

Revitalizing Maine Communities

Thursday • June 3 • Profitable Preservation!

Friday • June 4 • Main Street Works!

Downtown Augusta • 2010

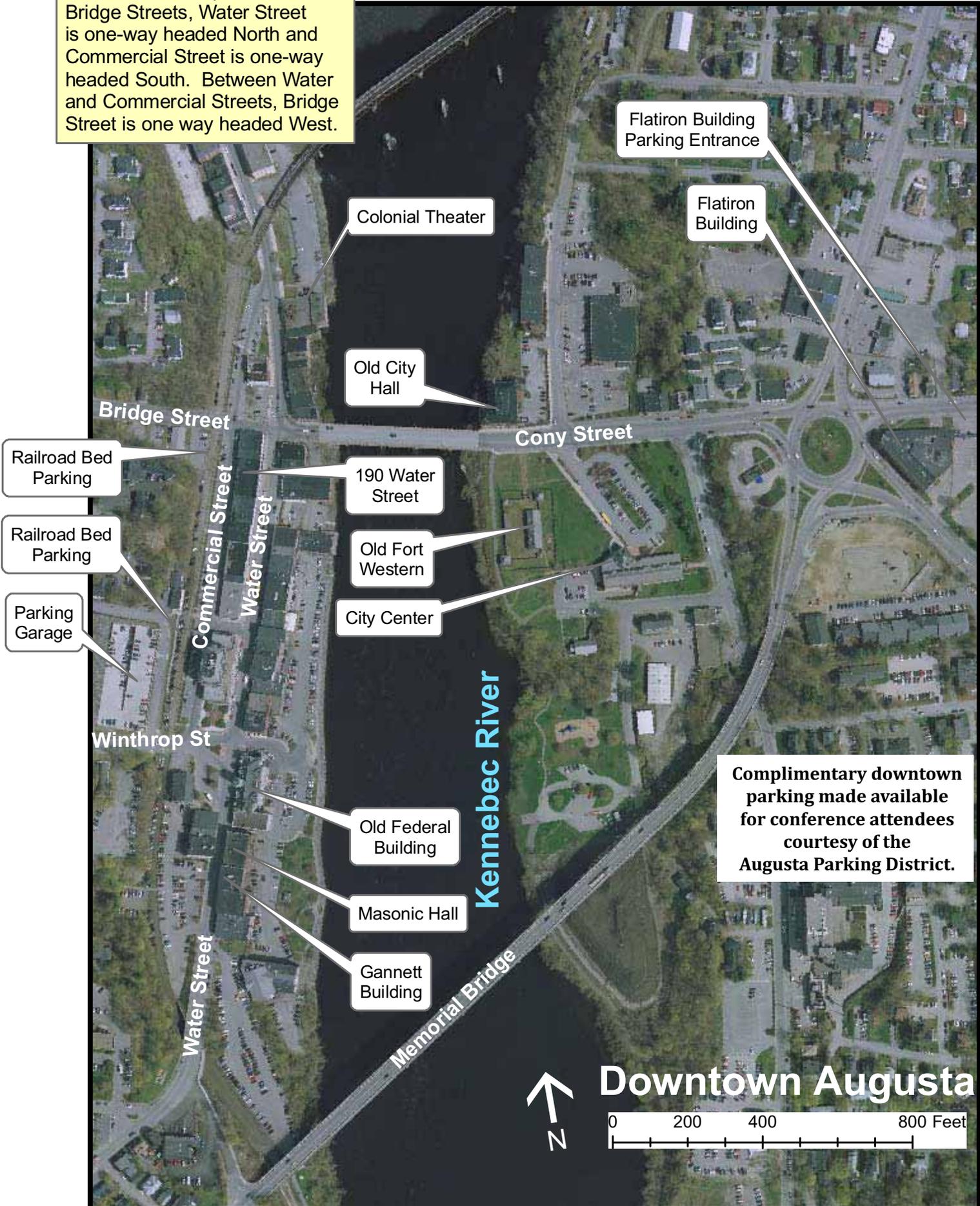


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Downtown Augusta

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Revitalizing Maine Communities Conference Day 1 • Profitable Preservation!



Schedule-at-a-Glance • Thursday • All Sessions at the Flatiron

- 7:45 AM** **REGISTRATION OPENS - Flatiron Building** (former Cony High School), 104 Cony Street
Network with your downtown colleagues over a continental breakfast; pick up your conference nametag and totebag; browse the displays and bid on MDC Silent Auction items!
- 8:30-8:45** **WELCOME AND OPENING REMARKS** - Anne Niles, President, Maine Preservation
- 8:45-9:30** **KEYNOTE - “Sustainable Economic Catalysts”**
Donovan Rypkema, Principal, PlaceEconomics, a Washington, D.C.-based international real estate and economic development consulting firm. Don will draw from his vast nationwide experience in economic development and community enhancement to outline catalytic strategies including historic preservation & sustainable green building practices.
- 9:30-9:45** **PROFITABLE PRESERVATION** - Greg Paxton, Executive Director, Maine Preservation
- 9:45-10:00** **CHARTING MAINE’S FUTURE** - Nancy Smith, Executive Director, GrowSmart Maine
- 10:15-11:45** **SESSION 1** - Concurrent Workshops Begin

1A	1B	1C
Historic Rehabilitation Tax Credits Introduction	What Ails You: Assessing your Historic Building	Between Matters: Preserving the Maine Landscape between Communities

NOON-1:00 **LUNCH**

1:00-2:30 **SESSION 2** - Concurrent Workshops Resume

2A	2B	2C
Historic Rehabilitation Credits Advanced	Greener Rehab	Working Greenscapes

2:45 - 4:15 **SESSION 3** - Final Concurrent Workshops

3A	3B
Informing on the Uniform Building and Energy Code	Bringing it All Back Home: Tools for Communities



Augusta's Flatiron Building

5:00-6:00 **MAINE PRESERVATION'S 2010 HONOR AWARDS** - Hallowell City Hall Theater, 1 Winthrop St, Hallowell

6:00-7:30 **JOINT RECEPTION** with Cash Bar, Joyce's Restaurant, 192 Water Street, historic downtown Hallowell
Co-Sponsored by Maine Preservation, Maine Downtown Center and GrowSmart Maine



DAY 1 • CONCURRENT WORKSHOPS

Workshop Session 1 • 10:15 - 11:45 AM

1A - Historic Rehabilitation Tax Credits Introduction

Presenters: Mike Johnson, Maine Historic Preservation Commission, Mac Collins, WBRC Architects – Engineers, and Chris McLoon, Verrill Dana, will provide an introduction to the State and Federal Historic Rehabilitation Tax Credits, including the eligibility of buildings, qualifying scope of work, application of the credits and structuring partnerships.

