



RESTORATION OF THE ICONIC 1908 AMERICAN CAN COMPANY BUILDING IN EASTPORT, MAINE

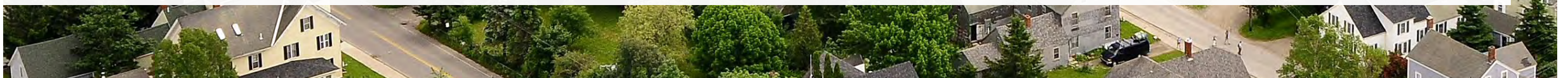


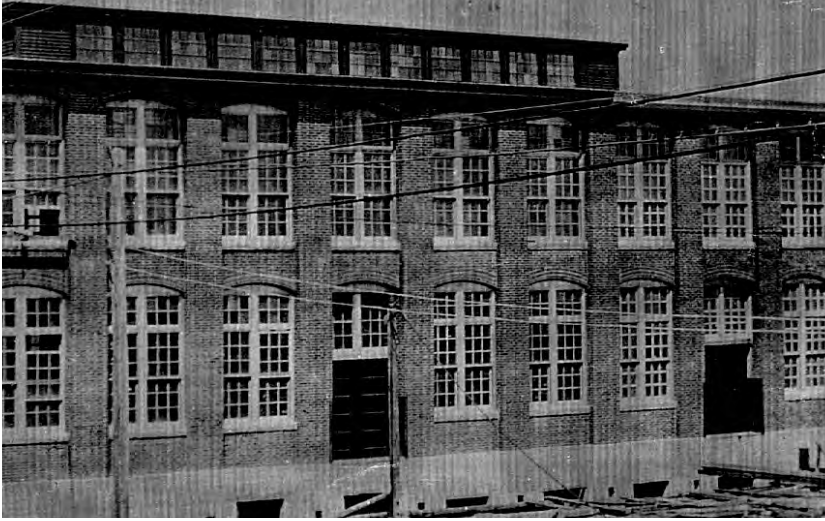
Top: American Can Co. is the last building on left. Above: The American Can Company "is known for its general excellence throughout the entire world and is a standard for all other manufacturers" (Souvenir booklet, 1908). Today the building is the last industrial giant of Maine's sardine industry.



Maine's Last Sardine Industry Giant is poised on the easternmost edge of America, overlooking Passamaquoddy Bay, in downtown Eastport. Here, this sturdy-built historic treasure twice daily greets the high tides of the great Bay of Fundy as it faces toward famous Campobello Island, New Brunswick, Canada. As Maine's smallest city, Eastport happily welcomes our nation's first sunrise, first moonbeams, and first twinkle of the stars in our dark night sky. And, in Eastport, this behemoth, with its pier into the bay, is touched first by the extraordinary light as the day breaks downeast.

This industrial landmark is famous for its role in innovating use of the "Key Rolltop Can," which became the standard for the world's sardine industry. Built in 1908, and named The American Can Company, it is one of 30 buildings in downtown Eastport listed on The National Register of Historic Places. Upon completion, it will be renamed Lantern on the Pier™. This grand property will honor Eastport's legendary seafaring history and become a creative restoration for lodging, historic exhibitions, innovative and artistic programming, and as a water-based recreational gem — on what is called locally, "The Glorious Edge." Here's the story.

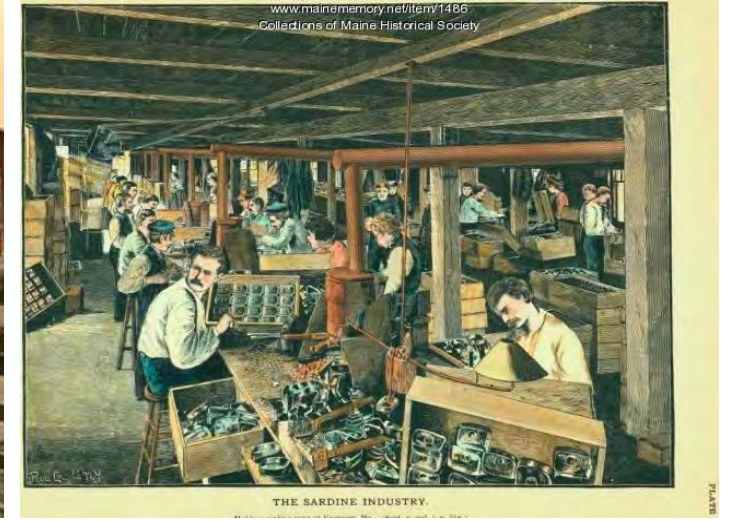




American Can Company under construction in 1908.



Eastern Steamship Company, located next door brought steamers and thousands of passengers to their pier. The building is gone, Dirigamus owns the remaining lot and sea access.



Employees in factory making roll top sardine cans.

AN HISTORICAL LANDMARK

Restoration of this historic landmark, Eastport's largest building, provides a great opportunity to be an economic driver in Downeast Maine.

"All of our Maine cities have attributes that in some especial measure claim and deserve consideration. Eastport eclipses all in its sardine industry and lays special claim to the fact that she has the largest sardine and canning industry in the world, that of the Seacoast Canning Co. This important industry was established in 1899 and incorporated as the Seacoast Canning Co. in 1903. The building at 15 Sea Street was constructed in 1908 and is known as the American Can Building.... The building was home to the Continental Brand of roll key opening can... The products produced by the Seacoast Canning Co. are favorably known throughout the civilized world and they have an established reputation for superiority." - Souvenir booklet, 1908.

