



SKOWHEGAN THE NEWSPAPER BUILDING

185 Water Street, Skowhegan

JUNE 5 + 6, 2024

hosted by:



Thank you to the Build Maine hosts, organizing committee, and other supporters.

HOST ORGANIZATIONS:

Build Maine Team:

Tracey Desjardins, City of Saco
Cary Tyson, Portland Downtown
Jim Tasse, Bicycle Coalition of Maine
Abigail Smallwood, York County Community Action
Kristina Cannon, Main Street Skowhegan
Patric Moore, Main Street Skowhegan
Erin Howe, Build Maine Intern
Mandy Reynolds, Build Maine
Rache Llyn Rumson
Cashel Stewart, GPCOG
Kara Wilbur, Build Maine Chair

Maine Real Estate & Development Association (MEREDA)

Shelly Clark, Vice President of Operations

MMA

Alicia Gaudet, Educational Services Manager
Kate Dufour, Director, Advocacy & Communications

Maine Downtown Center

Anne Ball, Executive Director

TOWN OF SKOWHEGAN:

David Bucknam, Interim Town Manager, Police Chief
Skowhegan Board of Selectmen
Joel Greenwood, KVCOG/Skowhegan Town Planner
Ron Rodriguez, Fire Chief
Jason Finley, Road Commissioner & Skowhegan Highway Dept.
Bryan Belliveau, Code Enforcement Officer
Jeff Hewett, Economic Development Director

MAIN STREET SKOWHEGAN TEAM:

Darryll White, Lake George Regional Park
Brian Eng, Developer
Margi Browne, WesArts & Lakewood Golf Course
Lisa Landry, Redington-Fairview General Hospital
Steve Govoni, Select Board & Wentworth Partners
Luke York, Chamber of Commerce & 201 Service
Joel Greenwood, KVCOG/Skowhegan Town Planner
Pam Powers, Bigelow Brewing
Joe Almand, Joe's Flat Iron Cafe
Garrett Quinn, Whittermore's Real Estate
Eli Soll & Kim Leo, The SPACE on the River
David Larkin, Somerset Woods Trustees
Jack Gibson, Somerset Woods Trustees
Steve Dionne, Dionne & Son Builders
David James, Community Member
Jon Kimbell, Community Member
Kristina Cannon, Main Street Skowhegan
Patric Moore, Main Street Skowhegan

VENUE HOSTS:

Eli Soll, Newspaper Building, SPACE
Skowhegan Center for Entrepreneurship, Main Street Skowhegan



Artwork by Scott Whitehouse

Welcome to Build Maine, presented by the **Congress for the New Urbanism Maine**, with **Maine Municipal Association**, **Maine Real Estate & Development Association**, **Maine Downtown Center**, and **Skowhegan Main Street Skowhegan**.

We are pleased to have you participate in this year's conference. We want to thank all the attendees, sponsors, partnering organizations, and exhibitors for participating in and supporting this event. Please make time to visit with our important conference partners at their exhibit booths.

This collaborative event is intended to showcase international, national, and local best-practices and provide an opportunity for cross-disciplinary conversations amongst all the people involved in the work of building Maine.

Again, thanks for being here and we hope you have a memorable time at Build Maine!

Network: MSS Business
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June 5, 2024

2:00 pm — 6:00 pm



REGISTRATION OPENS

Newspaper Building, 185 Water Street

3:00 pm — 4:00 pm



ACTIVATING UPPER STORIES

Newspaper Building, 185 Water Street

Trisha Purdon, Director, Office of Rural Prosperity, Kansas Department of Commerce; John Egan, Genesis Fund

Vacant upper floors of mixed-use main street buildings remain a challenge to repurpose, despite the ideal location for housing. Join this session and learn how to help unlock redevelopment potential in challenging upper floors, including knowing which building codes to use, where to find financing, and other tools available to drive more housing into your downtown.

4:30 pm — 7:30 pm



PITCH AND POUR!

Riverside lot behind SPACE and 151 Water Street, Skowhegan

Activated space brought to you by National Association of Realtors with special thanks to the Kennebec Valley Board of Realtors

Join us for networking and a pitch competition hosted by Main Street Skowhegan! Networking and an outdoor beer garden will be held at the location of the future riverfront promenade overlooking the Kennebec River. Enjoy food and drink (pay your own), and see old and new friends over a beer. The pitch competition will start at 6:00 at 185 Water Street, the main conference venue. Everyone is invited to participate.