1B - What Ails You: Assessing your Historic Building

Presenters: Christopher Closs and Rochelle Bohm, Maine Preservation with Arron Sturgis, Preservation Timber Framing, will discuss how to assess the needs of historic buildings, focusing on nonprofit and public buildings and churches. What makes for a good assessment, how it can save an organization money and help set priorities for repairs, and how to hire good contractors based on the assessment.

1C - Between Matters: Preserving the Maine Landscape between Communities

Presenters: Kat Beaudoin, Maine DOT; Rep. John Piotti, Maine Farmland Trust; and Sue Inches, State Planning Office. The panel will discuss tools to retain open spaces between communities and to concentrate development within compact downtowns and new town centers, including the newly passed Quality of Place state legislation and the innovative Gateway 1 project, linking 16 communities along 90 miles of US Route 1 between Brunswick and Stockton Springs.

Workshop Session 2 • 1:00 - 2:30 PM

2A - Historic Rehabilitation Credits Advanced

Presenters: Mike Johnson, Maine Historic Preservation Commission; Amy Coles Ives, Sutherland Conservation & Consulting; and John Kaminski, Drummond Woodsum, detail advanced elements of the State and Federal Historic Rehabilitation Tax Credits, including interpreting the Secretary of the Interior's Standards, requirements for partnerships and nuances of the tax law.

2B - Greener Rehab

Picking up where the 2009 Green Rehab conference ended, Matthew Tonello and Jeremy Whitehouse, Consigli Construction Co., will discuss cutting edge energy-efficient retrofitting of existing walls based on the findings of a recent national symposium.

2C - Working Greenscapes

Presenters: Rep. John Piotti, Maine Farmland Trust; Ted Koffman, Maine Audubon; and Jonathan LaBonte, Androscoggin Land Trust, will discuss keeping open space, timberlands and rural communities viable. This session will outline economic issues of rural preservation, current models of use and future options.

Workshop Session 3 • 2:45 - 4:15 PM

3A - Informing on the Uniform Building and Energy Code

Presenters: Mike Pullen, WBRC Architects-Engineers; Paul Becker, Becker Structural Engineers; and Dick Dolby, Maine Bureau of Building Codes and Standards, as members and staff of the Maine Uniform Building and Energy Code Committee will discuss the elements, application and enforcement of the new code, adopted June 1, 2010 to be implemented statewide December 1, 2010.

3B - Bringing it All Back Home: Tools for Communities

Presenters: Roxanne Eflin, Maine Downtown Center; Robin Stancampiano, Maine Historic Preservation Commission; Alan S. Manoian, Town of Bridgton; and Greg Paxton, Maine Preservation, will discuss how to put the big community-enhancement picture together: downtown revitalization, neighborhood rehabilitation, Preserve America designation, form-based codes, and historic preservation commissions.

Revitalizing Maine Communities 2010 Conference

Day 2 • Main Street Works!



Schedule-at-a-Glance • Friday • Various Downtown Locations

7:45 AM **REGISTRATION OPENS - Flatiron Building** (former Cony High School), 104 Cony Street
Network with your downtown colleagues over a continental breakfast; pick up your conference nametag and totebag; browse the displays and bid on silent auction items!

8:30-9:00 **WELCOME AND OPENING REMARKS** - Laurie Lachance, President & CEO, Maine Development Foundation, and representatives of sponsors and partner organizations.

9:00-10:15 **KEYNOTE – “Community Branding: Conveying the Importance of Place”**
Tripp Muldrow, Principal, Arnett Muldrow & Associates. Tripp and his team have emerged as one of the nation’s leaders specializing in branding for communities in the context of creating economic vitality. They effectively combine the sensitivity of planning and community issues with the artistic expertise of professional graphics and marketing specialists.

10:15-10:30 **NETWORK** as you walk or hop a trolley to Session 1

10:30-11:45 **SESSION 1** – Concurrent Workshops Begin

1A • City Center	1B • 190 Water Street	1C • Flatiron	1D • FlatIron Aud	1E • FlatIron
Working the Web and Social Marketing Tools	Green Downtowns: Linking the Natural & Built Environments	Main Street 101: Putting the Four-Points to Work in Your Downtown	Creating Special Events that Sizzle	Boosting Business on Main Street

11:45-NOON **NETWORK** as you walk or hop a trolley to lunch

NOON-12:45 **LUNCH** at the historic Masonic Lodge, 4th floor dining room, 317 Water Street, or weather permitting, picnic trailside along the Kennebec River. Final opportunity for MDC Silent Auction bidding.

12:45-1:30 **10TH ANNUAL DOWNTOWN ACHIEVEMENT AWARDS & MAINE DOWNTOWN NETWORK COMMUNITY ANNOUNCEMENTS** - Masonic Hall Temple, 3rd floor, 317 Water Street

1:30-1:45 **NETWORK** as you walk or hop a trolley to Session 2

1:45-3:00 **SESSION 2** – Concurrent Workshops Resume

2A • Old City Hall	2B • 190 Water Street	2C • City Center	2D • Gannett Building	2E • Masonic Hall
The Heart and Soul of Downtown Diversity	Authentic Facades & Storefronts that Sell	Main Street Maine Board Leadership	Walking the Talk: Story Telling Heritage Tourism Trails	Community Supported Enterprise: If you Can’t Recruit ‘Em, Build ‘Em!

3:00-3:15 **NETWORK** as you walk or hop a trolley to Session 3

3:15-4:30 **SESSION 3** – Final Concurrent Workshops

3A • City Center	3B • 190 Water Street	3C • Old City Hall	3D • Start at City Ctr	3E • Colonial Theater
Community Branding 202 with Tripp Muldrow	The Art of Display: Beautiful Windows, Intriguing Interiors	Funding Partners: Looking for Dough in All the Right Places	Walking Tour of Historic Downtown Augusta	Theaters and Performance Spaces: Potential Waiting to be (fully) Discovered

4:30-6:00 **“DOWNTOWN AFTER HOURS”** Closing reception and cash bar – Abnaki Room, Masonic Hall. MDC Silent Auction Winners announced.



DAY 2 • CONCURRENT WORKSHOPS

Workshop Session 1 • 10:30 - 11:45 AM

1A - Working the Web and Social Marketing Tools

Presenter: Derek Mitchell, Radial Communications. Technology is indeed the friend of downtowns! Discover how to quickly and creatively increase awareness, tap new audiences and grow business downtown.

1B - Green Downtowns: Linking the Natural and Built Environments

Presenters: Nancy Barba, Barba + Wheelock Architecture, Preservation + Design; Rob LeBlanc and Steve Ribble, Ekistics Planning and Design. Learn how the Maine Downtown Center's new *Green Downtowns!* program links the natural and built environment by building local leadership and community capacity to support sustainable green initiatives including energy efficiency methods and streetscape enhancements.