"15 Sea Street occupies a keystone parcel on the Eastport waterfront, and its redevelopment is vital to the region's future. In recent years, Eastport has experienced a revival as several landmark buildings have been fully renovated and the downtown has become a center for artists and creative businesses. The Sea Street redevelopment is a critical element to Eastport's and our region's future prosperity."

- Charles J. Rudelitch, Executive Director, Sunrise County Economic Council

The building's third level was open, bringing light directly onto workers. At night, light from the 2nd floor radiated up through the 3rd floor windows. Campobello islanders across the bay enjoyed seeing the lights at night. They said the building "looked like a lantern".



Classic roll-top sardine can (Wikimedia)

AN HISTORIC INDUSTRIAL GIANT - NOW AN IMPACT INVESTMENT OPPORTUNITY IN EASTPORT, MAINE.

Heavy industrial uses of the American Can Co. required it to be built stronger than other industrial buildings of the day, and has brought this mighty building to its time of restoration and reuse.

"There has been a lot of positive momentum in Eastport over the last dozen years with significant investment made in the downtown. What had been a downtown of many vacant and derelict buildings is now largely full and increasingly restored... Eastport has become a poster child of downtown revitalization in Maine. Redevelopment of the former American Can Plant building would capitalize and extend all that is happening in Eastport today." - **Greg Paxton, Retired Director, Maine Preservation**



"As an artist I love painting the historic and once handsome red building looking out to the sea. I would love to see the Cannery restored. It gives Eastport an important place in the art world and also in history. I will keep painting what I call The Red Cannery By The Sea. It is an interesting subject and a challenge to me!"

**- Alice Chen,
Eastport Artist**

"The Red Cannery by the Sea" by artist Alice Chen of Eastport, ME



Renderings of Lantern On The Pier™ by architect Peter MacKenzie of Comeau MacKenzie Architecture in Saint John, New Brunswick. Peter previously partnered with the owners of the American Can Company building, as part of the owners' earlier restoration of the 1886 Minton Building to serve as the home of their business, The Commons. The Commons is owned by the same partnership that owns the American Can Co. building.

AN OPPORTUNITY TO INVEST IN
A PART OF HISTORY AND HAVE A
CATALYTIC IMPACT ON A COMMUNITY.



From left: American Can Co. (to be renovated), Tides Institute and Museum of Art (former Eastport Savings Bank), Peavey Memorial Library (a Carnegie Library), Business Rental (former Frontier National Bank), Masonic Block, presently under renovation.

"There is something in the unique combination of Eastport's location at the edge of Maine and at the center of everything — the classic downtown so close to the ocean and its surrounding landscape, and, of course, the people themselves. I believe the vision the owners have for this property is bold and, building on several decades of determination and hard work in Eastport, can be that tipping point project that brings Eastport to an entirely new place."

- Nancy E. Smith, Executive Director, GrowSmart, Maine

"The Eastport area is home to Maine's original residents, the Passamaquoddy, also families who have made their living from the sea for generations, artists who have captured Eastport's beauty over the years, and new arrivals who bring their ideas and skills. This all creates a vibrant community — respectful of the past while looking to the future. I've travelled widely here and abroad. As a resident in Eastport, I've never been happier than I am right here and now."

- Alden Chandler, 1974 - 2008 Director, Maine Arts Commission



View from the Bay of American Can Co. as seen from Eastport's recently rebuilt Breakwater — the harbor for Eastport's Fishing Fleet.



Lantern On The Pier™

PROPOSED USES:

YEAR ROUND APARTMENT LIVING

HOSPITALITY SPACE

GATHERING HUB FOR BUSINESS & THE COMMUNITY

LIVING

Fourteen apartments will accommodate seniors and young professionals looking for quality year round housing and telecommuting capability.

HOSPITALITY

Twelve short stay suites, providing much needed hospitality and special programming space in Eastport.

GATHERING

Two large and creatively designed spaces will host conferences, events, trainings and exhibitions as well as two retail spaces.

PROPOSED FLOOR PLANS

Designed to serve Eastport and Downeast Maine’s economic needs for housing, tourism services and amenities. *Plans by Comeau Mackenzie Architecture.*

