



Special City Council Workshop and Meeting September 14, 2015 Agenda

5:30 P.M. Special City Council Meeting

Pledge of Allegiance

I. New Business

1. Order 67-09142015

Approving the sale of city owned property at One Minot Avenue to Miracle Enterprise, LLC for \$500,000 and authorizing the City Manager to execute all documents necessary to complete this transaction.

Workshop Immediately Following the Meeting

- A. Priorities of the 5 Year Plan – Frank O’Hara (10-15 minutes)
- B. Overview of the Neighborhood Revitalization Strategy – Frank O’Hara (15 minutes)
- C. Roundtable Discussion on Priorities and Performance Measures – Mayor LaBonté
- D. Follow Up Workshop – Howard Kroll

After each workshop item is presented, the public will be given an opportunity to comment.



City Council Information Sheet

City of Auburn

Council Meeting Date: September 14, 2015

Order 67-09142015

Author: Roland G. Miller

Subject: Sale of City property (One Minot Avenue)

Information: Miracle Enterprise, LLC, a Maine corporation created by an investor group, has continued to pursue the development of a Medical & Tourism Center in Auburn by acquiring the Lunn & Sweet building, acquiring an Auburn residence, assembled a team to provide architectural and project design services, executed a letter of understanding with CMMC, brought the principles of the investment group to Auburn twice and transported representatives of other businesses, based in China, to meet with City, State of Maine and hospital officials. In planning for the long range future of this project representatives of Miracle Enterprise, LLC, have forwarded to the City of Auburn an executed Purchase and Sales Agreement to acquire city owned property at One Minot Avenue.

The proposed purchase price for One Minot Avenue is \$500,000 as represented in the P & S. This location will, in the short-term, provide the investment group a place from which they can coordinate the construction activity for the renovation of the Lunn & Sweet building and have a place to display to the public the plans for the project. In the longer term this property could accommodate an expansion of the development.

Financial: The impact of this sale is: 1) \$500,000 of new revenue; 2) place this property and building on the tax rolls; and 3) provide property for a potential expansion and additional investment in the future.

Action Requested at this Meeting: Authorization for the city manager to execute the purchase and sales agreement and sell the property at One Minot Avenue, for \$500,000, to Miracle Enterprises LLC.

Previous Meetings and History: January 20, 2015
September 8, 2015

Attachments: Purchase and Sales Contract

PURCHASE AND SALE AGREEMENT

1. **PARTIES.** This ____ day of August, 2015, **CITY OF AUBURN**, a Maine municipal corporation with a mailing address of 60 Court Street, Auburn, ME 04210 ("**Seller**") agrees to sell; and **MIRACLE ENTERPRISE LLC**, a Maine limited liability company with a registered address of P.O. Box 470, Auburn, ME 04212-0470 ("**Buyer**") agrees to buy, upon the terms hereinafter set forth, the premises described in paragraph 2 of this Agreement.

2. **DESCRIPTION.** The premises to which this Agreement applies are land and buildings thereon located at **1 Minot Avenue, Auburn, Maine**, as more particularly described in **Schedule A** attached hereto and made a part hereof (hereinafter called the "**Premises**") being that portion of the premises described in a deed from State of Maine to City of Auburn, dated December 11, 1974, recorded in the Androscoggin County Registry of Deeds in Book 1144, Page 155, which Seller now owns, approximately shown in the sketch plan attached hereto as **Schedule B.**

3. **BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES.** Included in the sale as a part of the Premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to Seller and used in connection therewith.

4. **TITLE DEED.** Said Premises are to be conveyed by a good and sufficient quitclaim deed running to Buyer, or to the nominee designated by Buyer by written notice to Seller at least seven (7) days before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto, free from encumbrances, except:

- (a) Provisions of existing building and zoning laws;
- (b) Such taxes for the then current municipal tax year as are not due and payable on the date of the delivery of such deed; and
- (c) Standard utility easements and rights-of-way of record, if any, provided they do not interfere with Buyer's intended use of the Premises.

5. **PURCHASE PRICE.** The agreed Purchase Price for the Premises is **FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00)**, payable as follows:

- (a) **FIVE THOUSAND DOLLARS (\$5,000.00)** which has been paid as a deposit on Buyer's signing of the Agreement;

- (b) **FOUR HUNDRED NINETY-FIVE THOUSAND DOLLARS (\$495,000.00)** to be paid at the time of delivery of the deed by wire transfer, in U.S. funds.

6. **TIME FOR PERFORMANCE; DELIVERY OF DEED.** Such deed is to be delivered and the consideration paid on or before October 1, 2015, at Auburn, Maine, unless otherwise mutually agreed (hereinafter referred to as the "Closing"). It is agreed that time is of the essence of this Agreement.

