

# Economic and Community Development

CIP  
2027-2031

November, 2025





# Affordable Housing Support Fund

Investments in the AHSF will provide critical seed funding that has been demonstrated to leverage private and public investments in affordable housing.

State and Federal funding often require a local match and/or are a basic requirement for those making applications for housing subsidy. On-going local funding will allow for on-going municipal assistance.

**Source: General Fund**

**Amount Requested: \$325,000**





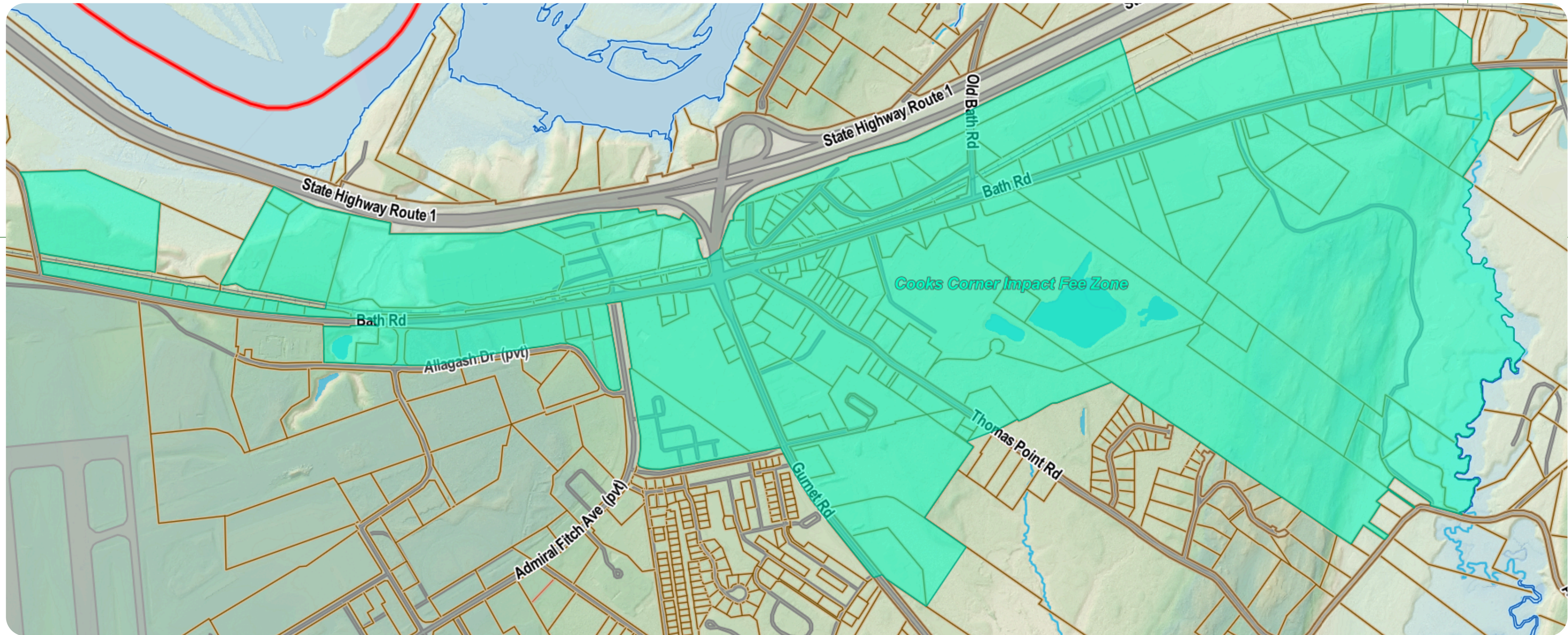
# Affordable Housing Support Fund: To Date

New Rental Construction	19 Units	23 Thomas Point Road, 21 Town Hall Place
Home Ownership Preservation	300+ Units	Blueberry Fields Cooperative, Habitat for Humanity
Direct Assistance to Homeless Youth	2 Students	HRY/Midcoast Youth Center





# Cook's Corner Overlay District







## 2.0

### STREETS & PUBLIC SPACE

Streets comprise some of the largest public land holdings of any state or municipality and present myriad opportunities beyond meeting basic transportation demands to support commercial vitality, sense of community, and enhanced beautification.



