

**BCDI ANNUAL MEETING**  
**Monday, December 9, 2019**  
**Bowdoinham Town Hall**

**5:40pm** BCDI Board of Directors vote unanimously in favor of having Sam Berry, Shay Ruggles, and Graham Buck join the Board as of January 1, 2020

**5:45pm Greeting and Refreshments**

**6:00pm Welcome and Introductions** - Kathy, BCDI Board Chair

Welcome to the 7<sup>th</sup> Annual Meeting of BCDI!

Kathy Montejo – Chair of the board (ending five years of service this month)  
Rachel Murphy – Treasurer  
Andy Cutko  
David Engler – ending six years of service this month  
Sean Hagan  
Michael Mahan  
Mary Mayo  
Dave Mention  
Patricia Oh  
Atlee Reilly

Incoming board members:

Sam Berry  
Shay Ruggles  
Graham Buck

Ingrid Leschefske - Program Manager

**Brief background on BCDI:**

BCDI was established in 2012 by a group of BHM residents who saw a need to help capitalize funding options for local businesses, primarily farming and agriculture businesses. From there, our work has expanded over the past 7 years but our primary mission remains the same. Our organization has 3 main programs:

- Neighbors Investing in Neighbors loan program–
  - o invested over \$100,000 into BHM businesses
  - o use a crowd-sourcing approach and funds are from individual investors, when the loan is paid back, the investors are paid back with interest
  
- Farmland Inventory Program–
  - o BHM has a rich agricultural history with many acres of farmland and potential farmland.
  - o In the past few years, BHM has seen a reassurance of young farmers moving into the area who are seeking available land to farm for both crops and livestock.
  - o A few years ago, we embarked on a program to inventory the available lands in town and catalog their potential use for agriculture businesses.
  - o We will have a brief update on their work this evening.
  
- Community Conversations series–
  - o In fall 2017, we hosted community forums asking folks their vision for the village area of town and what could be done to strengthen the area and make it even more of an asset to the community
  - o As such, 16 project ideas were developed and brainstormed, some being:
    - § Peary’s Garden – a community garden where residents can rent plots to grow their own crops
    - § Kayak storage racks at the waterfront
    - § Benches along the loop for resting while walking, opportunity to sit and chat with neighbor
    - § Catalyst for the idea for a community center which has now blossomed into Merrymeeting Hall thanks to the hard work and dedication of the Historical Society.

The BCDI Highlights from this past year are listed in our program this evening. It outlines some of the work the board and organization have been able to accomplish. Please everyone review it and ask questions or offer comments.

**Harriet Van Vleck** - Merrymeeting Food Council Coordinator announcement- Farmland Labor meeting announcement

**6:15pm – Treasurer’s Report**– Rachel Murphy, Treasurer

## **2019 Grants Summary:**

### **Sewall Foundation**

BCDI was awarded \$15,000/yr over two years for: -Farmland Inventory Program

-Neighbors Investing in Neighbors Loan Program -Community Conversations

### **New England Grassroots Environment Fund**

BCDI was awarded \$2,650 for:

-“Empowering Board Leadership for Community Action”