1C - Main Street 101: Putting the Four-Points to Work in Your Downtown

Presenters: Maine Downtown Center Advisory Council Co-Chairs Jon Edgerton, Wright-Pierce, and Terry Ann Stevens, Department of Economic and Community Development join *Linda Edgerton, Edgerton & Co.*, in this introductory session about America's most successful preservation-based community revitalization program, established 30 years ago by the National Trust for Historic Preservation.

1D - Creating Special Events that Sizzle

Presenter: Kathy LaPlante, National Trust Main Street Center. Special events and festivals offer downtowns the ability to attract thousands and raise money for revitalization efforts. Learn how to choose the right events for your community based on your assets and how to make these staff and volunteer hour-consuming activities pay off by generating income rather than draining your bank account.

1E - Boosting Business on Main Street

Presenters: Mary Kate Reny, R.H. Renys, Inc. and Brad Swanson, Maine Small Business Development Centers. Learn how to improve the commercial dynamics of your downtown by working comprehensively and focusing on the major role good customer service plays in attracting and keeping customers.

Workshop Session 2 • 1:45 - 3:00 PM

2A - The Heart and Soul of Downtown Diversity

Presenter: Dean Lachance, Bread of Life Ministeries. Learn how organizations, agencies and the faith community can effectively service and strengthen a diverse downtown citizenry.

2B - Authentic Facades and Storefronts that Sell

Presenters: Christopher Glass, Architect, Maine Downtown Center Senior Advisor, and Denis Lachman, Lachman Architects. Good preservation typically means uncovering authentic historic details and reusing existing buildings, both of which can be cost effective and a good marketing tools for the progress of your downtown.

2C - Main Street Maine Board Leadership

Presenter: Cheryl Miller, Senior Program Director, Leadership Maine, Maine Development Foundation.

Learn how to combine vision and courage with essential leadership qualities to create positive change in your community and help guide your downtown into a better place.

2D - Walking the Talk: Story Telling Heritage Tourism Trails

Presenters: Abbe Levin, Maine Office of Tourism; Alan Stearns, Bureau of Parks & Lands, Maine Department of Conservation; and Dave Milan, Town of Bucksport.

Heritage tourism is big business in Maine. Hear how communities are interpreting their heritage and connecting their "sense of place" with recreation, walking trails and downtown discovery.

2E - Community Supported Enterprise: If you Can't Recruit 'Em, Build 'Em!

Presenters: Shannon Haines, Waterville Main Street; David Gulak, Barrels Community Market. Hearing the buzz about Barrels? Learn how Waterville Main Street researched, developed, opened and now staffs Barrels Community Market, the new buy local community hot spot on Main Street.

DAY 2 • CONCURRENT WORKSHOPS

Continued

Workshop Session 3 • 3:15 - 4:30 PM



3A - Community Branding 202 with Tripp Muldrow

Bring your ideas and questions to this rousing Part II session with Tripp.

3B - The Art of Display: Beautiful Windows, Intriguing Interiors

Presenters: Linda Edgerton, Edgerton & Co., and Stacy Gervais, Stacy's Hallmark. Eye-popping, show-stopping displays grab customers and sales. Learn design basics and hot tips to transform your downtown businesses.

3C - Funding Partners: Looking for Dough in All the Right Places

Presenters: Sally DelGreco, DelGreco Strategic Partners; Dan Stewart, Maine Department of Transportation; and Maine Downtown Center Advisory Council Co-Chair Terry Ann Stevens, Maine Department of Economic and Community Development. Learn the must-know fundamentals of fund raising and explore a variety of private and public sources ideal for downtown revitalization activities.

3D - Walking Tour of Historic Downtown Augusta

Soak in the Capital City's heritage – from the oldest wooden fort in America to Water Street's stunning Victorian-era commercial architecture – and learn how Augusta's Historic Preservation Commission and Old Fort Western board established the *Museum in the Streets* program.

3E - Theaters and Performance Spaces: Potential Waiting to be (fully) Discovered

Session Manager: Robert McBride, National Trust for Historic Preservation; Diane Bryan, Waterville Opera House, and David Barnard, Colonial Theater, Inc. Cultural performance spaces have enormous potential as an economic catalyst for downtowns. This session will be held in the lobby of the Colonial Theater, currently in the initial stage of Act Three.

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** As determined by Market Surveys of America 2001 – 2009

Workshop Presenters and Speakers



Jay Adams has worked in and around downtown Augusta for 28 years. As the long-time, now retired director of the National Historic Landmark Old Fort Western, Jay has participated in every downtown visioning and revitalization effort since 1986. He researched and designed the *Museum in the Streets* signs on Canal Street and continues to believe downtown can become a standout destination for residents and visitors alike.



Nancy L. Barba, AIA, LEED AP is a Principal of Barba + Wheelock Architecture, Preservation + Design. She has practiced architecture in Maine for over 25 years and worked on a wide array of public, educational, religious, residential and downtown projects. Nancy is a leader in the Sustainable Preservation movement and serves on the Sustainable Preservation Technical Committee for the Association of Preservation Technology International. In 2006, Nancy was named Preservation Champion by Maine Preservation.



David Barnard is the President and founding incorporator of Colonial Theater, Inc., a non-profit organization founded in 1995 and dedicated to the rehabilitation and rebirth of this downtown Augusta performance landmark. An Augusta native with a passion for historic preservation, David has served on the Augusta Historic Preservation Commission and has been a City of Augusta employee since 1993.



Kat Beaudoin, AICP, is Chief of Transportation Systems Planning and a 13-year veteran of MaineDOT. Previously, she was a municipal planner for 12 years and held numerous leadership positions with the Maine Association of Planners. Kat has received awards for her work by three professional associations including most recently the New England Section of the Institute of Transportation Engineers. She holds a B.S. in Plant and Soil Science from UMO and makes her life-long home in Augusta.



Paul B. Becker, P.E. is the Founder and President of Becker Structural Engineers. He has been practicing structural engineering since 1980 and holds a Masters of Science degree in Civil Engineering with a structural specialization. He has extensive experience in historic restoration, adaptive reuse, industrial and commercial expansions, concrete restoration, parking structures, failure investigations, value engineering, construction monitoring and structural evaluations. His diverse project experience ranges from historic landmarks to high-rise commercial structures.



Rochelle Bohm is the Eastern and Northern Preservation Advisor with Maine Preservation and the National Trust for Historic Preservation. She graduated from Houghton College, New York, and the University of Delaware with a M.A. in Urban Affairs and Public Policy. She was Preservation Planner for Kent County, Delaware, managing its Historic Tax Credit Program. She reviewed block grants and development proposals for the Regional Planning Commission.



