

# Comprehensive Economic Development Strategy

MIDCOAST ECONOMIC DEVELOPMENT DISTRICT

2021

Adopted 2021

# Contents

Contents .....	2
1. Introduction - MCEDD Region .....	4
2. Mobilize Midcoast Maine.....	4
3. Vision for the Midcoast Region.....	5
4. Goals by year 2025.....	8
Goals .....	8
Benchmarks.....	<b>Error! Bookmark not defined.</b>
5. Challenges .....	10
6. Six Drivers of Growth & Prosperity .....	12
Asset based cluster development.....	12
Entrepreneurship & Innovation .....	14
Education & Workforce Development.....	15
Infrastructure & Environment.....	20
Leadership.....	21
7. Projects to Encourage Regional Growth .....	24



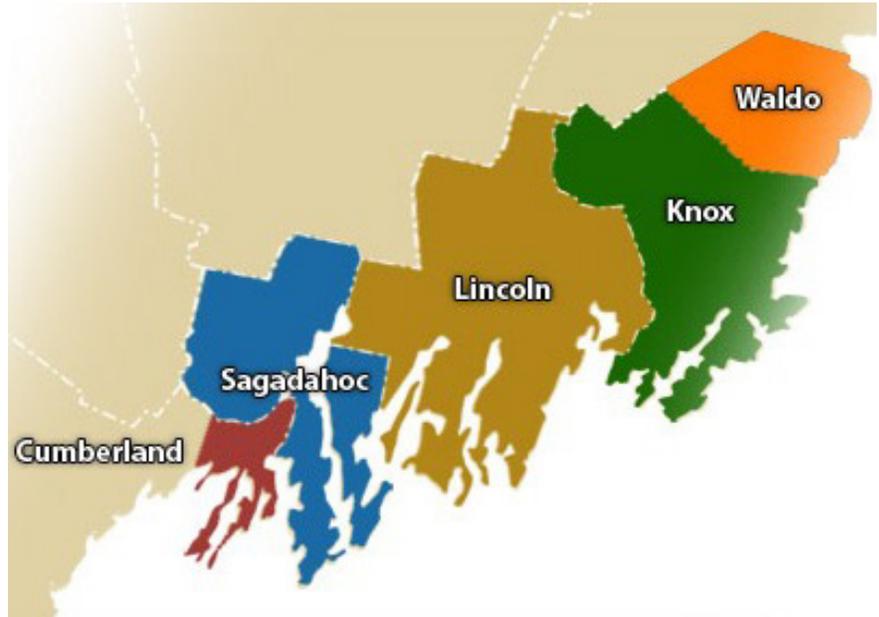
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## Introduction - MCEDD Region

# 1. Introduction - MCEDD Region

Midcoast Maine, which is served by the Midcoast Economic Development District (MCEDD), is composed of Knox, Lincoln and Sagadahoc Counties in addition the towns of Belmont, Searsmont, Northport and Lincolnville in Waldo County and the towns of Brunswick and Harpswell in Cumberland County. The region's **140,962** residents account for **10%** of the State's population and the **119,030** jobs account for **10.5%** of Maine's employment and **10%** of the State's GDP.

As an economic development district MCEDD is charged by the Economic Development Administration with developing a Comprehensive Economic Development Strategy, or CEDS, for the Midcoast Region. In order to develop the 2021 CEDS MCEDD, along with the other 6 economic development districts in Maine, are implementing Mobilize Maine – an asset based and community driven approach to economic development.



## 2. Mobilize Midcoast Maine

The Mobilize Maine initiative is an action-oriented and strengths based approach to economic development. In order to encourage economic growth Mobilize Midcoast Maine focuses on the following:

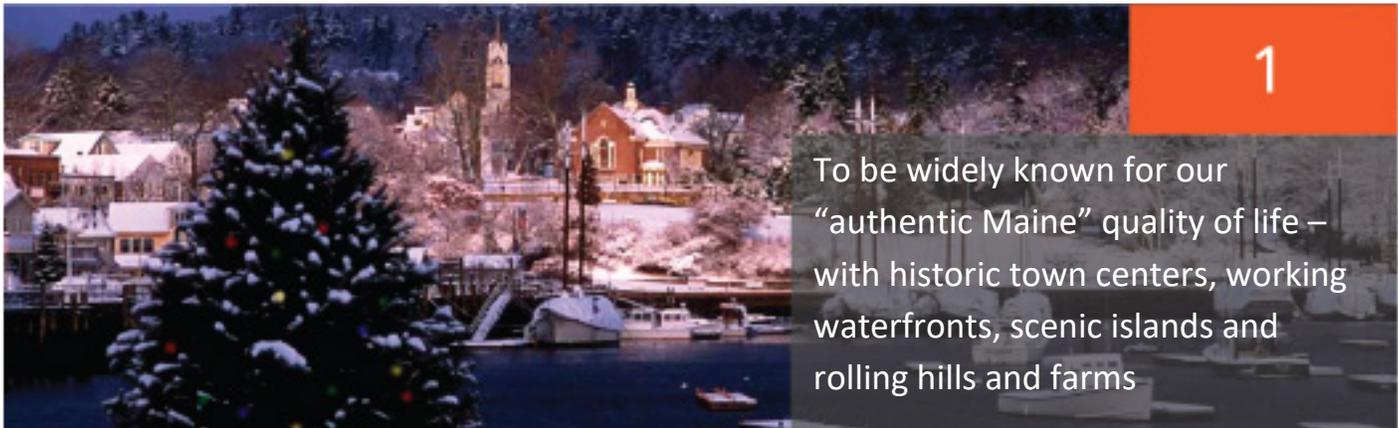
1. Promoting private sector participation
2. Leveraging assets unique to the Midcoast
3. Developing measurable benchmarks
4. Utilizing Action Teams composed of people with expertise in key growth sectors



This new approach to encouraging economic growth is unlike any other economic development initiative undertaken in Maine. It has a proven track record for region in Maine that have begun this work.

