



City of Caribou, Maine

*Municipal Building
25 High Street
Caribou, ME 04736
Telephone (207) 493-3324
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www.cariboumaine.org*

AGENDA

Caribou Riverfront Renaissance 6:00 pm October 25, 2022

Caribou City Council Chambers

- I. Call Meeting to Order, Determine Quorum
- II. Approval of Minutes
 - a. Approval of the minutes for the September 20, 2022, Caribou Riverfront Renaissance Committee Meeting.
 - b. Riverfront Renaissance Flow Chart
 - i. Continue to flesh out CRRC and subcommittees
 1. Comprehensive Plan Section
 2. Comprehensive Plan Forum 10/27/2022
- III. Zoning and Land Use Table
 - a. Riverfront Development District
- IV. New Business
 - a. Master Plan planning
 - i. Master Plan Fund Raising effort continued
 - ii. RFQ
 - b. Talking Points
- V. Other Business
 - a. Public Forum
- VI. Staff Updates

Adjournment



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Caribou Riverfront Renaissance Committee Meeting Minutes Tuesday, September 20, 2022@ 6:00 pm City Council Chambers

Members Present: Mark Draper, Jay Kamm, Dan Bagley

Members Absent: Christina Kane-Gibson, Andrea Flannery

Others Present: Lou Willey, Jan Murchison, Karen Gorman, and Ken Murchison

I. Call Meeting to Order, Determine Quorum

The meeting was called to order, those attended via Zoom were welcomed and a Quorum was determined at 6:07 pm.

II. Approval of Minutes

- a. Approval of the minutes for the August 23, 2022, Caribou Riverfront Renaissance Committee Meeting. Motion was made by Dan Bagley and seconded by Jay Kamm to approve; under discussion it was noted that the recorded time the 08/23/2022 meeting was called to order should read 6:00 pm.

The motion and second to be approved as amended. Approved by all present.

- b. Riverfront Renaissance Flow Chart

- i. Continue to flesh out CRRC and subcommittees in future work sessions.

No Action taken.

III. Zoning and Land Use Table

- a. Land Use and Zoning 101

Dan Bagley indicates that the Land Use and Zoning 101 PowerPoint is ready to show and will email to the committee members.

IV. New Business

- a. Master Plan planning

- i. Master Plan Fund Raising effort continued

The Committee began our Master Plan Planning session with comment from Chair Mark Draper regarding his conversation with the Regional Manager at Dead River Company. Mark had introduced the Riverfront concept and the proposed land swap idea. Dead River is opposed to a land swap due to the strategic placement of their existing facility due to safety and the cost of re-siting. The current siting of this facility takes advantage of the river itself should there be a gas spill, gas being heavier than air would be naturally dispersed along the river.

The conversation continued as Karen Gorman commented that a land swap from lower Water Street to the Birdseye site could have other complications due to the nature of the grants that were used for clean up at that site and would have to take the form of a lease arrangement.

Other possible grant sources were discussed for the Master Plan project like Northern Boarder Commission and USDA and the possibility of accessing some funding from the City's TIF program due to the economic development aspect of the Riverfront Renaissance initiative.

Other funding opportunities for Master Plan:

Tax Increment Finance Program

USDA

Business Owners in the Riverfront Development District

Caribou Inn and Convention Center

b. Comprehensive Plan/Riverfront Renaissance Master Plan Section:

Riverfront Renaissance needs be included in the Caribou Comprehensive Plan 2024. A dedicated "section" for the CRRC can be added to the Comprehensive Pan with our key goals (Pillars) populating a "Riverfront Renaissance" Policies and Strategies Cover Page.