June 6, 2024

8:00 am

REGISTRATION OPENS

Newspaper Building, 185 Water Street

Locally made + locally sourced breakfast provided by **Maine Grains**.
Thanks to our Breakfast Sponsor, **Franklin Savings Bank!**
Visit with Exhibitors.

8:45 am — 9:00 am



WELCOME TO BUILD MAINE, KRISTINA CANNON
President + CEO | Main Street Skowhegan

Newspaper Building, 185 Water Street

Updates on Skowhegan!

9:00 am — 9:35 am



JAKE BITTLE
Staff Writer | Grist
Brooklyn, New York

Newspaper Building, 185 Water Street

Over the next fifty years, millions of Americans will be caught up in this churn of displacement, forced inland and northward in what will be the largest migration in our country's history. In other words, they'll be coming to Maine. Jake Bittle is a staff writer at Grist, where he covers climate change. His work has been published in The New York Times, The Guardian, Harper's, New York Magazine, The New Republic, and numerous other publications. He is the author of *The Great Displacement: Climate Change and the Next American Migration*. Join us to learn more about the extent to which climate migration will impact Maine, and why planning will become an increasingly necessary activity to protect what we love most about our State.

9:35 am — 10:15 am



TOM LOW
Director | Civic by Design
Charlotte, North Carolina

Newspaper Building, 185 Water Street

Maine has a finite amount of time to determine whether we will learn from America's costly suburban mistakes, or continue to erode our treasured way of life. The choice between farms vs. highways, vast uninterrupted timber forests vs. low density residential sprawl, NIMBYism in our downtowns vs. embracing development where we need it most, open roads vs. traffic choked arterials - these are all choices we will make, either through apathy and non-action or through intentional work to change our land use development system. Tom will share inspiration and the steps we must take to develop in a way that Mainers will in fact love.

10:15 am — 10:30 am



COFFEE BREAK
Visit with Exhibitors

10:30 am — 11:00 am



HIGHLIGHTS FROM POLICY ACTION 2023

Newspaper Building, 185 Water Street

Nancy Smith, GrowSmart Maine; Vanessa Farr, Principle; Zoe Miller, Moving Maine Network; Josh Caldwell, Natural Resources Council of Maine; Tara Kelly, Maine Preservation; Representative Jack Ducharme; Representative Melanie Sachs.

Build Maine and GrowSmart Maine innovated a new process for engaging a broad statewide conversation, best described as public policy crowdsourcing. Learn about work that started in 2019, involving hundreds of people across the state, and the big policy moves from the 2023 session to improve built outcomes while reducing demand for development on rural lands.

11:00 am — 11:30 am



STATE POLICY + FUNDING UPDATES

Newspaper Building, 185 Water Street

Steve Landry, MaineDOT

Learn about the process for quickly and inexpensively improving street safety through a new DOT process centered around quick build projects. Also hear updates to the speed setting policy to help reduce dangerous vehicle speeds on local roads.

Sarah Curran, Deputy Director, Climate Planning and Community Partnerships, with the Governor's Office of Policy Innovation and the Future

For the past 3 years, the Governor's Office of Policy, Innovation, and the Future has been providing Community Resilience Partnership grants for local, municipal-lead projects that help advance climate-friendly policies. Hear highlights from this work and ongoing opportunities for project funding.

Hilary Gove, DECD + Benjamin Averill, Housing Opportunity Program Coordinators, DECD

Learn about funding available to service providers and municipalities to assist with ordinance development and public engagement to increase housing opportunities in Maine communities.

Mark Wiesendanger, MaineHousing

Visit the MaineHousing exhibit booth to hear more about housing programs and the state-wide effort to close the gap on the 84,000 new homes required to meet current and future demand.

11:30 am — 1:15 pm



LUNCH

Grab a leisurely lunch at local Skowhegan restaurants, or order a box lunch and join a tour, or sign up for a catered lunch session.

See following page for lunch session and tour options.

