

February 2, 2022 CDAC Meeting Minutes:

Meeting opened at 6:00. Members present were Lissa Widoff, Dave Bridges, Prentice Grassi, and Steve Bennett. Wilson Hess was on Zoom. Absent were Palmer Pearson and Dylan Turner. Also present was Colleen Hanlon-Smith representing the Daybreak Grower's Alliance (DGA).

Lissa introduced Colleen to the committee and her interest in pursuing an agreement with the town to build a food processing and distribution facility at the former Skidgel/Monmouth Canning lot, now owned by the town.

Colleen covered the following subjects:

- Colleen is a co-owner of DGA, LLC with Adrienne Lee, who also owns New Beat Farm in Knox. Colleen talked about living and growing up here during summer vacations, including trips to the site being discussed. She spoke about her life interest in and support of farming. She also talked about providing food for Waldo County residents in need thru Waldo County Bounty. She acknowledged the hurried nature of this application due to this opportunity just becoming available through time-limited infrastructure funding coming through DACF.
- DGA started at New Beat Farm in 2019 and soon moved to the former Unity Elementary School which had been rebuilt for food processing by MFT and MOFGA as the Unity Food Hub.
- DGA has already used up approximately 80% of the available space in Unity and expects to meet capacity at that site in one more year.
- In 2021, DGA produced \$1.15 million in gross sales, and is expecting to hit \$1.3 million in 2022. If DGA hits their target, they anticipate that 100% of the available space in Unity would be used.
- DGA handles for resale a variety of vegetables, fruits and a number of other value-added products such as jams and jellies. Vegetables and fruit make up approximately 45% of the volume. Vegetables have to be washed so appropriate water handling and a septic system would be necessary.
- DGA provides home deliveries in some areas,, and wholesale deliveries statewide to approximately 45 schools, colleges, stores, and hospitals, etc. DGA also partners with other entities to provide 20 pick-up sites across the state.
- They do not provide for on-site retail sales.
- They presently employ 8 packers on site and ___ drivers. They have one van/truck and are acquiring one more
- DGA would like to lease 1.5 to 2 acres, preferably the old concrete foundation. They would like to build a 5000 square foot facility on part of the foundation and repurpose the rest as best as possible. Glen Couturier was mentioned as a possible builder from whom she is getting a building cost estimate that she needs for her application and any viable site.
- With that size facility, Colleen estimated that DGA could produce \$5 million of annual sales.
- DGA is applying for a \$500,000 government grant which has to be in by February 24th. Without this grant, the project may not go forward.
- Colleen estimated that an "Intent to Lease" Agreement would have to be done by February 12th.

- An Intent to Lease, in order to be signed by both parties (DGA and the Select Board) would be subject to a number of contingencies, before it could receive final approval, many of which could take some time, such as:
 - a. Specific location of the lease,
 - b. Site review and environmental impact statement, septic system plan, agreement to renew the lease on a specific time frame, shared resources with the town and/or other entities such as use of the septic system, and a composting facility,
 - c. Water and PFAS tests,
 - d. A firm lease agreement after the contingencies have been met, and after approval by the town
- After Colleen's presentation, she left the meeting and the five members present discussed the next step. The committee agreed that the next step was to request that the Select Board vote to develop an "Intent to Lease Agreement", subject to approval by both parties, subject to the above listed contingencies and perhaps more, and to vote to do so at their next meeting, February 7^t
- In order to move the question to the Select Board, a motion was made by Lissa and seconded by Prentice to present the question before the Select Board at its February 7, 2022 meeting. The motion carried by a 3-2 vote.
- No changes were made to the town survey. Lissa said she would take input from the committee until Monday morning when she will finalize and share with Amanda/town office..

Meeting adjourned at 8:15

Steve