DWELLING UNITS:
SHORT STAY & LONG TERM

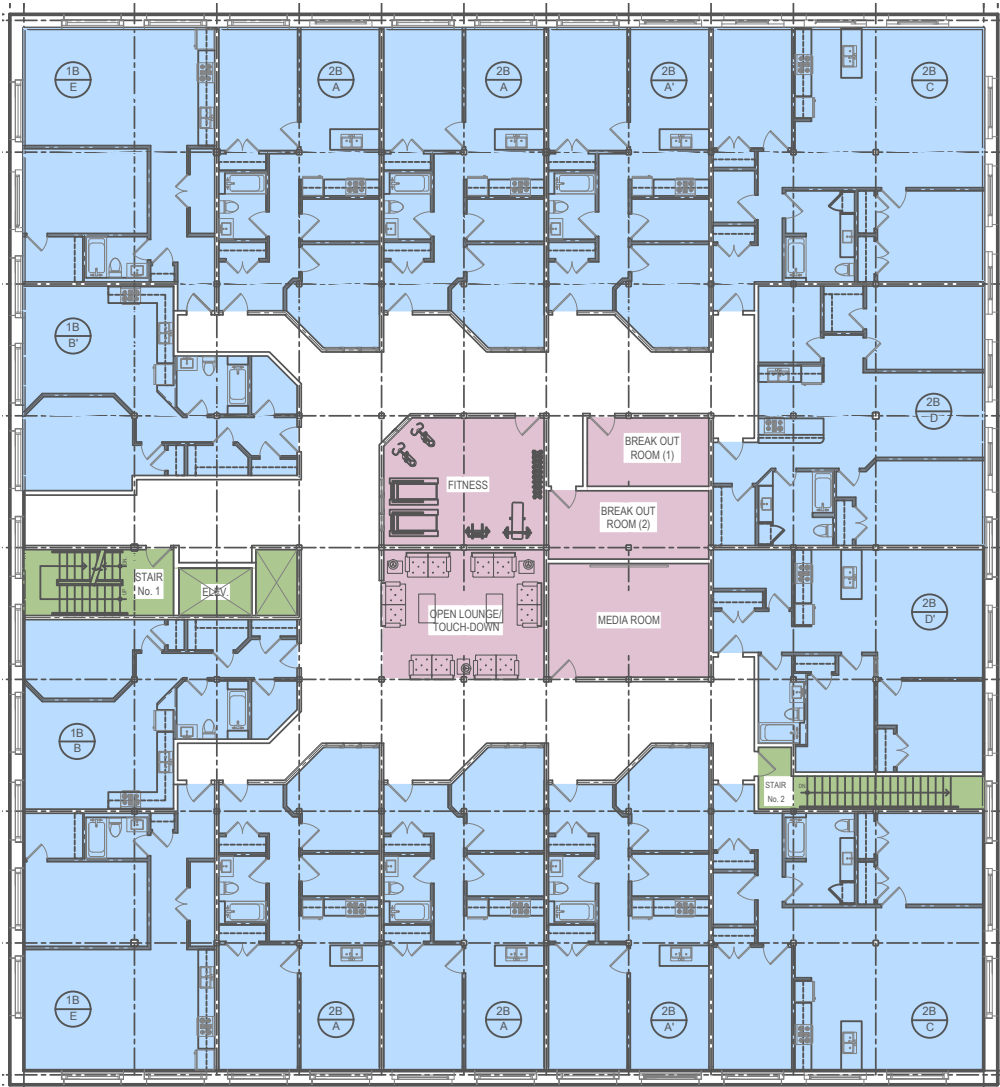
AMENITY SPACE

EVENTS / RENTAL SPACE

BASE BUILDING /
VERTICAL CIRCULATION



FIRST FLOOR



SECOND FLOOR

LANTERN ON THE PIER™ WILL BE A PLACE TO ENJOY WATER RELATED ACTIVITIES. THE COUPLE WALKING IS NEAR THE EAST SIDE OF THE PIER — LOOKING TOWARD CAMPOBELLO ISLAND, MADE FAMOUS AS THE SUMMER RETREAT OF THE ROOSEVELTS. ROOSEVELT CAMPOBELLO INTERNATIONAL PARK IS JUST ACROSS PASSAMAQUODDY BAY FROM EASTPORT.

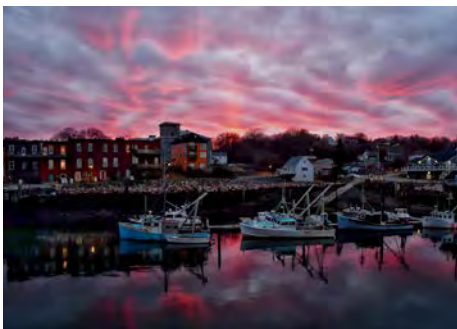
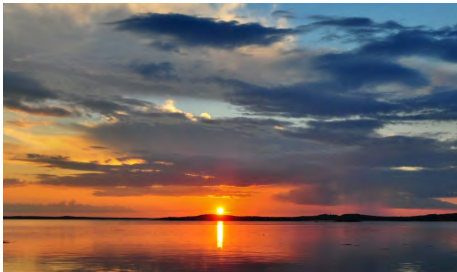
"As we learned of the plans for this specific redevelopment project, its importance to the long-range prospects for Eastport's future became obvious; the proposed Sea Street Redevelopment Project is the CORE of the City's future. Our enthusiasm for Eastport can be summed-up as follows: it's citizen's are incredibly warm, caring, and above all committed people with a complete "can-do" attitude. As Eleanor Roosevelt so often said "The Future is Now", and it's through this kind of investment that one secures an authentic and thriving future for Eastport and its citizens." - **David and Manuela Roosevelt, New York Co-authors, Grandmere, A Personal History of Eleanor Roosevelt**



EASTPORT - “A PLACE OF LIGHT”

Renderings by Arnold Development Group.
At right, scenes of Eastport light by Don Dunbar of Eastern Maine Images.

As the country’s Easternmost City, Eastport receives the day’s first horizon colors, first sunrise, first moonbeams and first twinkling of the stars.



INVESTING IN THE HEART OF EASTPORT

THE THREE OWNERS OF THE AMERICAN CAN COMPANY BUILDING WERE HONORED AS THE “SPARK THAT STARTED THE RESTORATION AND REVIVAL OF EASTPORT” THROUGH THEIR SUCCESSFUL RENOVATION OF THE 1886 MINCTON BUILDING.

Meg McGarvey, Linda Cross Godfrey, and Nancy Asante, known as “The Women of The Commons” are impact investors in Downeast Maine. This trio has been honored as “Visionary Leaders” by the Maine Women’s Fund and for creation of The Commons, which they have successfully operated for nearly twenty years, and has been named “A Destination Gallery” by Yankee Magazine. As the owners of the 1908 American Can Co. building, their plan is to redesign and restore this historic property for hospitality, educational conferences, residential and innovative uses.