7. **CLOSING DOCUMENTS.** At the Closing, Seller and Buyer shall execute, acknowledge and deliver the following documents as Seller's and Buyer's attorney may require:

- (a) **Purchase Price.** The Buyer shall deliver to Seller the Purchase Price, as provided herein.
- (b) **Deed.** Seller shall execute, acknowledge and deliver to Buyer the quitclaim deed for the Premises as provided herein.
- (c) **Title Affidavits.** Seller shall deliver to Buyer two (2) executed original counterparts of such customary certificates, affidavits or letters of indemnity as the title insurance company issuing the title insurance policy on the Premises shall require in order to issue such policy and to omit therefrom all exceptions for unfilled mechanic's, materialmen's, or similar liens and for parties in possession.
- (d) **Nonforeign Person Affidavit.** Seller shall deliver to Buyer such affidavit and certificates, in form and substance reasonably satisfactory to Buyer as Buyer shall deem necessary to relieve Buyer of any obligation to deduct and withhold any portion of the Purchase Price pursuant to Section 1445 of the Internal Revenue Code.
- (e) **Notification to Buyer of Withholding Tax Requirement.** Buyer shall deliver to Seller two (2) executed original counterpart certificates in form and substance reasonably satisfactory to Seller acknowledging receipt of notification of the State's withholding tax requirements.
- (f) **Maine Resident Affidavit.** Seller shall deliver to Buyer such affidavits and certificates, in form and substance reasonably satisfactory to Buyer as Buyer shall deem necessary, to inform Buyer its obligations, if any, to deduct and withhold a portion of the Purchase Price pursuant to 36 M.R.S.A. § 5250-A.
- (g) **Underground Oil Storage Tank Certification.** Seller shall deliver to Buyer a written notice, in form a substance reasonably satisfactory to

Buyer (s), which written notice shall certify that there is no underground oil storage facility located on the Premises. The parties acknowledge that as of the date of this Agreement the Seller maintains a fueling station on the westerly side of the building on the Premises. Seller shall prior to Closing remove said fueling station which includes an underground fuel tank and piping to fuel pumps, as well as remove any soils contaminated by the underground tank, piping and pumps, pursuant to regulations of the Maine Board of Environmental Protection.

- (h) **Organization/Authority of Buyer.** Buyer shall deliver to Seller a Registered Agent's Certificate, Secretary of State Certificate of Good Standing, and Limited Liability Company Resolution authorizing Buyer to complete transaction.

8. **POSSESSION AND CONDITION OF PREMISES.** Full possession of the Premises free of all tenants and occupants, except as herein provided, is to be delivered at the Closing, the Premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted, and (b) in compliance with the provisions of any instrument referred to in Paragraph 4 hereof. The Buyer or its agent may inspect the Premises prior to Closing with 12 hours prior notice to Seller in order to determine whether the condition thereof complies with the terms of this paragraph. Property is sold "As Is" and "Where Is" with no representations or warranties.

9. **EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM.** If Seller shall be unable to give title or to make conveyance, or to deliver possession of the Premises, all as herein stipulated, or, if at the time of Closing the Premises do not conform with provisions hereof, the Seller may use reasonable efforts to remove any defects in title, or deliver possession as provided herein, or to make the Premises conform to the provisions hereof, as the case may be, in which event Seller may give written notice thereof to Buyer at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of thirty (30) days.

10. **FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM.** If Seller elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the Premises conform to provisions hereof, as the case may be, and if at the expiration of any extended time Seller shall have failed so to remove any defects in title, deliver possession, or make the Premises conform, as the case may be, all as herein agree then at Buyer's option any payments made under this Agreement shall be forthwith refunded together with all interest and all other obligations of all parties hereto shall cease and the Agreement shall be void without recourse of the parties hereto.

11. **BUYER'S ELECTION TO ACCEPT TITLE AND CONDITION.** Buyer shall have the election, at either the original or any extended time for performance, to accept such title to the Premises in its then condition as Seller can deliver and to pay therefore the

Purchase Price without deduction, in which case Seller shall convey such title or deliver the Premises in such condition, except that in the event of such conveyance in accord with the provisions of this clause the Premises shall have been damaged by fire or casualty insured against, then Seller shall, unless Seller has previously restored the Premises to its former condition, pay over or assign to Buyer, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by Seller for any partial restoration.

12. **ACCEPTANCE OF DEED.** The acceptance of a deed by Buyer or Buyer's nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. **USE OF PURCHASE MONEY TO CLEAR TITLE.** To enable Seller to make conveyance as herein provided, Seller may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. **RISK OF LOSS.** Until delivery of the deed from Seller to Buyer, risk of loss or damage to Premises by fire or otherwise shall be on Seller.

15. **ADJUSTMENTS.** Collected rents, water and sewer use charges, and real estate taxes for the then current municipal tax year shall be apportioned shall be adjusted, as of Closing, and the net amount thereof shall be added to or deducted from, as the case may be, the Purchase Price payable by Buyer at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

16. **ADJUSTMENT OF UNASSESSED AND ABATED TAXES.** If the amount of said taxes referred to in Paragraph 15 above is not known at the time of the Closing, they shall be apportioned on the basis of the real estate taxes assessed for the immediately preceding year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

17. **BROKERAGE.** Seller and Buyer each represents and warrants to the other that no brokers, agents or consultants have been employed with respect to this transaction by either of them and Seller and Buyer agree to indemnify and hold the other harmless from any claim by any other broker or agent claiming compensation in respect of this transaction, alleging an agreement with Seller or Buyer, as the case may be.

18. **DEPOSIT.** All deposits made hereunder shall be held by Trafton, Matzen, Belleau & Frenette, LLP as escrow agent, in a non-interest bearing account, subject to the terms of this Agreement and shall be held and disposed of in accordance with the terms of this Agreement. At the Closing the deposit shall be delivered to Seller, and the deposit and any such interest earned shall constitute a credit toward the Purchase Price.

