

CITY OF LEWISTON

CITY COUNCIL

DECEMBER 30, 2003

SPECIAL MEETING HELD IN THE COUNCIL ROOM AT 7:00 P.M.

THE HONORABLE LAURIER T. RAYMOND, JR., MAYOR, PRESIDING.

PRESENT: Councilors Philippon, Bernier, O'Brien, Jean, Mason, Paradis, Rousseau, City Administrator James Bennett, and City Clerk Kathleen Montejo

Pledge of Allegiance to the Flag.

Moment of Silence.

PUBLIC HEARING FOR ADOPTION OF BOND RESOLUTION FOR THE ELECTRICAL SUB-STATION IN SOUTH LEWISTON

Mayor Raymond opened the public hearing to receive citizen input and comment. No members of the public spoke for or against this item. Mayor Raymond then closed the hearing.

VOTE (1)

Motion by Councilor O'Brien, seconded by Councilor Jean:

To approve the Order to authorize the Bond Resolution to finance the public infrastructure improvements in support of the City's share of construction of a new electrical sub-station in the South Lewiston area through a Public Improvement Bond Issue in the amount of \$1,040,000:

Central Maine Power - Tax Increment Financing Bonds

Ordered: That \$1,040,000 be appropriated to finance the City's share of construction of a new electrical sub-station in the South Lewiston area;

Further Ordered, That to meet this appropriation, \$1,040,000 shall be raised by a Public Improvement Bond Issue;

Further Ordered, That the City Council instruct the Finance Director to advertise for bids for \$1,040,000 Public Improvement Bonds, to award the loan; and to employ Palmer & Dodge to furnish the legal opinion for the same; provided that in the alternate, the Finance Director is authorized to award the loan to the Maine Municipal Bond Bank;

Further Ordered, That the bonds shall be signed by the City Treasurer and Mayor;

Further Ordered, That the date, maturities, denominations, interest rate or rates, place or places of payment, form and other details of the bonds and of the provisions for the sale thereof shall be determined by the Finance Director;

Further Ordered, That bonds hereunder may be subject to call for redemption on such terms as may be determined by the Finance Director.

Passed - Vote 7-0

**PUBLIC HEARING FOR ADOPTION OF BOND RESOLUTION FOR THE
BATES MILL REDEVELOPMENT PROJECT**

Mayor Raymond opened the public hearing to receive citizen input and comment. No members of the public spoke for or against this item. Mayor Raymond then closed the hearing. Councilor Jean asked if this item was related to the Bates Mill exit strategy and the City Administrator stated these were connected issues.

VOTE (2)

Motion by Councilor Philippon, seconded by Councilor Jean:

To approve the Bond Resolution to finance the public infrastructure improvements in support of the Bates Mill Redevelopment Project through a Bond Issue in the amount of \$5,855,000:

Ordered, That \$3,350,000 be appropriated to finance the construction of a parking deck, environmental clean-up costs at the Bates Mill property, public infrastructure improvements adjacent to the Bates Mill property and related relocation costs, all with respect to the Bates Mill Redevelopment Project pursuant to an Agreement to be entered into between the City and Bates Mill LLC (the "Agreement");

Further Ordered, That \$2,505,000 be appropriated to finance certain operating losses, project infrastructure costs at the Bates Mill property and certain transition expenses, all with respect to the Bates Mill Redevelopment Project pursuant to the Agreement;

Further Ordered, That to meet these appropriations, \$5,855,000 shall be raised by issue of bonds and notes;

Further Ordered, That the City Council instruct the Mayor and Finance Director to advertise for bids for or negotiate the sale of bonds; to award the loan; and to employ Palmer & Dodge LLP to furnish the legal opinion for same;

Further Ordered, That the bonds shall be signed by the Mayor and City Treasurer;

Further Ordered, That the date, maturities, denominations, interest rate or rates, place or places of payment, form or other details of the bonds and of the provisions for the sale thereof, shall be determined by the Mayor and Finance Director;

Further Ordered, That bonds issued hereunder may be subject to call for redemption on such terms as may be determined by the Mayor and Finance Director.

Passed - Vote 7-0

ACQUISITION OF PROPERTIES AT 400 AND 402 CANAL STREET

VOTE (3)

Motion by Councilor Jean, seconded by Councilor Paradis:

To authorize the City Administrator to purchase the properties located at 400 and 402 Canal Street for the purchase price of \$250,000.00, with the funds to purchase these properties to be allocated from the Southern Gateway Account, to approve the acquisition of the properties as defined in the Purchase and Sale Agreement, and that the City Administrator be and hereby is authorized to make, execute and deliver such deeds and other documents as he, in his discretion, may deem necessary or convenient to the accomplishment of such transaction. Passed - Vote 7-0

**ACQUISITION OF PROPERTIES AT 369 LISBON STREET AND
120 CEDAR STREET**

VOTE (4)

Motion by Councilor Jean, seconded by Councilor Philippon:

To authorize the City Administrator to purchase the properties located at 369 Lisbon Street and 120 Cedar Street for the purchase price of \$140,000.00, with the funds to purchase these properties to be allocated from the Property Acquisition and Demolition Account, to approve the acquisition of the properties as defined in the Purchase and Sale Agreement, and that the City Administrator be and hereby is authorized to make, execute and deliver such deeds and other documents as he, in his discretion, may deem necessary or convenient to the accomplishment of such transaction. Passed - Vote 7-0

ACQUISITION OF PROPERTIES AT 279 AND 283 BATES STREET

Councilor Bernier inquired about the need to have this property and the elevation of the parcels, wondering about future usage. Councilor Rousseau stated the City owned this property in the past, and never should have sold it. He said this is a good investment for the City and is a good price.

VOTE (5)

Motion by Councilor Jean, seconded by Councilor Paradis:

To authorize the City Administrator to purchase the properties located at 279 and 283 Bates Street for the purchase price of \$22,500.00, with the funds to purchase these properties to be allocated from the Property Acquisition and Demolition Account, to approve the acquisition of the properties as defined in the Purchase and Sale Agreement, and that the City Administrator be and hereby is authorized to make, execute and deliver such deeds and other documents as he, in his discretion, may deem necessary or convenient to the accomplishment of such transaction. Passed - Vote 5-2 (Councilors Bernier and Mason opposed)

**ORDER VACATING AND DISCONTINUING A PORTION OF
CANAL STREET ALLEY**

Mr. Bennett stated this action is needed for the Southern Gateway Projects and said the two abutters are the City and Franklin Company.

VOTE (6)

Motion by Councilor Jean, seconded by Councilor Paradis:

That the Order vacating and discontinuing a portion of Canal Street Alley be adopted.

Passed - Vote 7-0

VOTE (7)

Motion by Councilor Philippon, second by Councilor O'Brien:

To adjourn at 7:19 P.M. Passed - Vote 7-0

A true record, Attest:

Kathleen M. Montejo, CMC
City Clerk
Lewiston, Maine