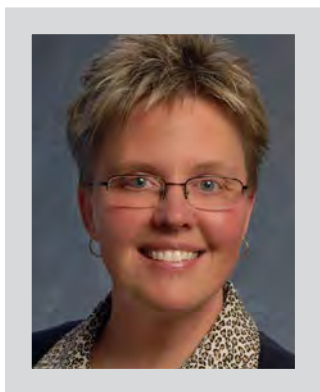


Meg McGarvey, Linda Cross Godfrey, and Nancy Asante. Photo: West Films for HBO.



L - R: The Commons Shop, Gallery and 2nd floor Suites, all overlooking Passamaquoddy Bay — View and Tour at www.commonseastport.com — where you can view these locations.

PROVEN HISTORIC RESTORATION TEAM



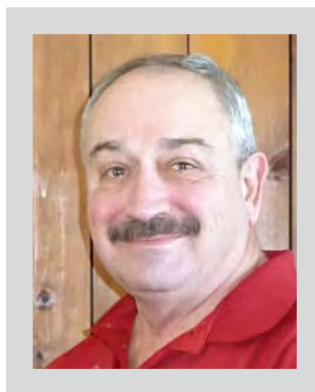
BETH L. STURTEVANT
PROGRAM MANAGER

Beth has had direct involvement with a diverse portfolio of projects including commercial, residential, large industrial, small non-profits, and high technology. Her career experience encompasses all phases of the construction process. Helping projects achieve excellence with integrity, safety, and quality, while meeting the goals of the client has been the enduring thread of her career. Former Owner/President of CCB Construction in Portland, Me.



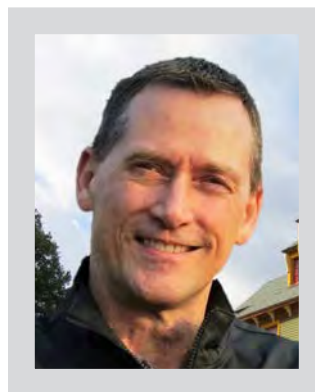
PETER MACKENZIE
ARCHITECT/PROJECT DESIGN

As a managing partner of Comeau MacKenzie Architecture since inception, Peter MacKenzie's long and studied career has included restoration and adaptive reuse as a specialty. Over a span of 35 years, Peter has performed residential and mixed-use conversions in many of the region's ample stock of Victorian and Industrial Revolution structures. Peter was the architect and project director for the restoration of the 1886 Minton Building, now known as The Commons, which was completely rebuilt in 2004.



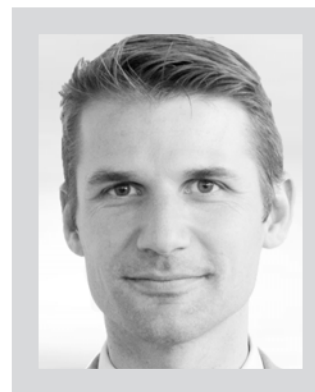
TED OCANA
PROFESSIONAL ENGINEER

President, Foresight Engineering Professional Corporation. For nearly 30 years, Foresight Engineering has provided engineering services to diverse clients throughout Maine — major international companies to land developers, universities to fabricators, historic restoration projects to new builds. Foresight professionals bring the latest engineering skills and tools to provide custom solutions, with full knowledge of all requirements.



SCOTT HANSON
HANSON HISTORIC CONSULTING LLC

Scott Hanson is an architectural historian, preservation and historic tax credit projects consultant, and award-winning author. Scott's firm, Hanson Historic Consulting LLC, specializes in National Park Service and Maine State Historic Rehabilitation Tax Credit applications for historic commercial rehabilitation projects. Scott researched and prepared the historic tax credit Part 1 application that established eligibility of the American Can Company building in 2010. He co-authored the amendment to the National Register District to include the building in 2016, making it the 30th historic building in downtown Eastport to be on the "National Register."



JONATHAN ARNOLD
**HISTORIC RESTORATION
CONSULTANT**

Jonathan was the owner/developer for award winning *The Mill in Dover Foxcroft*. He is the founder of the Arnold Development Group (ADG), a full service real estate development company that designs, markets, and develops high quality mixed-use retail, office and residential projects. ADG creates vibrant pedestrian oriented communities where residents and visitors can live, work, learn, and play. Once completed, ADG's projects form a catalyst for economic growth and future development.

PHASE I - SELECTED STABILIZATION



- Remove selected material per Ransom quote
- Remove pigeons and seal windows with plywood
- Remove miscellaneous debris under building in tidal area
- Replace 6 missing piers under building
- Repair 12 piers under building
- Demolition of interior wood structure, saving historic pillars, doors, trim
- Remove 2,200 sqft raised concrete slab to allow for installation of new columns
- Furnish and erect interior steel structure (majority to remain and be utilized in final design)
- Fill tunnel area at northwest corner on exterior of building
- Cap building with metal roof deck, densglass, and ice and water shield
- Repair and repoint 4 exterior brick columns
- Remove vegetation from exterior walls and top of wharf
- Complete general conditions

"We call this work Phase 1 — Stabilization and Critical Repairs with engineering decisions and restoration work focused on the strong skeletal elements of this industrial giant. It's not too late for this beautiful old building. Sound, focused investment, and timely action is critical to achieve this strategic work."

