

CITY OF LEWISTON

CITY COUNCIL

APRIL 11, 2011

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

COUNCIL PRESIDENT STEPHEN J. MORGAN, PRESIDING.

PRESENT: Councilors Butler, Bernier, Jean, Cayer and Morgan, City Administrator Edward Barrett. Absent/Excused: Mayor Gilbert, Councilors Poulin and O'Connell.

Pledge of Allegiance to the Flag.
Moment of Silence.

EXECUTIVE SESSION

VOTE (1-2011)

Motion by Councilor Bernier, seconded by Councilor Cayer:

To enter into an Executive Session, pursuant to MRSA Title 1, Section 405(6)(c), to discuss Real Estate negotiations of which the premature disclosure of the information would prejudice the competitive bargaining position of the City. Passed - Vote 5-0

Session began at 6:05pm and ended at 6:15pm.

**ORDER AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE
A SUPPLEMENT TO AN AMENDMENT OF THE JOINT VENTURE AGREEMENT
WITH GENDRON & GENDRON, INC. REGARDING THE GENDRON
BUSINESS PARK**

VOTE (2-2011)

Motion by Councilor Cayer, seconded by Councilor Bernier:

To approve the amendment to the Joint Venture Agreement between Gendron and Gendron and the City of Lewiston, and to authorize the City Administrator to execute the Agreement, in substantially the form as presented, and that the City Administrator be and hereby is authorized to make, execute and deliver other such documents as he, in his discretion, may deem necessary or convenient to the accomplishment of such transaction:

Whereas, the City and Gendron &Gendron, Inc. (G&G) are parties to a joint Venture Agreement designed to allow for the expansion of the Gendron Business Park; and

Whereas, under this agreement, G&G agreed to convey Lots 11, 15, 16, and 17 to the City under certain conditions including the City's construction of certain roads, utilities, and drainage improvements to allow for the expansion of this subdivision; and

Whereas, this amendment will relieve the City of certain obligations to provide infrastructure to the business park in return for G&G retaining ownership of these lots and accepting certain requirements to prepare these lots for development and to maximize their development potential;

and

Whereas, the estimated cost associated with preparing these properties for development is in excess of \$1million; and

Whereas, the City will also agree to option approximately twenty-two acres of excess city land abutting the business park to G&G in return for G&G assuming the responsibility to construct Priscilla Drive, thus relieving the City of the estimated \$650,000 cost of constructing this road; and

Whereas, this transfer of property has been reviewed by the Planning Board, which recommends approval; and

Whereas, G&G has agreed to maximize the development potential of lots 15, 16, and 17 by agreeing to construct buildings of 120,000, 47,000, and 82,500 square feet respectively, such construction to be initially triggered when other designated buildings within this business park have been fully leased or rented; and

Whereas, in total, this agreement will relieve the City of certain financial obligations to complete the installation of infrastructure in the park; eliminate the need for the City to expend funds on site preparation of the various properties; and ensure that the development potential of this park and the adjacent city-owned land is maximized;

Now, Therefore, Be It Ordered By The City Council Of The City Of Lewiston that the City Administrator is hereby authorized to execute a supplement to an amendment of the joint venture agreement with Gendron & Gendron, Inc. regarding the Gendron Business Park in a form substantially the same as is attached hereto.

Passed - Vote 5-0

VOTE (3-2011)

Motion by Councilor Butler, second by Councilor Jean:

To adjourn at 6:20 P.M. Passed - Vote 5-0

A true record, Attest:

Kathleen M. Montejo, MMC
City Clerk
Lewiston, Maine