## 3. Vision for the Midcoast Region

The following were identified as visions for what the Midcoast should strive to achieve over the coming years:



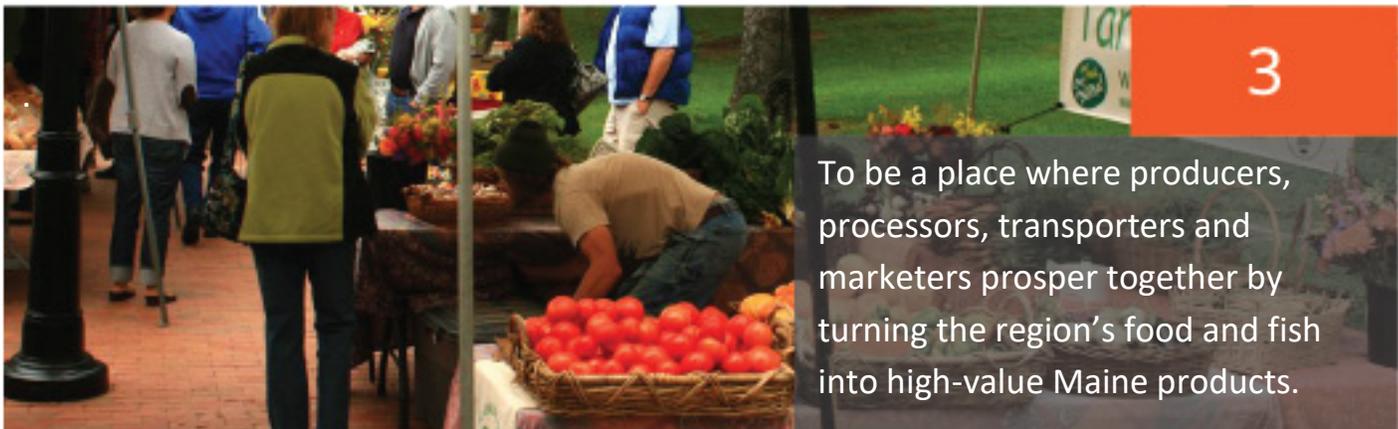
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To be widely known for our “authentic Maine” quality of life – with historic town centers, working waterfronts, scenic islands and rolling hills and farms



2

To be a place where residents and newcomers can find jobs, start businesses, buy homes raise families and engage in lifelong learning.



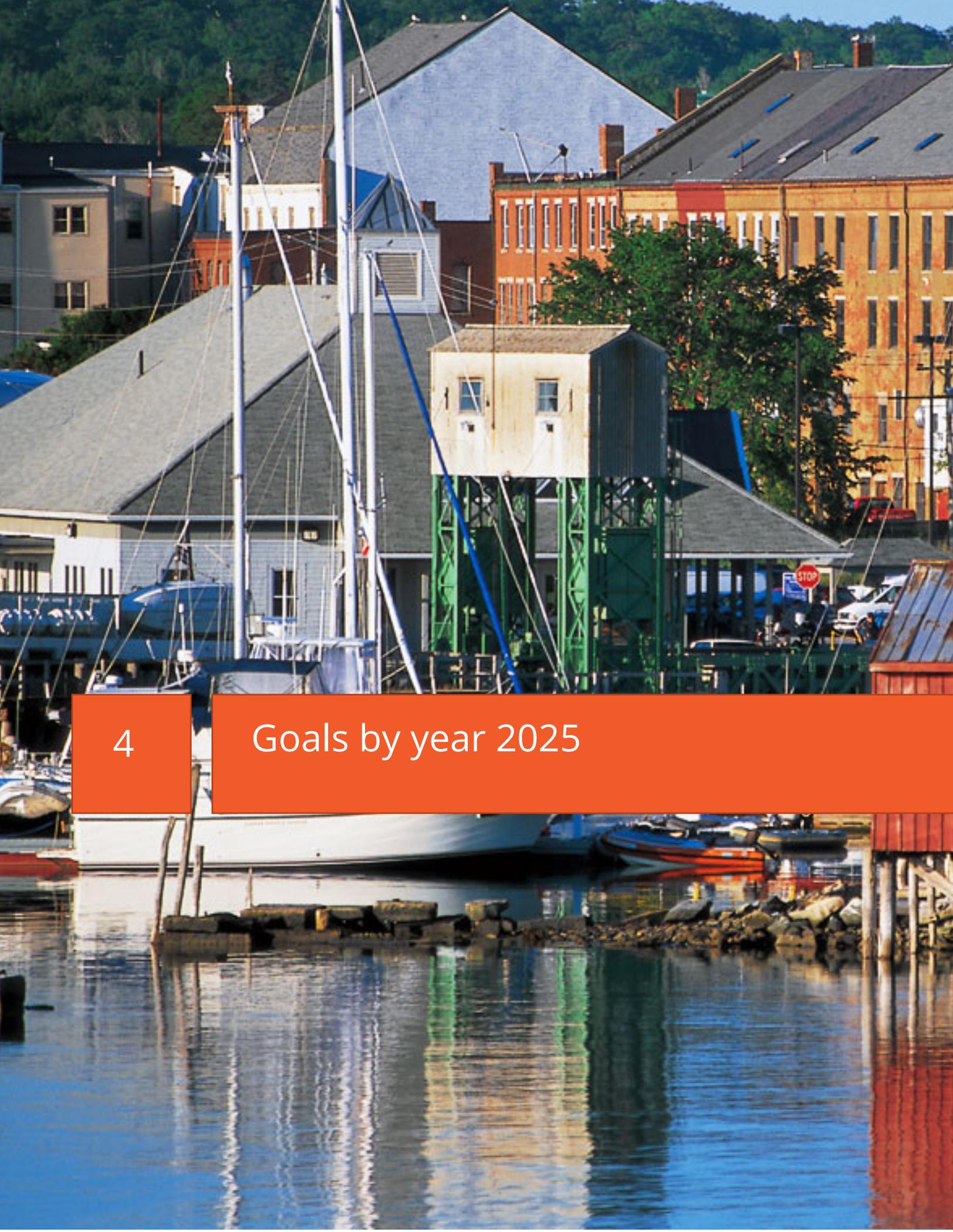
3

To be a place where producers, processors, transporters and marketers prosper together by turning the region’s food and fish into high-value Maine products.



4

To be a place where the distinction and talent of its people draw visitors and new residents from around the world.