# Cook's Corner Revitalization Plan

01

**GOAL AREA 1 - TRANSPORTATION AND CONNECTIVITY**

02

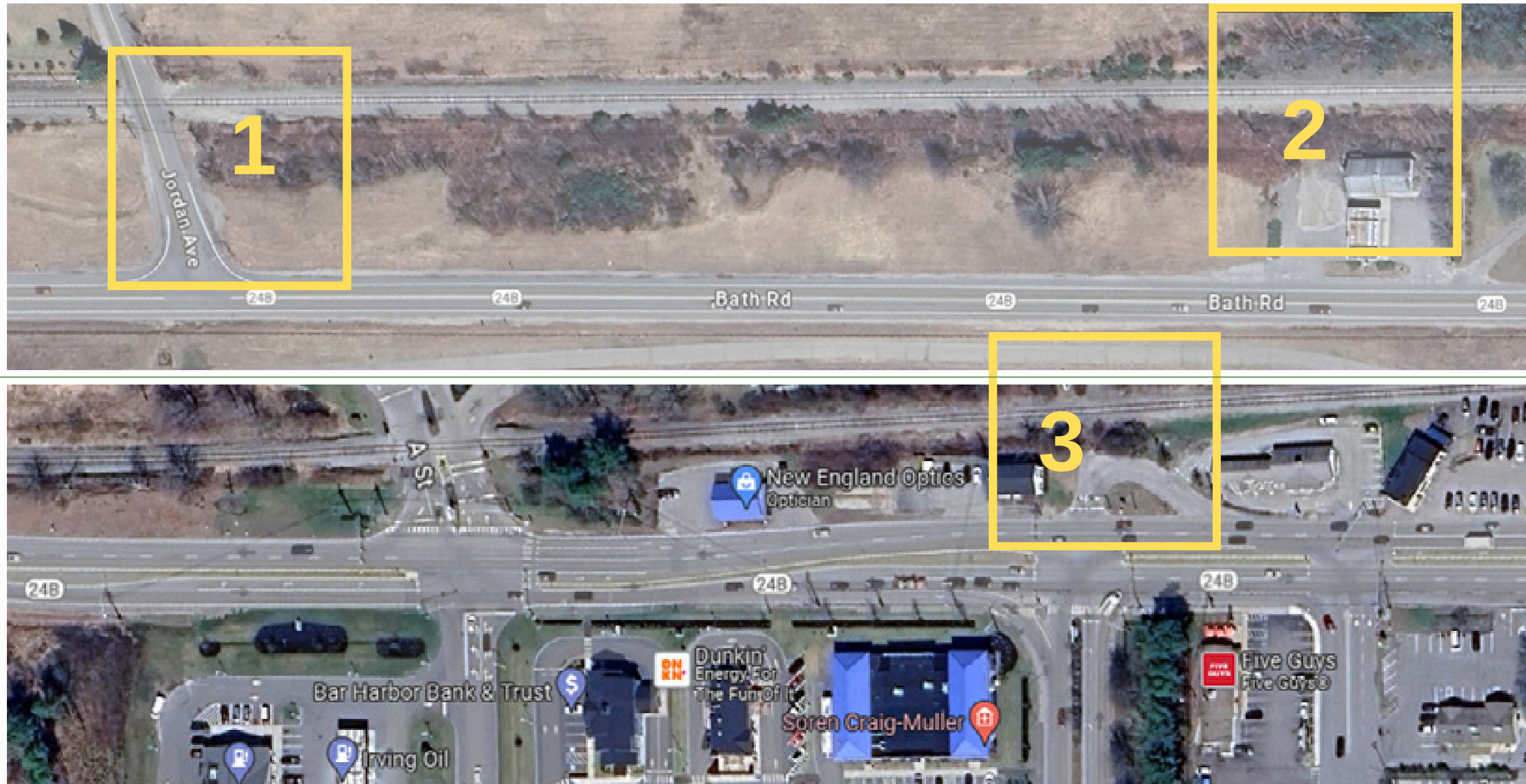
GOAL AREA 2 - POLICY AND PLANNING

03

GOAL AREA 3 - ECONOMIC DEVELOPMENT AND PROSPERITY



# Placemaking Opportunity Sites



**Annual Request:  
\$200,000**

**Source: Cook's Corner  
TIF Revenue**

The following locations represent three primary focus areas:

1. Bath Road and Jordan Avenue - Gateway Treatment
2. 101 Bath Road - Vacant Gas Station
3. Bath Road and Admiral Fitch Avenue - Jughandle Closure and Public Art