Diane Bryan has been Executive Director of the Waterville Opera House since 2004. Her time at the Opera House goes back many years and includes working as a volunteer and as production manager. She says "...there are exciting times ahead for the Waterville Opera House as plans for a major rehabilitation/renovation take place amid the welcome news of a \$2 million matching grant from the Harold Alfond Foundation!"



Christopher W. Closs is the Western and Southern Maine Preservation Advisor serving Maine Preservation, Greater Portland Landmarks and the National Trust for Historic Preservation. Closs consulted on historic tax credits for 30 years, managing 62 Certified Rehabilitations, totaling \$300 million in investments. He was the New Hampshire Main Street Program founding chair and Preservation Planner with the National Trust in Boston. He is Adjunct Professor in the graduate Certificate Program in Historic Preservation at Plymouth State University in New Hampshire.



Amy Cole Ives is President of Sutherland Conservation & Consulting (SCC), a cultural resources management firm located in Augusta that specializes in historic rehabilitation tax credit projects. Amy received a statewide historic preservation honor award from Maine Preservation in 2008 for her involvement with the passage of the state historic rehabilitation tax credit and adoption of the Maine Uniform Building and Energy Code.



Malcolm (Mac) Collins is a Registered Architect with WBRC Architects - Engineers, managing the firm's Portland office. His work is focused on historic buildings, downtowns and village centers, and institutional campuses. He has directed projects for the University of Maine, Colby College, the University of Southern Maine, and Pineland Center. Mac is a past chairman of the Maine Historic Preservation Commission and immediate past president of Greater Portland Landmarks.



Sally DelGreco is the President and co-founder of DelGreco Strategic Partners providing development consulting and grant writing services to non-profit organizations, education providers and public-private partnerships. She has a BA from Colby College and a Masters in Management and Social Policy from the Heller School at Brandeis University.



Richard A. Dolby is Acting Director of the Bureau of Building Codes and Standards. He was the Director of Code Enforcement for the City of Augusta from 1987 through 2009. Prior to becoming Director of Code Enforcement, Dick was a Plans Examiner for the Office of State Fire Marshal from 1973-1987.



Jonathan C. Edgerton is a Vice President at Wright-Pierce where he has worked for over 20 years. Starting in the mid-1990s, he has assisted a number of communities throughout Maine and elsewhere in New England in planning and implementing their downtown revitalization initiatives. He has been involved with the Maine Downtown Center since its inception in 2001, and has served as co-chair of the Center's Advisory Council for the past two years.



Linda Edgerton, CMSM, is a Certified Main Street Manager by the National Trust for Historic Preservation since 2003. She spent seven years as the Executive Director for Gardiner Main Street and over a year working with Saco Spirit. Her background also includes over fifteen years of retail management, interior design and non-profits. In 2009, she started Edgerton & Co working with non-profit boards and communities wanting to revitalize their downtowns.



Roxanne Eflin is the Program Director for the Maine Development Foundation's Downtown Center and Maine's state coordinator to the National Trust Main Street Center. Her career spans 28 years, beginning as local Program Manager for one of the original 30 demonstration cities of the National Main Street Center. For ten years she served as Executive Director of Maine Preservation. She serves on numerous boards, holds a Masters in Urban Planning and Historic Preservation and is a proud graduate of Leadership Maine (Rho class).



Stacy Gervais, in 1998, became the buyer, creative director and mascot for the store that bears her name. Challenged with three large display windows in her historic downtown Augusta Hallmark store, she has tried to showcase traditional products in quirky and unconventional ways. Relying on talented associates, a creative local collectors club and her own appreciation for a clever visual story, Stacy's Hallmark creates sometimes complex, sometimes simple, but always compelling peeks into her unique local gift shop.



Christopher Glass is an architect practicing in Camden since 1974. His practice has consisted primarily of new houses and renovations to existing ones, along with historic preservation and small commercial and church projects. He is the former chairman of the Maine Historic Preservation Commission and former president of Maine Preservation. He taught architectural design at Bowdoin for 20 years and has lectured widely. Christopher grew up in Washington, D.C., has a philosophy degree from Haverford College, and a Master of Architecture degree from Yale University.



David Gulak manages Barrels Community Market in downtown Waterville, owns and runs an organic farm in Benton, and, worked with the Maine Technology Institute and Maine International Trade Center as an assistant program manager. He ran his own consulting business for three years and has served on the boards of the Maine Organic Farmers and Growers Association and Maine Small Business Alliance. David holds a Bachelor's Degree in International Economics from George Washington University.



Shannon Haines is the Director of the Maine International Film Festival and Executive Director of Waterville Main Street, which has incorporated the advancement of arts and cultural activities as a key strategy in its downtown revitalization efforts. As a founding member of the Waterville Arts Council and a newly appointed member of the Maine Arts Commission's Community Arts Committee, Shannon has been working to nurture the creative economy in Waterville and statewide for over 6 years.



Sue Inches is Deputy Director of the State Planning Office where she develops public policy for the Governor and the Legislature. Her recent work has focused on land use, solid waste, uniform building/energy codes, Quality of Place and energy conservation. Sue has a BA from the College of the Atlantic and an MBA from the University of New Hampshire. She serves on the boards of the Maine Technology Institute, and Coastal Enterprises, Inc.



Mike Johnson joined the Maine Historic Preservation Commission in 2002 as the Historic Rehabilitation Tax Incentive Coordinator, Grants and Easements Reviewer, and Technical Advisor. He holds a Master's degree in Historic Preservation from the University of Vermont, and he interned with Yosemite National Park's Historical Architecture, Resources Management Division and attended the University of Oregon's Pacific Northwest Preservation Field School. Previously, he was employed in the building restoration trades and as an archaeological field technician.



John Kaminski is an Attorney with Drummond Woodsum in Portland. He represents developers in many Federal and Maine historic rehabilitation projects. He was involved in the passage of Maine's historic tax credit legislation and its implementation. His legal practice also involves working on affordable housing development and preservation, new markets tax credit, other community development and public-private partnership projects.



Ted Koffman is the Executive Director of the Maine Audubon. At College of the Atlantic, Ted established the Eco-Eco Smart Growth Forum, hosting statewide discussions around strategic growth. In 2000, he was elected to the Maine House of Representatives, chairing the Joint Committee on Natural Resources and creating the Community Preservation Advisory Committee, an incubator for smart growth—including public building siting criteria and affordable housing policies. Ted worked with Rep. John Piotti, downtown investors and the Maine Downtown Coalition on the Historic Tax Credit Program.