Policies: Economic Development (Commerce and Tourism)

Conservation

Recreation

Housing

Strategies Promote and Attract Business Development in the Riverfront Development District, Make the Riverfront Development District a Destination Location

Enhance River Access, Promote Healthy Lifestyles, Develop River Trail

Affordable Housing

V. Other Business

a. Public Forum

No Action Taken

CEO Murchison offered the latest Updates from the Riverfront Development District

Troy Jackson Letter regarding ENGIE Grant

Maine Northern Rail Culvert Removal at Otter Brook Complete

Rail Turnstile Removed, Concrete Pit Remains

Limestone Street Bridge at Otter Brook in MDOT Five-Year Plan

Snow Mobile/ATV Access to CICC and Northern Brewing Company Completed

VI.

a. Motion to adjourn by Mark Draper 7:35 pm, all in favor.

Respectfully Submitted,

Jay Kamm

Secretary, Riverfront Renaissance Committee

Caribou Riverfront Redevelopment Goals

- Obtain formal approval from City Council for this group to operate as a sanctioned committee and make member assignments. Draft a charter, if required.
- Establish Riverfront development zone and defined control segments within that zone
- Establish vision and strategy
 - o Develop the Caribou Riverfront as an historic, artistic, cultural and commercial district, a destination not only to attract tourists from outside of our region, but also a place for local residents to enjoy and patronize
 - o Align with (pull from) Downtown committee work, TIF district objectives, Comprehensive Plan
- Develop concept plan(s)
 - o Leverage previous trails study / riverfront concepts work
 - o Look at Belfast, Brewer, Skowhegan, Salt Lake City, Shreveport LA, Ft Kent, PI, Houlton, Portland and other examples as inspiration/ideas
 - o Incorporate existing trail system
 - o Incorporate dog park
 - o Incorporate museum(s) – science museum? Art museum? Native American heritage museum? Canada/Acadia connection? Agriculture museum? Logging museum?
 - o Incorporate visual art (murals), sculptures, fountains, etc. (local and regional artists, commissions, residents, native American)
 - o Divide into phases, with easiest phase(s) first to establish an “anchor” and build momentum
 - o Identify properties that can be developed immediately (i.e. city and/or state-owned)
 - o Identify properties to acquire and develop, define options for those developments
 - o Identify city infrastructure improvements that must be made to accommodate development (e.g. roads, bridges, parking lots, sidewalks, lighting, etc.)
 - o Brainstorm several approaches/concepts, conduct cost/benefit analyses, down select to no more than two options
- Conduct outreach to potential developers/partners
 - o Gauge interest in partnering with city, cost-share, contributed in-kind efforts
 - o Secure support and commitment to the concept(s), obtain permission to advocate in their name(s)
- Conduct outreach to potential benefactors and private investors
- Research and target state and federal grant programs that may provide initial and ongoing funding support
- Research approaches to use bonds or other similar instruments (to be approved by referendum) to partially fund project(s)
- Research other fund-raising opportunities (paver project, sponsored benches or gardens or pavilion(s) etc.)
- Commission a study to establish economic viability and demonstrate return on investment
- Based on results of the above, establish an action plan

Caribou Riverside Redevelopment Project Recommendations

Recommendation	Responsible Party	Date
Update Comprehensive Plan to reflect the redevelopment goals and potential land use changes along the riverfront.		
Amend Zoning Ordinance to include a new Riverfront District that allows for a mixture of commercial, industrial, recreational, and residential uses		
Work with landowners to identify connections between existing bicycle and pedestrian, ATV, and snowmobile trails in the downtown and riverfront		
Seek funding from CDBG, EPA, USDA, and other sources to create small parks at the current Starch Factory and railroad turntable.		
Acquire, on a willing seller/buyer and as funding allows, properties located along the riverfront.		
Improve and install signage in the downtown and along Access Highway that directs visitors to the riverfront		
Utilize Water Street as a gateway to the riverfront area. Improve signage, bicycle and pedestrian facilities, and parking		
Seek funding from MaineDOT and DACF for the creation of trail connections, improved sidewalks, and signage		
Sponsor events along riverfront that highlight the river, natural resources and recreational opportunities.		
Work with MaineDOT to create a public access small parking area at Otter Brook.		