Bath Road and Jordan Avenue



Bath Road and Admiral Fitch



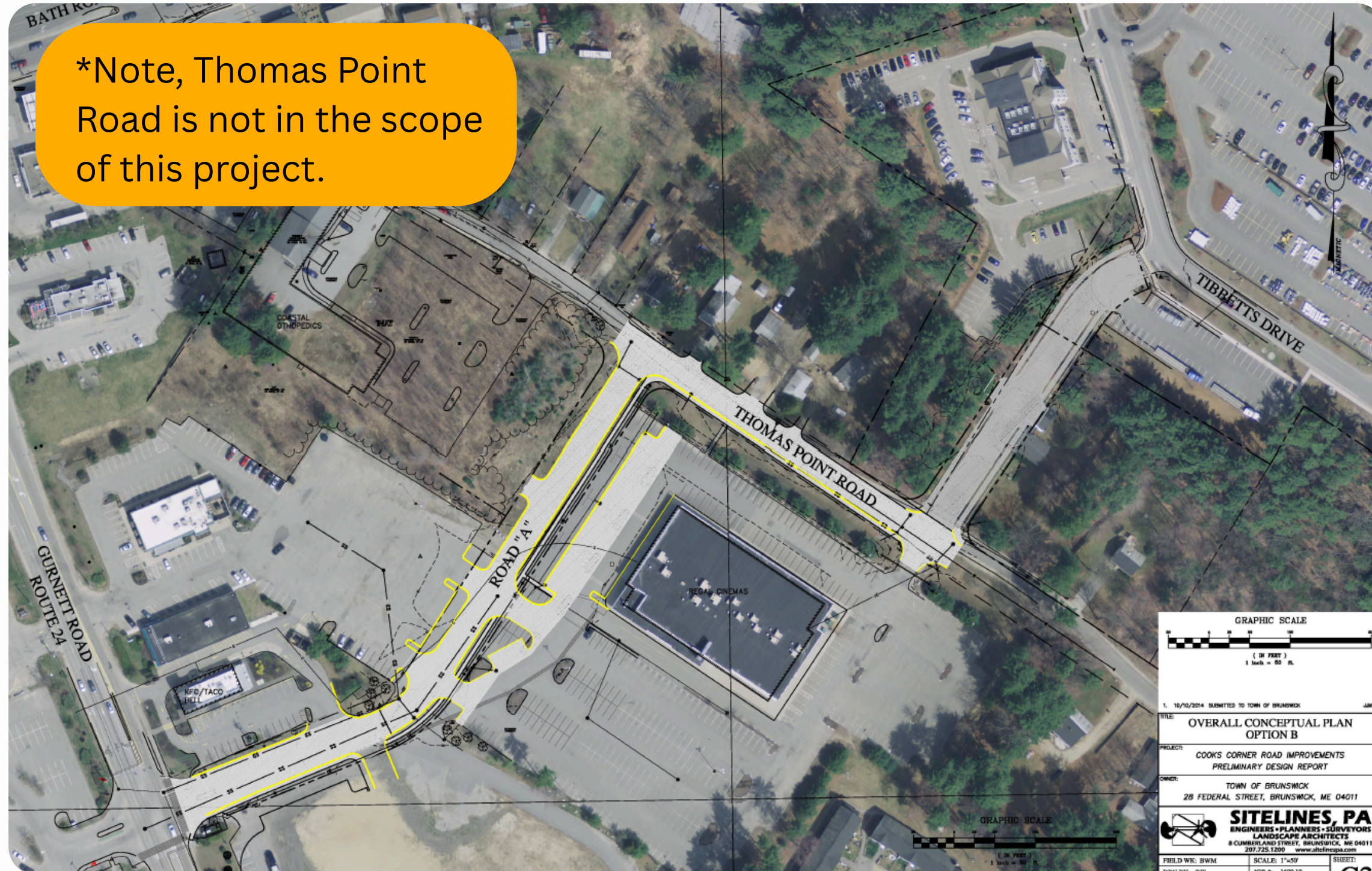
101 Bath Road



# Stephen Drive Road Extension

## Connecting Gurnet Road and Thomas Point Road

\*Note, Thomas Point Road is not in the scope of this project.



Road "A" Scope: base and pavement, curb, stormwater, multi-modal path, lighting and trees.