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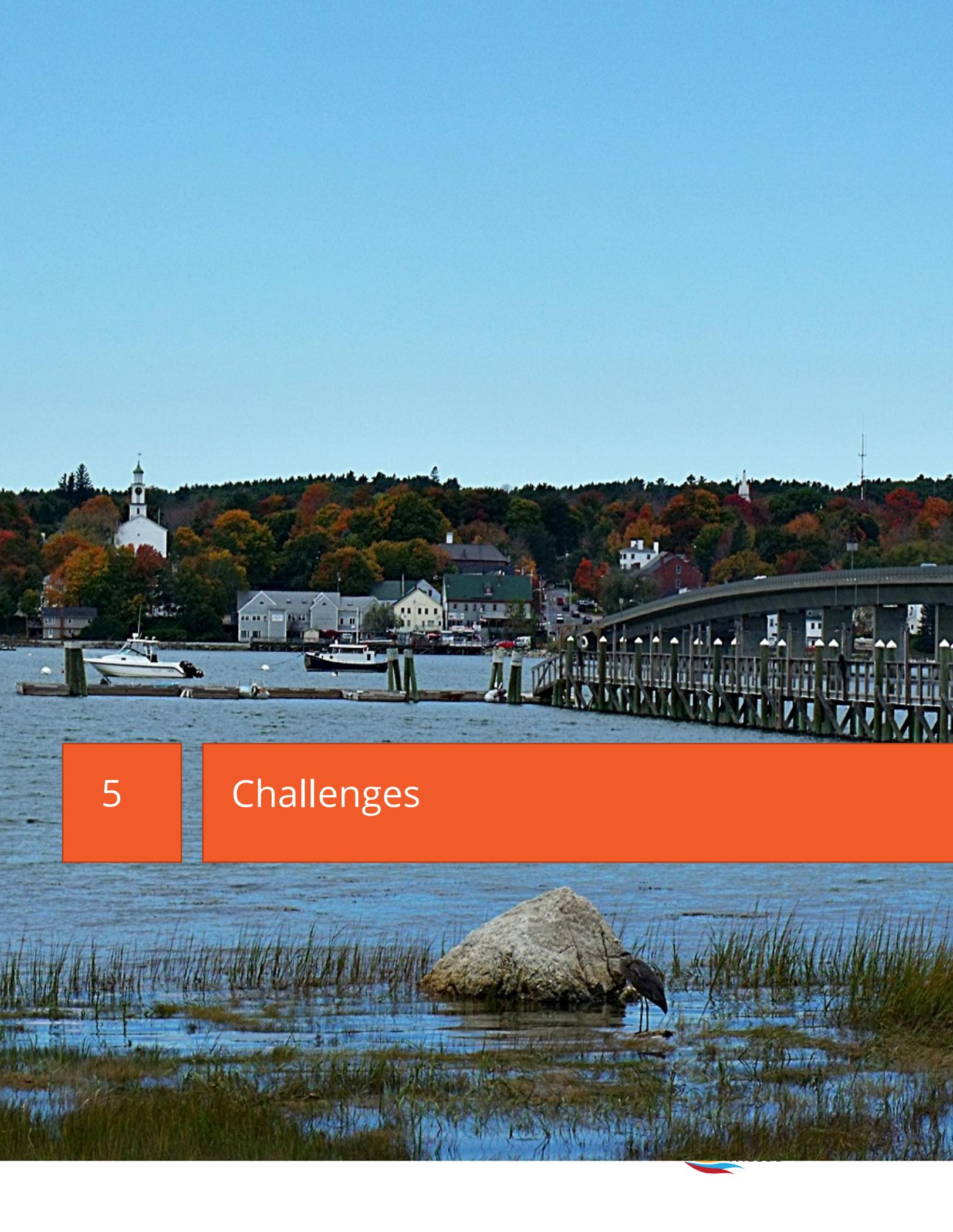
Goals by year 2025

## 4. Goals by year 2025

To know if the strategies and actions we pursue are achieving the vision we have for our region we must have tangible and measurable goals to track our progress. The Mobilize Midcoast Maine Leadership Team and Action Teams identified the following goals, based on the region's identified unique assets and sector's poised for growth. The benchmarks below were identified in order provide a measure that will help us to track our progress in achieving our vision and goals over the coming years.

### Goals

- Accelerate the growth of the Midcoast's Agriculture and Aquaculture sectors
- Expand job opportunities in the manufacturing and technology sectors across the region
- Increase experiential tourism opportunities which attract new visitors to the Midcoast throughout the year
- Attract and retain young talented people to the region while utilizing the skills and experiences of older talented people in the Midcoast
- Create a resilient regional economy by encouraging diversification in local industries.
- Expand workforce training opportunities for improving accessibility for new Mainers.
- Expand broadband coverage and capability to have at least 80% of the region serviced.
- Grow the 25-44 population
- Increase the adult population with post-secondary education
- Increase the adult population working in the trades industry
- Increase the number of businesses
- Lower the vacancy rate on Main Streets
- Increase affordable and workforce housing opportunities throughout the Midcoast



5

## Challenges



## 5. Challenges

The following were identified as the greatest challenges in the Midcoast region to realizing our region's economic development goals. Many of the strategies and activities identified in the following section aim to address these challenges.

- The region's economy was severely impacted because of the COVID-19 pandemic throughout 2020 and 2021. Industries were impacted either through lack of tourists, low staff, or minimal financial means to remain open during this period.
- Public infrastructure is facing significant issues through natural occurrences (age, sea level rise, storm water damages, etc.) that were not considered when they were initially built decades ago.
- Spaces are not being utilizing to their full potential, and there is no significant incentive to encourage new development in the private sector.
- 51.7% of the region's population is age 45-65, which makes the Midcoast the oldest region in Maine, which has the oldest population of any state in the US. This presents a significant challenge in supplying a workforce that attracts investment and businesses to the region.
- The proportion of prime working age people in the Midcoast, 25-44 year olds, has declined by 35% in the past decade. This further underscores the challenge of supplying a workforce that can attract employment opportunities.
- The high cost of housing ownership and rental units limit choices for young individuals and families wishing to move to the Midcoast region. This problem has grown in recent years as individuals from other parts of the nation have purchased existing homes in the market and significantly increased the price of housing in the region while decreasing the available inventory.
- During the COVID-19 pandemic, an eviction moratorium on all rentable lots was in place, which created a new housing issue for the region. This moratorium has constrained the available number of rentable units for individuals looking for work in the region and is now preparing the region for a wave of homeless individuals as the moratorium comes to an end with few new affordable units to meet the demand.
- Commercial water dependent sites for marine activities are difficult to find throughout the Midcoast due to the high cost of coastal properties, lack of appropriately zoned sites, residential uses along the shore and resistance from landowners to proposed marine activities.
- Though the Midcoast has high rates of educational attainment, there is a gap between the number of jobs that require specific academic and/or skill-based experiences of the employees compared to the number of residents that meet those requirements and need a decent wage to afford living in the region.



6

Six Drivers of Growth & Prosperity

## 6. Six Drivers of Growth & Prosperity

The following economic drivers have been identified across Maine as being an essential approach to ensuring sustained and long-term growth. MCEDD has identified several strategies and activities related to our key sectors & themes.

