

CUMBERLAND COUNTY COMMUNITY DEVELOPMENT PROGRAM

CDBG GENERAL PROGRAM APPLICATION – 2010

Lead Community _____

Additional Communities _____

Contact Information: Name: David Bateman Tel. 207.772.2992

Address: 470 Fore Street, POB 3572, Portland, ME 04101

E-mail: david@batemanpartnersllc.com

Project Title: *"The Tidewater Farm Regional Learning Center: Job Creation, Public Education and Open Access to Community Facilities and Lands."*

Program Category: Public Service ___; Public Infrastructure/Facility ___;
Housing ___; Downtown Revitalization ___; Economic Development X

Select your CDBG "National Objective":

Low/moderate income: Area-wide ___; Limited Clientele X;

Direct Benefit Presumed Group _____ (identify group)

Slum/Blight: Area-wide ___; Spot Basis ___

Amount of CDBG funds requested \$ 215,000

Total estimated project cost \$ 1.9 million

Name of Authorized Official: David Bateman, President, Bateman Partners LLC

Signature of Authorized Official:  _____

1. Project Summary: Tidewater Conservation Foundation, a 501(c)(3) charitable nonprofit, was formed in 2006 to conserve the ecosystem and rural character of 32 acres bordering the Presumpscot Estuary in Falmouth, ME. With the University of Maine Cooperative Extension and Cumberland County Extension Association, the Foundation will build an 8,000-sf multi-use Regional Learning Center offering accredited coursework, community education and spaces for public events, and creating 19 new, permanent jobs. (These jobs do not include relocated, retained jobs or construction jobs.) Another 40 workers will be employed as organic farming trainees and placed in permanent employment. At least 51 percent of these employees will be from low-to-moderate income households. Ten minutes from downtown Portland, the site is fully accessible by public transportation. The facility and its grounds will be open and available for public use, with 3.2 miles of nature trails that will be maintained under contract with Portland Trails (see Portland Trails agreement, Appendix H). The Foundation will also make the property available for low-intensity agricultural, gardening and farming projects. Including all jobs the project will create, *Tidewater Farm Regional Learning Center will stimulate payrolls worth nearly \$6 million a year to Portland's and Cumberland County's economies.*

2a - c. Project Management Summary: Tidewater Conservation Foundation was formed in 2006 to manage and conserve protected lands granted to the Town of Falmouth the year before (see Management Plan, Appendix L). The Foundation has contracted Portland Builders to erect Tidewater Farm Regional Learning Center on the basis of its response to a competitive Request for Proposals (see RFP and Portland Builders proposal, Appendix E). The 25-year-old company, under the direction of president Josh Cushman, will realize the scope of work delimited by Port City Architecture (see Bateman Partners CV and Port City Proposal, Appendix K). Construction work will begin July 1, 2010, and end June 30, 2011 (see CCEA Estimated Construction Schedule attached p. 3 and as Appendix M). Organic agricultural work will begin in April 2010, and end with winter planting of garlic and soil preparation December 2010 – January 2011.

Both Portland's Office of Historic Preservation and Maine Historic Preservation Commission have declared that the project "will have no adverse impact on identified historic structures." (See Letters, Appendix N).

4. Project Readiness: Tidewater Conservation Foundation was formed to own and manage the conserved acreage for the public's educational, cultural and ecological benefit (see 501(c)(3) Letter and Form 990, Appendix A; and Conservation Easement, Appendix B). The University of Maine has contributed \$400,000 to lead a \$1.9 million capital campaign to build an educational and cultural center serving the Portland metro area and Cumberland County. Oakhurst Dairy, Bangor Savings Bank, Newman's Own Foundation and numerous private individuals have committed an additional \$400,000. Moreover, in the absence of CDBG funding, Tidewater Conservation Foundation has arranged collateralized standby financing to complete the Regional Learning Center (see financing documents, Appendix C).