Preliminary Cost Estimate:  
\$2,000,000

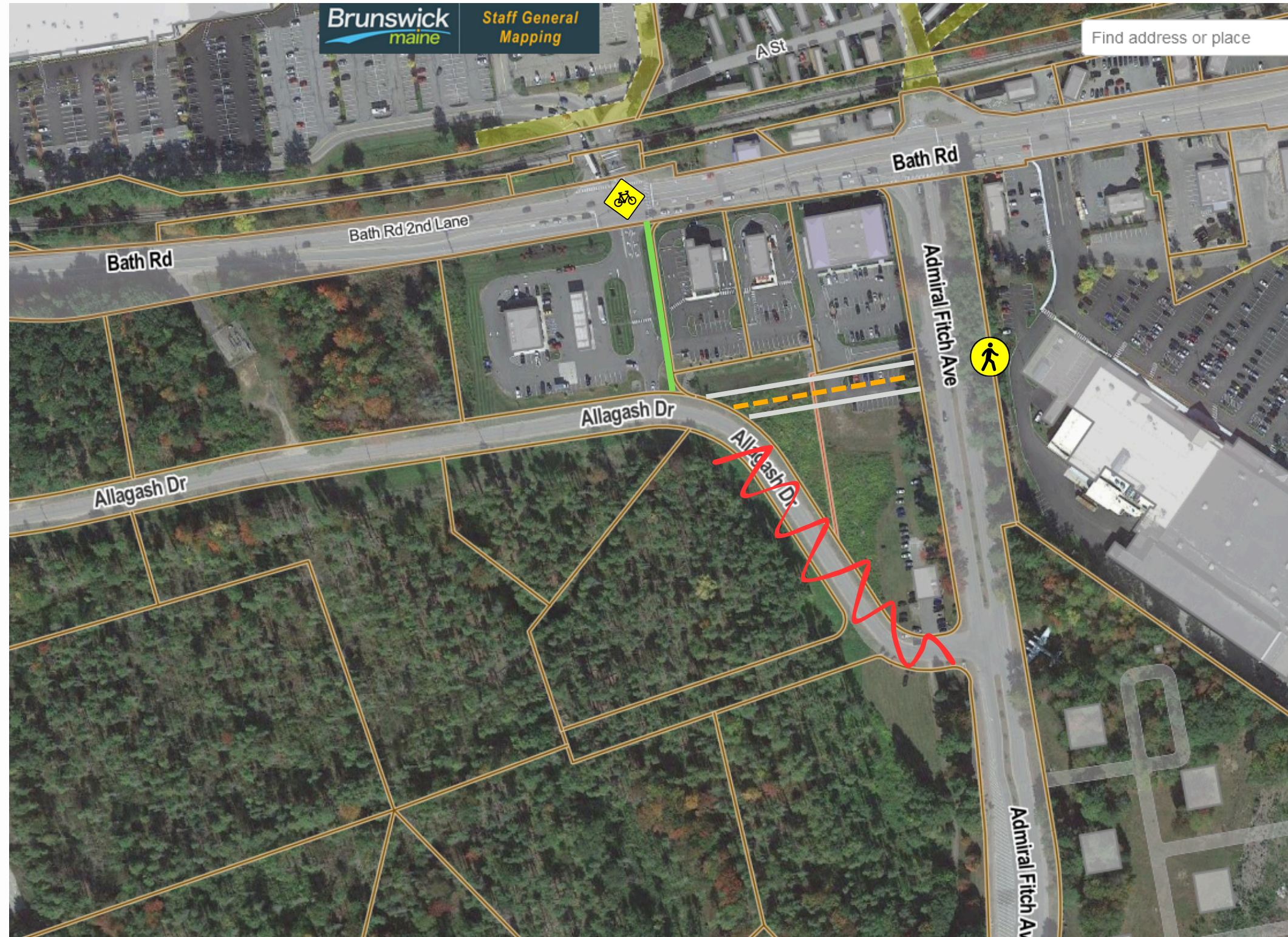
Potential Funding Source:  
MDOT's Business Partnership Initiative (BPI)

Cost share:

- 1/3 MDOT
- 1/3 Municipal
- 1/3 Business



# Allagash Drive and Access Road



## Allagash Drive

- Makes direct connection to Admiral Fitch Ave.
- Opens land up for mixed use development.
- Includes new pedestrian/bicycle access to Hannaford.