19. **DEFAULT; DAMAGES.** If Seller shall fail to fulfill Seller's obligations herein, all deposits made hereunder by Buyer shall be returned to Buyer as damages, and Buyer shall also have all its legal and equitable rights from Seller's breach, including specific performance and collection of reasonable attorneys' fees and costs. Should Buyer default, then Seller shall retain said deposit, and shall also have all its legal and equitable rights due to Buyer's breach.

20. **WARRANTIES, REPRESENTATIONS AND INDEMNIFICATION.**

(a) **By Seller.** Seller represents and warrants as of this date and as of each date through and including the Closing that:

- (1) Seller is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code.
- (2) Seller is a Maine "resident" within the meaning of 36 M.R.S.A. § 5250-A.
- (3) This Agreement and the performance hereof by Seller will not contravene any law, judgment, order injunction, decree or any contractual restriction or arrangement binding on Seller or by which any of its assets or properties may be affected.
- (4) There is no pending or, to the best of Seller's knowledge, threatened action or proceeding (including, but not limited to, any condemnation or eminent domain action or proceeding) before any court, governmental agency or arbitrator relating to or arising out of the ownership of the Premises or any portion thereof, or which may adversely affect Seller's ability to perform this Agreement, or which may affect the Premises or any portion thereof.
- (5) Seller does not know of, and has not received written notice of, any default or breach by Seller under any of the covenants, conditions, restrictions, rights-of-way or easements, if any, affecting the Premises or any portion thereof, and, to the best of the Seller's knowledge, no such default or breach now exists, and no event has occurred and is continuing which, with notice or the passage of time, or both, would constitute a default thereunder.
- (6) Seller has not received any notice of assessment for benefits or betterments which affect the Premises and do not have knowledge that any such assessment is pending or threatened.
- (7) The Premises do not abut, on any boundary, farmland which has been registered pursuant to 7 M.R.S.A. § 51 et seq.

- (8) The Premises are not within the shoreland area as defined in 38 M.R.S.A. § 435.
 - (9) No work has been performed or is in progress at, and no materials have been furnished to, the Premises or any portion thereof which may give rise to mechanics, materialmen's or other liens against the Premises or any portion thereof.
 - (10) Seller's City Council has voted to approve the transaction described in this Agreement and has provided written authorization for its City Manager to execute this Agreement, as well as all Closing documents to complete the transaction.
- (b) **By Buyer.** Buyer represents and warrants as of this date and as of each date through and including the Closing Date that:
- (1) Buyer is a legally formed Maine limited liability company authorized to do business in the State of Maine; and
 - (2) Buyer accepts the Premises in the physical condition in which they exist as of Closing, without respect to compliance with federal, state, or local law, codes or ordinances.

21. **MISCELLANEOUS.**

- (a) This Agreement shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties.
- (b) Any notice relating in any way to this Agreement shall be in writing and shall be sent by registered or certified mail, return receipt requested, addressed as follows:

To Seller: 60 Court Street, Auburn, ME 04210

To Buyer: P.O. Box 470, Auburn, ME 04212-0470

- (c) This Agreement may not be modified, waived or amended except in a writing signed by the parties hereto. No waiver of any breach or term hereof shall be effective unless made in writing signed by the party having the right to enforce such a breach, and no such waiver shall be construed as a waiver of any subsequent breach. No course of dealing or delay or omission to the part of any party in exercising any right or remedy shall operate as a waiver thereof or otherwise be prejudicial thereto.

- (d) Any and all prior and contemporaneous discussions, undertakings, agreements and understandings of the parties are merged in this Agreement, which alone fully and completely express their entire agreement.
- (e) This Agreement shall be governed by and construed and enforced in accordance with the laws in effect in the State of Maine.


IN WITNESS WHEREOF, the parties hereto have executed or cause this instrument to be executed as of the date and year first above written.

CITY OF AUBURN, Seller

WITNESS

By _____
Howard Kroll, City Manager

MIRACLE ENTERPRISE LLC, Buyer


WITNESS

By 
LiPing Miao, Manager

08-26-15

BIXW 1144 PAGE 155

KNOW ALL MEN BY THESE PRESENTS,

That, the STATE OF MAINE, acting by and through the Governor and Council, on recommendation of the Department of Transportation, under and pursuant to the provisions of 23 M.R.S.A. Section 61, in consideration of the sum of Eighty-eight Thousand (\$88,000.00) Dollars and other valuable considerations paid by the CITY OF AUBURN, a municipal corporation duly organized and existing under the laws of the State of Maine and located at 45 Spring Street in Auburn, in the County of Androscoggin and State of Maine, the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey and forever quit-claim unto the said CITY OF AUBURN, its successors and assigns a certain lot or parcel of land situated on the westerly side of Minot Avenue, so-called, in said Auburn, in said County and State, so long as said lot or parcel of land is developed within five (5) years from the date hereof with public improvements for public use costing more than Two Hundred Thousand (\$200,000.00) Dollars, providing further, that in the event the Grantee does not so develop the premises, the Grantor, its successors and assigns, may re-enter and repossess said premises after payment of Sixty-Three Thousand (\$63,000.00) Dollars to the Grantee, said lot or parcel of land being more particularly described as follows, to wit:

Being a portion of Parcels No. (3), (4-1) and (6) as shown on a Right of Way Map entitled "State Highway '21', Auburn, Androscoggin County, Federal Aid Project No. U-021-1(15)" dated June 1971, on file in the office of the State of Maine Department of Transportation (S.H.C. File No. 1-101) and to be recorded in the Androscoggin County Registry of Deeds, a copy of a portion of which plan marked "Exhibit A" is attached hereto and made a part hereof.