Good morning

I was thinking about the meeting last night and had some additional thoughts relating to the development of a Master Plan. Houlton has a linear riverside park on land donated to them. I was wondering if we should be asking what their annual maintenance costs are? I know that I just received an email from MaineDOT indicating that if any Federal funds are used for bicycle and pedestrian facilities, they need to be maintained year-round and in accessible condition for all pedestrians, including persons with disabilities. MaineDOT is taking the position that this includes bike lanes and pathways that are even partially funded with federal dollars. .

As far as the actual plan, at one time, the National Park Service offered free technical assistance to help develop trails/parks. This included layout and a preliminary identification of potential funding sources. Fort Kent was mentioned last night and this is how they completed their preliminary plan. I believe Island Falls is looking at a similar type project. Martin Burnham is/was the contact person. They may or may not still do this.

The other question I had was the potential loss of property tax revenues from the three properties discussed. How do (should) we offset those potential losses. I like the idea of trying to re-locate some to the Birdseye Property but wonder what would happen if they said no and move elsewhere. I think we need to have something in mind as I believe that would be a question the Council would likely ask.

Anyhow, just my thoughts , Jay

Riverfront Renaissance

Riverfront Renaissance

Goal: Redevelop the Underused and Abandoned Riverfront Area

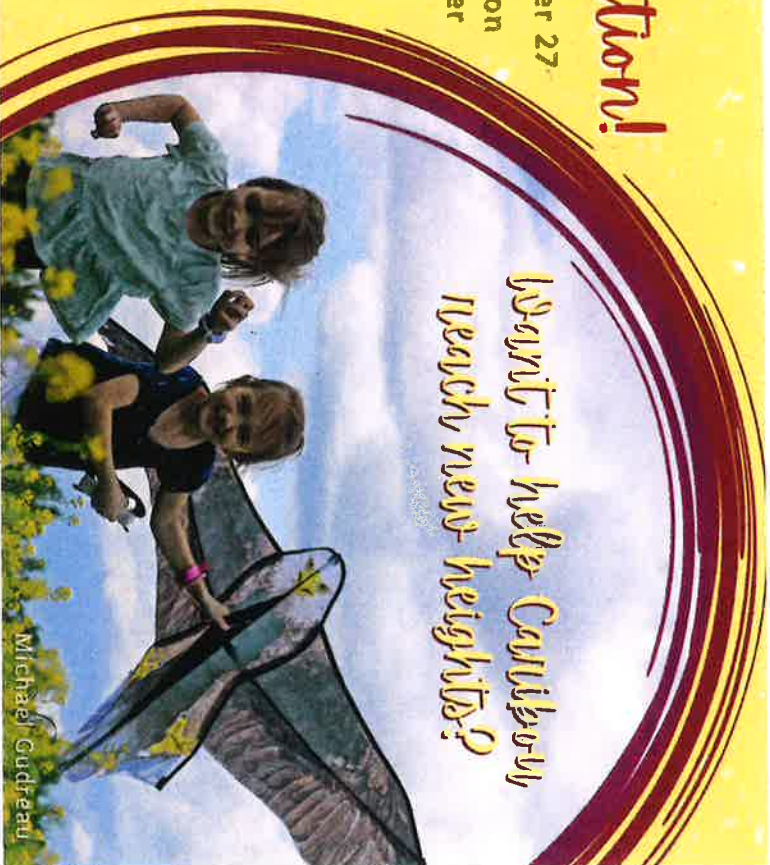
<i>Policies</i>	<i>Strategies</i>	<i>Responsibility</i>	<i>Implementation</i>
Economic Development (Commerce/Tourism).	Promote and attract business development in the Riverfront Development District. Make the Riverfront Development District a Destination Location	Planning Board/Code Enforcement Officer Riverfront Renaissance Committee	
Conservation	Encourage Soils Conservation Practices, Adopt Stream Smart Practices for River Tributaries Encourage the Cleanup of Abandoned Industrial Complex	Planning Board/Code Enforcement Officer	
Recreation	Enhance River Access for Fishing and Water Related Activities, Promote Healthy Lifestyles and Sense of Place and Develop River Trail	Planning Board/Code Enforcement Officer Riverfront Renaissance Committee	
Housing	Adopt Land Use and Zoning techniques designed to encourage the development of affordable housing.	Planning Board/Code Enforcement Officer, Riverfront Renaissance Committee, City Council	

Join the conversation!