5a. The County's Need for the Project: Cumberland County's 16-percent poverty rate exceeds those of the state and the U. S., but within the city of Portland the situation is far worse. According to its 2005 – 2010 Consolidated Plan, the city "continues to have lower average incomes and a higher poverty rate than [Cumberland] County. Two neighborhoods in particular – **East and West Bayside [Somali and Sudanese neighborhoods from which the Center for African Heritage recruits] – have poverty rates double the city average,**" cited in 1999 at **35 percent and 39 percent**, respectively. Maine Center for Economic Policy reports that two working parents of two children in Portland had household expenses of \$53,600 in 2008. Each parent had to make nearly \$15 per hour in order to make a living wage.

U. S. Census figures for 2008 show that populations in poverty were driven deeper into extreme poverty by the countrywide economic crisis. Maine Department of Labor reports that, in the months from January 2008 to January 2009, county unemployment rose from 3.8 to 6.3 percent; from 5,850 to 9,820 people out of work. Construction industries in the Portland metro area lost nearly 2,000 jobs between September 2008 and September 2009. Moody's economic outlook for Portland forecasts a continuing decline in area jobs through 2011, **describing the city's overall economic growth as 'decelerating.'**

Where community and economic development have succeeded, low-income populations have had access to educational resources that make them more marketable in the workplace while allowing them to earn and keep more disposable income. Wide public access to the Regional Learning Center's educational offerings will be a significant component in local development. **A significant percentage of these classes will be free to the public.** Countywide, 35 percent of the working population have high school diplomas or less. The sustainable agriculture and related coursework that will be available through the Learning Center offers Portland-area and County residents the opportunity to participate in new and growing 'green' industries.

5b. Low-to-Moderate-Income Persons Affected: The project will generate at least 19 permanent jobs and another 40 organic farming trainee positions over the first year, *payrolls worth more than \$1 million a year to Portland's and Cumberland County's economies.* Construction payrolls will account for an additional 150 workers and \$4 – 5 million. At least 51 percent of these employees will be from low-to-moderate income households. MDOL's One-Stop CareerCenter in Portland will serve as the project's primary recruitment source (see Goodwill Workforce Solutions commitment letter Appendix G).

5c. The Project's Long-Term Economic and Social Effects: Occupational and social research is conclusive on the effectiveness of job training and education in raising workers' standards of living and social mobility. Organic agriculture jobs will include pre-apprenticeship field training in organic farm management and classroom education in farm budgeting, business planning, marketing, livestock cultivation and personal financial management. Other class work is designed to improve literacy, arithmetic skills (e. g., basic carpentry), and job-seeking and interview skills. Employees lacking a high school diploma will be channeled to pursue GED equivalency, directed to appropriate education service providers and supported with tutoring and complementary programming until completion. Employees wishing to further their education in organic agriculture as farm worker apprentices will be able to pursue the post-secondary class work required as students of SMCC's sustainable agriculture curriculum.

In addition, the project will provide employment opportunities for youth in poverty facing educational and social barriers to employment. Job candidates who are age- and income-eligible must qualify in one of the following challenge categories in order to receive wages authorized by the Workforce Investment Act (WIA):

- A school dropout;
- Deficient in basic skills (literacy and/or numeracy);
- Homeless;
- Pregnant or parenting;
- An offender or at risk of court involvement;
- A youth at risk of dropping out of school or;
- A youth who needs additional assistance to find and/or retain employment.

Goodwill Workforce Solutions will assess these candidates for WIA eligibility and evaluate them during their training and employment during the project. The agency will also arrange needed support services, such as allowances for work clothes, bus passes for employees lacking transportation and gasoline allowances. **As a gauge of these measures' effectiveness in lifting employees out of poverty, 2009 trainees of the Center for African Heritage's summer youth employment program at River Point raised their families' monthly household incomes by at least 25 percent over the 12-week training period.**

Tidewater Conservation Foundation's board of directors also plans to convert the property's original farmhouse into a demonstration organic restaurant staffed by culinary professionals and SMCC culinary arts students. The restaurant would be open to the public for dining and supplied with organic produce by the Center for African Heritage, among other organic producers. The board is also entertaining proposals to establish a catering arm of the restaurant that would service such events as weddings and banquets. **It is estimated that these activities would create an additional 20 to 30 permanent jobs.** (See *Tidewater Conservation Foundation IRS Submission 2006*, pp. 39-41 and Appendices 1C and Q.) UMaine and SMCC teaching staff will also offer free public instruction in developing home-based businesses.