Beginning on the westerly side of Minot Avenue, so-called, in the northerly line of land now or formerly of Central Maine Charter Corporation at a point fifty (50) feet distant westerly from as measured normal to the base line of said Minot Avenue as established under Federal Aid Project No. U-021-1(15) at about Station 12+13;

Thence westerly along the northerly line of land now or formerly of Central Maine Charter Corporation and land of others, a total distance of about one hundred fifty-nine (159) feet to the "Old Little Line", so-called;

Thence southwesterly along the "Old Little Line", so-called, a distance of about twenty-two (22) feet to the southeasterly corner of lot twenty-six (26) as shown on a plan made by Richard Dresser entitled "Plan of Land Belonging To James Goff, Esq." recorded in the Androscoggin County Registry of Deeds in Book of Plans, Volume 1, Page 20;

Thence westerly along the southerly line of lot twenty-six (26) as shown on said plan a distance of about twenty-two (22) feet to the easterly line of South Goff Street, so-called;

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Thence northerly along the easterly line of South Goff Street, so-called, a distance of about one hundred eighty (180) feet to the northwesterly corner of lot twenty-four (24) as shown on said plan made by Richard Dresser hereinbefore referenced;

Thence continuing northerly along the easterly line of said South Goff Street a distance of twenty-five (25) feet to the center of a strip of land fifty (50) feet in width called South Street as shown on said plan made by Richard Dresser, said point being about two hundred five (205) feet distant as measured along the easterly line of said South Goff Street from the southwesterly corner of lot twenty-six (26) as shown on said plan hereinbefore referenced;

Thence easterly along the center of said street, it being a line twenty-five (25) feet distant northerly from and everywhere parallel with the northerly line of lot twenty-four (24) aforesaid, a distance of about one hundred twenty-nine (129) feet to the "Old Little Line", so-called;

Thence northeasterly along the "Old Little Line", so-called, a distance of about one hundred one (101) feet to the point where said line intersects a line at right angles to the base line of Minot Avenue, so-called, at Station 14+60, said point being about seventy-one (71) feet distant westerly of said base line;

Thence easterly along said right angle line a distance of about twenty-one (21) feet to a point fifty (50) feet distant westerly of said base line;

Thence S. 08°-12'-12.2" W. along a line fifty (50) feet distant westerly from and parallel with the base line of said Minot Avenue a distance of twenty and seventy-two hundredths (20.72) feet to a point at right angles to said base line at P.T. Station 14+39.28;

Thence southerly along a curved line fifty (50) feet distant westerly from and concentric with a one degree, no minute (1°-00') curve of the before-mentioned base line a distance of about two hundred twenty-eight (228) feet to the point of beginning.

The above described lot or parcel of land containing thirty-seven thousand five hundred forty-four (37,544) square feet, more or less, being a portion of those same premises conveyed to the Grantor by Warranty Deed of Auburn Machinery and Supply dated August 14, 1972 and recorded in the Androscoggin County Registry of Deeds in Book 1058, Page 782, by Quit-Claim of H. P. Hood, Inc., dated October 27, 1972 and recorded in said Registry in Book 1063, Page 529, and by Quit-Claim Deed of Dorothy B. Eichorn dated September 8, 1972 and recorded in said Registry in Book 1060, Page 701.

The conveyance of the lot or parcel of land hereinbefore described is made subject to the following restrictions and conditions which shall run with the land, to wit:

- (1) No billboards, signs or advertising devices, except authorized on-premise advertising signs, shall be placed on the premises hereinbefore described.
- (2) No junkyard or automobile graveyard shall be allowed to exist or be conducted, operated or maintained on the premises hereinbefore described.
- (3) No highway entrances shall be allowed between Station 12+13 and

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Station 14+60 left of the base line of Minot Avenue, so-called, except for an "Emergency Exit" which may be maintained at Station 12+50 left of said base line from a proposed municipal public safety building, which said emergency exit shall be controlled by an electronically operated gate activated by controls from within the proposed building and shall be kept closed at all times except to allow for emergency exits.

- (4) In the event the Grantee fails to limit the use of the emergency exit as hereinbefore provided to emergency vehicle traffic only, and after notice by the Grantor of violations and subsequent failure by the Grantee to correct the complaint, the Grantor shall close said exit.
- (5) In the event the municipal public use of the premises hereinbefore described changes from that of a municipal public safety building, the emergency exit as hereinbefore provided shall terminate.

Also conveying unto the said CITY OF AUBURN, its successors and assigns, so long as the same is used for municipal public purposes or conveyed for the sole purpose of acquiring other land which in return shall be used for municipal public purposes, a certain lot or parcel of land situated on the westerly side of Minot Avenue, so-called, in said Auburn, in said County and State, more particularly described as follows, to wit:

Being a portion of Parcels No. (6), (8) and (9) as shown on a Right of Way Map entitled "State Highway '21', Auburn, Androscoggin County, Federal Aid Project No. U-021-1(15)" dated June 1971, on file in the office of the State of Maine Department of Transportation (S.H.C. File No. 1-101) and to be recorded in the Androscoggin County Registry of Deeds, a copy of a portion of which plan marked "Exhibit B" is attached hereto and made a part hereof.