Thursday, October 27

Caribou Recreation
& Wellness Center

6:00 to 7:30PM



Want to help Caribou reach new heights?

Michael Gudereau

Will you join us in shaping the future of the City of Caribou?

At this interactive and engaging event, we aim to gain community insights in several areas as we review the city's existing Comprehensive Plan. You can help by joining us to identify and develop future plans and goals for Caribou in the following categories:

- Health & Wellness
- Recreation
- Business & Economy
- Housing
- Public Safety
- Culture/History
- Riverfront Development
- Education

Light refreshments will be provided.

Please contact Ken Murchison at kmurchison@cariboumaine.org for more information.

The City of Caribou has embarked upon an effort to revitalize its riverfront area. A Committee, established by the Caribou City Council in 2020 has been formed to lead this effort, and has established the following goals:

To:

- Stimulate economic development through increased commerce and tourism;
- Increase recreational opportunities;
- Conserve natural, historical, and cultural resources; and,
- Create a sense of pride for this unique asset in our community.

This will be a long-term effort, and the Committee feels it is critical to develop a Master Plan to document and guide these efforts in the future. Consulting expertise exists to assist the Committee with Plan development; and in order to obtain this professional assistance at little or no cost to the taxpayers of the City, the Committee is seeking financial support through grants and donations. The total estimated cost is \$50,000; and the Committee has already received a commitment of \$7,000 from ENGIE, which is the company constructing the solar array near Dow Siding. Is there any opportunity for support from your (company, agency, entity), and if so, how can the Committee officially seek that support?

(NOTE: if a Committee member receives a positive response from a contact, the contact information should be passed along to a City employee (Karen?) for follow-up.

Caribou Riverfront Renaissance Talking Points

Background:

The Caribou Riverfront Renaissance Committee (CRRC) was established by Caribou City council in 2020. Riverfront Redevelopment was listed as a priority in the 2014 City Comprehensive Plan and outlined in the 2004 Trails Feasibility Study.

Once a thriving area of our community, the riverfront has been a neglected, underused, and forgotten asset of the City. The goal of this committee is to identify and prioritize riverfront assets, set goals, and ultimately restore interests of renewed commercial, residential, and recreational opportunities while celebrating the riverfront as vital part of the community. The CRRC is creating a vision to not only update and restore the vibrancy of this critical riverfront resource area, as have many cities and towns nationwide, but also to renew pride in, and a sense of place for all residents of Caribou.

To date, CRRC has identified a Riverfront Redevelopment District of nearly 5 miles of the 12 miles that Aroostook River runs through our community. The Committee of dedicated volunteers hopes to bring renewed energy, engagement and enthusiasm to the Community through this revitalization project.

Funds are currently being raised to engage a professional design firm with experience in riverfront development and design to create a Caribou Riverfront Renaissance Master Plan. It is estimated that a target of \$50,000 is realistic for this project.