5d. The Project's Role in the County's Long-Range Planning & Capital Needs: The Tidewater Farm Regional Learning Center is a collaboration of Tidewater Conservation Foundation, UMaine Cooperative Extension and Cumberland County Extension Association. When finished, the Center will house offices and educational facilities for these institutions' use,

and for the use of SMCC's sustainable agriculture, horticulture and culinary arts degree programs. UMaine and SMCC will collaborate on expanding their organic farming curricula, with **particular emphasis on faculty support for business development that will leverage job skills into viable home-based businesses**. Cumberland County Extension will assist the project with professional services to measure the impact of the job creation initiatives implemented.

SMCC is using the heirloom apple orchards at Tidewater Farm *to teach a ground-breaking course in Small Fruit Tree Production for both commercial and residential growers*. This type of course in Orchard Management has never before been offered for credit in southern Maine.

The Center for African Heritage will conduct its organic farming training program on four acres of the Tidewater Farm property in four 12-week training sessions a year over a two-year period, a total of 80 workers trained and placed in continuing employment over the period of occupancy. Eligible trainees will earn wages paid by WIA funds. The organization will cultivate organic produce and select organically raised livestock, using as a curriculum the *Agriculture Competency Profile for Participants* (see Appendix O) developed for the program by Dr. Richard Brzozowski, instructor with the University of Maine Cooperative Extension. Over the period of its tenancy the Center for African Heritage will develop the curriculum into a registered farm worker apprenticeship program with MDOL's Apprenticeship Standards Office (see Appendix P).

The project itself is an enviable example of leveraged private investment, having raised nearly \$1 million to date from charitable and private sources. The Regional Learning Center will create more than 50 paid jobs in education, administration, maintenance and organic agriculture while also creating on-the-job occupational training leading to long-term employment. The investment sought represents more than \$1 million in payrolls added to Portland's economy, not counting an additional \$4 – 5 million in construction payrolls.

The Learning Center is a public educational facility that will be home to a collaborative network of educational institutions whose **teaching staff will offer free, non-credit instruction to the public in home-based business formation**. These institutions currently collaborate with Portland-area nonprofits dedicated to community, neighborhood and human development, further leveraging their staffs' expertise to the nonprofits' constituencies.

The project will recruit low-to-moderate-income workers in the following order of preference: veterans, persons in poverty and displaced workers. This recruitment preference is in accord with HUD's strategic vision that CDBG funding be used to lift families out of poverty and spark wider neighborhood and economic development: through education, training and job placement, new business formation, technical assistance and culturally competent evaluation.

The project will also create new business opportunities at the site itself, specifically the organic restaurant and catering enterprise. The organic farming program will be able to serve the City's growing demand for organic produce. An organic farmer's market is planned for the site, creating a sales channel for growers' produce, herbs and flowers. This is one more example of the nation's expanding 'green' economy. The program will identify area employers creating these new jobs and recruit them for its workers' long-term employment. Matching the

employee's skills and training to the appropriate job reduces employee attrition and reduces the employer's costs of attrition.

The use of the Learning Center's public spaces for musical performances, exhibitions and other cultural events will also stimulate the area economy by creating leisure destinations. People attending these events will inevitably patronize other area businesses: restaurants, movie theatres, etc.

6a. Consequences of Not Providing CDBG Funds: If CDBG funding is not provided, the Foundation will pursue its capital campaign until its \$1.9 million goal is reached, including finalizing collateralized standby financing that already has been arranged.