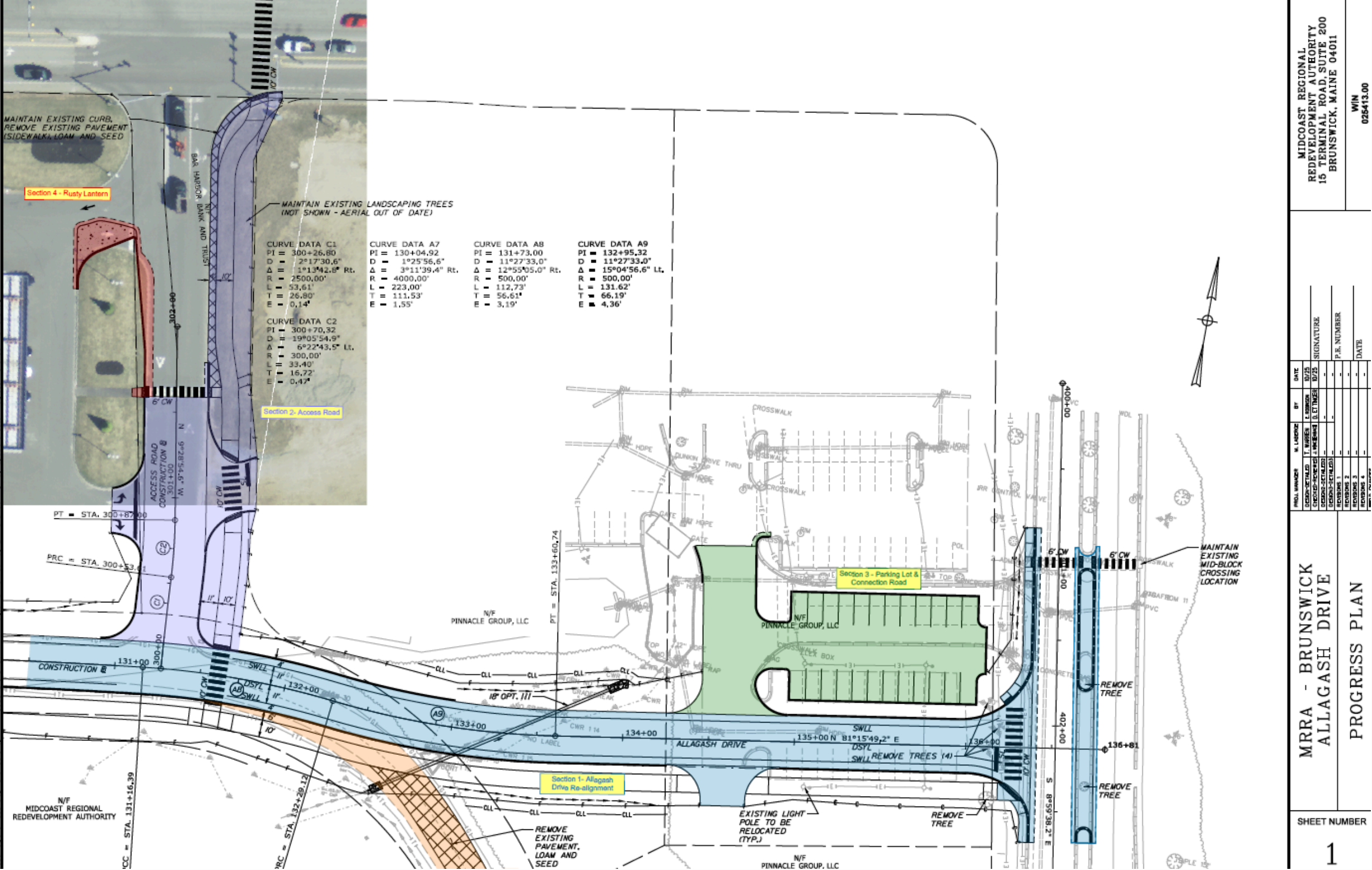
## Access Road (Rusty's Drive)

- Adds sidewalk or multi-use path
- Bike/ped lane crossing to Merrymeeting Plaza
- Bike/Ped Signalization (proposed to MDOT signalization project inclusion)

