

CITY OF LEWISTON

CITY COUNCIL

JUNE 29, 2010

SPECIAL MEETING HELD IN THE COUNCIL ROOM AT 6:00 P.M.

COUNCIL PRESIDENT STEPHEN J. MORGAN, PRESIDING.

PRESENT: Councilors Butler, Bernier, Poulin, Jean, O'Connell, Cayer and Morgan, City Administrator Edward Barrett, and City Clerk Kathleen Montejo.

Absent/Excused: Mayor Gilbert

Pledge of Allegiance to the Flag.

Moment of Silence.

Council President Morgan called the meeting to order at 6:05pm.

PUBLIC HEARING FOR APPROVAL OF AN OUTDOOR ENTERTAINMENT PERMIT FOR THE LIBERTY FESTIVAL

Council President Morgan opened the public hearing to receive citizen input and comment. No members of the public spoke for or against this issue. Council President Morgan then closed the hearing.

VOTE (1-2010)

Motion by Councilor Jean, seconded by Councilor Poulin:

To conduct a public hearing on an application from the Independence Day Committee for outdoor musical concerts to be held at Veteran's Memorial Park on July 4, as part of the Liberty Day Festival, and to authorize a permit for an Outdoor Entertainment Event, as required by the City Code of Ordinances, Chapter 10, Article 1, Section 10-3, to the Independence Day Committee for the outdoor music concerts, contingent upon positive recommendations from the Recreation Department, Police Department, Fire Department, Code/Land Use Officer and Code/Health Officer regarding compliance with all regulations, and compliance with all City ordinances. Passed - Vote 7-0

PUBLIC HEARING FOR APPROVAL OF AN OUTDOOR ENTERTAINMENT PERMIT FOR THE SOMALI & AMERICAN INDEPENDENCE CELEBRATION

Council President Morgan opened the public hearing to receive citizen input and comment. No members of the public spoke for or against this issue. Council President Morgan then closed the hearing.

VOTE (2-2010)

Motion by Councilor Butler, seconded by Councilor O'Connell:

To conduct a public hearing on an application from the African Immigrants Association for outdoor musical concerts to be held at Courthouse Plaza on July 3, as part of the Somali & American Independence Celebration, and to authorize a permit for an Outdoor Entertainment

Event, as required by the City Code of Ordinances, Chapter 10, Article 1, Section 10-3, to the African Immigrants Association for the outdoor music concerts, contingent upon positive recommendations from the Recreation Department, Police Department, Fire Department, Code/Land Use Officer and Code/Health Officer regarding compliance with all regulations, and compliance with all City ordinances. Passed - Vote 6-1 (Councilor Bernier opposed)

ORDER AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH COASTAL ENTERPRISES INCORPORATED FOR THE SALE OF 269-271 PARK STREET

Mark McComas, Acting Director of Economic and Community Development, and John Egan, Housing Director for Coastal Enterprises, made a presentation to the Council regarding this item. Councilor Jean questioned the expenses for this project. Mr. McComas explained the issue of the limited use of federal funds in connection to this project. Ron Norton, a local contractor who specializes in rehabilitation projects, stated he submitted a bid to develop this property into a four unit building instead of the two units that CEI will develop, and he questioned why more units will not be available to assist low income residents. Peg Hoffman of Auburn and Craig Saddlemire of 75 Maple Street both spoke in favor of this project.

VOTE (3-2010)

Motion by Councilor Butler, seconded by Councilor Cayer:

To approve the Order authorizing the City Administrator to execute a purchase and sale agreement with Coastal Enterprises Incorporated for the sale of 269-271 Park Street:

Whereas, the City of Lewiston has owned the property at 269-271 Park Street since 1992 when it was acquired through a tax lien foreclosure; and

Whereas, this building is listed on the National Register of Historic Places; and

Whereas, the City has undertaken a variety of efforts to see this structure rehabilitated and restored to a productive use; and

Whereas, due to the high cost associated with such a project, these efforts have been unsuccessful; and

Whereas, funding through the Neighborhood Stabilization Program, an effort of the Federal Government to respond to the housing and foreclosure crisis, can be used to restore a city-owned vacant structure to residential use; and

Whereas, given the availability of this funding source, the City issued a Request for Proposals for redevelopment; and

Whereas, three proposals were received outlining a variety of potential renovation plans at a wide range of prices; and

Whereas, the proposal presented by Coastal Enterprises has been determined to be in the best interests of the City based on overall project cost to the City and the intended use of the property;

Now, therefore, Be It Ordered by the City Council of the City of Lewiston that the City Administrator is hereby authorized to execute a purchase and sale agreement with Coastal Enterprises Incorporated that will transfer this property to them in return for \$50,000.

Passed - Vote 5-2 (Councilors Poulin and Jean opposed)

ORDER AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A DEVELOPMENT AGREEMENT WITH COASTAL ENTERPRISES INCORPORATED FOR THE REDEVELOPMENT OF 269-271 PARK STREET

VOTE (4-2010)

Motion by Councilor Butler, seconded by Councilor Cayer:

To approve the Order authorizing the City Administrator to enter into a Development Agreement with Coastal Enterprises Incorporated for the Redevelopment of 269-271 Park Street:

Whereas, the City of Lewiston has owned the property at 269-271 Park Street since 1992 when it was acquired through a tax lien foreclosure; and

Whereas, this building is listed on the National Register of Historic Places; and

Whereas, the City has undertaken a variety of efforts to see this structure rehabilitated and restored to a productive use; and

Whereas, due to the high cost associated with such a project, these efforts have been unsuccessful; and

Whereas, Federal funding through the Neighborhood Stabilization Program, an effort of the Federal Government to respond to the housing and foreclosure crisis, can be used to restore a city-owned vacant structure to residential use; and

Whereas, given the availability of this funding source, the City issued a Request for Proposals for redevelopment; and

Whereas, three proposals were received outlining a variety of potential renovation plans at a wide range of prices; and

Whereas, accepting the proposal presented by Coastal Enterprises has been determined to be in the best interests of the City based on overall project cost to the City and the intended use of the property;

Now, therefore, Be It Ordered by the City Council of the City of Lewiston that the City Administrator is hereby authorized to execute an agreement with Coastal Enterprises Incorporated for the redevelopment of 269-271 Park Street with terms and conditions reflecting those included in Coastal Enterprises response to the City's request for proposals.

Passed - Vote 5-2 (Councilors Poulin and Jean opposed)

VOTE (5-2010)

Motion by Councilor Jean, second by Councilor O'Connell:

To adjourn at 7:11 P.M. Passed - Vote 7-0

After the special meeting adjourned, the Council held a work session on a variety of issues.

A true record, Attest:

Kathleen M. Montejo, MMC
City Clerk
Lewiston, Maine