Total Grant Funds Received in 2019 = \$17,625

## **2019 Summary through 11/30/2019:**

### **Operations:**

-General Operating Expenses Jan-Nov 2019 = **\$7,436.72**

-Current Unrestricted Funds for General Operations = **\$6,258.56**

### **Programs (Conversations, Loans, Farmland):**

- Program Costs Jan-Nov 2019= **\$12,067.80**

-Current Available Program Funds = **\$18,820.43**

### **Loans:**

-Existing Loan = **\$10,000**, fully paid, investors to be repaid

-New Loan = **\$20,000**, disbursed 10/16/19

### **Board Development:**

-NEGEF Grant = **\$2,650**, Awarded January 2019

-Current Available Funds for Board Development = **\$1,516.05**

**2019 Unrestricted Revenue Sources:**

**Events: \$1601.43**

**Grants: \$ 1,500.00**

**Interest & Loan Income: \$137.34**

**Membership & Donations: \$ 4,066.10**

**Dec Memberships (Projected): \$ 1,500.00**

**Total: \$8,804.87**

**Program Budget:** Essential: \$18,000 Ambitious: \$26,000

**Operations Budget:** Essential: \$8,500 Ambitious: \$15,000

**Totals:** Essential: \$26,500 Ambitious: \$41,000

**6:25pm – Farmland Committee Update – Sean Hagan, Farmland Committee Chair**

The Farmland Committee works to support the agricultural aspects of Bowdoinham. We are currently in the midst of what we are calling the Farmland Inventory Project, which will provide the tools necessary to help landowners with farmable acreage manage the future of their land. The Project will connect landowners and farm seekers in order to maintain and increase the land base in production. Once completed the Farmland Inventory Project will be able to describe the available farmland in town with detailed information that will be useful to potential farmers and we will be able to connect those landowners willing to make available their land with farm seekers.

Other organizations we are working with include: Land for Good, Maine Farmland Trust, Merrymeeting Food Council, Town of Bowdoinham.

This year we hosted a Farmer Community Conversation facilitated by Land for Good discussing the challenges and possibilities of future farming in town, identified potential farmable parcels from publicly available data and sent surveys to those landowners, and then hosted a landowner meeting discussing the possibilities of allowing farming on their land and the considerations

when leasing it. We are now following up with people as we continue to build the inventory and make it useful for future farmers. Additionally we expect the completed Farmland Inventory Project to serve as a model that could be used by other farming communities across the state.

**6:30pm – Introduction of Tom Woodin-** started on September 9 as BHM Town Manager. Hired by a unanimous vote of the Board of Selectmen. For the past 12 years, he served as the Town Manager of Boothbay Harbor and as such brings with him significant experience managing complex issues and overseeing major projects. He is a member of the ME Municipal Association and International City Management Association. Tom has a bachelor’s degree in Political Science from the University of Southern ME.

Tom spoke about the projects that were underway when he took office, including moving the Public Works operations and the on-going work on the old PW site. He strongly believes his job is to make sure the town's work gets done, not to determine what needs to be done.

**6:50pm What’s Next for BCDI - Kathy**

- Membership based organization – reflect the ideas of BHM residents
- Dues forms on the table, \$10 a year, if not manageable, is waived
- Work closely with the Town to partner on projects

Love hearing feedback and comments from members regarding suggestions or ideas to pursue. Recently had a few opportunities to receive input:

- Our Annual booth at Celebrate BHM generates great dialogue and discussions.
- Board orientation session and Planning Retreat to set priorities and work plan for next year:

Some recent ideas proposed to the Board for review and consideration:

**1) Cathance Landing, former FHC, Building at the Waterfront**

- Highly visible
- Focal point of village area
- Currently house some small businesses and offices for non-profit groups
  - Privately owned property but what are some future visions for the building and ideas for the ideal and optimum use of the space.
  - “WHAT DO YOU SEE AS THE OPTIMUM USE OF THE CATHANCE LANDING BUILDING?”

- Ideas shared – incubator space for small start-up businesses, a self-sufficient non-profit co-op, shop for local artisans to sell their products, Another food / entertainment venue, a manufacturing company to employ local workers