Estimated Total Project Cost: \$1.7 million  
Town Share: estimated at \$750,000

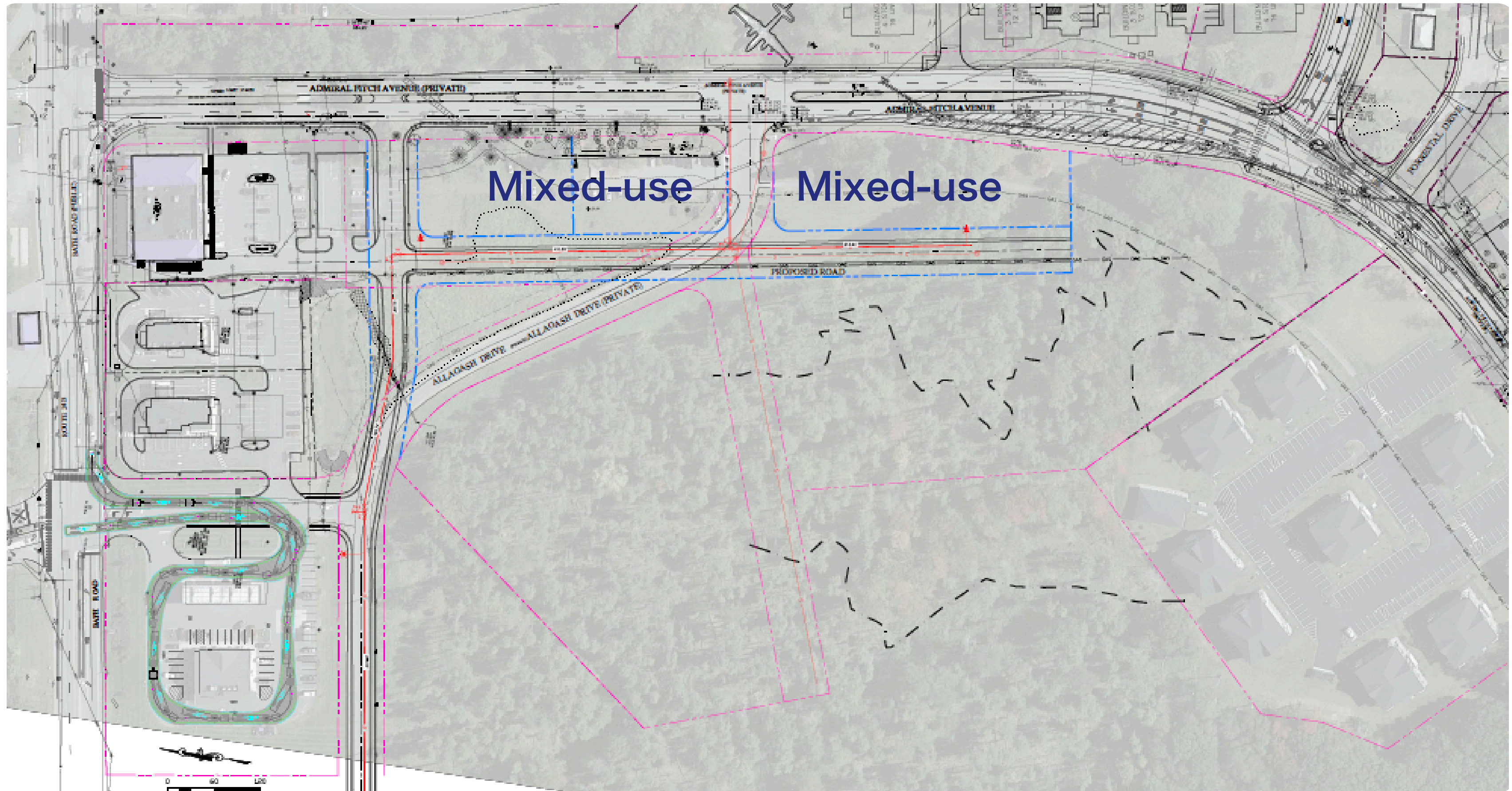


# MDOT, MRRA, TOWN AND PRIVATE DEVELOPER





# Preliminary Engineering Concept





# ROAD PROJECTS CONT'D: ALLAGASH DRIVE AND ACCESS ROAD

- Arlington, MA: Example of a similar intersection with modern complete streets facilities.
- Green paint alerts drivers that bicyclists will be crossing.
- Designated bike signal allows for an all-way stop configuration, maximizing safety in wide intersections with fast speeds.