Jonathan P. LaBonte resides in downtown Auburn and has served as Executive Director of the Androscoggin Land Trust, and its LA Trails and Chisholm Trails programs since 2008. Previously, he worked in transportation planning and policy for the Maine Turnpike Authority. He has a degree in chemical engineering from the University of Maine, where he later completed graduate study in public administration and planning. In 2008, he was elected as a County Commissioner in Androscoggin County.



Dean Lachance is the Executive Director of Bread of Life Ministries which runs a homeless shelter, soup kitchen, 81 units of housing, case management, and donation center. Dean ran three non-profits in Central Maine including two churches, and a retreat/conference center. Dean was also Chaplain at Colby College. Previously, Dean worked for two Fortune 500 companies in the technology field as an executive. He has a Masters in Pastoral Studies and B.S. in Computer Science.



Denis Lachman is Principal at Lachman Architects & Planners, which purposefully integrates the allied disciplines of Architecture, Planning, and Preservation to provide comprehensive services for Community Revitalization. Denis is recognized for his work with the Maine Downtown Center and National Main Street Center, advocacy for Maine's Rehabilitation Tax Incentives and CDBG Façade Improvement Programs in eight towns!



Kathy La Plante has worked in the Main Street field for over 20 years. She joined the National Trust Main Street Center in 2007. From 1996 to 2007, she served as the first Director of the New Hampshire Main Street Center. Kathy began her Main Street career in 1989 as the Executive Director of the Chippewa Falls (WI) Main Street Program. Prior to working in downtown revitalization, she spent 12 years in retail management.



Robert T. LeBlanc B.S., BDEP, MLA is the President of Ekistics Planning & Design and Form:Media and past president of the Atlantic Provinces Association of Landscape Architects. Rob is a landscape architect and environmental planner with 20 years of planning and design experience and a special interest in urban design, landscape ecology, park planning, downtown revitalization and waterfront planning. He is committed to the highest standards of sustainable design and brings first-rate graphic communication to every project.



Abbe Levin is the Cultural Tourism Coordinator for the Maine Office of Tourism. Previously, she provided consultation to a wide range of organizations on the preservation and promotion of cultural resources and completed a collaborative project documenting and promoting local Northeast dairy farmers. Prior to 2004, Abbe was the Special Projects Coordinator at the Maine Arts Commission in Augusta. She currently serves on the Maine Downtown Center Advisory Council and the Maine Arts Commission's Communications Committee.



Alan S. Manoian AICP, a public & private sector community development professional for 20 years, has served as his native City of Lowell, MA's and Nashua, NH's Downtown Directors, as Planning Manager of the South Weymouth Naval Air Station redevelopment, and currently is Bridgton's Director of Economic & Community Development. Alan is a proud member of the Form Based Code Institute's inaugural class of 2005 and is Maine's sole certified administrator. He is the Principal of M Contextual Planning.



Robert McBride of Bellows Falls, VT serves as Chair of the Advisors for the National Trust for Historic Preservation, North East region. He founded Rockingham Arts and Museum Project (RAMP) which works to demonstrate that artists play a significant role in the sustainability of communities culturally and economically. RAMP has spearheaded a number of successful projects including creating affordable live/work spaces for artists, public art projects and artist town meetings that directly engage artists in the community.



Christopher S. McLoon is a Partner in the Business Law Group of Verrill Dana, LLP and the Chair of the Firm's Tax Law Group. He is Chair of the ABA Tax Section's subcommittee on Partnership Terminations, Mergers, and Divisions, and is also co-chair of the Maine State Bar Association's LLC Act Drafting Committee. Christopher earned his J.D. cum laude from Vermont Law School and his LL.M. (Taxation) from New York University School of Law.



Dave Milan has served as the Director of Economic Development for Town of Bucksport since 2001 following his retirement as Bucksport Deputy Chief of Police. Dave has brought his talents as a criminal investigator and problem solver to the business world. Graduating from Bucksport High School and Eastern Maine Vocational Technical Institute, Dave went on to graduate with distinction at both the Maine Criminal Justice Academy and the FBI National Academy located in Quantico, VA.



Cheryl Miller is Senior Program Director for Maine Development Foundation. She has more than 30 years of non-profit experience, serving as executive director to both large and small non-profits. Her past experience includes board training, resource development, grant oversight, and managing large groups of volunteers. She is passionate about Maine and considers her greatest gift to be inspiring and motivating others to create positive change.



Derek Mitchell at just 15-years-old was called a promotions and marketing 'wizard' by the Morning Sentinel. Since then, his resume has grown to include marketing renowned concert venues, reporting live from Iraq for area radio stations, and managing outreach for other prominent organizations. Derek recently founded Radial Communications, a marketing and communications consultancy catering to Maine's small businesses and organizations. In May, Radial was awarded a business start-up grant from the Libra Future Fund.



Tripp Muldrow is a Principal in the firm Arnett Muldrow & Associates in Greenville, South Carolina, where his career in economic development and downtown revitalization began. In May 2002, Tripp and his business partners started their own firm concentrating on Town Planning, Historic Preservation, and Economic Development for small and medium sized communities. The firm has evolved a specialty niche in developing community branding and has completed branding projects in over 80 communities in 18 states. He often presents at national and statewide conferences.



Greg Paxton is Executive Director of Maine Preservation. He's a former Trustee of the National Trust for Historic Preservation; founding Chair, national affiliate Statewide and Local Partners; and past Chair, Preservation Action – national lobbying organization. He is currently on the Board of Directors, CEI Capital Management LLC; Maine Downtown Center Advisory Council; and Steering Committee, Maine Downtown Coalition. He was CEO of The Georgia Trust from 1981 – 2008. He received a B.A. from Williams College and an M.A. in Historic Preservation from the University of Vermont.



John Piotti is Executive Director of Maine Farmland Trust, an award-winning statewide non-profit that has helped over 110 Maine farms remain viable and helped protect over 20,000 acres of Maine's best farmland. John also serves in Maine's citizen Legislature, where he is current House Majority Leader and former chair of the Tax Committee and Agriculture Committee. Johns hold three degrees from M.I.T., in engineering, public policy, and management.



Mike Pullen is an Architect and Principal at WBRC Architects - Engineers, where he has been engaged in historic preservation and rehabilitation projects. He and the firm have been cited for several preservation awards for projects including; the Merrill Financial Center, the Bangor Waterworks Rehabilitation and the Castine Post Office. He is a member of the Maine Historic Preservation Commission, the Blaine House Commission, Hampden's Historic Preservation Commission, and the Maine Uniform Building & Energy Code's board.



Mary Kate Reny is Director of Marketing & Operations for R.H. Reny, Inc. and has a B.A. in Geography and Environmental Studies from U.C. Santa Barbara, and a Masters in Community Planning and Development from the Muskie School in Portland. She is an Advisory Board member of the Maine Downtown Center and the Damariscotta Region Chamber of Commerce, Chair of the Downtown Damariscotta Business Alliance, and Chair of the Friends of Midcoast Maine Board. Mary Kate lives in Bremen with her husband.



