie Kimball presented to the Committee and provided an overview of the proposed bond and the status of the authorization and issuance process.

Councilor Beck asked for additional clarification regarding the bond amount and number of bonds - Finance Director Kimball and Development Director Krieg responded and clarified.

Councilor Mallar asked for additional clarification regarding the bond being funded out of the Economic Development Fund - Finance Director Kimball and Development Director Krieg responded and clarified. Economic Development Officer Hernandez-Smith provided additional

clarification regarding the Economic Development Fund's revenue.

Councilor Beck commented positively on the project not being funded through tax revenue, and expressed a desire for more excitement for the project - Economic Development Officer Hernandez-Smith responded and discussed.

Councilor Fish expressed hesitation surrounding the project due to factors such as uncertainty in the restaurant industry and higher costs of living. Fish also expressed a desire for more information before making any decisions. Economic Development Officer Hernandez-Smith responded and discussed.

Councilor Carson echoed Councilor Fish's concerns.

Councilor Faloon expressed excitement about the project, and commented on the concerns raised around uncertainty in the restaurant industry. Faloon also asked for additional clarification regarding the funding of and revenue from this project - Economic Development Officer Hernandez-Smith responded and clarified.

Councilor Mallar asked about the total expenditures on this project to date - Economic Development Officer Hernandez-Smith responded and provided the figures.

Councilor Fish moved to forward the item to full Council, seconded by Councilor Carson. Vote unless doubted - Councilor Mallar expressed doubt. Roll call vote conducted - 4 in favor, 1 (Councilor Mallar) opposed. Motion passed.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM - OVERVIEW OF PROGRAM,
Action requested to provide feedback to staff

Community Development Officer Robyn Stanicki presented to the Committee and provided an overview of the Community Development Block Grant (CDBG) program.

Councilor Beck asked how much money in CDBG funds is received annually - Community Development Officer Stanicki responded and provided the figures, as well as additional clarification regarding program revenue. Beck also asked about the possibility of fund matching, and what projects staff would prioritize for this - Stanicki responded and discussed with Beck.

Councilor Fish asked whether there are additional funds received by the Community Development Division - Community Development Officer Stanicki responded and clarified.

EXECUTIVE SESSION: ACQUISITION OF REAL PROPERTY OR ECONOMIC
DEVELOPMENT 1 M.R.S.A. § 405(6)(C), 3 items

Councilor Fish moved to go into Executive Session pursuant to 1 M.R.S.A. § 405(6)(C) - Acquisition of Real Property or Economic Development. Seconded by Councilor Carson. Roll call vote conducted - all in favor, none opposed. Motion passed.

POSSIBLE ACTIONS ON EXECUTIVE SESSION ITEMS

Chair Leonard noted that he has a conflict of interest in voting on the first item, and appointed Councilor Carson as Committee Chair in his place. Leonard left the meeting for the vote on this item.

Councilor Fish moved acceptance of staff's recommendation for a new lease as discussed, seconded by Councilor Faloon. Vote unless doubted, no doubt.

Chair Leonard returned to the meeting.

Councilor Fish moved acceptance of staff's recommendation regarding property as discussed, seconded by Councilor Faloon. Vote unless doubted, no doubt.

Meeting adjourned at 8:44 P.M.

Meeting minutes respectfully submitted,

Sarah Maquillan

Admin. Asst.

C&ED