# MARC PHASE I - 3D RENDERING





# Programming of MARC Facilities



**Tier 1A**



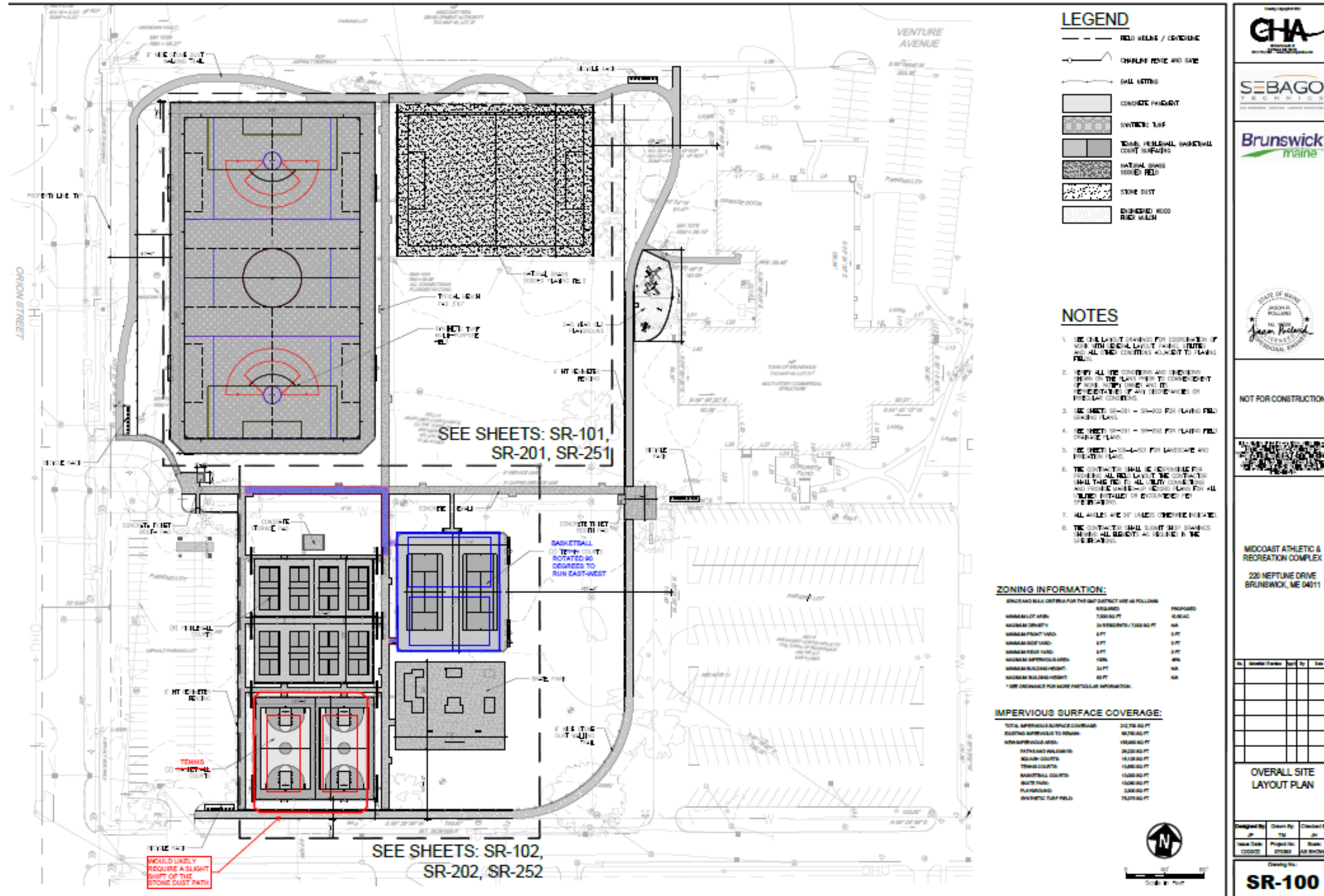
# Night activities and community events



## Playground grand opening (Tier B)



# PHASE 1 - TIER 1C





# PHASE 1 - TIER D



## Project Scope

- Multipurpose synthetic turf field
- Multipurpose natural grass field
- Tennis Courts
- Associated infrastructure

Estimated Total Project Cost: \$5.625 million

## Potential Sources:

- \$500,000 LWCF Grant
- \$220,000 Recreation Impact Fees
- \$600,000 LC4 Private Fundraising
- \$4,306,000 General Obligation Bond Funds

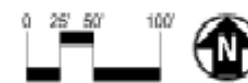


**MidCoast Athletic & Recreation Complex (MARC)**

Schematic Overall Plan - Phase One

Brunswick, ME

NOVEMBER 2025





# Questions