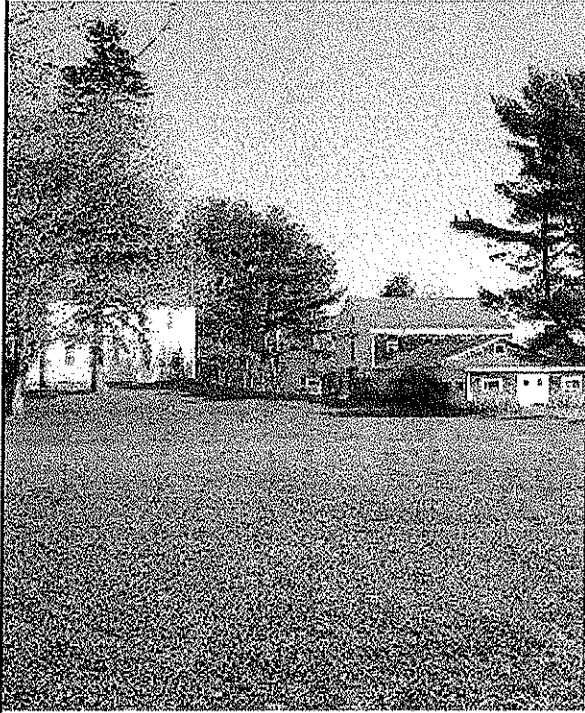
6b. Consequences of Partial Project Funding: If partial funding is provided, Tidewater Conservation Foundation will be that much closer to its \$1.9 million goal and will raise the remainder required.

6c. Why CDBG Funds Are Critical to the Project: In the best sense, Tidewater Regional Learning Center is a public-private partnership that brings together private development, public educational institutions and nonprofits in a collaborative project for public benefit. It will create opportunities for LMI individuals countywide to obtain skills and education and to improve their standards of living far beyond the permanent jobs the project promises. The project is the embodiment of the concepts of regional economic and community development and, as such, satisfies HUD's strategic economic development objectives. It is precisely the type of strongly collaborative development project for which CDBG funding was conceived.

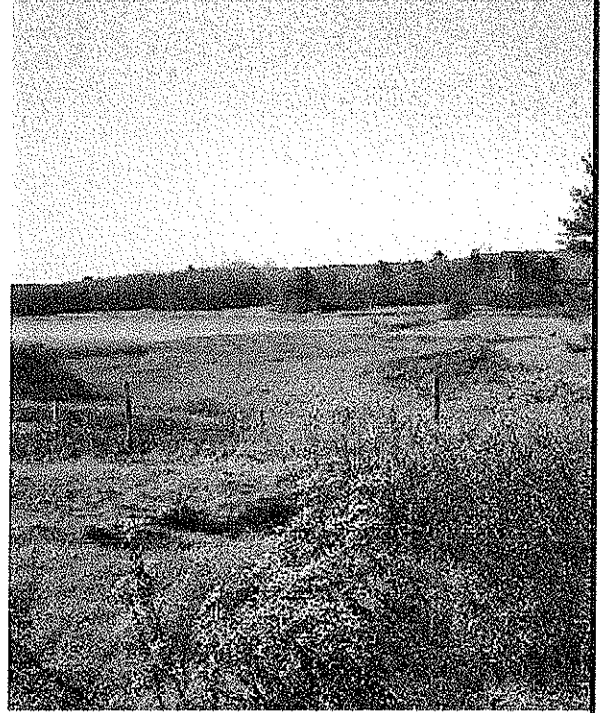
6d. Other Funding Sought By the Project: As of November 17, 2009, Tidewater Conservation Foundation had raised \$745,169 in cash and documented pledges and an additional \$55,000 in verbal pledges: a total of \$800,169 (see Appendix C).

PROJECT BUDGET: Tidewater Farm Regional Learning Center

Cost Category	CDBG Funds	Municipal Funds	Other Funds	TOTAL
Design/Engineering	0	0	\$ 203,585	\$ 203,585
Land Costs	0	0	1	1
Materials/Supplies	0	0	0	0
Construction Costs (Includes materials)	\$215,000	400,000	829,023	1,444,023
Project Management	0	0	177,666	177,666
Other				
1. Legal Services	0	0	38,000	38,000
2. Permits/ Fees	0	0	2,340	2,340
3. Land Use Approvals	0	0	8,800	8,800
TOTAL	\$215,000	\$400,000	\$1,259,415	\$1,874,415



Tidewater Farm House and Barn



The View from the Barn



Cleared Waterfront Acreage



Regional Learning Center Bldg. Site

