

Bates Mill

A Work in Progress



**Roadmap to Mill Redevelopment
Seminar**

Bates Mill, Lewiston Maine

June 14, 2012

Overview

- **Constructed between 1852 and 1923**
- **Economic wellspring**
- **10 acres of land**
- **1,200,000 square feet of space**
- **5,000 employees in 1950's – largest private employer in Maine.**

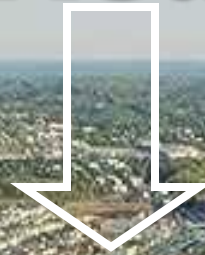
CITY HISTORY WITH BATES MILL

- 1992 City Takes Over Mill to Save <100 Jobs**
- 1993 LMRC Established to Oversee Redevelopment**
- 1994 Federal Grant Received for Improvements**
- 1996 Phase I Environmental Assessment**
Development Master Plan for Mill Prepared
City Enters into an Agreement with Developer
- 1997 Community Education/Participation**
- 1998 EPA Removal Action**
Non Binding Public Referendum
- 1999 Brownfields Grants – Assessment & Planning**
Binding Public Referendum
- 2000 Brownfields Grant – Revolving Loan**

General Conditions



Bates Mill Redevelopment



Why Did Lewiston Get Involved?

- Historic Preservation
- Environmental Remediation
- Downtown Revitalization
 - Jobs
 - Investment
 - Taxes

Bates Mill Options

3) Redevelopment- Annual appropriations and public/private partnership to support redevelopment.



LEWISTON'S APPROACH

- **Environmental “Clean Bill of Health”**
- **Lewiston Mill Redevelopment Corporation**
 - Non Profit Development Corporation to provide oversight, guidance, and fiscal management
- **Public/Private Partnerships**
 - Use Public Resources to leverage private investment
 - Public investment used to identify and fix environmental issues & build traditional infrastructure
 - Creative development agreement
 - Real estate option
 - Development consulting service cost sharing

Results?

- \$50 million in private investment
- \$31,141,703 in total assessed Valuation
- \$803,144 annually in taxes
- 285,000 s.f. redeveloped to Class A
- 65,000 s.f. mixed income housing by Dec.
- 1,000 jobs

Bates Mill



Bates Mill



Banknorth

AndroscogginBank



Learnings

➤ **Have a Plan**

- Willy nilly development counter productive

➤ **Engage the Community**

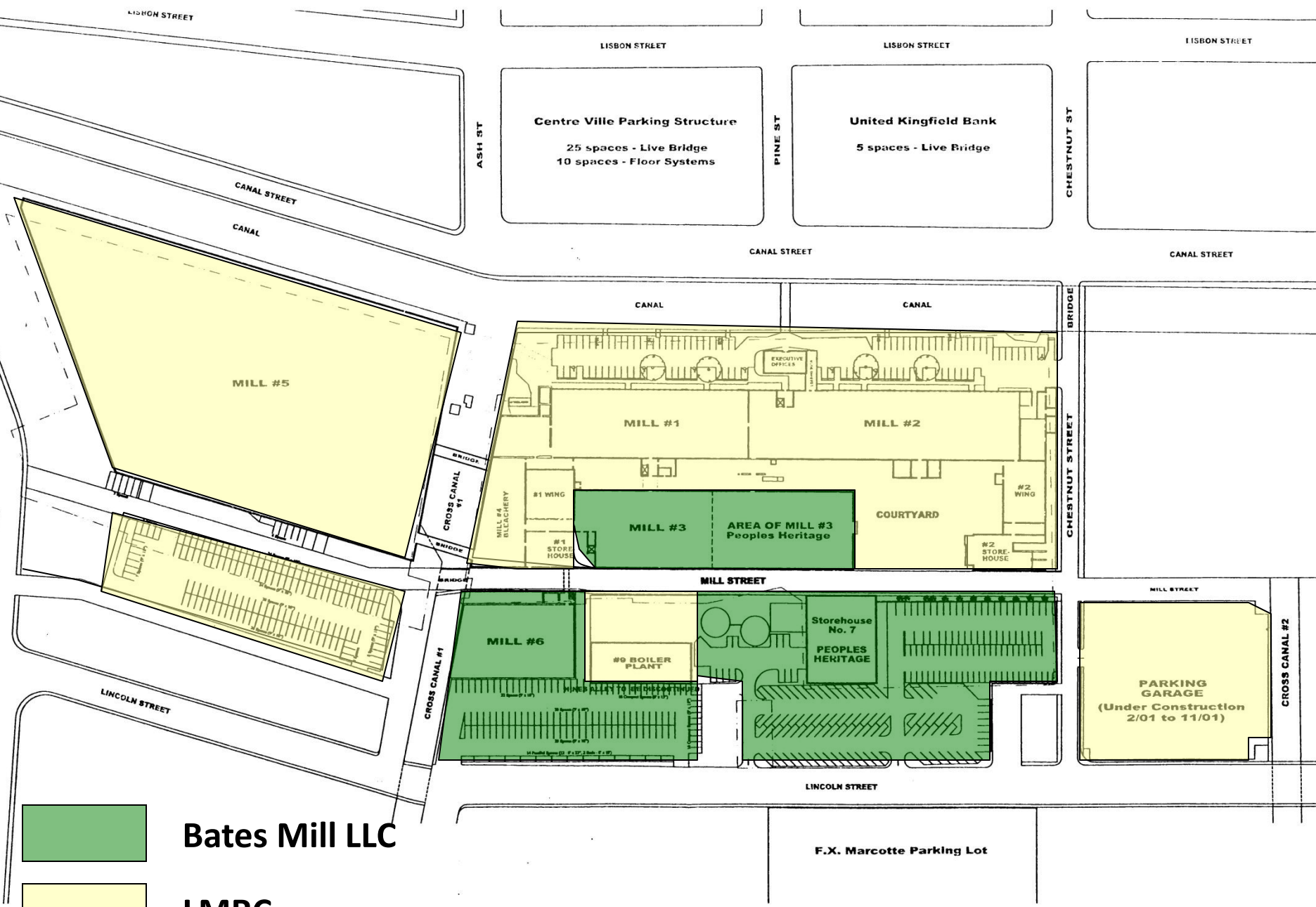
- Community support critical for funding
- Celebrate successes

➤ **Utilize Federal Resources**

- \$2.5+ million in EPA Grants
- 1.8 million EDA Grant
- CDBG

➤ **Public/Private Partnerships**

➤ **Define with Quality**



DRAWING NO. 02
SHEET NO. 30
JOB NO. 02
DRAWN BY: 02
SCALE: 1" = 30'
DATE: 02/01/01







BEFORE



AFTER



AFTER

MILL No. 3 and COURTYARD