Beginning on the westerly side of Minot Avenue, so-called, at a point fifty (50) feet distant westerly from as measured at right angles to the base line of said Minot Avenue as established under Federal Aid Project No. U-021-1(15) at Station 14+60;

Thence westerly along a line at right angles to said base line a distance of about twenty-one (21) feet to the "Old Little Line", so-called, and northwesterly line of land conveyed to the Grantor by Warranty Deed of Dorothy B. Eichorn dated September 8, 1972 and recorded in the Androscoggin County Registry of Deeds in Book 1060, Page 701;

Thence northeasterly along the "Old Little Line", so-called, a distance of about forty (40) feet to the southerly line of land conveyed to the Grantor by Warranty Deed of Jane S. Emerson dated September 9, 1972 and recorded in the Androscoggin County Registry of Deeds in Book 1061, Page 210;

EX-1144 153

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Thence westerly along the southerly line of land so conveyed and along the southerly line of land acquired by the Grantor in condemnation proceedings against Olfene's Public Market Company, Incorporated as set forth and described in a Notice thereof dated July 14, 1971 and recorded in the Androscoggin County Registry of Deeds in Book 1037, Page 189, a total distance of about eighty-three (83) feet to the southwesterly corner of land formerly of said Olfene's Public Market Company, Incorporated;

Thence northerly along the westerly line of land so acquired from Olfene's Public Market Company, Incorporated a distance of about one hundred (100) feet to the southerly line of Court Street, so-called, at a point about thirty-two (32) feet distant southerly from as measured at right angles to the base line of said Court Street as established under Federal Aid Project No. U-021-1(15) at about Station 54+79;

Thence easterly along the southerly line of said Court Street a distance of about fifty-six (56) feet to the northwesterly corner of land conveyed to the Grantor by Warranty Deed of Jane S. Emerson hereinbefore referenced, said point being about thirty-two (32) feet distant southerly from as measured at right angles to the base line of said Court Street at about Station 54+23;

Thence southeasterly by a direct course a distance of about seventy-eight (78) feet to a point fifty (50) feet distant westerly from as measured at right angles to the base line of Minot Avenue, so-called, at Station 15+25;

Thence S. 08°-12'-12.2" W. along a line fifty (50) feet distant westerly from and parallel with the base line of said Minot Avenue a distance of sixty-five and no hundredths (65.00) feet to the point of beginning.

The above described lot or parcel of land containing eighty-two hundred eighty-two (8282) square feet, more or less, being a portion of those same premises conveyed to the Grantor by Warranty Deed of Dorothy B. Eichorn dated September 8, 1972 and recorded in the Androscoggin County Registry of Deeds in Book 1060, Page 701, by Warranty Deed of Jane S. Emerson dated September 9, 1972 and recorded in said Registry in Book 1061, Page 210, and in condemnation proceedings against Olfene's Public Market Company, Incorporated as set forth in a Notice thereof dated July 14, 1971 and recorded in said Registry in Book 1037, Page 189.

The conveyance of the lot or parcel of land hereinbefore described is made subject to the following restrictions and conditions which shall run with the land, to wit:

- (1) No billboards, signs or advertising devices, except authorized on-premise advertising signs, shall be placed on the premises hereinbefore described.
- (2) No junkyard or automobile graveyard shall be allowed to exist or be conducted, operated or maintained on the premises hereinbefore described.
- (3) No highway entrances shall be allowed between Station 14+60 left of the base line of Minot Avenue, so-called, and Station 54+79 left of the base line of Court Street, so-called.

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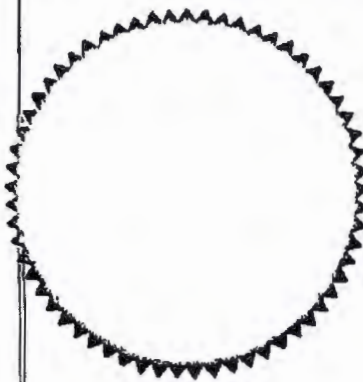
- (4) In the event the Grantee conveys the lot or parcel of land hereinbefore described for the sole purpose of acquiring other land, the use of such other land so acquired shall be for municipal public purposes only and the conveyance of said lot or parcel of land hereinabove described shall be made subject to the restrictions numbered 1, 2 and 3 set forth above.

BOOK 1144 WH 160

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TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said City of Auburn, its successors and assigns as hereinbefore provided.

IN WITNESS WHEREOF, We, the Governor and Executive Council of the State of Maine have caused the name and great seal of the State of Maine to be hereto affixed this eleventh day of December in the year of our Lord one thousand nine hundred and seventy-four.



STATE OF MAINE

By

Kenneth M. Curtis

Governor

William Johnson

Blathie M. Bickmore

Members of

Howard W. Mayo

the Executive

Frank C. Clark

Council

Charles H. Bickmore

Herald G. Bickett

STATE OF MAINE }
COUNTY OF KENNEBEC } ss.