12:00 pm — 1:00 pm

POLICY + LUNCH

**** Lunch will be catered for all participants. Must register for this session. ****

This lunchtime session will give participants an opportunity to review the outcomes of 2023, decide what additional work may be needed to further advance 2023 goals, and brainstorm any new initiatives or ideas that should be pursued in 2025, informing working groups that will meet this summer / fall to draft bills.

TOURS

TOUR: SPINNING MILL REDEVELOPMENT

Tour departs at 11:45 am from the front entrance of the Spinning Mill, 7 Island Avenue.

Recommend pre-ordering brown bag lunch.

Join us for a tour of the Spinning Mill, which was the vacant undeveloped site of the 2022 Build Maine conference. Work is almost completed to transform the mill into apartments and lodging. Learn about the financing assembled to pull off this project and generate significant value for downtown Skowhegan.

TOUR: MAINE GRAINS GRISTMILL TOUR

Tour departs at 12:30 pm from Miller's Table at Maine Grains, 42 Court Street. Pay your own lunch available at the Miller's Table Cafe.

Maine Grains is housed in the historic former Somerset County Jail building, which is also the home of the Miller's Table Café, Crooked Face Creamery, Happyknits yarn shop, WXNZ community radio & the weekly Skowhegan Farmer's Market. The mill has been an engine of entrepreneurship and resides in the heart of historic downtown Skowhegan. The tour will share the unique history of Maine Grains, the process of transforming a jail into a mill, how stone milled flour is made, and what they are hoping to accomplish in the years to come.

BUS / WALKING TOUR: INDUSTRY + HOUSING BREATH NEW LIFE INTO MADISON

Bus departs from 185 Water Street at 11:30 am. Participants must register and order bag lunch.

Participants will be taken via bus to Madison. A moderated walking tour of Timber HP will showcase wood fiber insulation products in production at the re-purposed downtown mill. The bus will then take participants to 55 Weston, the site of a MaineHousing Affordable Rural Rental housing project.

BUS / WALKING TOUR: BIG PROJECTS TRANSFORM DOWNTOWN WATERVILLE

Bus departs from 185 Water Street at 11:30 am. Participants must register and order bag lunch.

Participants will be taken via bus to Waterville. A moderated walking tour will showcase the results of the recent two-way street conversation, and its positive impacts on downtown businesses. The tour will also take participants to the sites of transformative downtown projects in the planning phases.

1:15 pm — 2:00 pm

CONCURRENT SESSIONS



ADDRESSING TRAFFIC CONGESTION WITH PASSENGER RAIL TO INLAND MAINE

Newspaper Building, 185 Water Street

Efforts to expand passenger rail to Lewiston, Waterville, Augusta, Bangor, and other inland communities have faced resistance, pointing to Maine’s small population as the reason. As more people move to Maine to escape climate issues in other states, suburban development and related traffic impacts continue to erode our regional road system. Maine has an opportunity to think bigger about the future of transit, recognizing the greater return on investment associated with transit-oriented investment in existing community centers, the benefits of locating housing near jobs, and the potential for inter-city rail to support regional and local micro-mobility. Join a conversation with transportation experts and local leaders to explore how rail travel can once again become a viable transportation option in Maine.

1:15 pm — 2:00 pm

CONCURRENT SESSIONS



KATHARINE BURGESS

Vice President, Land Use & Development | SmartGrowth America, Washington D.C.

The SPACE, 181 Water Street

Communities in Maine and across the U.S. are facing both a housing access crisis and a climate crisis. New housing cannot be built quickly enough, and existing supply is under threat from more frequent and intense climate events. How can Maine communities prioritize building in locations less susceptible to harm and how can historic communities, many of which are based around charming but vulnerable settings such as waterfronts, realistically adapt? Hear from Katharine on strategies to integrate resilience and pro-housing approaches, as well as SmartGrowth America’s efforts to break down silos between climate and housing policy at the Federal level.