— Beth Sturtevant, Program Manager

"My career has allowed our company to participate in designing and leading plans to save and renew many grand historic structures. The American Can Company is among the most worthy sites. Honoring and saving its past economic role in the area's fishing community, while bringing it back to active reuse into the future is a noble effort that can succeed."

— Peter MacKenzie, Project Architect

"Foresight Engineering has been involved with assessments of the American Can Co. for several years. In 2019, we designed a few foundation repairs which were installed by CCB Construction. At this point, the building is still in good structural condition for renovation. Completed, this will be a huge boost to Downeast Maine's economy. Time is of the essence."

— Ted Ocana, P.E., Project Engineer

"Not only did I do research and prepare the Historic Tax Credit application that established eligibility of the American Can Company building in 2010, and co-authored material that placed the building in Eastport's National Register District in 2016, I did a massive photo shoot of every part of this grand industrial structure. When it is quoted that 'The American Can Co. was built four times stronger than necessary,' I can agree with that. And, thank goodness. That construction commitment over 100 years ago, is what allows the structure to be positioned for restoration and reuse now."

— Scott Hanson, Historic Tax Credit Consultant

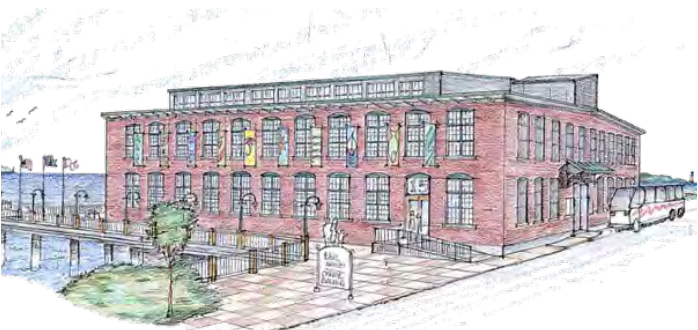
"We have been involved in major rescues of severely challenged industrial buildings that are now centerpieces of their revived communities. The Mill in Dover Foxcroft, Maine is one such site. The American Can Co. work will benefit from new technologies and innovations we can share which will bring this still strong industrial giant alive with sustainable mixed-uses that include commercial, program and conference space, tourism housing, and residential space. A great future is in store for this project."

— Jonathan Arnold, Development Consultant

ANNOUNCEMENT FROM MAINE PRESERVATION



2022 Maine’s Most Endangered Historic Places: The American Can Company Building September 28,2022



Story

The American Can Company Building is an iconic building located on the edge of Passamaquoddy Bay in Eastport and one of the few remaining structures of the world class Downeast Maine sardine industry. It was erected by the Sea-coast Canning Company in 1908, a time when the company was the largest in the industry. The 20-inch-thick brick walls, rough-cut granite windowsills, and heavy timber structural system, designed by Boston engineer Charles T. Main, permitted industrial activity inside, and also signaled a sense of prosperity and permanence for the booming company. Later renamed the American Can Company, the site was home to the Continental Brand of roll key opening can – an innovation that became the gold standard in the global sardine industry.

Threat

Following the demise of the sardine industry, the 30,000 square-foot building was used as a warehouse for aquaculture. The few improvements that had been made were concentrated on the 139 concrete piers supporting the building. Prolonged neglect of the nearly flat roof and clerestory has meant the deterioration of the roof decking, interior timber structure, and flooring. The brick exterior walls have also suffered from the failing roof and exposure to the elements.

The continued, deteriorated state of the American Can Company building is not from a lack of trying or experience. Meg McGarvey, Linda Cross Godfrey, and Nancy Asante comprise Dirigamus, LLC, owner of the site since 2005. This trio of long-time Eastport entrepreneurs and promoters assembled a professional team and planned early on to revive the building, only to reach dead-ends with highly competitive federal funding programs and roadblocks too often encountered by those looking to make a difference in underserved Washington County. They have a proven track record in Eastport, having rehabilitated the twice-condemned 1886 Mincton Buliding and founding The Commons, which showcases local artists and authors. Their efforts are widely recognized: the Maine Department of Tourism awarded them for “being the spark that launched the restoration of downtown Eastport,” Yankee Magazine named them a Destination Gallery, and the Maine Women’s Fund honored them with a Visionary Leaders Award.

How to Get Involved

Dirigamus has redoubled efforts to save and reuse this iconic landmark, dubbed “The Lantern on the Pier™,” inspired by Campobello islanders across the water who remarked on the resemblance when the light needed for the night shift would emanate through the clerestory windows. When complete,

The Lantern on the Pier will include a 12-suite boutique hotel, two large gathering spaces for conferences, exhibitions, and other events, as well as fourteen year-round apartments. The building anchors the south end of Eastport’s downtown, serving as a launch point to visit local cultural institutions like the Tides Institute, sample the local cuisine, or jump into a kayak to explore Cobscook Bay.

The project will have an enormous economic impact on Eastport, creating jobs and year-round housing, fostering opportunities for small businesses, and lodging more visitors. The building’s inclusion in the National Register Historic District means the redevelopment will be substantially supported by State and Federal Historic Rehabilitation Tax Credits. Without financial partners, the future of the American Can Company Building will only grow more uncertain. The groundwork has been laid for the American Can Company Building redevelopment, and now the project needs investors to make this catalytic project for Eastport and the regional Downeast economy a reality.