### Asset based cluster development

In a modern knowledge-based economy the skills and knowledge of people are the most important drivers of growth and development. This combined with the challenges many regions in Maine face in lacking the critical mass necessary for attracting employers and sustaining economic growth means that asset-based cluster development provides the best opportunity for successfully encouraging and sustaining economic growth. Geographically concentrated, interconnected companies and related supporting institutions can result in a competitive advantage for a region by reducing costs, increasing competition and collaboration, and fostering innovation that encourages economic growth.

The following industry clusters have been identified as having a competitive advantage in the Midcoast.

Sector	Businesses	Jobs	Location Quotient
<b>Natural and Cultural Assets</b>			
<b>Arts, Entertainment, Recreation &amp; Visitor Industries</b>		2,994	1.3
<b>Manufacturing and Technology</b>			
<b>Composite and Precision Manufacturing</b>		5,730	4.01
<b>Environmental Technology</b>		160	1.05
<b>Food, Fishing and Farming</b>			
<b>Local Food</b>		6,170	1.21

Strategies	Activities
<b>Food, Fishing &amp; Farming</b>	
<p><b>1. Connect Midcoast farmers and fishermen with local food product developers and processors and markets through focusing on:</b></p> <ul style="list-style-type: none"> <li>• <b>Production, processing &amp; aggregation</b></li> <li>• <b>Distribution, marketing &amp; retail</b></li> </ul> <p><b>2. Explore growing innovations in agriculture and aquaculture, and how Towns can play a role in their integration.</b></p>	<ul style="list-style-type: none"> <li>• Support the development of a Food Hub in Topsham</li> <li>• Partner with Maine Harvest Company</li> <li>• Work with local convenient stores to sell and market locally produced and processed food</li> <li>• Partner with MOFGA</li> <li>• Determine supply and demand chains for produce in the Midcoast</li> <li>• Determine potential sites for aquaculture that would have minimal environmental impact</li> </ul>
<b>Manufacturing &amp; Technology</b>	
<p><b>Identify manufacturers and technology businesses in the Midcoast with a competitive advantage (for example Marine based manufacturers) to identify industry clusters</b></p>	<p>Analysis of workforce requirements, resources, infrastructure needs and industry leadership for identified manufacturing and technology industry clusters</p>
<b>Natural &amp; Cultural Assets</b>	
<p><b>Support and grow experiential tourism in the Midcoast</b></p>	<p>Working with regional and local chambers of commerce, farmers, fishermen, museums and</p>

Strategies	Activities
	businesses to package and promote experiential tourism opportunities in the Midcoast

## Entrepreneurship & Innovation

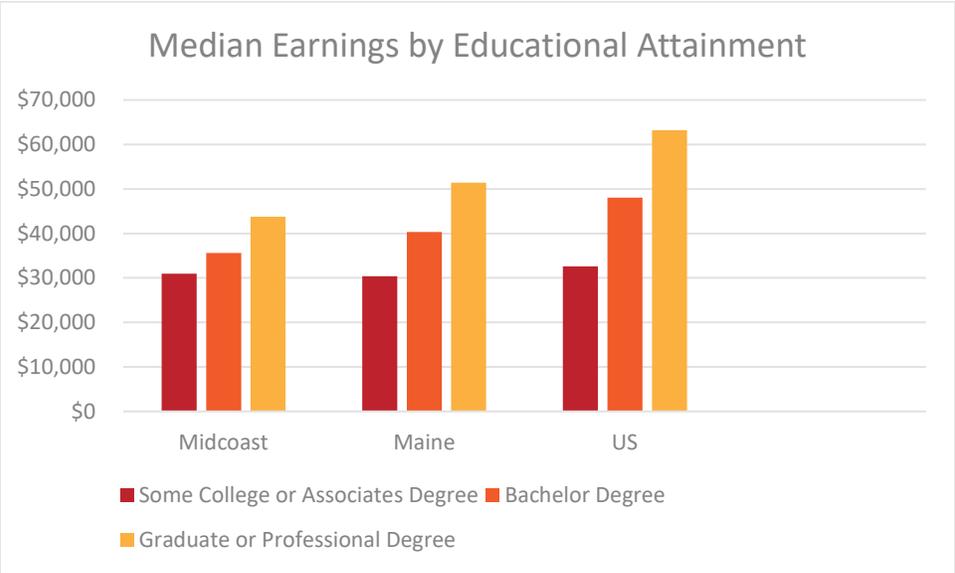
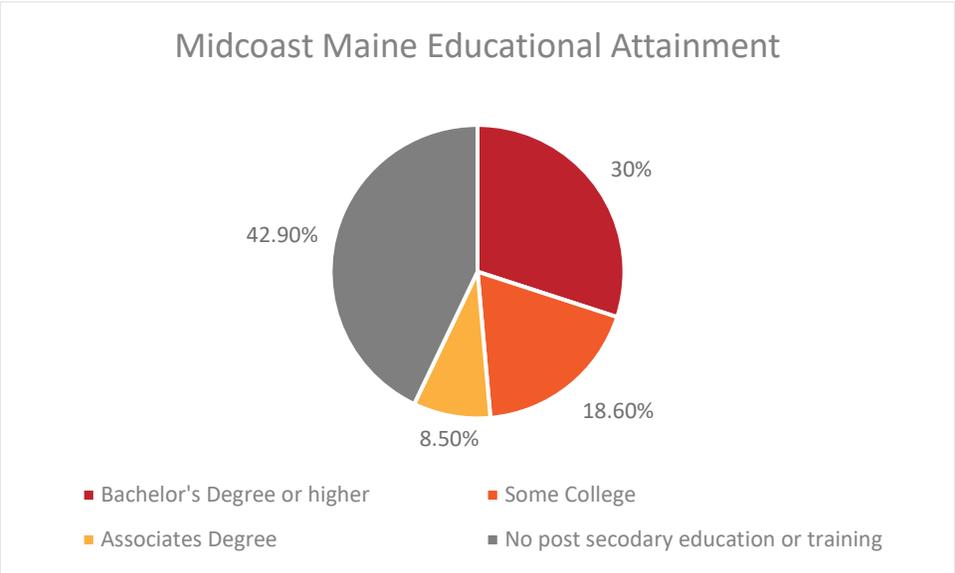
There is increasing recognition that in economic growth must come from within Maine. MCEDD is committed to fostering an environment that supports entrepreneurs and entrepreneurial activity.