Steven Ribble, ASLA, LEED-AP, Maine Licensed Landscape Architect, manages Ekistics' Maine division from Bangor. His broad design and management experience spans 27 years focusing on municipal, educational and institutional markets; creating places for people, with a design intent of environmental stewardship and appropriate context for development. Beyond work, Steve serves on the Bangor Trails Steering Committee, Bangor's Comprehensive Plan Committee, Saxl Park Advisory Committee, BIA Citizen Advisory Committee, and Chairs Bangor's Commission on Cultural Development.



Donovan D. Rypkema is Principal of PlaceEconomics, a Washington, D.C.-based economic development-consulting firm that advises clients on downtown revitalization and the reuse of historic structures. In 2004, Rypkema established Heritage Strategies International to provide similar services to world-wide clients. Rypkema has worked with communities in 49 states and 35 countries. He is the author of *The Economics of Historic Preservation: A Community Leader's Guide* and teaches a course on the economics of historic preservation at the University of Pennsylvania.



Nancy Smith joined GrowSmart Maine as Executive Director in April 2010. She has served in the Maine Legislature representing Monmouth, Litchfield and Wales since 2002, and is House Chair of the Business, Research, and Economic Development Committee. Nancy has lived and worked in Maine since 1981. She is active in her diversified grass-based family farm in Monmouth. Currently, Nancy serves on the boards of the Maine Economic Growth Council, Maine Rural Partners, and Council of State Governments.



Robin Stancampiano works for the Maine Historic Preservation Commission as the Review and Compliance Coordinator, the Certified Local Government (CLG) coordinator, and provides technical assistance for local preservation planning. Prior to the MHPC, Robin worked for the New Jersey SHPO in the technical information and regulatory services section. She has worked as a project architect for architectural firms specializing in historic preservation and prepared historic structure reports, existing conditions assessments, construction documents and specifications.



Alan Stearns, Deputy Director of the Bureau of Parks & Lands at the Maine Department of Conservation, oversees land acquisitions for parks and trails; state and federal grants for municipal parks and local trails; the Maine Conservation Corps; and more. Previously Alan served as senior policy advisor to Governor John E. Baldacci, regarding economic development, transportation, and more. He is on the boards of the Maine Island Trail Association and the Northern Forest Canoe Trail.



Terry Ann Stevens has spent the last nine years as a Development Project Manager with the Maine Department of Economic and Community Development's Office of Community Development. She previously did community development work at a regional economic development entity in Western Maine. She is a graduate of the University of Southern Maine and attended the Muskie School of Public Service. Terry Ann co-chairs the Maine Downtown Center's Advisory Council.



Dan Stewart is the Maine Department of Transportation's Statewide Bicycle, Pedestrian, and Quality Community Program Manager. He works with state agencies, municipalities, health professionals, planners, pedestrian, trail, and bicycle enthusiasts, and others on creating livable communities, to raise awareness to provide safe access for walkers, bicyclists and people with disabilities. Dan has a Bachelor's degree in planning, public policy, and management from the University of Oregon.



Arron John Sturgis is President of Preservation Timber Framing Inc. His team of 14 men and women are dedicated to the traditional repair and preservation of historic timber framed buildings. Living in Berwick, Arron works and teaches his craft throughout New England. Serving as Vice President of Maine Preservation, Arron continues to advocate for solid building methods using local sustainable and very high quality materials for the preservation of barns and church steeples.



Bradshaw Swanson is Maine's first Master Certified Business Counselor. Since receiving his MBA from the Whittemore School of Business and Economics in 1986, he has focused his work on small business development in rural communities. Currently, he manages two service centers in Augusta and Bath for the Maine SBDC at CEI. Swanson is a recent graduate of the Maine Development Foundation's Leadership Maine program (Pi class). He, his wife and their two dogs live in Harpswell.



Matthew Tonello, PE, LEED® AP, Project Executive, Consigli Construction Co., is a leader in the Maine construction community and a trustee of Maine Preservation. He has been a featured speaker on restoration topics for regional and national conferences, and has worked on high-profile restoration projects including the restoration of the Maine State House. He holds a B.S. in Civil Engineering from the University of Maine, an MBA from the University of Boston, and an M.S. in Civil Engineering from the University of Massachusetts Lowell.



Jeremy Whitehouse, LEED® AP, Project Manager, Consigli Construction Co., is a well-known project manager in the Maine construction market. His significant project experience with Consigli includes the Walker Museum of Art at Bowdoin College, renovations to the Maine Historical Society Library, and envelope restorations to Maine Medical Center, which are currently underway. Jeremy holds a B.S. in Construction Management Technology from the University of Maine, Orono.

