

**Organizational Models for Economic Development**  
 prepared by the Greater Portland Council of Governments

|                       | Municipal department   | Economic Development Corporation (EDC)   |  | Redevelopment Authority  |
|-----------------------|--|--|--|--|
|                       |  | Quasi-public   | Local or Regional  |  |
| <b>Authority</b>      | 30-A M.R.S. §5201  | Public charter   | By-laws  | 30-A M.R.S. §5101  |
| <b>Accountability</b> | Town manager; Town Council or committee establishes priorities and policies  | Board of Directors (with some municipal appointments) that reports to the municipality   | Board of Directors   | Board of trustees appointed by the municipality  |
| <b>Funding</b>        | Municipal, including CDBG, TIF, and general fund   | Mostly municipal, typically from a TIF   | Dues from municipalities, counties, businesses and institutions; State and Federal grants  | Municipal; State and Federal grants; real estate   |
| <b>Staffing</b>       | Municipal employee, often combined with planning or assistant town manager   | Municipality's economic development director acts as corporation's executive director  | Executive Director   | Executive Director   |
| <b>Examples</b>       | Portland<br>South Portland<br>Westbrook<br>Bridgton<br>Falmouth<br>Cumberland<br>Gray  | Gorham EDC<br>Windham EDC<br>Scarborough EDC<br>Freeport EDC   | Greater Portland EDC<br>Sunrise County Economic Council<br>Greater Franklin Development Corp<br>Piscataquis County EDC<br>Somerset EDC<br>Sanford Regional Economic Growth Council<br>Lewiston-Auburn Growth Council | Midcoast Regional Redevelopment Authority<br>Loring Development Authority<br>Kennebec Regional Development Authority |
| <b>Pros</b>           | Municipal agenda-setting<br>Single point of contact for businesses   | Arm's length from local politics<br>Confidentiality of property transactions<br>Diverse representation on board<br>Dedicated source of funding | Removed from local politics<br>Confidentiality of property transactions<br>Diverse representation on board<br>Diversity of funding sources   | Independent power of eminent domain, taxation and bonding<br>Public agency separate from municipality                |
| <b>Cons</b>           | Conflict between business regulation and business attraction<br>Insulated from business community<br>Staff Turnover<br>Budget appropriations and property transactions subject to political scrutiny | Perceived lack of public accountability, value and purpose<br>Staff turnover   | Constant need to demonstrate value to dues-paying members<br>Constant demand for fundraising   | Perceived lack of public accountability<br>Limited in scope and purpose  |