


**WestbrookWorks.org**

A Coalition for a Stronger, Cleaner City



Westbrook ME

# Presentation

## Westbrook Chamber of Commerce

May 13, 2009

# What is WestbrookWorks?

- We are a unique coalition of businesses & residents committed to the City's vision to promote business growth in the area.

“Embracing our past and envisioning our future, by creating an economically vibrant and affordable City.”

*Source: 2007 Strategic Economic Development Plan & Process*

“The City, once known as a paper manufacturing giant, is moving into its future as an environmentally friendly, economically sound, and progressively active community looking towards continued excellence.”

*Source: 2007 Strategic Economic Development Plan & Process*

# What do we care about?

- We are focused on the future and sustainability.
- We hope for a great place to work, with job growth & economic activity while protecting the surrounding residential properties.
- We desire a positive future for our children.



- Artel – type of business
- Our employees – types of jobs
- Why we chose Westbrook
- Our growth over the past 10 years
- Projected growth over the next 10 years
- Need for a suitable location in order to operate
- Future growth directly tied to the vision of Westbrook being realized





**ARTEL**

Trust Your Results. Today.





- IDEXX – type of business
- Employment in Westbrook 2006 projection vs. 2008 actual numbers
- Blue collar jobs / growth & training
- Our investment in Westbrook – projected (\$128 million) vs. actual (\$168 million)
- Our new product launches = more opportunity for growth in employment
- Our future and what we bring to this area

# Mike Daley - Neighbor

- Spring St. resident for 37 years
- The area has grown considerably
- Five Star Park businesses have been good neighbors
- Recent quarrying has meant more noise, trucks, vibration and dust
- Want to see this part of Westbrook sustain itself for the future



- What we do
- Why we came to Westbrook
- Our investment in infrastructure
- Our employees
- Need for a suitable location
- What we bring to Westbrook
- What we need in order to have a successful future



# Smiling Hill Farm - Hillside Lumber

- Our history in Westbrook
- Why we have not sold out to developers
- What our farm needs to survive/be productive (environmental concerns)
- Our focus on sustainability
- Our employees
- Our ability to serve the local market—growing demand for natural, organic products



# Smiling Hill Farm - Hillside Lumber



# Mercer Bonney - Neighbor

- Living in the vicinity of the Five Star Park
- Living across from an active quarry
- Neighborhood concerns include many issues
- Property values
- Our children's future
- Health effects and quality of life issues

# Vicki Brown (Letter)

- Land owner in the Five Star Park
- Possible sale to a day care provider
- Deal terminated due to concern about the future of the abutting quarry

# Vicki Brown (Letter)



5-11-09

To Whom It May Concern:

My name is Vicki Brown, and I own Lot 5 in the Five Star Industrial Park on Eisenhower Drive in Westbrook. I have had this land for sale for more than a 2 years. Unfortunately, due to its proximity to a quarry and the recent plans to expand, I continue to lose the chance to close the sale. I bought this land well before the current owner of the quarry purchased this property from the previous owner. The previous owner had an inactive quarry, with little or no activity on that land for years.

One very real potential buyer was interested in buying in order to build a high-end daycare facility. This buyer produced a written offer, which I accepted. However, the uncertainty of the plans by Pike Industries, and the question as to whether the City was going to move ahead with its rezoning plans for the park, ended with this potential buyer retracting his offer. The truth is, if the quarry operator is allowed to expand in this area of the city, I do not see any potential for office or business prospects, and I have been told by my real estate broker that even industrial operators will be difficult to find.

This is a beautiful 3.35 acre parcel of land that is close to the entrance of the Park. It could be a wonderful site for a business to build up to 39,000 square feet of high quality space (pending approvals). In my opinion, allowing a quarry to expand not only affects my property, but most of the other parcels of land in the 5 Star Park.

This business park has shown positive growth over the years and its buildings have been well designed and filled with solid tenant and owner occupants. A quarry operation will only bring a stigma to this part of the city, and reduce property values. An active quarry on Spring Street is sure to slow down future development, limit the types of uses that will consider operating in this part of Westbrook, limit the city's efforts to create a 'Gateway' to the city, and significantly impact the area's aesthetics and quality of life.

It would truly be a shame if the abutter is allowed to expand to include a much larger blasting operation; rock crusher; and asphalt plant.

Sincerely, 

Vicki Brown  
CEO  
[www.dpilabs.com](http://www.dpilabs.com)  
[www.sowingseedsforlife.org](http://www.sowingseedsforlife.org)



# Other WestbrookWorks Members

- Bisson Moving & Storage
- Calpine – Westbrook Energy Center
- Creative Office Pavilion
- E .S. Boulos – Electrical Contractor
- Maine Credit Union League
- Birdland neighbors
- Numerous employees who work in the Five Star Park

# Evolution of the City's Vision

- 2000 – City Comprehensive Plan
- Feb 2006 – IDEXX TIF agreement finalized
- May 2006 – City pursues EDA Grant for improvements to the Five Star Park
- 2006/2007 – City's Updates its Strategic Economic Development Plan
- March 19, 2008 – Mayor notifies Five Star Park residents about a proposed rezoning effort

# Evolution of Vision (continued)

- March 21, 2008 – City Administrator presents rezoning application to the City Council
- Aug 2008 – IDEXX updates TIF projections
- Jan 12, 2009 – Committee of the Whole votes to move the issue of rezoning to the City Council
- Feb 2, 2009 – City Council votes to send proposed rezoning to the Planning Board
- March 3, 2009 – City Planner presents zoning proposal to the Planning Board

# Path to a Vibrant Future

- WestbrookWorks represents 2,500+ jobs with projected growth in job opportunities and tax revenue
- Westbrook's history—the ugly stepsister
- City's efforts to change and embrace a futuristic vision - a chance to see continued, sustainable business growth

# Vibrant Future (continued)

- This part of Westbrook—the Five Star Park—offers a gateway to the city
- Compatible businesses include high tech firms; precision manufacturing; R&D; clean high-tech energy; organizations committed to economic development
- Residents and businesses co-exist. Some residents in the neighborhood can walk to work and enjoy numerous blue collar and white collar opportunities in the Park
- Other local businesses benefit from a robust business park

# Finally...

- WestbrookWorks exists to ensure a better future for the city of Westbrook.
- Today's issue is not about one company versus another. It's a much broader issue!
- We look for the Chamber's support in the public process.
- How can WestbrookWorks help the Westbrook Chamber of Commerce?