Strategies	Activities
<b>Food, Fishing &amp; Farming</b>	
<b>Support young farmers and fisherman through providing increased access to technical assistance and training</b>	Partner with organizations such as MOFGA, <del>Slow Money Maine</del> , Darling Center and SBA to identify and deliver technical assistance such as business planning and marketing.
<b>Manufacturing &amp; Technology</b>	
<b>Work with knowledge based businesses, particularly sole proprietors, to identify opportunities for growing this sector</b>	Partner with MTI and Midcoast technology businesses to undertake a study identifying potential marketing opportunities, infrastructure needs and access to capital
<b>Natural &amp; Cultural Assets</b>	

Strategies	Activities
<b>Identify opportunities for developing partnerships and opportunities for encouraging entrepreneurship in the development of experiential tourism</b>	Engage fishermen, farmers, museums, inns, boaters, guides and private businesses (such as BIW) to create imaginative experience opportunities (for example Agritourism, Fisheries Tourism, Food & Wine Trails, Arts & Cultural Tourism, etc.)
<b>Talent</b>	
<b>Connect older entrepreneurs and retired talent to emerging entrepreneurs and young talent in the region</b>	Partner with UMA Rockland and local chambers of commerce to establish a mentoring program for emerging entrepreneurs

## Education & Workforce Development

As a region, the Midcoast leads Maine and the US in the percentage of people over 25 with Higher Education Degrees. Unfortunately, this does not always translate into high paying jobs. This underscores the importance of ensuring that education and training opportunities available in the Midcoast meet the skill requirements of employers on the Midcoast or provide the skills necessary to allow individuals to seek self-employment opportunities.



Strategies	Activities
<b>Food, Fishing &amp; Farming</b>	
<ul style="list-style-type: none"> <li><b>Support and assist in growing programs that provide training</b></li> </ul>	Partner with organizations such as MOFGA to expand apprenticeship and journeymen programs and

Strategies	Activities
<p><b>to aspiring farmers and food producers .</b></p> <ul style="list-style-type: none"> <li>• <b>Ensuring new and aspiring farmers, fishermen and food producers have access to business planning and other technical assistance necessary to establish their businesses</b></li> </ul>	<p>organizations to support new farmers and food producers for the first five years they are starting their businesses by providing training and technical assistance</p>
<b>Manufacturing &amp; Technology</b>	
<ul style="list-style-type: none"> <li>• <b>Engage Bath Iron Works, Brunswick Landing and other major manufacturers to identify skills gaps and determine training needs</b></li> <li>• <b>Partner with local knowledge based businesses to deliver information technology workshops and other educational activities to the community</b></li> </ul>	<p>Engage Coastal Counties Workforce Investment Board (CCWIB), Goodwill Industries, and other education and training providers to design training programs and internships that address skills gaps identified by major manufacturers in the Midcoast.</p> <p>Seek funding and financing opportunities to continue community-based education and training programs provided by local tech entrepreneurs.</p>
<b>Natural &amp; Cultural Assets</b>	
<p><b>Training opportunities targeted to front line staff on how to market the region</b></p>	<p>Work in partnership with local and regional chambers of commerce and key local businesses to develop training programs and resources for front line staff in the tourism industry</p>

Strategies	Activities
<b>Talent</b>	
<ul style="list-style-type: none"> <li>• <b>Customize job training to occupations that are in demand</b></li> <li>• <b>Observe workforce trends and how the combination of retiring experienced workers as well as innovations in the marketplace are shaping the needs of the region.</b></li> </ul>	Partner with CCWIB, education and training providers across the region and industry sectors to tailor training needs to current and emerging skills gaps

## Access to Capital

One of MCEDD’s core services is to help businesses who are either starting up, expanding, or growing, to find the capital they need. MCEDD works in partnership with a variety of lending institutions to offer gap financing to qualifying businesses in the Midcoast. As part of this service, MCEDD works directly with businesses, and the Small Business Development Center, to provide the necessary assistance business owners need to qualify for finance.

However, MCEDD also recognizes there are many untapped or underutilized sources of capital that need to be brought to the attention of business owners and entrepreneurs in the region.

Strategies	Activities
<b>Food, Fishing &amp; Farming</b>	
<b>Ensure farmers, fishermen &amp; local food producers have access to financing opportunities</b>	Establish partnerships with outside groups to be intermediary (501)(c)(3) for farmers & other food producers in the Midcoast.

Strategies	Activities
	<p>Research all finance and funding opportunities available to farmers, fishermen &amp; food producers in the Midcoast – for example what revolving loan fund opportunities are available?</p> <p>Prioritize Food, Fishing and Farming related businesses in MCEDD’s Loan Program</p>
<b>Manufacturing &amp; Technology</b>	
<b>Ensure manufacturing and technology companies have access to capital</b>	Prioritize Manufacturing and Technology related businesses in MCEDD’s Loan Program
<b>Natural &amp; Cultural Assets</b>	
<b>Ensure businesses with a focus on experiential and arts and cultural tourism have access to capital</b>	Prioritize experiential and arts and cultural tourism related businesses in MCEDD’s Loan Program
<b>Talent</b>	
<b>Potential to expand current businesses in their infancy to also include an investment component</b>	Work with other partner organizations to develop a program where older established entrepreneurs, businesses people and retirees can invest in young and emerging entrepreneurs.

# Infrastructure & Environment

Our region is unlikely to grow or attract the businesses and entrepreneurs if we do not have the public infrastructure (water, sewer, electric, gas, telecommunications/ broadband, rail, airports, roads, and natural and cultural facilities) necessary to support the industry sectors we wish to attract in the Midcoast.

It is unlikely that Federal or State funding alone will be able to address the challenges faced by the Midcoast in ensuring our infrastructure networks support and encourage growth. Therefore, communities in the Midcoast must work collaboratively together and with the private sector to ensure our infrastructure is able to support our economic development goals.

