

MINUTES *DRAFT*

ATTENDING:

Directors: Larry Fitch, Curt Neufeld, Steve Pelletier, Brian Robinson, Andrew Sturgeon, Chris Wasileski, (6/8)

Absent: Curtis Picard, Don Russell

Staff: Mark Waltz, Rod Melanson, John Shattuck

1 CALL TO ORDER & MEETING FOCUS – Curt Neufeld 09:03

- Officer and board vacancies & review proposed work plan of the Strategic Subcommittee.

2 MINUTES – John Shattuck

- **VOTED:** On the motion of Andrew Sturgeon, and the second by Chris Wasileski, the board voted unanimously to approve the minutes of the 2012-00-00 board meeting

3 TREASURER’S REPORT – Brian Robinson

- **VOTED:** On the motion of Steve Pelletier, and the second by Chris Wasileski, the board voted unanimously to approve the minutes of the 2012-03-17 board of director’s meeting (see attachments).
- In response to a question about how to increase interest returns for TDI’s accounts, Brian suggested that the board consider an Insured Cash Sweep (ICS) approach, which he will outline at the next meeting.
- Brian also stated that we would need to update the boards banking resolution and signature cards at the next meeting.

4 REVIEW OFFICER & DIRECTOR VACANCIES - All

- Curt Neufeld has been serving as acting President in Don Spann’s absence since September 2020.
 - Don’s departure became final on 2021-02-04 when the Selectmen voted to adopt the by the TDI board’s proposed bylaws revisions, which eliminated the designated Planning Board seat on the TDI board.
- **VOTED:** On the motion of Andrew Sturgeon and the second by Steve Pelletier, the board voted unanimously to elect Cust Neufeld as President, with Curt Neufeld abstaining.
- **VOTED:** On the motion of Steve Pelletier and the second by Curt Neufeld, the board voted unanimously to elect Andrew Sturgeon as Vice President, with Andrew Sturgeon abstaining.
- Nancy Ban submitted her resignation on 2021-04-12 because she is resigning from her SVP position at CMH, and therefore is no longer eligible for TDI BOD.
 - The directors discussed possible qualifications and candidates to fill these vacancies. Although the board has expressed an interest in recruiting an attorney to the board, a potential candidate has not yet been identified.
 - TDI’s directors are appointed by the Selectmen, but the TDI board has regularly identified qualified candidates and encouraged them to apply for appointment.
 - By consensus, the directors, asked Curt Neufeld to contact Nick Whatley (Morningstar Stone & Whatley Farms) to explore his interest in serving as a director.
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5 CONTINUE DISCUSSION OF STRATEGIC SUBCOMMITTEE WORK PLAN– All

- **VOTED:** Acting on the recommendation of the Strategic Subcommittee (SCC), and on the motion of Steve Pelletier and the second by Larry Fitch, the board voted unanimously to appoint Chris Wasileski to the SCC, with Chris Wasileski abstaining.
- Subcommittee members Steve Pelletier and Andrew Sturgeon reviewed the preliminary recommendations of the SCC, as captured in its 2021-04-23 minutes:
 - TDI has consistently used the following criteria when deciding when to advocate for projects:
 - Direct economic benefits: creation of tax base and quality jobs
 - Indirect economic benefits: helps other Topsham business, raises Topsham’s profile, and attracts new customers.
 - Consistency with the Town’s Comprehensive Plan
 - Context appropriate: fits with proposed location and existing nearby uses.
 - Community benefits: provides services the community needs or wants.
 - SSC consensus: maintain above values – especially sensitivity to local context – **and:**
 - Maintain broad, strategic approach – don’t just focus on specific projects.
 - Consider newsletter to promote TDI’s role and past contributions & successes.
 - Define minimum level to maintain in Enterprise Fund.
 - Propose projects that effectively leverage American Recovery Plan
 - From topics above - core of TDI ‘s strategy should answer these questions:
 - What types of development does Topsham want to attract?
 - What types of development has the best benefits and /or the least negative impacts?
 - What strategies and/or assets are needed for Topsham to attract such development?
- Mark Waltz updated the directors on the developing American Rescue Plan Act (ARPA) grant guidelines:
 - Project completion deadlines likely to extend beyond one year.
 - Infrastructure projects appear to be preferred – eg: roads, water/sewer, and broadband.
 - But business support for recovery from C19 impacts are also supported.
- Rod Melanson noted that CPIC is hoping TDI will be an active partner in the overall implementation in general, and, in particular, to be active in representing business needs in the rezoning process.

6 OTHER BUSINESS – All

- **VOTED:** On the motion of Steve Pelletier and the second by Andrew Sturgeon, the board voted unanimously to support the adoption of Affordable Housing TIF for the Topsham Housing Authorities 25 Hackmatack Road project.

7 ACTIVITY UPDATE (time permitting) – John Shattuck

8 ADJOURN 9:06am