

MAINE STATE LEGISLATURE

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Capital Riverfront

IMPROVEMENT DISTRICT

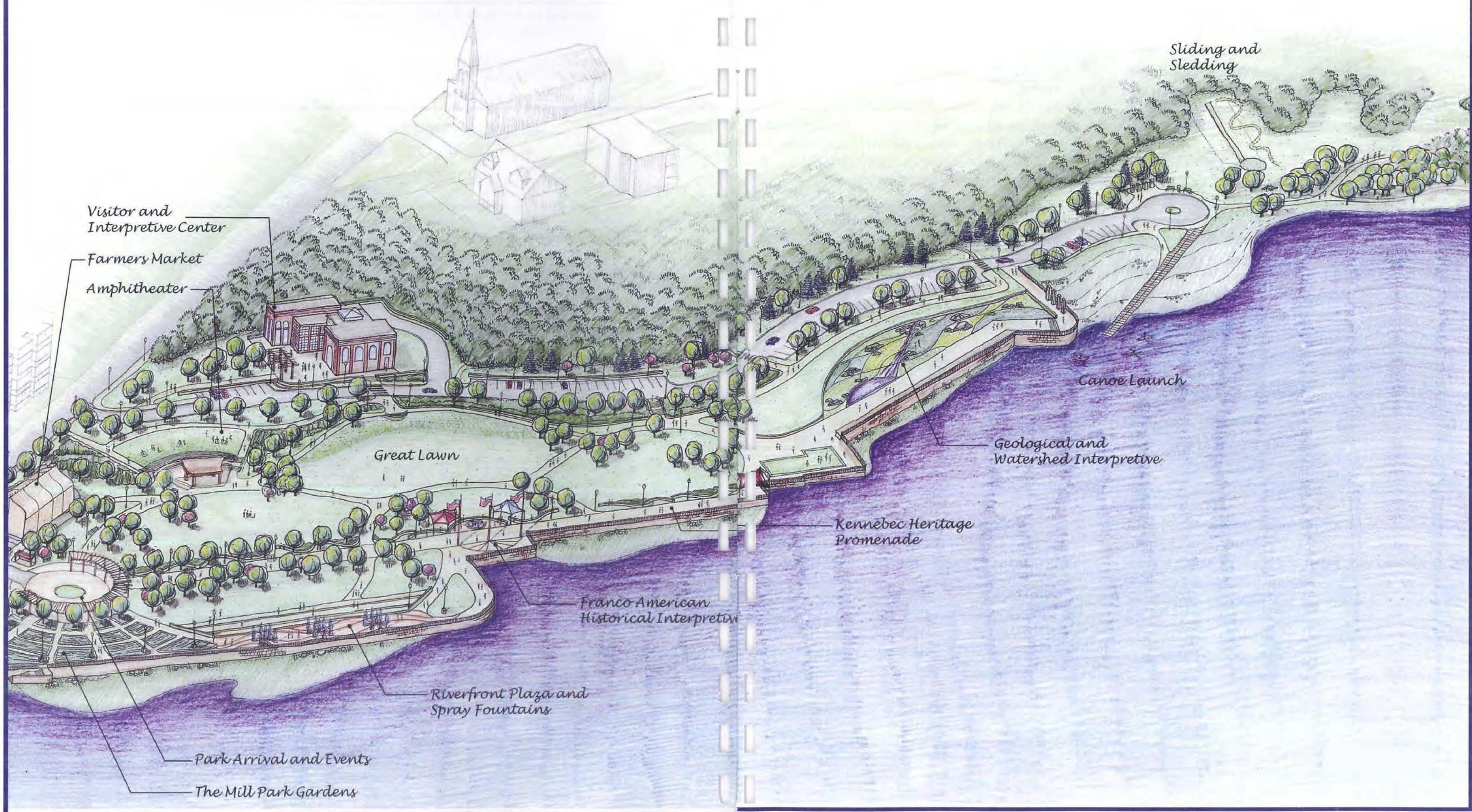


2008 Annual Report



MAINE DEVELOPMENT FOUNDATION

Mill Park Master Plan



Background

The Capital Riverfront Improvement District (CRID) was established by law in 1999 creating a local-state partnership that coordinates and shares resources to the benefit of Maine's capital city and Maine citizens. Nationally, this partnership is unique, emphasizing the importance of Augusta's future to all Maine people. CRID exists for the following purpose:

"Protecting the scenic character of the Kennebec River corridor while providing continued public access and an opportunity for community and economic development, and protecting the historic, archeological, recreational, and ecological resources identified within the district and the constructed and natural environment of the district."