2:00 pm — 3:00 pm **CONCURRENT SESSIONS**



SMALL SCALE DEVELOPMENT 101

The SPACE, 188 Water Street

John Egan, Genesis Fund

Mark Primeau, Genesis Fund

Jon Whitten, Haley Ward

Special Guest Appearance: Mark Wiesendanger, MaineHousing

This session will provide future small scale developers with tools for taking on a first project. Staff from Genesis will explain their contract with MaineHousing to provide support, advice, and technical assistance to small-scale entrepreneurs, nonprofit organizations, municipalities, land owners, and builders. They will also outline the development process, the importance of sequence, and how to assemble the right team. An overview of rural affordable housing and home ownership funding opportunities will also be shared with participants.

2:00 pm — 3:00 pm **CONCURRENT SESSIONS**



MATT WAGNER

**Chief Program Officer | Main Street America
Washington, DC**

Newspaper Building, 185 Water Street

Local businesses are the heart and soul of Main Street, serving as hubs for social connection and economic growth. Learn about the innovative ways that Main Street businesses can overcome the adversity of the on-line economy, whether it's starting a new enterprise or keeping a multi-generation business alive. This session will also explore how high growth businesses and changemakers can be empowered to start businesses, creating wealth for their families and improving outcomes for their communities. This session will highlight work being done in communities across the U.S. to refocus on quality of place and break down barriers to entrepreneurial opportunity in communities that have been left behind by the global economy.

3:00 pm — 3:50 pm



BREAKING FROM THE SUBURBAN ERA TO UNLOCK HOUSING: STRATEGIES FROM MAINE, NEW HAMPSHIRE + VERMONT
Newspaper Building, 185 Water Street

Moderator: Representative Traci Gere

Sarah Curran, Deputy Director, Climate Planning and Community Partnerships, with the Governor’s Office of Policy Innovation and the Future

Jacob Hemmerick, Vermont Department of Housing & Community Development

George Reagan, Director, Community Engagement, New Hampshire Housing

Northern New England states are making big moves to support a place-based approach to investment, strengthen state and regional support for local planning, and coordinate state funding in service of local housing and development projects. Learn about new programs to provide a state-level path to project approvals in New Hampshire, small-scale building types in Vermont, and realignment of programs to support planning by Maine communities.

3:50 pm — 4:00 pm

CLOSING REMARKS

Thank you for coming!

4:00 pm - 8:00 pm



AFTER PARTY

Miller’s Table, 42 Court Street, Skowhegan (pay your own)

Continue the conversation with conference participants at the Miller’s Table. Food and beverages will be available for purchase.

PARTNERING ORGANIZATIONS



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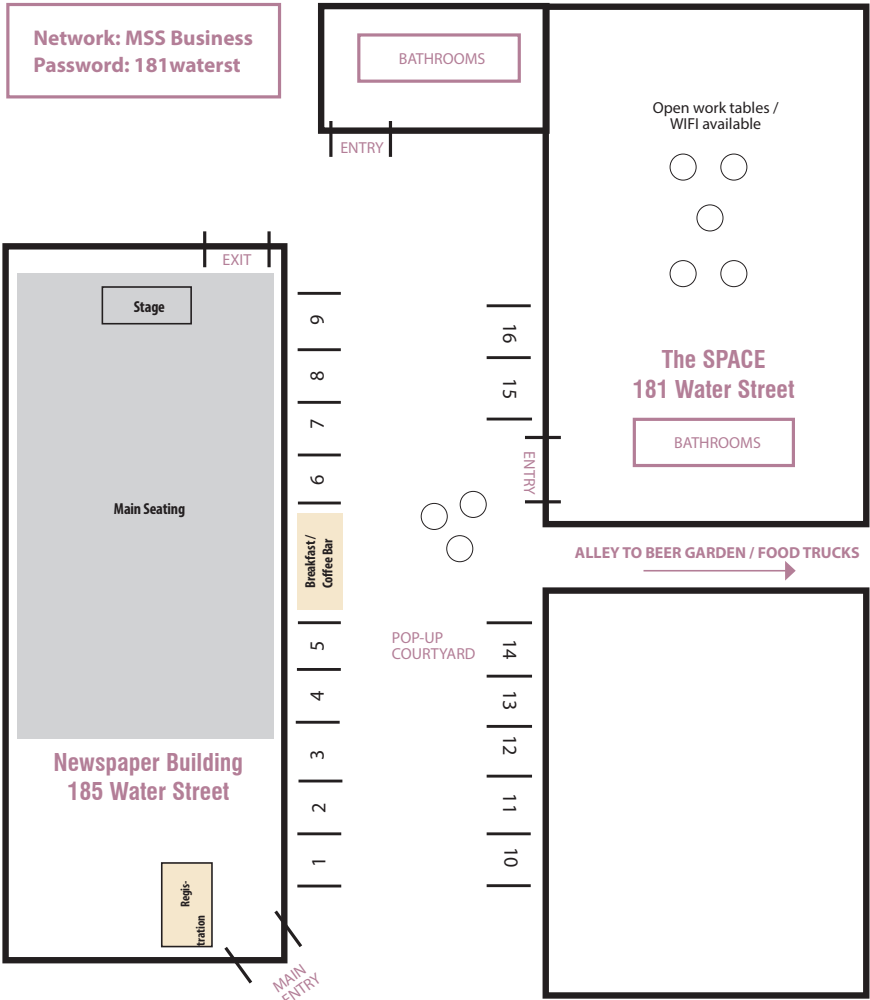
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EXHIBIT HALL