Strategies	Activities
<b>Food, Fishing &amp; Farming</b>	
<p><b>Develop a better understanding of what infrastructure is required by local food and fish producers to encourage growth.</b></p>	<p>Study the food system infrastructure requirements for growing the Midcoast’s local food sector including:</p> <ul style="list-style-type: none"> <li>• pathways to markets</li> <li>• processing requirements</li> <li>• distribution networks</li> <li>• other facilities and services required</li> </ul>
<b>Manufacturing &amp; Technology</b>	
<p><b>Engage municipalities and manufacturing and technology businesses in the region to determine infrastructure requirements including high speed fiber and to assess the projected return on investment</b></p>	<p>Work directly with municipalities who have submitted CEDS projects related to infrastructure development for the purposes of developing the manufacturing and technology sectors to progress their projects.</p>

Strategies	Activities
	Solicit infrastructure development projects from municipalities in the region to identify needs and opportunities for encouraging economic development
<b>Natural &amp; Cultural Assets</b>	
<b>Assist municipalities in the Midcoast to plan, develop and deliver key facilities or improvements to natural and cultural facilities that will grow tourism offerings and opportunities</b>	Actively work with municipalities who have submitted CEDS projects to develop or enhance natural and cultural facilities to seek and secure appropriate funding
<b>Talent</b>	
<b>Match deep expertise of in-migrants to region to burgeoning entrepreneurial activity</b>	Foster collaboration between numerous groups such as Midcoast Magnet, and retirees/in-migrants

## Leadership

Meeting our goals will be impossible without strong leadership from the private and public sectors working in partnership. MCEDD must also provide assistance in identifying our leaders and fostering the relationships necessary for encouraging economic activity. We need to bring the right people together to move forward with the strategies, projects and activities that are necessary for making a difference.

MCEDD is fortunate to have a strong Mobilize Midcoast Maine Leadership Team with representatives from the public and private sector who are committed to economic development within the region and strong organizational leadership from the public sector who recognize the importance of working collaboratively with the private sector.

Strategies	Activities
<p><b>Identify individuals, organizations or entities across the region who are key to moving forward with projects to strengthen the key industries identified as focus areas for Mobilize Midcoast Maine</b></p>	<p>Inviting people to participate on Action Teams to progress activities that will encourage economic growth in local food, manufacturing &amp; technology, natural &amp; cultural assets and talent</p>
<p><b>Continue to empower our Leadership Team to guide the economic development priorities for the Midcoast</b></p>	<p>Encourage greater private sector participation on the Leadership Team</p> <p>Provide for collaborative direction from Mobilize Midcoast Maine Leadership Team and MCEDD Board</p>



5.

## Projects to Encourage Regional Growth



## 5. Projects to Encourage Regional Growth

The 24 featured CEDS Regional projects all reflect in a variety of ways the underlying priorities, strategies and direction established in the Mobilize Midcoast Maine process undertaken in our region in the past few years. As each year passes the CEDS projects reflect more and more the vision and goals crafted by the many participants in the Mobilize Midcoast undertaking. While each project proposed in the CEDS projects list is individually worthy on its own, the sum of all or some of these projects when viewed together in different clusters are transformed into significant regional economic undertakings.

The CEDS projects are currently grouped in the following categories indicating their regional importance:

Highest Priority – Key Regional Investments

High Priority Projects – Vital Regional Projects

Regionally Significant Projects

Regional Projects in-Development

The following is a discussion of how looking at the CEDS projects in a different way could enhance their economic potential for the region. The following is a glimpse into how grouping individual projects into clusters all inspired by the Mobilize Midcoast priorities show how they can together become powerful economic drivers for our region. This naturally leads us to search for funding opportunities so that multiple projects can be implemented at the same time allowing for the cumulative positive economic impact upon the region to be multiplied. Our discussion of these clusters or connected features may place an individual project into more than one grouping which is not problematic but rather illustrates the degree of inter –connectivity of the proposal.

### **Marine Activities and Uses**

The following CEDS projects all share a common connection with our traditional Midcoast marine and oceanfront heritage, and each project helps to advance one or more important economic drivers for the entire region:

- Spruce Head Island Road Project
- Mitchel Field Marine Business District Infrastructure project in Harpswell
- Thomaston Harbor Improvement Project

- Carter’s Wharf Project in Boothbay Harbor
- Rockland Commercial Fish Pier Redevelopment
- Rockland Downtown Waterfront
- Camden Public Landing Redevelopment
- Damariscotta Waterfront Project
- Bath Commercial Pier Project

### **Youth/Recreation/Tourism/livability**

Tourism is important for the region and there are multiple ways for this sector to expand. Closely related to tourism are recreational activities especially those which interest young persons. Attracting young persons and families to live and work in the Midcoast is vital for the health of our workforce and to balance our aging demographic. The following CEDS projects advance tourism, recreation and, activities for pleasure and work of interest to young persons:

- Harpswell Mitchell Field Project
- Rockland Waterfront Project
- Thomaston Harbor Improvement Project
- Knox County/ Midcoast Broadband Coalition Fiber Network Project
- Bowdoinham Waterfront Redevelopment Project
- Waldoboro Route One-Village Project
- Damariscotta Waterfront Project
- Bath Downtown Parking Project
- Merrymeeting Trail Project
- Vinalhaven Downtown Project
- Brunswick-Topsham Riverwalk Trail
- Camden Snowbowl Lodge
- Rockland Placemaking, Outdoor Gathering Spaces, and Pedestrian Connection
- Androscoggin to Kennebec Trail
- Rockland Commercial Fish Pier Redevelopment
- Rockland Downtown Waterfront

### **Manufacturing, Technology and Infrastructure**

Manufacturing continues to play a vital role in the Midcoast economy especially considering Bath Iron Works and many other smaller ship building operations. Brunswick Landing has emerged as a vital regional manufacturing and high-tech location for new business ventures and a place for existing businesses to expand. Other important manufacturing centers also play a critical role in the region such as Bath, Rockland, and Waldoboro. Improvements in public infrastructure are also critical for both small and large industry and commercial activities to grow and expand. The following CEDS projects advance manufacturing, technology and infrastructure:

- Brunswick Landing Building Project
- Brunswick Landing Commerce Drive Extension
- Brunswick Landing Roof Replacement on Hangar 5
- Brunswick Landing Allagash and Katahdin Drive Utility Extension
- Brunswick Landing Westside Road Access to Harpswell Road
- Brunswick Cooks Corner Project
- Rockport Route 90 Sewer and Water Expansion
- Topsham Former Annex Infrastructure Project
- Knox County/ Midcoast Broadband Coalition Fiber Network Project
- Topsham Elm Street Extension Project
- Topsham Green Street Realignment
- Topsham Fair Mall Master Plan Project
- Waldoboro Environmental Park Sewer Expansion
- Waldoboro Workforce Training Project
- Waldoboro Route One Utility Expansion
- Waldoboro Route One Village Project
- Thomaston Commercial Park Project
- Bowdoinham Waterfront Redevelopment Project
- Wiscasset Maine Yankee Access Project

<b>Highest Priority Projects – Key Regional Investments</b>		
<b>Project Name</b>	<b>Applicant</b>	<b>Description</b>
<b>New Building Project at Brunswick Landing</b>	MARRA	Construct a 20,000 Sq. ft. building to serve as a new business incubator.
<b>Brunswick Landing Commerce Drive Extension</b>	MARRA	Construct a 900 foot trunk line extension of water, sewer electricity, natural gas and roads to serve 4- new lots.
<b>Roof Replacement on Hangar 5</b>	MARRA	Replace roof on Hangar 5
<b>Allagash and Katahdin Drive Utility Extension</b>	MARRA	Extend utilities on Allagash Drive and Katahdin Drive.