CRID is governed by a 16-member board comprised of ex-officio state agency representation, appointments by the Augusta City Council, and appointments by the Governor. The Governing board meets on a regular basis and all meetings are open to the public. The Maine Development Foundation staffs the effort on a contractual basis.



The genesis of CRID began with the removal of the Edwards Mill Dam on the Kennebec River at the head-of-tide, just north of Augusta's downtown. In 1997, the Federal Energy Regulatory Commission made the unprecedented decision to deny the dam's license renewal and ordered the removal of the dam. The dam was removed in 1999, resulting in a free flowing Kennebec River for the first time since 1837. The dam removal opened up 17 miles of prime spawning habitat for anadromous fish (such as salmon, alewives, and striped bass).

The dramatic removal of the dam presented a unique opportunity for the City of Augusta and the State of Maine to work in a cooperative partnership to revitalize the heart of Augusta. This partnership is unique in the nation and has served Maine's capital city well.



CRID Vision

Augusta is a world class capital city, the heart of which is a riverfront area that supports a vibrant and diverse downtown; embraces Maine's center of Government; celebrates and protects its natural resources, culture and history; and welcomes residents, workers, and visitors to recreation opportunities along its shores.



CRID Goals

- Enhance the Kennebec River and its natural environment;
- Make the district the economic and cultural heart of the region;
- Improve the image of the district and invest in high-quality public improvements;
- Promote a modern, efficient infrastructure system;
- Improve new housing opportunities while enhancing existing neighborhoods.

Capital Riverfront
IMPROVEMENT DISTRICT

Capital Riverfront Improvement District Projects

Mill Park

Located at the north end of downtown Augusta and along the Kennebec River, this 17-acre former mill site provides spectacular views of the Kennebec and downtown Augusta. It is a prime public recreational space that not only serves as a community resource, but also as a statewide attraction for Maine residents and tourists attending events like the annual Spring Running Festival. This park is a critical cornerstone in the revitalization of downtown Augusta.



In 2003, CRID developed a Master Plan for the park, identifying a number of amenities including improved river access, additional parking, cultural and historic interpretive elements, the renovation of the old sawmill, and an amphitheater just to name a few.

In 2004, Governor Baldacci and then State Senator Beverly Daggett announced over \$300,000 in state grant funds for the implementation of Phase I of the park. With this grant money, the City of Augusta created the beautiful park space seen today complete with parking, river access, and unobstructed views up and down the Kennebec River.



Kennebec River Canoe/Kayak Launch at Mill Park

As part of Phase I of the Mill Park project, the CRID board led the efforts to build a canoe and kayak launch on the Kennebec River. The launch offers parking



and water access on the north end of Mill Park. It is widely used amenity by boaters, fishermen, and sightseers.

Farmers' Market at Mill Park

The CRID board was instrumental in establishing the Farmers' Market at Mill Park. The market opened May 1, 2007, and currently boasts 17 vendors open for business every Tuesday from May through October. Patrons are able to purchase a wide selection of fresh, high quality vegetables, meat, dairy products, and other Maine farm-raised products. The success of this market led to the establishment of similar markets downriver in Hallowell and Gardiner.



Mill Park Pavilion

As part of Phase II of the Mill Park plan, the CRID board and the City of Augusta pursued grant opportunities through the USDA to fund the construction of an open air pavilion to be used as a farmers' market as well as for concerts and other events. The City of Augusta was awarded the \$60,000 grant and with a \$60,000 match will begin construction of the pavilion in 2008.

