

# **BUSINESS AND ECONOMIC DEVELOPMENT COMMITTEE**

Tuesday, July 8, 2014 5:15 PM  
City Council Chambers

## **Minutes**

Councilors Present: Chair Durgin, Councilor Nealley, Councilor Sprague, Councilor Baldacci, Councilor Civiello, and Councilor Blanchette

City Staff Present: Steve Bolduc, Jeff Wallace, Jason Bird, Cathy Conlow, Norm Heitmann, Caitlin Brooke, and Dave Little

Chair Durgin called the meeting to order at 5:15 p.m.

## **CONSENT AGENDA**

1. Community Development Residential Rehabilitation Loan – 666 Finson Rd. Lot #226
2. Community Development Residential Rehabilitation Loan – 134 Kenduskeag Ave.
3. Community Development Residential Rehabilitation Loan – 50 Parker St.

Councilor Baldacci moved to approve the Consent Agenda for Items No. 1, 2, and 3. Councilor Nealley seconded the motion. All in favor, motion passed.

## **REGULAR AGENDA**

4. Homeownership Assistance Programs

Jason Bird, Community and Economic Development Officer, discussed a handout outlining various assistance programs including: the Down Payment Assistance Program, a 0% Interest Housing Rehab Loan; a 1<sup>st</sup> Time Homebuyer Credit and Rebate Program, a Closing Cost Assistance Program and the West Side Exterior Improvement Grant Program.

City Manager Cathy Conlow indicated that the models for these programs were based on the CDBG requirements for low or moderate income and are being provided to the Committee for input.

Councilors discussed the various programs and it was the consensus to direct Staff to work on this further and bring it back to Committee in two weeks.

#### 5. Maine State Housing Authority Agreement

Jason Bird indicated that this is continuation of an existing agreement with Maine State Housing to have Jeff Wallace manage a repair project for a property located in Whitneyville, Maine until December 31, 2014. The professional services contract covers Staff time and expenses up to \$2,500. Staff feels that this amount would cover the City's costs. This contract also provides for good will between the City, Maine State Housing and the Department of Housing and Urban Development. Staff recommended approval.

Councilor Baldacci moved staff recommendation. Councilor Blanchette seconded the motion. The motion passed unanimously.

#### 6. Dick Cattelle – Fallmo, Inc. – Request to Acquire Land

City Solicitor Norm Heitmann explained that Fallmo, Inc. is the owner of 11 Cumberland Street. The driveway to the property encroaches on City property. Fallmo, Inc. has asked that the City convey a 9' x 50' parcel to them in order to make their property conforming. The parcel is presently a portion of a City parking lot (upper Atler Lot). Conveyance of this parcel will not affect the parking lot and will resolve the encroachment issue. Mr. Heitmann indicated that the City's Assessing Department has determined that the value of this parcel is \$1,548. Staff recommended approval.

Councilors felt that conveying this land to Fallmo, Inc. will resolve the encroachment issue and place it on the tax rolls.

Councilor Baldacci moved Staff recommendation. Councilor Blanchette seconded the motion which passed unanimously.

#### 7. Cool Sounds Extended Street hours.

Jason Bird explained that because the Cool Sounds event was relocated to Central Street this year, the street has been blocked off to traffic during the event. As part of having the street blocked off it has allowed the restaurant 11 Central Street to utilize the street for outdoor dining. The purpose of this discussion is to determine whether or not there is interest in extending the time the street is blocked off so that 11 Central Street may use the street longer to allow their customers enough time to finish their meals and allow them to remove seats and equipment.

Councilor Baldacci moved to recommend extending the Cool Sounds hours until 9:30 p.m. The motion was seconded.

Councilors discussed whether or not this item would need to go before the full Council. City Manager Conlow suggested that Staff work out the details of extending the hours with the Parks and Recreation and Police Departments and if they are unable to do so, then the plan would be to discuss this at the pre-Council meeting.

Councilor Plourde moved to amend the motion to recommend extending the Cool Sounds hours until 9:00 p.m. and ask Staff to work out the details as suggested by the City Manager. The motion passed as amended.

**8. Executive Session** – Economic Development – Property Disposition – Maine Business Enterprise Park – Lot #13 – 1 M.R.S.A. § 405(6)(C)

Councilor Baldacci moved to enter Executive Session under 1 M.R.S.A. § 405(6)(C) at 6:15 p.m. Councilor Nealley seconded the motion, which passed unanimously.

9. Committee Action on Above Item

Councilor Plourde moved Staff recommendation. Councilor Nealley seconded the motion, which carried unanimously.

**10. Executive Session** – Economic Development – Property Disposition – Waterfront – 1 M.R.S.A. § 405(6)(C)

Councilor Baldacci moved to enter Executive Session under 1 M.R.S.A. § 405(6)(C) at 6:28 p.m. Councilor Nealley seconded the motion. All in favor, motion carried.

11. Committee Action on Above Item

The Committee did not take action on this item.

Meeting adjourned.