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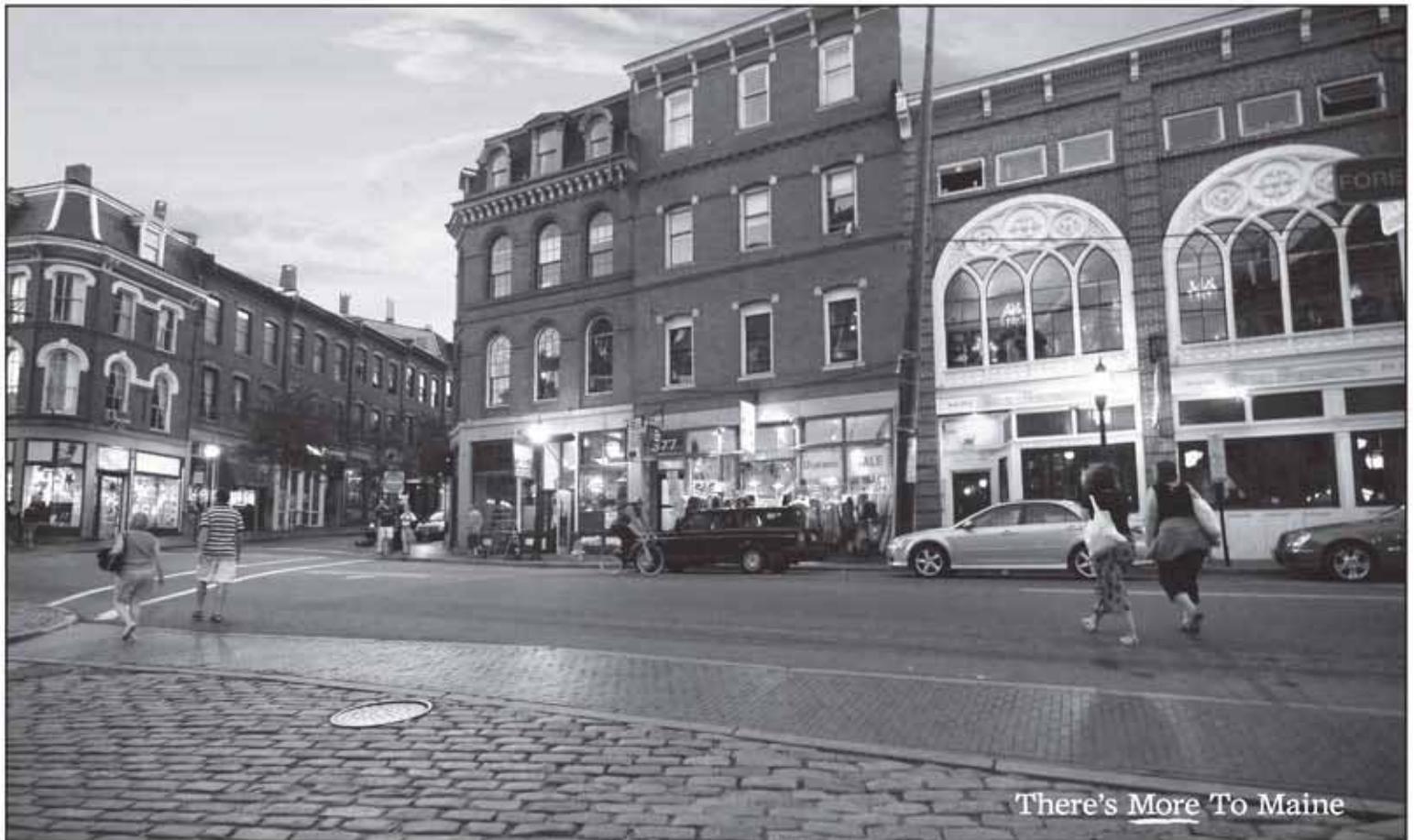
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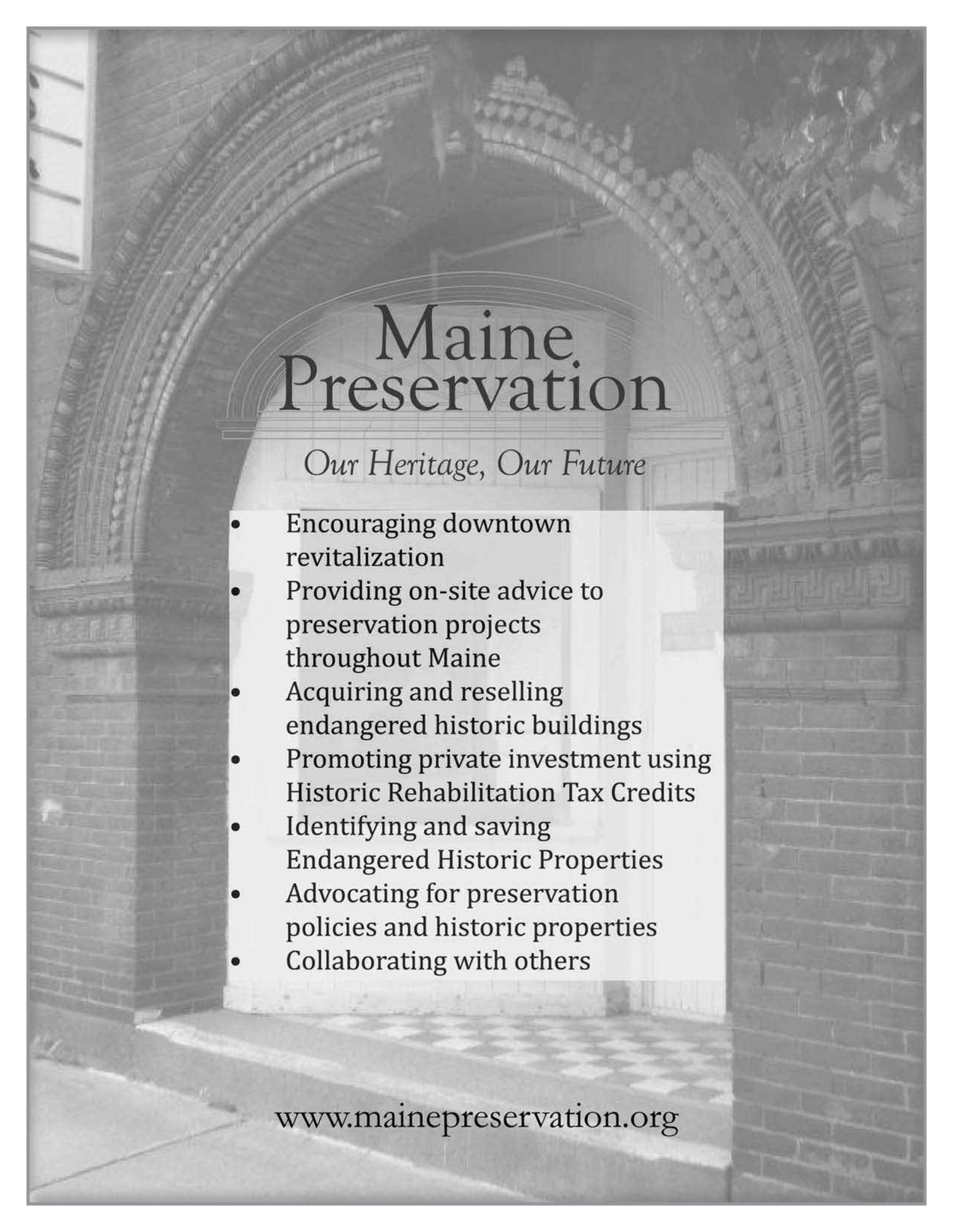
The Maine Community Development Block Grant Program — supporting Maine's downtowns and the Maine Communities 2010 Conference.

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- Providing on-site advice to preservation projects throughout Maine
- Acquiring and reselling endangered historic buildings
- Promoting private investment using Historic Rehabilitation Tax Credits
- Identifying and saving Endangered Historic Properties
- Advocating for preservation policies and historic properties
- Collaborating with others

www.maine Preservation.org



Working to Promote Sustainable Prosperity for Maine

GrowSmart Maine is a statewide nonprofit membership organization that promotes sustainable prosperity for all Mainers by integrating working and natural landscape conservation, economic growth, and community revitalization. We promote Quality of Place by convening and engaging in public conversations about Maine's future, contributing common sense policy analysis, educating the public, advocating for state and local change, and supporting model and best practices.