Water Street Affordable Housing Project



In partnership with MaineHousing, a private developer created new rent-controlled housing in downtown Augusta at the former CMP building on lower Water Street. This \$2.9 million renovation

project provides 24 new units of housing, and represents a considerable visual and architectural improvement to lower Water Street in downtown Augusta.

The Kennebec Arsenal



The historic Kennebec Arsenal property, located on the east side of the Kennebec River is listed on the National Register of Historic Places. This grand cluster of eight granite buildings, built over a ten-year period from 1828 to 1838, has played an important role in Augusta's history and the development of its riverfront. The arsenal is the most intact early nineteenth century munitions depot in the United States and is nationally significant as the best surviving example of this type of complex.

Redevelopment of this site has been a major priority for CRID over the past few years. In 2007, the arsenal property was sold by the State of Maine to Niemann Capital, a private developer, for \$750,000. Niemann Capital is also responsible for the renovation and new life of the Hathaway Mill just upriver in Waterville.

The arsenal site will be redeveloped into a mixed-use campus and is expected to generate millions in direct private investment into the City of Augusta. The sale included historic preservation covenants to ensure that the site will retain its historic character, and the Maine Historic Preservation Commission will have approval rights on the site.



The sale of this property was made possible by an amendment to the state historic preservation tax credit, providing \$2 million in benefits.

Kennebec Valley YMCA

In September 2007, the Kennebec Valley YMCA's Augusta branch moved into its new, \$9.9 million facility located in the heart of Augusta. Situated a short walk away from the Capital and state office buildings, and adjacent to the Kennebec Rail Trail, this state-of-the-art facility provides members with improved pools, exercise equipment, basketball and racquetball courts, and a child-care area. The location of the new facility was made possible by the City of Augusta's donation of six acres of Capital Park.



Capital Riverfront Improvement District Events

Spring Running

The Spring Running is an annual celebration of life in, on and along the Kennebec River. The festival celebrates and promotes the historic, cultural, and economic connections of Augusta to the spring herring run and the Kennebec River. The event runs at Mill Park and Old Fort Western.



Waterfront Wednesdays

Waterfront Park in Augusta is the venue for a series of free summer concerts sponsored by radio station 92 Moose & the City of Augusta. They happen Wednesday evenings throughout the summer.



Whatever Family Festival



Gardiner, Augusta, Winthrop, and surrounding communities come together with many exciting events including Gardiner Arts Festival, Johnson Hall Waterfront Talent Show, Gardiner Rotary Fireworks, Hallowell Kayak & Canoe rides, and Augusta Day in Capital Park.

4th of July Festivities

The day starts off with the annual parade down Water Street ending across the river at Fort Western. There is food and activities throughout the day at Fort Western. There is live music at the West-Side Waterfront Park and the day concludes with a huge fireworks show over the river.

Augusta Downtown Revitalization Forum September 8, 2007

In conjunction with the City of Augusta, the Capital Riverfront Improvement District hosted a Downtown Revitalization Forum at Augusta City Hall. Featured speakers included Kennedy Smith, principal of the Community Land Use and Economics (CLUE) Group and former director of the National Main Street Center; and Kathy Laplante, program officer at the National Main Street Center and formerly the director of the New Hampshire Main Street Center.



Smith presented on the importance of downtown revitalization and steps communities can take to launch successful revitalization efforts. Laplante addressed business recruitment and retention issues for downtowns. The forum had over 50 attendees including Augusta business people, city council members, the mayor, and city staff.

Future Projects and Opportunities for the Capital Riverfront Improvement District

Statler Tissue Mill



This site is located on the east side of the river directly across from Mill Park. There are eight industrial buildings on site and nearly a mile of river frontage. The City of Augusta is working to acquire the

property and demolish the buildings. The site would then be open for development. It is a prime location along the Kennebec River with direct views of Augusta's downtown.