Dec. 11 1974

Personally appeared the above named Kenneth M. Curtis, Governor of the State of Maine, and Councillors Johnson, Bickmore, Mayo, Clark, Bickmore and Bickett

Members of the Executive Council, and acknowledged the above instrument to be their free act and deed in their said capacity and the free act and deed of the State of Maine.

Before me,

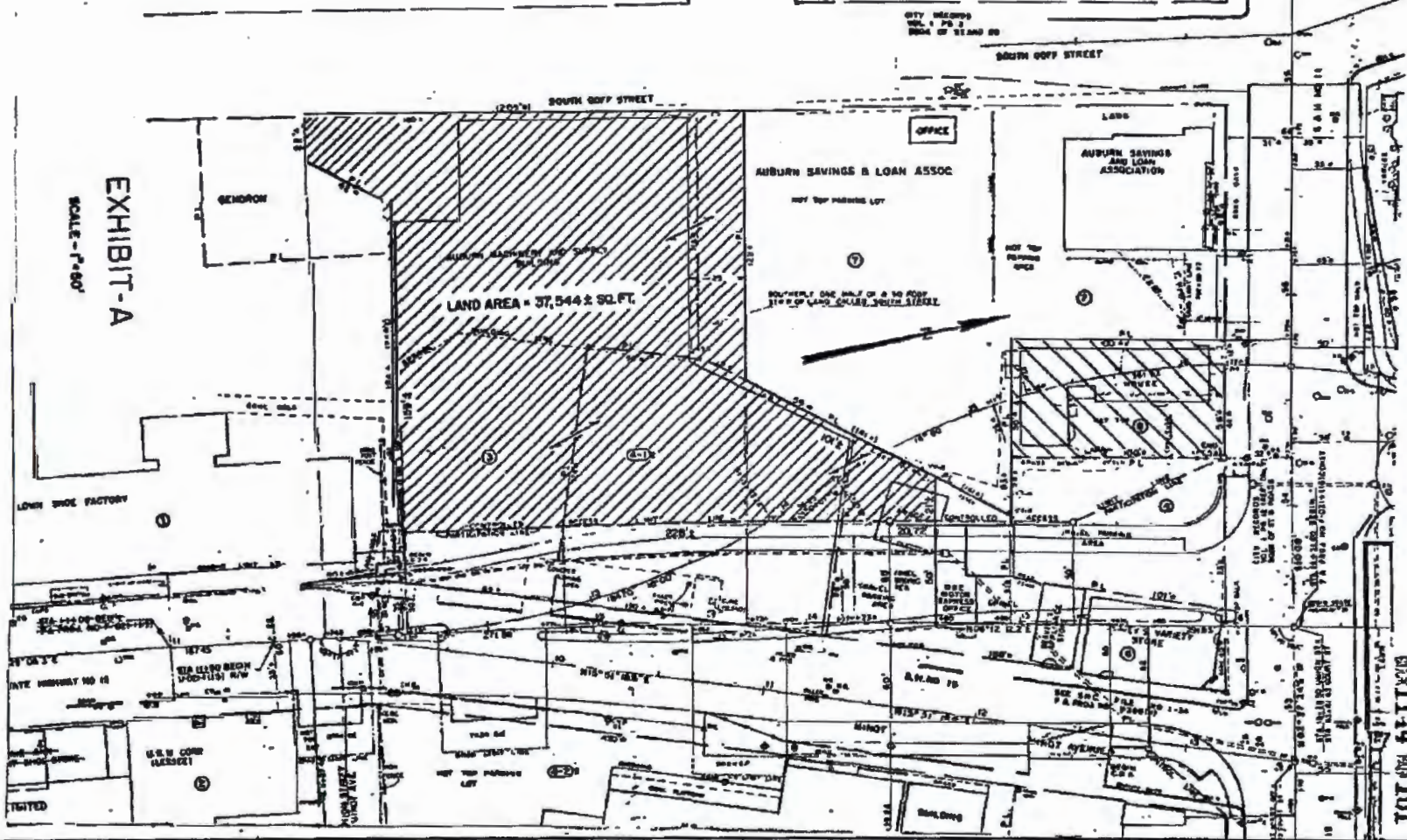
Peter M. Dunning
Justice of the Peace
Notary Public