1.	Skowhegan Savings Bank
2.	Hight Ford
3.	MaineHousing
4.	Main Street Skowhegan
5.	Franklin Savings
6.	Rhumb Line Maps
7.	EMDC's Maine DBE / Maine DOT/ Maine APEX
8.	Haley Ward

9.	passivhaus MAINE
10.	Knickerbocker
11.	State of Maine, Department of Agriculture, Conservation & Forestry
12.	Efficiency Maine
13.	Bicycle Coalition of Maine
14.	City of Saco
15.	City of Westbrook
16.	Finance Authority of Maine

CONTINUING EDUCATION CREDITS

We are pleased to offer various Continuing Education Credits for select sessions, for the following credit hours. Approved number of sessions is determined by professional licensee, detailed below.

Continuing Legal Education (CLE) Credits *Pending*

17.5 CLEs — 6/7 + 6/8 Full Day Program, as approved

Engineer Professional Development Hours (PDH)

25.5 PDHs — 6/7 + 6/8 Full Day Program

Maine Real Estate Commission Continuing Education Credits (CEC) *Pending*

17.5 PDHs — 6/7 + 6/8 Full Day Program, as approved

AICP Certification Maintenance (CM) Credits

3 CMs — 6/7 + 6/8 Keynote Speakers Only

AIA Certification Maintenance (CM) Credits

15.5 CMs — 6/7 + 6/8 Full Day Program, n/a Maine Grains + Tactical Urbanism tour

Landscape Architect CES *Pending*

25.5 CMs — 6/7 + 6/8 Full Day Program, as approved

MTCMA Certification Credits - EOW/Elected Relations

1 CH — Workshop: The Latest and Greatest from Policy Action 2023!

MTCMA Certification Credits - Leadership

8 CHs — Workshop: Tactical Urbanism in Action, Workshop: Getting Housing Built in Your Town, Workshop: Municipal Housing Strategies from the Field, Workshop: Transforming Commercial Streets, Mayor James Brainard, Nathan Allebach.

MTCMA Certification Credits - Professional Development

9.75 CHs — Workshop: Land Banking 207, Nathan Phillips, Karen Parolek, Workshop: Municipal Housing Strategies from the Field, Workshop: Transforming Commercial Streets, Workshop: Designing Neighborhoods Not Housing Pods, Workshop: Making Your Own Pop-Up Public Spaces

MTCMA Certification Credits - Finance Budget

2.25 CHs — Workshop: Unlocking the Building Blocks of Maine, Workshop: Land Banking 2.0 Project Based TIFS

MTCMA Certification Credits - General

8.00 CHs — Tour: Spinning Mill Redevelopment, Tour: Bicycle Tour of Skowhegan Downtown + River Trail, Tour: Maine Grains Gristmill Tour, Tour: Tactical Urbanism in Action

Sign-in sheets for specific credits are located at the back of the mill. Attendees who would like credits are required to fill out the sign-in sheet before the end of each qualifying session. Applicants are REQUIRED to stay for the allotted time in order to receive Full Credit. CERTIFICATES OF COMPLETION WILL BE MAILED TO YOU UPON REQUEST. Please see the registration staff with questions.

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