## Highest Priority Projects – Key Regional Investments

<b>Cook’s Corner Project</b>	Town of Brunswick	The project will increase access and connectivity for the Cook’s Corner Area, including an extension of Perryman Drive.
<b>Camden Snowbowl Lodge</b>	Town of Camden	Construct a municipally owned lodge abutting the Snowbowl to create a 4-season recreational lodge area in the region.
<b>Rockland Commercial Fish Pier Redevelopment</b>	Town of Rockland	Repair necessary infrastructure and make resiliency improvements for safe working conditions.
<b>Rockland Downtown Waterfront</b>	Town of Rockland	Repair necessary infrastructure and make resiliency improvements as well as facility enhancements.

## High Priority Projects –Vital Regional Projects

<b>Knox County/ Midcoast Broadband Coalition Fiber Network Project</b>	Knox County	Create a fiber optic high speed broadband Fiber-to-the-Home network.
<b>Bath Downtown Parking Project</b>	City of Bath	Create new parking spaces to accommodate housing, new commercial activities and increased tourism in the Downtown
<b>Route 90 Sewer and Water Expansion</b>	Town of Rockport	Install sewer and water along Route 90 that will provide services in a commercial growth area.

<b>Carter's Wharf Project in Boothbay Harbor</b>	Town of Boothbay Harbor	Repair necessary infrastructure and make resiliency improvements for safe working conditions.
<b>Damariscotta Waterfront Project</b>	Town of Damariscotta	Renovate the downtown parking to enhance the commercial area, mitigate flooding and create an inviting and walkable space for visitors and residents
<b>Camden Public Landing Redevelopment</b>	Town of Camden	Improving public water access and making the area resilient to coastal conditions
<b>Bath Commercial Pier Project</b>	Town of Bath	Improving area for commercial boat uses to enhance amenities for waterfront users.
<b>Thomaston Harbor Improvements</b>	Town of Thomaston	Improving the harbor and municipal landing to expand access for adjacent shipbuilding and marine activities and increase both commercial and recreational boating at the municipal landing.

### Regionally Significant Projects

<b>Topsham Fair Mall Road Master Plan Implementation</b>	Town of Topsham	Create a master plan for the enhancement of the Topsham Fair Mall Road and the Topsham Retail Center to improve pedestrian and bicycle safety and access, improve the commercial viability of the area and to integrate mixed use development into the area.
<b>Mitchell Field Marine Business District</b>	Town of Harpswell	Develop the water, sewer and road infrastructure necessary to develop the Mitchel Field Marine Business District.

## Regionally Significant Projects

<b>Infrastructure Improvement</b>		
<b>Waldoboro Environmental Park Utility Expansion</b>	Town of Waldoboro	Extend municipal utilities to the Environmental Industrial Park to allow for expansion.
<b>Waldoboro Route One Utility Expansion</b>	Town of Waldoboro	Extend municipal utilities along the Route One Commercial Districts to create new areas for growth.
<b>Bowdoinham Waterfront Redevelopment Project</b>	Town of Bowdoinham	To redevelop a 20 acre town-owned site along the Cathance River enhancing the sites potential for a recreation-based economic development, and to redevelop an existing building.
<b>Topsham Former Annex Infrastructure Project</b>	Town of Topsham	Repair and/or replace infrastructure at the former to support commercial and residential development.
<b>South Thomaston Spruce Head Island Project</b>	Town of South Thomaston	Reconstruct 800 feet of the road to Spruce Island to maintain access to the commercial fishing activities on the island.
<b>Vinalhaven Downtown Project</b>	Town of Vinalhaven	Repairs to public infrastructure to make them ADA compliant and coastally resilient.
<b>Rockland Placemaking, Outdoor Gathering Spaces, and</b>	Town of Rockland	Enhancing outdoor spaces in underutilized public spaces for seating and dining opportunities in the Downtown.

## Regionally Significant Projects

**Pedestrian  
Connections**

### Regional Projects in Development

<b>Project Name</b>	<b>Applicant</b>	<b>Description</b>
Waldoboro Route One Village Project	Town of Waldoboro	A multi-part project to improve business, housing, public services, recreation, tourism, create jobs in the village and along a portion of the Route One Corridor serving as a gateway into the Town.
<b>Waldoboro Workforce Training Project</b>	Town of Waldoboro	To create a workforce training program/facility to enable workers to obtain new job skills especially in the marine sector and aquaculture.
<b>Topsham Green Road Realignment Project</b>	Town of Topsham	Realign Green and Old Main Streets in Topsham Lower Village to improve traffic and pedestrian access, and increase commercial viability of the area.
<b>Topsham Elm Street Extension Project</b>	Town of Topsham	Restore two-way traffic to a single one-way block on a primary east-west corridor in Topsham to improve traffic flow on both Elm and Main Streets
<b>Thomaston Commercial Park</b>	Town of Thomaston	Develop a new commercial/industrial park to provide space for manufacturing .

<b>Merrymeeting Trail</b>	Towns of Bowdoinham, Richmond, and Topsham.	To develop a 26-mile multi-use trail in Midcoast Maine, connecting the villages of Topsham, Bowdoinham, Richmond, and Gardiner. This trail would connect to other regional trail systems.
<b>Brunswick-Topsham Androscoggin Riverwalk Trail</b>	Towns of Brunswick and Topsham	Establish a recreational trail between the swinging bridge to the Frank J. Wood bridge.
<b>Brunswick Landing Westside Road Access to Harpswell Road</b>	MRRA	Extend access roads to Route 123 to generate more developable parcels.
<b>Wiscasset Maine Yankee Access Project</b>	Town of Wiscasset	Repair the culvert and access point to the former Maine Yankee Nuclear Site.
<b>Androscoggin to Kennebec Trail</b>	Sagadahoc and Cumberland Counties	Convert existing public right of ways and private easements to a regional multi-use trail system.