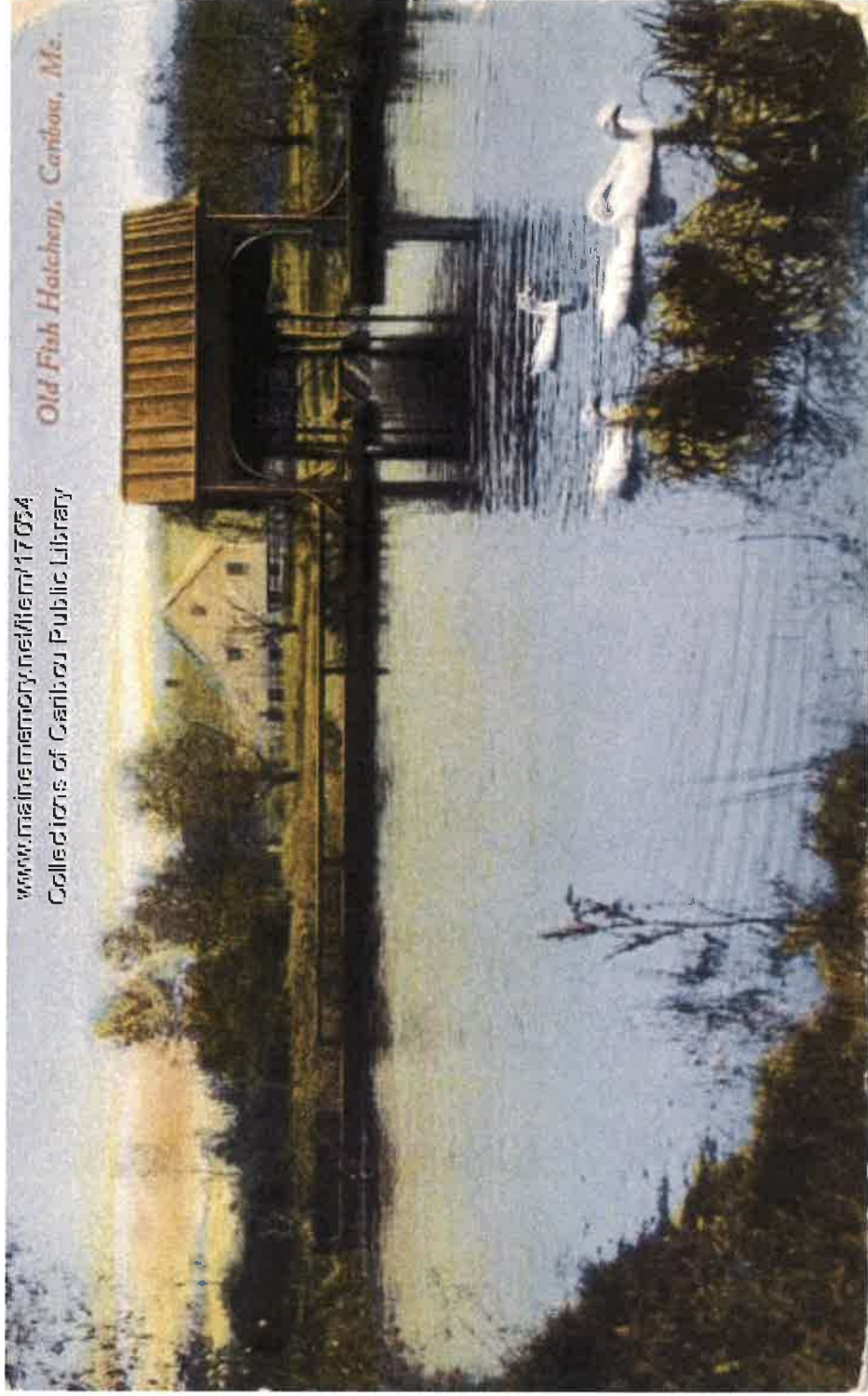
Vision:

With a focus on community and economic development, outdoor recreation opportunities, and featuring natural and cultural resources, the Caribou Riverfront renaissance project will bolster the local economy, sense of place and community pride, and help combat the highest obesity and sedentary lifestyles in the state. (2022 County Health Rankings) Some potential developments could include:

- Water St. connection to downtown
- Bicycle/pedestrian trail connection to school and Wellness Center
- Riverfront Walking/Biking/Skiing trail
- Event venue
- Historical/Cultural/Nature information kiosks
- Open green space/picnic areas/scenic views
- River access points
- Appropriate mixed-use development, which includes retail, commercial and residential