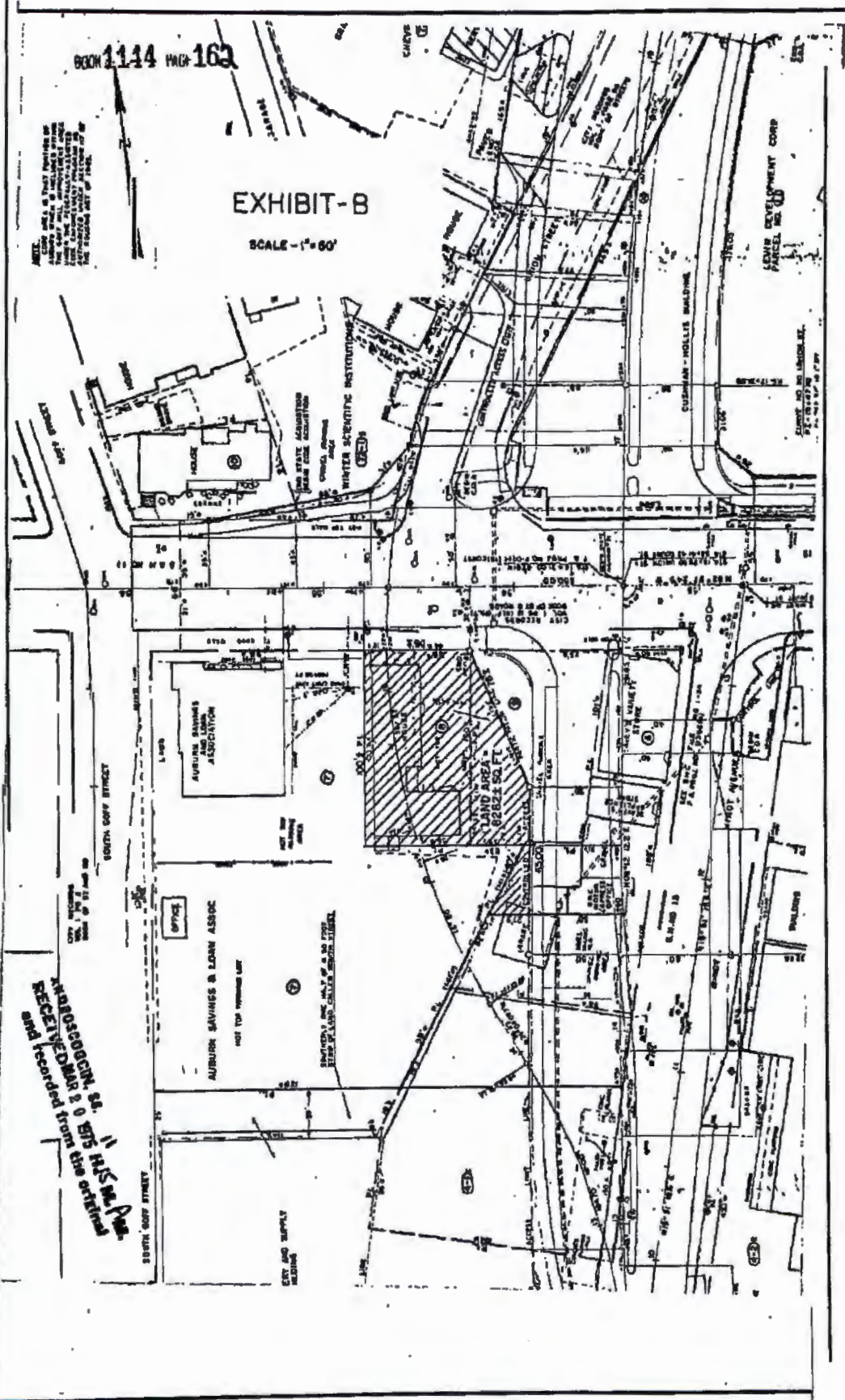
APPROVED AS TO FORM

December 11 1974

Samuel Halliday

EXHIBIT-A
SCALE - 1"=60'





Tizz E. H. Crowley, Ward One
Robert Hayes, Ward Two
Mary Lafontaine, Ward Three
Adam R. Lee, Ward Four



Leroy Walker, Ward Five
Belinda Gerry, At Large
David Young, At Large

Jonathan P. LaBonté, Mayor

IN CITY COUNCIL

ORDER 67-09142015

ORDERED, that the sale of city owned property at One Minot Avenue to Miracle Enterprise, LLC for \$500,000 is approved and that the City Manager is authorized to execute all documents necessary to complete this transaction.



City Council Information Sheet

City of Auburn

Council Workshop Date: September 14, 2015

Author: Reine Mynahan, Community Development Director

Subject: Workshop with Citizens Advisory Committee

Information: Frank O'Hara of Planning Decisions, Inc. will give a presentation of the priorities and goals of the 2015-19 Consolidated Plan and an overview of the Neighborhood Revitalization Strategy.

The Consolidated Plan was developed with direction from the Citizens Advisory Committee. The Consolidated Plan is a requirement of receiving federal Community Development Block Grant and Home Investment Partnerships Program funds and was adopted by the City Council last May. The entire plan can be viewed at on the City's website by clicking "Departments of the City", "Community Development", "Planning", then "Consolidated Plan (and Action Plan)".

The Neighborhood Revitalization Strategy organizes the City's ongoing and future activities and improvements for the Downtown, New Auburn and Union Street areas. The direction for this plan comes from existing plans and will bring a concentrated focus on improving the economic vitality, housing, and infrastructure of these areas. This plan is scheduled for adoption on September 21st. The entire plan can be viewed at on the City's website by clicking "Departments of the City", "Community Development", "Planning", then "Neighborhood Revitalization Strategy".

Advantages:

Disadvantages:

City Budgetary Impacts: n/a

Staff Recommended Action: n/a

Previous Meetings and History: n/a

Attachments: SP-05 Strategic Plan section of the 2015-19 Consolidated Plan
Neighborhood Revitalization Strategy, Revised Draft 9-1-2015

Strategic Plan

SP-05 Overview

Strategic Plan Overview

CITY OF AUBURN

I. Introduction

This is an overview of the goals and strategies that are proposed to govern the City of Auburn in the coming five years in its spending of funds from the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Programs.

The mission of the CDBG and HOME programs in Auburn is to make the city a better place to live.