Excerpted from: www.maine Preservation.org/most-endangered-2022/american-can-company-building-eastport

Dirigamus, Inc. partners nominated their historic 1908 American Can Co. building to “Maine Preservation’s 2022 Most Endangered Historic Buildings” list and are grateful the property was one of five Maine projects selected. This listing attracted the attention of The National Trust for Historic Preservation’s leadership staff. The American Can Co. was also chosen as one of six historic properties from across America to be presented to “..the NTHP’s vast readership in their Winter 2023 *Preservation* magazine. We sincerely thank both prestigious organizations for these strategic selections.

ALL ABOUT WATER

The abundant waters of Passamaquoddy Bay and the Bay of Fundy have defined Eastport's historic past, present, and future.



Photos top left to bottom right:

Fish Weir in Passamaquoddy Bay

Ancient tribal sustenance fishermen introduced the fish weir — used by native peoples as long as 8,000 years ago. Weirs capture fish, especially herring, as they swim with tidal currents. This weir is in use at Sipayik (Pleasant Point). “sihiomuhtke - the people at Sipayik have been using weirs for a long time.”

Old Sow Whirlpool

Largest Tidal Whirlpool in the Western Hemisphere. Water equivalent to all of the world's rivers combined — 70 billion cubic feet of water flows daily via the Atlantic Ocean, to the Gulf of Maine, into Bay of Fundy and enters Passamaquoddy Bay. Old Sow Whirlpool is a popular tourist attraction via water transportation.



The Schooner Halie & Matthew

This historically authentic schooner, built in Eastport in 2006, is owned by Eastport Windjammers. In addition to offering Cruises and 10 State Rooms, other vessels in the fleet provide Whale Watching, Diver Ed's Interactive Dive-In Theater, Deep Sea Fishing, and Private Charters.

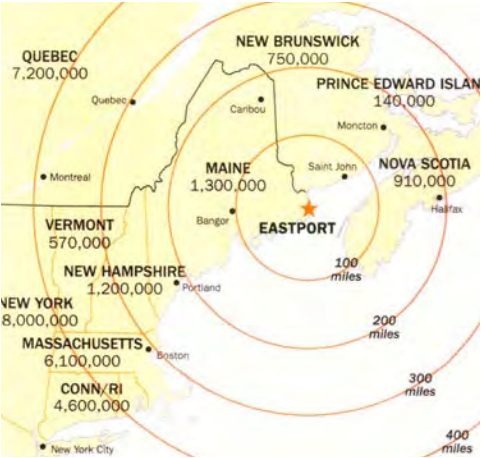
Ocean Renewable Power Company - Turbine Generator

Scientists and Energy Specialists laud ORPC's design, construction and launch in Eastport as the start of their international success in creating lower life costs and emission-free electricity generated from tidal and river currents “We like to think we are the Kitty Hawk of hydrokinetic power.” - Bob Lewis, Eastport native/ Mgr. Downeast Operations.

AN IDEAL LOCATION

Proximity to the nearby shops, galleries, eateries, a microbrewery, the bay and a wide range of recreational activities add to Eastport as a destination city in the Downeast Maine region.

Below photos top l to r: Eastport Harbor and Working waterfront; Navy ship at Breakwater for July 4th Celebration; Finding sea creatures during the Whale Watch; Bottom, l to r: Whale Watching is a Favorite Experience; Kayaking is a big adventure on the bays and rivers, Tugs escort huge carriers in and out of Eastport, the deepest natural Seaport in the Continental United States.
Photo top right by Eastport Windjammers. All other photos by Don Dunbar of Eastern Maine Images.



EASTPORT: MARKETING THE CREATIVE EDGE

"This is a distinctive opportunity for Eastport. We are excited about the economic and cultural opportunities associated with this project."

- Maine Office of Tourism

"Eastport is a community of innovative and creative people with a strong entrepreneurial spirit. The vision and "can-do" attitude of community leaders, business people and residents are primary reasons for the recent growth of the area. Eastport is clearly on the move in a very positive way socially and economically with a focus on highlighting the cultural heritage, authentic character and natural assets of the area."

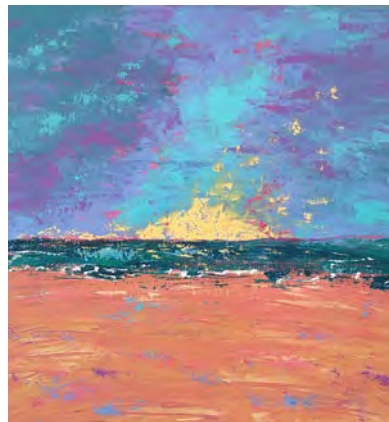
There are a number of projects and activities that have been underway and continue to evolve in which Eastport is involved. Some of the top projects and initiatives include:

- *Two Nation Vacation initiative – enhanced funding levels and commitment from Maine and New Brunswick to expand marketing efforts*
- *Designation of Eastport as a Maine Street Network Community- National Trust program*
- *Growth of the Port of Eastport to include multiple cruise ship visits annually*
- *Only community in the nation that has received a second round of Arts Place funding*
- *CNN coverage of the Sardine/Maple Leaf drop at New Year's Eve*
- *Pirate Festival and Salmon Festival - signature events with increased attendance annually*
- *Robust Road Scholar program – the tour operator continues to add dates in Eastport*

The Maine Office of Tourism recognizes the importance of tourism development in this area and the economic impact of the 15 Sea Street project. This project will provide Eastport with the next level of contemporary hotel and mixed-use development which will enhance the destination and match consumer expectations.