Otter Brook Overlook

The fish hatchery, established in 1895, located at outer Sweden Street was moved to a location near the mouth of Otter Brook in 1905



buy and purchase
 1 Caribou for their
 family, which in-
 son, daughter and
 nild on the way.
 Caribou Inn & Con-
 Center has been
 e largest event and
 paces in Aroostook
 nce 1994, while the
 e has been popular
 vmobile enthusiasts
 mer tourists. After
 o years without an
 e business will soon
 major renovations
 age 10, Inn



*Melissa Lizotte | Aroostook Republican
 Scott and Laurie LaFleur above the Caribou Inn &
 Convention Center's 3,600-square-foot banquet hall.*

Caribou's famous arts and crafts fair will be back in full force this weekend.
 On Oct. 15 and 16, from 10 a.m. to 4 p.m., 137 vendors will set up in the Caribou High School gymnasium. This year's event marks the 48th annual Caribou Arts & Crafts Fair and the first large-scale version since 2019, prior to the pandemic.
 Caribou's event has long been one of the most anticipated arts and crafts fairs, drawing thousands

riverfront and nearby trails, the main building has room for at least 100 machines, with five snowmobiles already stored there. A smaller second building contains 30 storage units.
 Both buildings are insulated two-and-a-half inches on the outside and inside, with concrete in the middle,
 Turn to Page 10, Fair

Snowmobile enthusiast loves The County so much he built storage units for riders

By Melissa Lizotte
 Staff Writer

CARIBOU, Maine — Daniel Jarosz of Rehoboth, Massachusetts, went snowmobiling in Caribou with friends nearly 23 years ago. Since then, he has not only become hooked on the sport, but he is making it easier for riders to visit each season from other places.

Jarosz has turned his hobby into Aroostook's first storage units primarily dedicated to snowmobiles and ATVs. With his growing business venture, Jarosz wants to help fellow snowmobile enthusiasts spend less time lugging their gear and more time riding through The County, a region of Maine that re-

lies on snowmobile tourism to boost its winter season economy.
 Two weeks ago, Jarosz opened Caribou Climate Storage, which has two climate-controlled buildings for storing snowmobiles, ATVs, boats and campers during off-season months.
 Located on a hill above Caribou's still developing

Turn to Page 7, Jarosz



*Aroostook Republican
 Climate Storage, and
 snowmobile and ATV*

Political Advertisement

“When times are tough, so are Maine people. As your Governor, I will always stand up for you – fighting problems, not people – and delivering solutions.”



MY RECORD

- Ⓢ Low unemployment, strong economic growth, and \$850 in checks for most Maine people - the best inflation relief package in the country
- Ⓢ Expanded health care to nearly 100,000 Maine people, driving the largest decline in uninsured rate in the nation
- Ⓢ Fully funded education for the first time in Maine history and raised teacher salaries
- Ⓢ Breaking barriers as the first woman governor, committed to protecting reproductive rights



PAID FOR AND AUTHORIZED BY MILLS FOR MAINE

who have made the program possible and expressed pride for the accomplishments of the students.

"Congratulations for this work. You have a great future ahead of you," Buck said. "We are very proud of what you have done and of the Harold Alfond family partners. Supported by the Harold Alfond Foundation for the Advancement of Workforce, students no tuition or fees, program provides

Staff joins

has experience with a range of topics in why he will under- bert, FNP-C to the team of high-quality primary care providers.

"Pines is thrilled to have experienced providers such as Kristen and Steven join our team," said Pines Chief Operating Officer Lisa Caron. "We are especially happy to have Kristen re- turning home to the County and Steven returning to our Pines family."

Before returning to Maine, Darrell worked for more than 15 years in Ha- wald as a physician assistant in family medicine. Her experience includes family care, women's health, pe- diatrics, chronic pain and chronic condition manage- ment. Dar- rell earned a master of health sci- ence as a physician assistant from Drexel University, Philadelphia. She has a bachelor of science in medical biology from the University of New England.