## 2) **Placemaking**–

- Build community through events
- expand on events offered for the community, do not have to be sponsored or run by the town
- creation of more community events, people seem to welcome these gatherings and opportunity to see neighbors
  - Mr. Joyce’s idea for a floating venue at the Waterfront
  - new monthly Sunday community brunch prime example
  - events might overlaps with town, school or non-profit functions
- All town based groups are always looking for more volunteers. We would note about partnering with existing groups, working to enhance and support, etc. to avoid the impression of stepping on toes or taking over.
- We could use the Holiday festival on Saturday as an example of excellent collaboration – events sponsored by town, school, Merrymeeting Arts Center, Library, local church for Victorian Christmas display, Guild of Artisans, pony parade.
- Revive the Chicken BBQ which was used to raise funds to build Bowdoinham school
- Are there things we can be doing during the State’s Anniversary year (lots of excitement around this topic!):
  - i. Grant money available through the State library (ask Kate Cutko)
  - ii. Wooden boat revival
  - iii. Boat building (recollection of school children building wooden boats and having a celebratory launching at Maily Park)

## 3) **Hosting a future Community Conversation series and have a set topic**

- Collaboration of Arts community in BHM – should BCDI host a Community Conversation to bring together leaders of the arts organizations and local artisans and crafts people to brainstorm and discuss ideas to help them thrive?
  - Resounding “yes” from Kate Cutko
- Other topics for possible exploration for a future Conversation?

Other thoughts:

- Yellow building at public works, to raze or continue renting out

- Use Farmland Inventory model to map and connect homes for sale with those looking to live in B'ham to boost entrepreneurial activity here (noted high price of housing)

**Thank you for coming! Thank you for your service on the BCDI Board of Directors, Kathy and David! Onward!**

**BCDI 2019  
Board of Directors**

Kathy Montejo, *Chair*  
Rachel Murphy, *Treasurer*  
Andy Cutko  
David Engler  
Sean Hagan  
Michael Mahan  
Mary Mayo  
Dave Mention  
Patricia Oh  
Atlee Reilly

**Mission Statement**

BCDI leverages local resources and facilitates collaboration among the for-profit, non-profit, and government sectors to promote sustainable economic and community development.



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**BOWDOINHAM COMMUNITY**



**DEVELOPMENT INITIATIVE**



**2019 ANNUAL MEETING**



**Monday, December 9, 5:45 BCDI 2019**

## 2019 BCDI HIGHLIGHTS

- Upgraded and adopted a revised Mission Statement
- Created and prepared first operating budget for organization
- Welcomed several new board members, almost at full board capacity
- Expanded social media presence with over 550 “likes” on facebook
- Distributed quarterly newsletter to membership and supporters
- Improved Neighbors Investing in Neighbors loan documents to better support the applicants, investors, and BCDI
- Processed largest loan to a Bowdoinham business – a local farm
- Contracted with two professional consultants (Bowdoinham residents) to move the Farmland Inventory work forward
- Conducted both landowners and farmers meetings to gain additional input and insight for the Farmland Inventory Project
- Completed or referred the 16 projects from the Community Conversations 2017 project list
- Hosted booth at Celebrate Bowdoinham
- Conducted initial work on establishing office space downtown
- Hosted Taco Night dinner at a waterfront summer concert
- Provided testimony in support of LD 1141, a bill to Fund Merrymeeting Trail
- Extended contract with Program Manager
- Coordinated projects to benefit the community school via the Bowdoin College Common Good Day
- Conducted board planning retreat to establish future goals
- Served as a sponsor for Bowdoinham Open Farm Day
- Established May as “Membership Month” to streamline the membership renewal process
- Received and utilized grant funds from the New England Grassroots Environment Fund, Sewall Foundation, and Maine Community Foundation for continued implementation of the Farmland Inventory and the Community Conversations projects

## PROGRAM

**Monday, December 9, 2019**

Bowdoinham Town Hall

**5:45**

*Gathering, Greeting, and Refreshments*

**6:00**

*Welcome and Introductions*

Kathy Montejo, BCDI Board Chair

**6:15**

*Treasurer's Report*

Rachel Murphy, BCDI Treasurer

**6:25**

*Farmland Committee Update*

Sean Hagan

**6:30**

*Meet Tom Woodin*

Bowdoinham Town Manager

**6:50**

*What's Next For BCDI*

Kathy Montejo