We know that not only today's travelers, but future travelers as well, value authenticity and originality. They are well-informed and hugely involved in the products, service and brands they buy. They are socially responsible, curious, openminded and receptive to new ideas. Eastport has already established itself as a destination where people can experience the type of travel that speaks to these consumer trends.

Additionally this project has the potential to attract new visitors to Eastport, not just from our primary domestic markets, but also long-haul domestic and international markets. The positive effects of attracting more visitors to experience the culture and heritage of the region will benefit other rural, economically challenged, less-visited communities in the surrounding area. This is a distinctive opportunity for Eastport. We are excited about the economic and cultural opportunities associated with this project." - Carolann D. Ouellette, Director, Maine Outdoor Recreation, former Director, Maine Office of Tourism



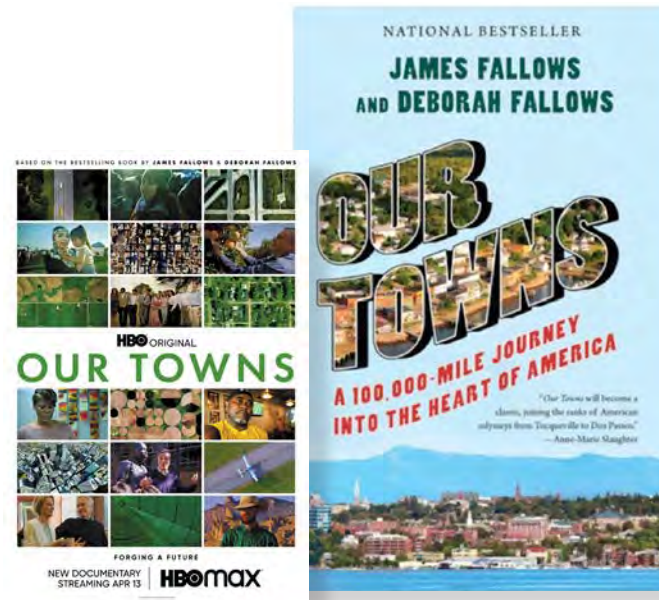
L-R. Passamaquoddy Bay Symphony Orchestra, "First Light" by Marcia Crumley, The Commons Shop and Gallery, "Lime Milkfish" recycled tin by Alanna Baird.

EASTPORT FEATURED IN BESTSELLING BOOK & HBO FILM

Eastport received the honor of inclusion in the national American Futures Project. The AFP was produced by internationally known authors James and Deborah Fallows with The Atlantic, NPR, and ESRI - GIS. In 2013, The Fallows included Eastport to represent Maine as a “most resilient and re-inventive city in the state.” In 2014, Eastport began being featured in 32 international blogs. Eastport became one of 28 cities included in the Fallow’s 2018 Bestselling Book, *Our Towns*. Eastport is one of only six cities featured in the 2021 Fallows and West Films HBO Documentary — *Our Towns* (<https://www.hbo.com/documentaries/our-towns>). Eastport is now eager to be part of The Fallows new work, *Our Towns* Civic Foundation.

“Probably more than any other town we have visited as part of “Our Towns: A 100,000 mile journey into the heart of America”, Eastport has more people who are dedicated and focused on a common mission and goals for building their town. Their mutual cooperation and participation is extraordinary. And they simply will not give up. They show a strong sense of urgency, coupled with flexibility to regroup, shift or modify when they must.”

- Deborah Fallows, Co-Creator American Futures Project for The Atlantic and NPR, Co-Author with James Fallows of bestseller “Our Towns, and Co-Producer for HBO Film, “Our Towns.”



Documentary image via imdb.com. Book available at www.thecommonseastport.com. We are proud that the photograph in the word Towns is Eastport’s Working Waterfront - photo by Don Dunbar, Eastern Maine Photography.

The Atlantic

From Xizhou to Eastport to Ajo: Big Dreams in Small Towns

The same kind of ambition you see in political campaigns, races for sports championships, or attempts to score a big IPO—but toward a different end.

By James Fallows

A little more than a year ago we wrote in the magazine, and did web posts and a Marketplace broadcast on the hardy group of citizens trying to revive the also-beautiful and also-remote city of Eastport, Maine.

The town has only 1,300 residents, but each of them seemed to have four or five jobs, divided between those that would keep their families going and those that would give the town new life and appeal. We wrote about a number of them...and were impressed by the ingenuity and effort by which they were determined to use natural beauty, and community commitment, to overcome distance and establish their community as a place people would—and should—make the effort to go and see.

Eastport was once one of the centers of the Atlantic sardine-canning industry. Those fish are mainly gone, as are the canneries and the jobs. (The city does have an annual Sardine Drop festival to welcome in the new year.)

What’s the theme, and the moral? It is more encouraging and emotionally powerful than you might think to encounter people who are giving their all to pull off a long-shot project, and for rewards that would never be captured in an IPO. As to why they do it, we’ll be reflecting on that. Perhaps as a start we’ll hope at some point to see a conference circuit linking the dreamers of Xizhou, Eastport, and Ajo.

