

Innovation Meets Main Street Conference

2012.05.18

Thomas Kittredge
Economic Development Director
City of Belfast

*(formerly Executive Director of the Piscataquis County Economic
Development Council)*

Former Moosehead Manufacturing Facility Redevelopment Timeline

- February 2007 – Moosehead Manufacturing announces it will close its downtown Dover-Foxcroft facility, putting approximately 120 people out of work; the facility/property represented approximately \$2.0MM in taxable assets to the town.
- 2007-2008 – The Piscataquis County Economic Development Council (PCEDC)/Town of Dover-Foxcroft successfully applies to the Maine Department of Environmental Protection's Brownfields Assessment Program to conduct Phase I and Phase II environmental site assessments and a focused feasibility study of the property.
- August 2007 – PCEDC/Dover-Foxcroft successfully applies for a Community Development Block Grant (CDBG) \$10,000 Community Planning Grant, to hire Wright-Pierce/Eaton Peabody Consulting Group conduct a reuse study for the facility, which included a structural analysis of the facility, development of a summary of regulatory issues associated with the site's history, and conducting an analysis of potential uses for the facility/property.

Former Moosehead Manufacturing Facility Redevelopment Timeline (cont.)

- November 2008 – PCEDC successfully applies for a \$200,000 Environmental Protection Agency (EPA) Brownfields Assessment Grant; a portion of this is used to conduct a Phase I environmental site assessment update and a hazardous materials inventory of the property.
- February 2009 – Town forecloses on the property.
- July 2009 – Pine Crest Development Corporation (a nonprofit local development corporation created by the Town) acquires the property from the Town.
- October 2009 – PCEDC/Town successfully applies for two \$200,000 EPA Brownfields Cleanup grants to perform environmental remediation of the property. Site had to be divided into two parcels prior to application in order to qualify for two grant awards. While potential reuse options were presented in the grant application, the current redevelopment scenario was unknown at the time of application.

Former Moosehead Manufacturing Facility Redevelopment Timeline (cont.)

- March 2010 – PCEDC/Town successfully applies for a \$237,214 CDBG Non-Profit Development Grant. Jonathan Arnold of the Arnold Development Group has already become aware of the site at this time, and his preliminary *River Walk* proposal forms the basis of the application. These funds will be used to perform environmental cleanup and make improvements primarily to the 2nd floor of the property's wooden building, which will house a 2,041 s/f data center. Pine Crest Development Corporation played a crucial role in getting this particular grant by serving as the required non-profit development organization that owned the site while work would be carried out under it.
- May 2010 – Arnold Development Group obtains 1-year option on the property.
- July 2011 – PCEDC/Town successfully applies for a \$200,000 Communities for Maine's Future grant, to be used to build a quarter-mile pedestrian trail, part of which will go through the property.

Former Moosehead Manufacturing Facility Redevelopment Timeline (cont.)

- Pending - \$1.5MM Economic Development Administration Public Works and Economic Development grant, to develop 17,900 s/f commerce center/business rental space (1st floor of the property's concrete building).
- Pending - \$200K United States Department of Agriculture Rural Development Rural Business Enterprise Grant, to construct the aforementioned data center, which will be owned by Pine Crest Development Corporation.
- Pending - Arnold Development Group is seeking Federal and State Historic Tax Credits for seven of the property's buildings, worth approximately \$1.2MM; these credits would represent startup capital for the residential portion of the project.
- Final project is a mixed-use facility that would include: twenty-four rental apartments; a nine-room inn; a restaurant; a café; a commerce center; a data center; and event space, with a total private investment of approximately \$10MM.

Thank You!

Thomas Kittredge

Economic Development Director

City of Belfast

economicdevelopment@cityofbelfast.org

(207) 338-3370 ext. 8