As sponsor of the landmark 2006 Brookings Institution report, *Charting Maine's Future*, we're actively bringing together Maine citizens, government, businesses, and nonprofit organizations to work for a more *sustainable prosperity* that supports both an improving standard of living and the protection of this state's unique character.

GrowSmart Maine's overall action plan calls for three initiatives:

- **Protect the Maine "brand,"** the communities and landscapes that make Maine special and give us a key competitive advantage in recruiting new workers and businesses;
- **Invest in new research and development** to grow the emergent innovation economy and preserve economic opportunity for all Mainers; and
- **Reinvent government** in order to lower taxes, deliver services more efficiently, and free up resources for other important investments.

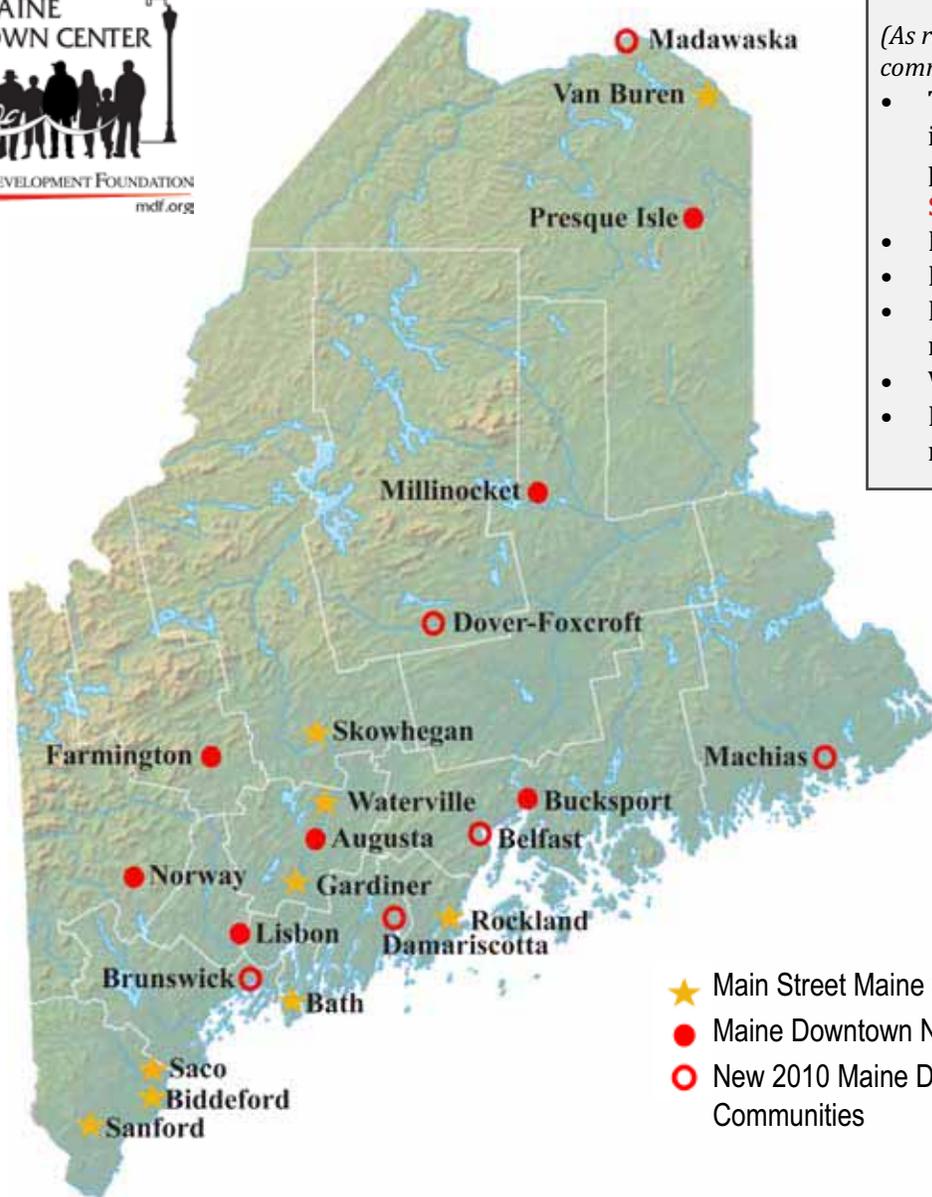
Creating and expanding common ground, wherever possible, is a major element of the GrowSmart Maine mission and a key to our success. We can only succeed, as a state, if we develop a new unity and sense of purpose between potential adversaries: business people and environmentalists, conservatives and liberals, Republicans and Democrats.

Producing understanding, knowledge, and action: We also produce periodic reports, in partnership with world-class researchers and visionary planners, that offer new insights into how Maine is changing and what we can do to shape the future together. But we don't produce reports to sit on shelves. We also actively help implement change, through broad public education campaigns, organizing and mobilizing people across the state, advertising, generating news coverage, and lobbying.

Your support makes it happen at GrowSmart Maine!

GrowSmart Maine brings together Maine citizens, like you, from all walks of life who want to protect the things that are special about Maine, while growing sustainable prosperity for all parts of the state. With your help, we are working to implement the recommendations of the Brookings Report and build a network of engaged individuals, organizations, and businesses that are shaping Maine's future.

For more information, visit our website:
www.growsmartmaine.org



- ★ Main Street Maine Communities
- Maine Downtown Network Communities
- New 2010 Maine Downtown Network Communities

Maine Reinvestment Statistics

(As reported by Main Street Maine communities from September 2002-2009)

- Total amount of reinvestment in physical improvements from public and private sources: **\$114.5 Million**
- Net gain in businesses: **180**
- Net gain in jobs: **793**
- Number of building rehabilitations: **431**
- Volunteer Hours: **153,732**
- Reinvestment Ratio: **\$26.90** reinvested for every \$1 spent

The Maine Development Foundation's Downtown Center serves as the state coordinator for the National Trust for Historic Preservation's Main Street program. We utilize the Main Street Four-Point Approach® which has earned a reputation as one of the most powerful economic development tools in the nation for vibrant, healthy downtowns. The Center's mission is to advance preservation-based economic development in downtowns across Maine, resulting in business growth, job creation, building rehabilitation, cultural enhancement and organizational leadership. The Center and its Advisors serve as a resource for all Maine communities interested in undertaking downtown revitalization projects or developing a sustainable programs. We are a member of the Maine Downtown Coalition and are proud to currently work with 9 Main Street Maine and 13 Maine Downtown Network communities, representing every county in Maine.

The Maine Downtown Center Oversees and Manages the:

- Main Street Maine program – locally staffed programs in nine Maine communities
- Maine Downtown Network – for communities exploring downtown revitalization options
- Maine Downtown Institute – a series of downtown training workshops
- Annual Conference and Downtown Achievement Awards

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