- An excerpt from *The Atlantic*: <https://www.theatlantic.com/national/archive/2015/04/from-xizhou-to-eastport-to-ajo-big-dreams-in-small-towns/390105/>

WORKING TOGETHER FOR EASTPORT'S REINVENTED FUTURE

S.L. Wadsworth & Son (slwadsworth.com): "As the 6th generation to operate S.L. Wadsworth & Son Hardware, our ongoing commitment to the area and specifically downtown Eastport has always been foremost in our plans. The 15 Sea Street property is strategically attached to the historic district and to the waterfront, and as such represents our best opportunity for new development designed for economic success into the future." — Christopher W. Brown, Proprietor



Eastport Port Authority (portofeastport.org): "Maine's fjord-like coast gives Eastport the deepest natural harbor in the lower forty-eight states. We're a day closer in sea time to Europe than New York...and, by far, the closest U.S. Atlantic Seaboard port to China, Korea, and Japan..." — Chris Gardner, Director



Tides Institute and Museum of Art (tidesinstitute.org): Tides Institute and Museum of Art owns nine historic properties in Eastport's Historic Downtown District. TIMA has a broad reach and reputation for excellence across the U.S. and in nearby Canada. TIMA offers a range of archives, artistic shows, and residencies with Artists from the around the world.



Quoddy Tides Newspaper (quoddytides.com): "The downtown section of Eastport has been transforming...as the city reinvents itself from natural-resource based industries to a more diversified range of economic catalysts. The 15 Sea Street property ...has the potential to help with its redevelopment for the future. Being such a massive structure, it provides the opportunity to be an anchor for the downtown." — Edward French, Editor



Eastport Arts Center (eastportartscenter.org): The Eastport Arts Center (EAC) supports six year-round constituent groups engaged in theater, art, music, film, education, and community outreach. It is the region's premiere venue for special events and visiting artists and performers.



Raye's Mustard (rayesmustard.com): Century old Raye's Mustard Mill, owned by this generation's mustard makers, Kevin and Karen Raye, have taken the original mustard made for Eastport's sardine days into a world class gourmet mustard—bringing awards and a range of mustard products to Eastport. Raye's is presently expanding their historic mustard mill, which will become the "Gateway Property" in Eastport.



COJO Diving, Inc.: "Eastport is well known by New England and Canada's East coast divers as offering incredible Bay of Fundy live diving. We consider Eastport a "dive destination." From a business perspective, our interest in Eastport is extremely high for offering Advanced Diver training, diver services such as a dive shop, retail, and air fills, and tourism services such as Guided Dives." —Connie Bishop and Joe George, COJO Diving, Inc.



DownEast Acadia Regional Tourism (downeastacadia.com/story/eastport-bay-of-fundy-campobello): "I enjoy discussions about where DownEast begins. I say, 'You'll feel it when you get there'. Anyone who has visited Maine knows that Eastport is where DownEast flourishes, is lived, and celebrated. New 2022 collaborations with the Office of Tourism and the Maine Woods Consortium focus on 'Way Down East'. The trifecta of Eastport, Lubec, and Campobello Island are the nucleus of the spotlight on this historic, cultural, and recreational area!" —Alvion Kimball, Chair



Northern Maine Development Commission (nmddc.org): NMDC recently opened a new office in downtown Eastport to bring their successful economic development services to existing businesses, start-up, entrepreneurs and non-profit organizations in Washington County. This is a huge boost to Downeast Maine's economic future.



The Commons Eastport (thecommonseastport.com): The Commons Eastport is a 20 year old women-owned business that received awards "for Tourism Excellence and being a spark that ignited the economic revival in Eastport" from the Maine Office of Tourism, and was named a Destination Gallery by Yankee magazine.



Maine Preservation (mainepreservation.org): "Eastport has become a poster child of downtown redevelopment in Maine. Redevelopment of the former American Can Plant building would capitalize and extend all that is happening in Eastport today. I'm optimistic that such a project can be made viable, that a funding package can be developed, including the use of historic tax credits, and that the project can become a resounding success. We'd like to help out in any way we can." —Greg Paxton, Maine Preservation Director, Retired



WE INVITE YOUR INQUIRY & ENGAGEMENT

As seen in this presentation, we are proud to share Lantern On The Pier™, the future development of the historic American Can Company building — on the bay in Eastport, Maine. A proven development team is ready to lead restoration efforts of this strong and proud treasure to national historic standards, and return it to an economic engine driving smart, sustainable growth in Eastport, Maine and the Downeast region.

Lantern On The Pier™ is poised to take advantage of the contemporary trends towards small town revitalization, urban to rural migration, downtown residency, e-commuting, and achievement of community-based new economy.

Dirigamus, Inc. partners invite inquiries and proposals for future Ownership or Partnership of The American Can Company historic building.

Learn how you can become a part of this legacy-grade restoration in Eastport, Maine by speaking directly with a member of Dirigamus Inc., American Can Company Restoration team.

Linda Cross Godfrey, Project Facilitator/Communications Contact
Meg McGarvey, Owner's Representative/Construction Team Contact
Nancy Asante, Online Data/History Contact

call: 207-853-4123

email: info@lanternonthepier.com

visit: www.lanternonthepier.com



The Lantern On The Pier™ in its future restored state — on the edge of Passamaquoddy Bay.

This restoration plan and vision for Lantern on The Pier™ was compiled by Project Facilitator and Communications Contact, Linda Cross Godfrey for Dirigamus, LLC. Designed by AHD Design.



L to R: West Quoddy Lighthouse, Lubec; Head Harbour Light on Campobello; Gleason's Cove, Perry and Sea Smoke on the Bay. Photos by Don Dunbar of Eastern Maine Images.

“Eastport is one of Maine’s greatest gems. Its close-knit and vibrant community offers an idyllic lifestyle for many location-independent families. Numerous self-employed or remote workers have made Eastport their home in recent years, and it may just be the perfect fit for you.”

The City of Eastport

<https://www.telecommute-maine.com>