Staff:

Brian Dancause Executive Director	Orion Thomas Planning Consultant	Hannah Sisk Consultant	Mary Jane West Consultant	Max Johnstone Planning Consultant
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Tel: 207-443-5790

Tel: 207-443-5790

Tel: 207-380-3518

Tel: 207-380-3358

Tel: 207-380-7094

[bdancause@mceddme.org](mailto:bdancause@mceddme.org)

[othomast@mceddme.org](mailto:othomast@mceddme.org)

[hsisk@mceddme.org](mailto:hsisk@mceddme.org)

[mwest@mceddme.org](mailto:mwest@mceddme.org)

[mjohnstone@mceddme.org](mailto:mjohnstone@mceddme.org)

MCEDD Contact Information:

Midcoast Economic Development District  
 PO Box 62  
 165 Main Street, Damariscotta, ME 04534  
 Tel (207) 443-5790  
[www.mceddme.org](http://www.mceddme.org)



midcoast economic development district



INDICATOR			RECENT PERFORMANCE					GOALS		
Factor		Measure	Base year	Measure	Current Year	Measure	Annual %	Annual %	2021 goal	Total %
<b><u>STATEWIDE MEASURES</u></b>										
<b>Population vitality</b>	1	Total population	2000	134,589	2010	134,504	-0.01%	0.50%	139,283	3.6%
	2	<i>25-44 population</i>	2000	36,850	2011	32,084	-1.25%	<b>1.00%</b>	<b>34,058</b>	<b>6.2%</b>
<b>Workforce vitality</b>	3	Labor force participation	n/a	n/a	2011	63.9%	n/a	0.25%	64.9%	1.5%
	4	Bachelor degree or more	n/a	n/a	2010	31.5%	n/a	1.00%	33.8%	7.2%
<b>Economic vitality</b>	5	Jobs in the region	n/a	n/a	2011	60,353	n/a	1.00%	64,066	6.2%
	6	Gross product (billions)*	n/a	n/a	2010	\$ 5.35	n/a	5.00%	\$ 7.53	40.7%
<b>Growing income</b>	7	<i>Average wage</i>	n/a	n/a	2011	\$ 38,292	n/a	<b>3.00%</b>	<b>\$ 45,723</b>	<b>19.4%</b>
	8	<i>Per capita income</i>	n/a	n/a	2010	\$ 37,576	n/a	<b>3.00%</b>	<b>\$ 46,214</b>	<b>23.0%</b>
<b>Broadband</b>	9	<i>High speed availability*</i>	<i>n/a</i>	<i>n/a</i>	<b>2012</b>	<b>98.0%</b>	<i>n/a</i>	<b>0.35%</b>	<b>99.8%</b>	<b>1.8%</b>
<b><u>SPECIAL REGIONAL MEASURES</u></b>										
<b>Economic Innovation</b>	10	Innovation index*	n/a	n/a	2012	78.1	n/a	1.00%	82.1	5.1%
<b>Entrepreneurship</b>	11	<i># of small businesses</i>	n/a	n/a	<b>2011</b>	<b>4,364</b>	<i>n/a</i>	<b>0.50%</b>	<b>4,497</b>	<b>3.0%</b>
<b>Tourism growth</b>	12	<i>Restaurant/lodging sales (\$000s)**</i>	2007	\$ 280,561	2011	\$ 287,752	0.63%	<b>3.00%</b>	<b>\$ 343,591</b>	<b>19.4%</b>
<b>Workforce skills</b>	13	% with associate's degree	n/a	n/a	2010	8.2%	n/a	0.25%	8.3%	1.8%
<b>Main Street activity</b>	14	Commercial vacancy rate	n/a	n/a	2012	7.4%	n/a	-5.00%	5.7%	-22.6%
	15	Main Street new businesses	n/a	n/a	2012	45	n/a	5.00%	57	27.6%

Farming	1 6	Farms grossing over \$50,000*	n/a	n/a	2007	88	n/a	2.00%	107	21.9%
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Unless otherwise noted, the region for the data is Knox, Lincoln, and Sagadahoc counties, and Brunswick and Harpswell.

\* Region equals Knox, Lincoln, and Sagadahoc counties only.

\*\* Region equals Brunswick, Damariscotta, Camden, and Rockland Economic Summary Areas

## NOTES

1. Total population is from the decennial U.S. Censuses of 2000 and 2010.
2. 25-44 population -- **SPO projects a 0.7% negative growth in 24-44 group from 2013 to 2018 in the area. 1% is an aggressive goal.**
3. Labor force participation is a broad indicator of the workers' involvement in the economy. Nonparticipants include the unemployed, discouraged, uninterested, and retired. The data here is drawn from the American Community Survey of the Census, and made available on the website of Stats America (<http://www.statsamerica.org/innovation/anydata/index.asp>), which is supported by the EDA.
4. Bachelor degree or more indicates the percentage of the population over age 25 who has a 4-year college degree or more. The information is from the American Community Survey (2005-7 sample for base data, 2008-10 sample for current data).
5. Jobs in the region refers to the number of jobs *located within* the region. This different than *employed workers* in the region, as some people living in the region may be working at jobs 100 miles away. The source of the data is Stats America, which in turn derives them from the U.S. Department of Labor's Quarterly Census of Employment and Wages (QCEW). It includes only those jobs covered by Unemployment Insurance.
6. Gross product is the total value of goods and services produced in the region. It is provided by Vital Economy, Inc.
7. Average wage is the average compensation for all jobs covered by the QCEW. It is published by the Maine Department of Labor. **Goal is set about projected inflation rate of 2.5% per year.**
8. Per capita income is the total income from all sources, divided by the number of people. The data is generated by the Census, and provided in this format by Vital Economy, Inc. **Goal is set about projected inflation rate of 2.5% per year.**
9. **National broadband, % population with access to 3.0+ mpbs download, .768 mpbs uploaded. US average 96.7%**
10. Innovation index includes patents, broadband availability, migration, high-tech employment, income growth, and other factors, and is designed to help regions identify their readiness to innovate and grow. The US index is 100. The region's is below the national average.
11. # of small businesses (under 10 employees) is provided by the U.S. Census publication *County Business Patterns*. Since information on start-up businesses is not available at the county level, this is a proxy for entrepreneurial activity.
12. Restaurant/lodging sales data is generated from Maine sales tax receipts, and is published on the Maine State Planning Office website (even though the Office itself has been abolished – see <http://www.maine.gov/spo/economics/retail/>). **Goal is set about projected inflation rate of 2.5% per year.**
13. Associate's degree information is the same as that described in point 4 above.
14. Commercial vacancy rate is provided through a quarterly survey by the U.S. Postal Service, and provided to HUD.
15. **Investment in Main Street communities from 1980 to 2011 – provided by Maine Development Foundation for Bath and Rockland.**
16. **Farms grossing over \$50,000 a year -- from the 2007 US Census of Agriculture.**