

RECOMMENDED PROJECTS FROM MUNICIPALITIES TO THE COUNTY

1) Expansion of the Greenville Industrial Park

Land purchase to expand Greenville Industrial Park-

This purchase will be of 45 acres currently owned by the State of Maine, Bureau of Parks and Lands, as approved by the Maine Legislature this session. The purchase of this land will allow for the direct expansion of the industrial park, as well as the movement of the current CMP property bisecting the industrial park, thus opening additional property in the park for future development. The funds would be used to allow the Town of Greenville to purchase and to retain this property, and the Town's intent would be to retain some of the land for lease options to new businesses, and to sell outright some land to CMP to move their proposed power line.

When this move is accomplished, it MAY be possible to acquire and utilize some of the property currently owned by the Moosehead Sanitary District (~20 acres). The Board of Selectmen recommend that this possible purchase be included in the bond as well.

Cost of land acquisition (BPL):	\$50,000
Cost of land acquisition (MSD):	\$25,000
Survey work:	\$5,500
Legal work:	\$5,500

SUBTOTAL: \$86,000

Site Location of Development Planning Permit-

In discussions with the DEP and the Army Corps of Engineers, it is clear that a cost-effective means to "pre-permit" development within the Industrial Park is to set certain thresholds for development park-wide over a variety of development parameters targeted for the realistic "full build-out" of the park. Therefore, specific development is not defined, but the upper limits of certain thresholds are defined, allowing for immediate development within certain parameters. An estimate for this work from one engineering firm has placed the cost of this planning permit at approximately \$35,000.

SUBTOTAL \$45,000

TOTAL REQUEST AMOUNT: \$131,000

TOTAL PROJECT AMOUNT: \$348,800

PERCENT OF PROJECT: 37%

- Consistent with the County Economic Development Plan
- Recommended by the Municipal Board of Selectmen
- Other matching funds identified

2) Completion of the Composite Incubator Building

County funds will be used to complete construction of the Composites Incubator Building adjacent to the Greenville Industrial Park (76 Spruce Street). This facility will house and support small and emerging manufacturing businesses seeking to commercialize a new generation of composite products (generally, but not limited to, wood specific composite materials).

As is typical in any incubator, businesses that join are usually either start-ups or relatively new. The mandate of the incubator is to lend support to small business owners seeking to commercialize new products. The incubator will assist these business owners in the following ways:

Administrative Support: The incubator will offer, at a low cost, an administrative structure that will support its tenants in wide variety of ways including:

- Telephone answering
- Adequate storage
- High speed internet connection
- Clerical and receptionist support
- Photocopying and fax service
- Conference space
- Janitorial services
- Adequate parking, and
- Kitchen and restroom

Business Support: In addition, the incubator will offer the following business support services to its members:

- Customized business support and on-going training services
- Wood composite technology consulting from the University of Maine

- Business plan counseling
- Assistance with business loans, and
- Assistance with legal and financial services

Manufacturing Space: The incubator will assist wood composite entrepreneurs by offering their operations suitable space in which to manufacture. Some benefits of this particular manufacturing space include:

- A lower lease than the typical market rates
- Relatively clear spans between support posts and walls
- Close proximity to wood supply
- Potential cost reducing arrangements with the Greenville Steam Company (ie lower power rates in return for wood waste), and
- Lower costs equipment rental. Part of the incubator plan is to ascertain what equipment might be donated to the Greenville Satellite center from equipment manufacturers.

TOTAL REQUEST AMOUNT: \$150,000
 TOTAL PROJECT AMOUNT: 1,163,400
 PERCENT OF PROJECT: 13%

- Consistent with the County Economic Development Plan
- Recommended by the Municipal Board of Selectmen
- Other matching funds identified

**3) Water Line Extension Related to Pleasant River Lumber Company Expansion
 (as recommended by the Dover-Foxcroft Board of Selectmen)**

The Pleasant River Lumber Company is considering a large investment in order to remain economically competitive. Currently, the company has approximately 75 employees and ranks as one of the County's larger private sector employers. The Company has already invested over a \$1 million in both mechanical and facility upgrades. County funds will be used to match existing Federal and State grants/loans for water line improvements.

TOTAL REQUEST AMOUNT: \$400,000
 TOTAL PROJECT AMOUNT: \$1,900,000
 PERCENT OF PROJECT: 21%

- Consistent with the County Economic Development Plan
- Recommended by the Municipal Board of Selectmen
- Other matching funds identified

4) Purchase of Land for the Eastern Piscataquis Industrial Park

The Towns of Brownville and Milo have been frustrated in past efforts to attract businesses to the Eastern Piscataquis area because there is a lack of immediately available developed land. Currently, neither Town owns property that could be used as an attraction incentive for expanding businesses. Both communities have missed job-creating opportunities because of the lack of available land.

During the past two decades, Eastern Piscataquis County has experienced severe economic dislocation as its larger, mature industries falter. Shoe manufacturing, railroad engine maintenance, textile, and wood products were all significant contributors to the area's economy. Unfortunately, all these industries have seen a remarkable decline nationwide. This decline has hit the region especially hard and has contributed to Piscataquis County's already high unemployment rate. So great is the economic shift that the largest employers currently in the area are the elementary and high schools. Adding to the frustration is the fact that both Towns have had numerous inquiries from outside businesses attracted to the skills of the recently unemployed. Many of these businesses, however, express the need for buildings and/or land. Unfortunately, Eastern Piscataquis has neither.

The need for publicly owned "incentive" properties in Eastern Piscataquis is not new. When the Piscataquis County Economic Development Council was formed in 1997, an inventory of available properties was compiled. While the Southern and Western portions of Piscataquis County had publicly owned, available lots for business use, Eastern Piscataquis had none. It quickly became apparent that businesses desiring land would expand to the Greenville Industrial Park in Greenville (Western Piscataquis) or the Pine Crest Business Park in Dover-Foxcroft (Southern Piscataquis). Both of these communities have used the sale and/or donation of lots as economic development tools. The existence of lots has not only given these Towns valuable incentive tools, but also allowed them to focus their business attraction marketing efforts. Greenville, for example, has configured the dimensions of their industrial park to meet the needs of an emerging wood manufacturing business cluster. Dover-Foxcroft's Pine Crest Business Park, on the other

hand, was designed to accept smaller, light manufacturing businesses. Indeed, the immediate availability of a Pine Crest lot was a major site location factor for Creative Apparel; a military outerwear company that expanded to Dover-Foxcroft in 2001 and has produced over 50 jobs. The availability of that lot allowed the Dover-Foxcroft to freely apply for a CDBG EDI grant that helped fund construction of a building.

TOTAL REQUEST AMOUNT: \$271,000

TOTAL PROJECT AMOUNT: \$1,004,000

PERCENT OF PROJECT: 26%

- Consistent with the County Economic Development Plan
- Recommended by the Municipal Board of Selectmen (Milo & Brownville)
- Other matching funds identified