In addition to primary care, Albert has diverse ex- perience and works with outpatient clients dealing with hypertension, diabetes, chronic kidney disease, and other chronic conditions. Albert is bilingual and can help treat our patients who are more comfortable speak- ing French. He received his master of science in nursing from the University of New England.

difficulties in finding when he moved marked his interest in wing homelessness in the area, which one of his first ma- all enjoys variety, why he chose a ca- journalism. For ex- mer and operating smooth- intended to keep snowmo- winter?"

Jarosz also wants to con- nect more riders with the region he considers his second home.

In 1999, Jarosz made his first trek to Caribou with a close friend and his friend's father. Though northern Maine was the coldest and wettest winter destination he ever expe- rienced, he was amazed at the wide, well-groomed trails and open fields of snow.

Jarosz has ridden thou- sands of miles on Aroos- took trails from Allagash to Oakfield every winter.

all can be reached at 260 Missisquoi St. at 260 Missisquoi St. Jarosz, by phone at 8-2156 or by email at jarosz@bangorjournal.com.

Pines Health Services adds two primary care providers

\$1 million in dedicated federal funding has been secured to expand the pro- gram in 2023 and 2024 and add Commercial Driver's License instruction to train the next generation of im- ber haulers.

Maine's loggers are a vi- tal part of the state's forest products sector, which is worth an estimated \$7.7 bil- lion annually.



Darrell Drexel



Albert Pines

Health Services is a non-profit, communi- ty-based multi-specialty physician practice serv- ing the residents of north- ern and central Aroostook County. Pines providers are committed to excel- lence in patient-centered health care and to improv- ing the lives of those we serve. Our team of pro- viders, nurses and support staff are actively engaged in advancing the health and wellness needs of peo- ple in the County, with a special focus on the un- served and underserved.

when you can just store your sleds here for the winter?"

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the most advanced training centers in the state, draw- ing students to the program from throughout Maine and across the Canadian border to take advantage of the innovative equipment and learning environment.

Sarah Stackhouse, NMCC's director of admis- sions and outreach, said, "We've planned this open house to help future college students of all ages experi- ence our campus and build excitement for the oppor- tunities that NMCC has to offer. There is no better way to find out if NMCC is right for you than to visit our pro- grams and speak to students and faculty."

Contact the admissions office to register for the open house at 207-768-2785 or visit nmcc.edu.

Albert, FNP-C will be seeing patients at Pines Health Services at 66 Spruce Street. To schedule an ap- pointment call 207-769-2025.

Albert, FNP-C will be seeing patients at Pines Health Services at 4 Maine Street, Van Buren. To schedule an appointment call 207-868-2796.

Pines Presque Isle Health Center and the Pines St. John Valley Health Centers are open Monday to Friday 7 a.m. to 5 p.m.

since that trip. Aside from the rides, he most enjoys catching up with snowmo- bile buddies from the area. He loves Caribou so much that he is building a home in the city and hopes that he and his family can eventually relocate there.

"The people here are overwelmingly nice and welcoming," Jarosz said. "I walked into Tim Hor- tons today and caught up with people that I had met three or four years ago."

Now that Caribou Ci- mate Storage is up and run- ning, Jarosz wants to plant even more personal roots in his new favorite city and help the local economy.

Jarosz plans to level out the hill overlooking Lime- stone Street next spring to create outdoor storage units for snowmobilers to use in the winter. He has also purchased a former lo- comotive storage building near the Aroostook River. Jarosz expects those projects to keep him busy for at least the next four years. He is still debating how to transform the loco- motive building in a way that helps Caribou redvel- op the riverfront area.

"I might turn it into stor- age but it could also be a great rooftop bar. There's a beautiful view of the river from there," Jarosz said.

Continued from page 1

Jarosz





