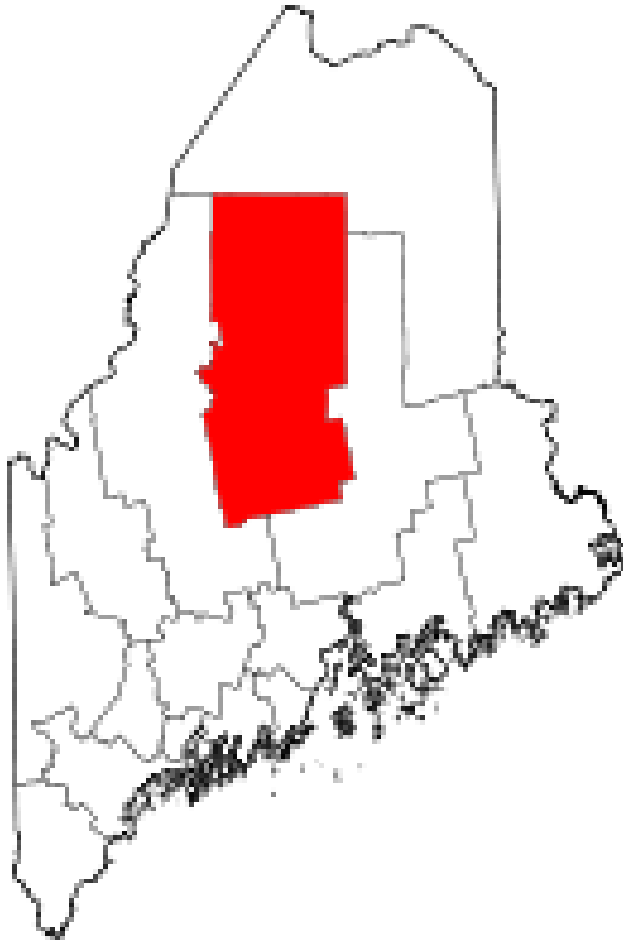


Sparking Growth in Rural Areas

Janet Sawyer
Business Development Director
Piscataquis County Economic Development Council
Roadmap to Mill Redevelopment Seminar
New Jersey Institute of Technology
June 14, 2012
Lewiston, Maine



Piscataquis County

Population: 17,200

Density: 4.3 people / square mile

Largest town: Dover-Foxcroft,
population 4,200

Uniquely Piscataquis County.....



Maine's largest lake - **Moosehead Lake**, here with **Steamship "Katahdin"** – a treasure from river driving days

100-mile wilderness – the final (or first) 100 miles of the Appalachian Trail





Dover-Foxcroft, Maine

Janet Sawyer, Piscataquis County Economic
Development Council, "Sparkling Growth in
Rural Areas," June 14, 2011



Mayo Mill's first building was constructed in the late 1800's with subsequent additions in 1900's.



Mayo Mill in 2010, also known as Moosehead Manufacturing.

Mayo Mill from the bridge in 2010.



Recent Timeline

2009 - now



- Town acquires mill
- Focus group formed to envision reuse plan
- Town is awarded \$200,000 CDBG NP grant
- Town is awarded 2 each \$200,000 brownfield cleanup grants
- Developer discovers mill property
- Communities for Maine's Future grant provides \$200,000 for walkway around property
- County-wide \$800,000 brownfield RLF awarded
- Pending:
 - EDA grant for \$1.5 million
 - USDA \$99,000 RBEG
 - Developer's funds
 - Traditional lender's funds



Artist's rendering of new multi use redevelopment

Janet Sawyer, Piscataquis County Economic
Development Council, "Sparking Growth in
Rural Areas," June 14, 2011

Data Storage Center

Availability of high speed, reliable fiber optic technology and backup power with hydro dam

Business Plaza

Amenities include data storage on-site; energy efficient with solar, geothermal; high-speed, reliable internet

Plus:

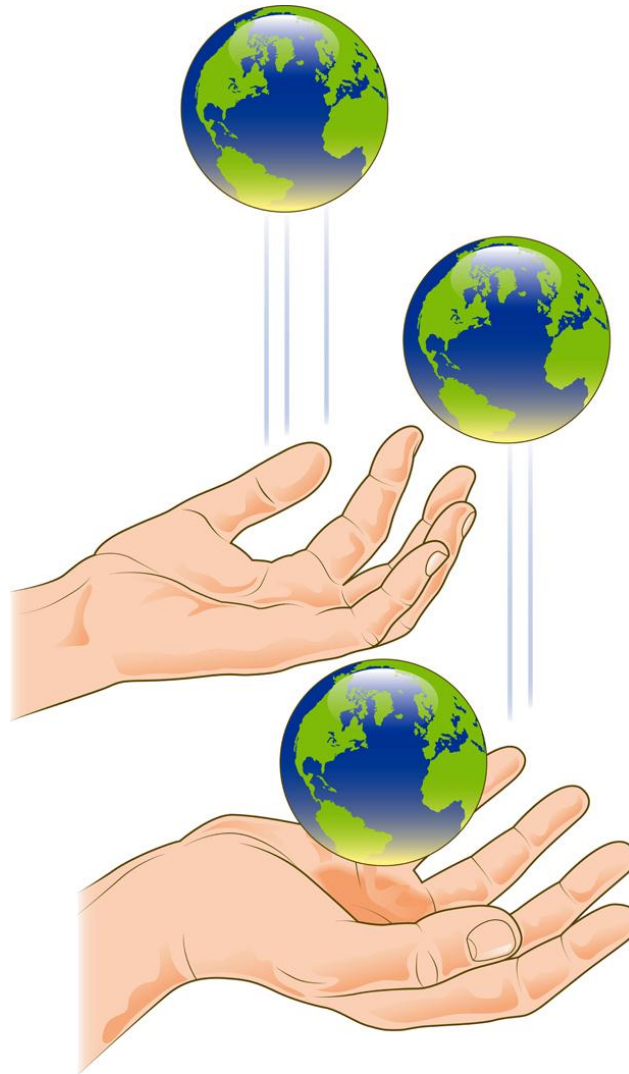
Boutique-style Inn
Café
Restaurant
Retail space
Artists' ateliers
22 residential units
Event space
Walking trail and pocket park



It's a Juggle.

- ❖ Non-profit
- ❖ For profits
- ❖ LLC's
- ❖ Municipality

Who can do what?



Redevelopment in Poor, Rural Areas--- characteristics:

- Low demand for space
- Low capacity in terms of human resources
- High need for federal/state subsidy
- High ratio public vs private funding
- At the end of the redevelopment, property has lower monetary value than similar space

The vision.....

Arnold Development's rendering of Riverwalk,
Mayo Mill's redevelopment in Dover-Foxcroft,
Maine