MaineGeneral Medical Center

It is likely that over the next few years, MaineGeneral will make some changes at their Augusta site to improve service delivery and lower costs. This may mean downsizing their current campus on the Kennebec River and moving to the North Augusta campus with the new cancer center. This potentially means that much of the river

frontage held by the hospital will become available for development. This too is prime riverfront property, situated directly across from downtown and adjacent to Fort Western, the park, and the Arsenal property.

University of Maine at Augusta

As UMA expands their programs and their facilities, there will be a need for more class space, performance and exhibition space, and residential space for their students. Downtown Augusta offers many attractive options to meet those needs. This exciting opportunity would greatly enhance UMA's presence as well as enriching Augusta's downtown environment.

The Mayor's Downtown Initiative

Mayor Roger Katz identified downtown revitalization as a priority. Through his leadership, the City of Augusta is making critical infrastructure investments to attract businesses and residents alike. They are actively seeking investors to come to Augusta and will be a great driving force in the riverfront area for the foreseeable future.

CRID Board Members

William Bridgeo, Co-Chair
City Manager, City of Augusta

Patsy Garside Crockett
State Representative, District #57

Marc LaCasse
Rep., Heart of Augusta Team, Inc.

Patrick Paradis
Augusta City Council Member

Duane Scott
Program Manager, MDOT

Dale McCormick, Co-Chair
Director, MaineHousing

Beverly C. Daggett
Resident of Augusta, Eastside

William McKenna
Planning Board, City of Augusta

Roger Pomerleau
Rep., Augusta Chamber of Commerce

Earle Shettleworth
Director, Maine Historic Preservation
Commission

Phil Carey
Land Use Program, Interim Director
Maine State Planning Office

Chip Gavin
Director, Bureau of General Services

Elizabeth H. Mitchell
Majority Leader, Maine State Senate

Greg Ponte
Environmental Representative

F. Allen Wiley
Resident of Augusta, Westside

CRID Meeting Schedule

The CRID Board meets the first Tuesday of every other month at 12pm in the Maine Development Foundation conference room located in the Olde Federal Building at 295 Water Street in Augusta.

Remaining 2008 Meetings
December 2nd

2009 Meetings	
February 3rd	August 4th
April 7th	October 6th
June 2nd	December 1st

Capital Riverfront Improvement District - Fiscal Year 2008

Revenue and Expense Statement Period Ending 06/30/08

	FY 2008 Budget	Actuals (FYTD) 07/01/07-06/30/08	Balance Budget-Actuals
Revenues			
City of Augusta - Operations	\$20,000	\$20,000	\$0
City of Augusta - Misc	\$10,000	\$0	(\$10,000)
Interest Income	\$250	\$0	(\$250)
State Appropriation - Operations	\$20,000	\$20,000	\$0
Total Revenues	\$50,250	\$40,000	(\$10,250)
Other (MCF Grant - carried over from FY 2006)	\$5,100	\$0	(\$5,100)
Total FY 08 Funding	\$55,350	\$40,000	(\$15,350)
Expenses			
Meeting Expense	\$800	\$1,080	(\$280)
Consulting Services	\$35,000	\$34,800	\$200
Insurance	\$1,500	\$1,474	\$26
Legal Notices	\$300	\$233	\$67
Misc. Expenses	\$1,200	\$238	\$962
Printing Services	\$600	\$63	\$537
MCF Grant - Program Expenses	\$5,100	\$3,707	\$1,393
Total Expense	\$44,500	\$41,597	\$2,903
Total Revenues Less Expenses	\$10,850	(\$1,597)	\$12,447

Balance Sheet Period Ending 06/30/08

	FY 2007 6/30/2007	FY 2008 6/30/2008	Change 06/30/08-6/30/07
Assets			
Checking Account	\$5,441	\$3,844	(\$1,597)
Arsenal Account	\$0	\$0	\$0
Reserve Account	\$120	\$120	\$0
Total Assets	\$5,561	\$3,964	(\$1,597)
Liabilities & Equity			
Liabilities	\$0	\$0	\$0
Equity	\$5,561	\$3,964	(\$1,597)
Total Liabilities & Equity	\$5,561	\$3,964	(\$1,597)

