



## Main Street Skowhegan January 2011 Draft Template for Economic Restructuring/ Downtown Planning

*Instructions: please feel free to fill in as much detail as you know-this is a first draft only*  
Project Name: Skowhegan Electronic's Corner

Project Type:

Infrastructure, Transportation and Traffic, Public Safety, Environmental, Tourism, Historic Preservation

Summary: History, Progress to Date, Timeline for next phase, collaboration partners and lead agency/individual, existing plans, specs and data

History – Sweet Memories of Maine and Green Building.

In early 2000 code enforcement was called in to look at the brick work on the Sweet Memories of Maine building. There were concerns about the brick work separating and fears of pedestrians being hit with falling debris. At that time it was determined that the brick work needed maintenance but that no immediate danger was found.

In March of 2008, because of concerns with the Parapet an engineer from Plymouth Engineering was brought in by the Code Enforcement office. He determined that the snow and ice needed to be removed from the building was an immediate concern, there was also concern with the continuing settling of the building. Once the snow and Ice was removed the town was able to open the sidewalks to the public. The engineer did say that if there was a fire that the fire department should not enter the building during the incident, because of the snow and ice interior of the building.

In 2010? Workers on an adjacent building by accident started a small fire on the face of the Green building.

History - Skowhegan Electronic Building

In October 2000 the chamber of commerce had Barba Architecture and Preservation do a report on the building. At that time it had been empty for 2-3 years. They felt it was repairable at that time. Since that time the building has been empty (13years). In 2008? The building was purchased and the owners installed a new roof, removed the old satellite dish and gutted the building. At this time the lead base paint is peeling from the building, the section where the addition was removed is open the weather.





## Scope of Work by phase

3 options

**Option 1:** Provide low interest funds to encourage owner investment in each of the buildings. This may be existing owners or someone looking to purchase the buildings. This process could encourage someone to buy one or more of the buildings as an office/retail space on first floor and living quarters on the 2<sup>nd</sup> floor.

- Sweet memories of Maine building 3800 sq.ft X \$111per foot=\$421,800
- Electronic Building 3840 sq.ft.X\$111 per foot= \$426,240 ( in 2000 the estimate cost was approximately \$200,000 estimated by Barba Architecture and Preservation )

Jobs created

- 2 people per building either office or retail personnel (4fulltime jobs in total)

Public health, education, quality of life benefit

- Removal of safety problem

Public Participation and sponsors (historically and/or potentially)

- SEDC/Town Revolving loan Funds
- Matching loan interest loans from Area bank, through their community reinvestment act.
- New owners
- Potential new façade funding from CDBG
- the Communities for Maine's Future bond program

Public and Municipal impact

- Major plus to keep the historical makeup of the downtown intact.
- Major investment of owner/operator to the long term growth of the downtown.
- Clean up of eyesore at the gateway to the downtown.
- Increase tax revenues

## Option 2:

- Removal of all three buildings and creating a new park area with information about the history of Skowhegan.
  - Cost of purchase of buildings - \$70,000
  - Cost of removal of 3 buildings - \$25,000
  - Disposal cost - \$10,000
  - Cost of filling the old foundations - \$ 6,000
  - Cost of landscaping - \$18,000
  - Cost of fixtures – \$20,000

- Remodeling the wall of the next building, this wall hasn't seen the light of day since the building was built. Minimum installation of new siding. \$ 1,500
  - Rebuilding the corner, to allow for ease of turn at Commercial and Madison Ave. \$30,000
- |                   |                  |
|-------------------|------------------|
| Misc Cost 20%     | \$36,100         |
| <b>Total Cost</b> | <b>\$216,600</b> |

Public health, education, quality of life benefit

- Removal of lead paint chipping problem
- Removal of mold problem
- Removal of safety problem
- Providing open space for downtown shoppers and workers
- Improving the looks of the downtown
- Promotion of history of the area

Public Participation and sponsors (historically and/or potentially)

- SEDC/Town Revolving loan Funds
- Matching loan interest loans from Area bank, through their community reinvestment act.
- the Communities for Maine's Future bond program

Public and Municipal impact

- Removal of eyesore at the gateway to the downtown.
- Increase attraction of downtown visitors
- Negative impact to tax revenues

**Option 3:**

Removal of all three buildings and rebuilding a new building on site.

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|-----------------------------------------------------------------------------------|------------------|
| • Cost of purchase of buildings                                                   | \$70,000         |
| • Cost of removal of 3 buildings                                                  | \$25,000         |
| • Disposal Coat                                                                   | \$10,000         |
| • Cost of filling of old foundations                                              | \$ 6,000         |
| • Cost of new Building approximate size 2000 sq.ft on two floors (4000sq.ft)      |                  |
| • Cost (total and breakdown, if possible)X \$135                                  | \$540,000        |
| • Rebuilding the corner, to allow for ease of turn at Commercial and Madison Ave. | \$ 30,000        |
| Misc Cost 20%                                                                     | \$136,200        |
| <b>Total Cost</b>                                                                 | <b>\$817,200</b> |

Jobs created

- 3 people either office or retail personnel

Public health, education, quality of life benefit

- Removal of lead paint chipping problem
- Removal of mold problem
- Removal of safety problem
- Providing open space for downtown shoppers and workers
- Improving the looks of the downtown



Public Participation and sponsors (historically and/or potentially)

- SEDC/Town Revolving loan Funds
- Matching loan interest loans from Area bank, through their community reinvestment act.
- New owners
- Potential new façade funding from CDBG
- the Communities for Maine's Future bond program

Public and Municipal impact

- Major investment of owner/operator to the long term growth of the downtown.
- Clean up of eyesore at the gateway to the downtown.
- Increase tax revenues