A letter from the Augusta City Manager

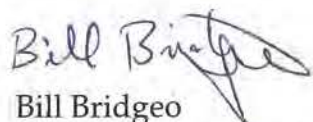
Just about ten years ago, fresh into my tenure as Augusta's city manager, an intense public debate and series of negotiations amongst the federal government, the State of Maine, the City of Augusta and the owners of the Edwards Dam was underway. The dam – a huge structure creating a seventeen-mile impoundment of the Kennebec River between Augusta and Waterville - had been in place since the early 1800's and was identified locally with economic stability and energy independence. It was a key element of the fabric of the traditional character of Maine's capital city. The U.S. Department of the Interior, the Federal Energy Regulatory Commission (FERC) and the State of Maine had decided the dam must go. Its owners, along with national hydroelectric interests, and the City were strenuously opposed to that.

Passions were high. Augusta is unique as Maine river communities go in that it is bisected by the Kennebec, so this struggle was uniquely it's own. There was talk of carrying the fight to the U.S. Supreme Court and the national hydro interests were stepping forward to bankroll the legal challenges to the federal orders of removal. This multi-year controversy and other contentious issues had contributed to what could charitably be termed a less-than-amicable city/state relationship that adversely impacted the working atmosphere between the two on many fronts.

In this tense atmosphere, then-Governor Angus King and his talented Planning Office Director Evan Richert proposed something remarkable. Rather than dig in and litigate or seek a one-time monetary settlement, they suggested that a district encompassing the river corridor through the downtown and capital campuses (both east and west) be created by statute and empowered to work for the ongoing historic preservation and economic development of the heart of the capital city. The district would be governed by a sixteen-member board drawn equally for state and local representation with financial and moral support from both the City and the State. It would be a vehicle for ongoing communication and cooperation between the two and would help to ensure the future growth and prosperity of the capital to the benefit of all of Maine's citizens. The Governor shepherded the legislation through to passage and the City Council unanimously supported it as well. Both entities appropriated significant funds to seed its coffers.

The Capital Riverfront Improvement District is the envy of other state capitals around the country. In the past ten years, it has accomplished much and is poised to do much more. This annual report details that in a comprehensive and attractive fashion. Kudos go to the folks at the Maine Development Foundation, our secretariat, for their great work in producing it.

To continue to succeed, CRID must have the ongoing support of both of its founding sponsors – the State of Maine and the City of Augusta. The membership of the board supports that commitment and hopefully the leaders and members of both the Executive and Legislative branches of Maine government and the Mayor and Council of Augusta share that commitment as well.



Bill Bridgeo

Augusta City Manager and CRID Co-Chair

A letter from State Senator Elizabeth Mitchell

September, 2008

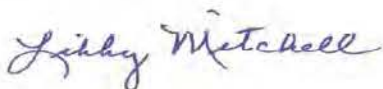
Dear Colleagues:

Partnerships are the heart and strength of every successful activity. A true partnership is more than a group of people who meet on a regular basis; it is a people who share the same vision and a commitment to achieving that vision. It is people who are willing to bring resources to the table, and are willing to work together to identify additional resources needed to accomplish that shared vision. Successful partnerships are ones that create synergies leading to solutions on issues that may have been intractable for years. The Capital Riverfront Improvement District (CRID) exemplifies that kind of partnership.

Working together, citizens, state agencies, legislators, city officials, environmental and historical interests, CRID has been able to accomplish much for the Capitol City. This annual report demonstrates the significant accomplishments that we have done together. The report also lays out the opportunities that are next on the agenda.

Many challenges still remain for CRID to accomplish its purpose. I am confident that the partnerships that have worked so well over the past several years will continue to serve Augusta and the entire Kennebec Valley going forward.

Sincerely,



Senator Libby Mitchell
Senate Majority Leader



MAINE DEVELOPMENT FOUNDATION
295 WATER STREET, SUITE 5
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Capital Riverfront
IMPROVEMENT DISTRICT



2008 Annual Report

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