The City of Auburn receives roughly \$500,000 dollars per year from the Community Development Block Grant (CDBG) program, and \$170,000 dollars a year from the HOME program. In addition, there are funds that come into these programs each year from the repayment of loans made in prior years, or from funds otherwise reprogrammed. The City of Auburn CDBG program has emphasized providing loans rather than grants in past years. As a result of following this practice over many years, Auburn now benefits from a steady flow of payments, even in years when federal allocations are cut. This year, for example, the total of CDBG and HOME funds available to Auburn is projected to be nearly \$1 million.

The national purpose of the CDBG program is "... the development of viable urban communities, by providing decent housing and a suitable living environment, and expanding economic opportunities principally for persons of low and moderate income." The national purpose of the HOME program is "to create affordable housing for low-income households."

CDBG funds are spent in a "target area" in the community in which there is a high proportion of low and moderate income people. The uses of the funds are limited to housing improvements, infrastructure improvements, job creation, and social services. So long as the national test is met, there is considerable flexibility in the use of the funds, although social service spending has a cap of 15% of available program funds.

While \$1 million may seem a lot of money, it goes quickly when spent on construction projects, such as housing and roads and sidewalks. For this reason, the strategic plan identifies supporting activities that the City Council in Auburn could take in the coming five years to complement and leverage CDBG spending. The leverage need not be money; city code and policy changes can also have a beneficial impact on housing conditions in Auburn.

This strategic plan was developed by the Auburn Citizen's Advisory Committee, which met 8 times between September, 2014, and January, 2015. The committee is chaired by Councilor Adam Lee, and includes:

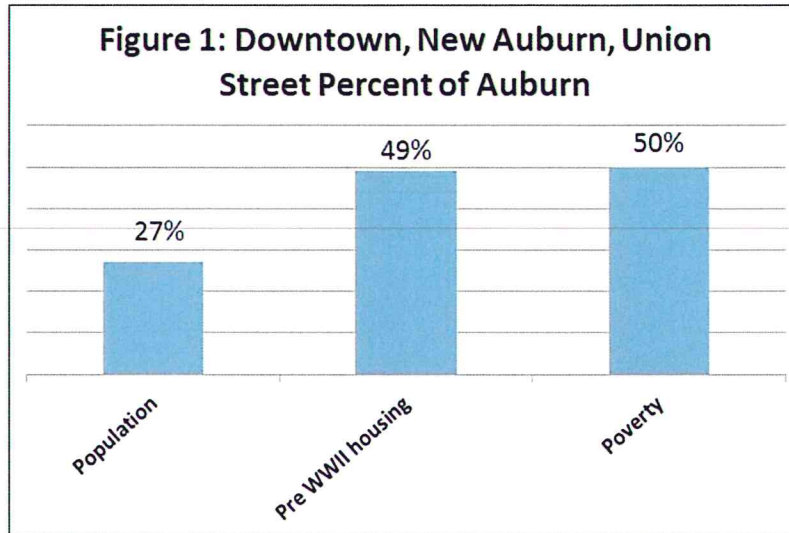
- Rick Whiting, Auburn Housing Authority/Housing Investor
 - Mitch Thomas, Franco Center - Arts/Culture
 - Larry Pelletier, New Auburn
 - Belinda Gerry, New Auburn
 - Lisa Aube Cote, New Auburn/Landlord
 - Joe Gray, New Auburn/Small business
-
- Doris Russell, Downtown
 - Kelli Flynn Aiken, Downtown
 - Judy Webber, Union Street
 - Gure Ali, Immigrant Community
 - Adam Dow, Union Street/Business community
 - Peter Flanders, Investor/Landlord
 - Steve Letourneau, Neighborhood Partner /Social Service/Faith-based
 - Rob Kilgore, Downtown/Resident
 - Tom Poulin, Community Organization (PAL)
 - Theresa Smith, Downtown/Small business (Penley House)

II. Target Area

The target area for Auburn's CDBG program was initially identified by means of a housing conditions survey in 2009. Those areas with a high proportion of houses in need of repair were selected as the targets, including: Downtown, New Auburn, Union Street, Sandy Beach, and Manley Road area.

This year the staff and Citizen's Advisory Committee chose to focus on the three in-town neighborhoods. These neighborhoods have very high proportions of old and substandard housing and of poverty and social problems (see Figure 1). They are also part of the historic core of Auburn, with significant employment, and their success is important to the City's overall success in years ahead.

For these reasons, the target area for Auburn's CDBG program in the coming 2015-2019 period will be Downtown, New Auburn, and Union Street (see Figure 2).



Source: US Census

III. Needs, Goals, Strategies, and Outputs

The strategic plan has 8 high priority, and 1 low-priority goals.

1. The high priority goals are to:

- A. Support People in their Efforts to Transition Out of Poverty
- B. Prevent Deterioration of Housing Stock
- C. Promote Jobs and Development
- D. Make Neighborhood Streets Safer and More Walkable
- E. Prevent Homelessness
- F. Increase Owner Occupancy
- G. Improve Parks and Establish Community Gardens

H. Support Construction of New Affordable Housing Units

2. The low priority goal is to:

A. Support Fair Housing

Each is described below.

1. High Priority Needs, Goals, and Strategies

High Priority A: Support People in their Efforts to Transition Out of Poverty

Poverty increased in Auburn during the recent recession, as it did all across the country. But a disturbing trend coming out of the recession is the high proportion of children living in Auburn target areas that are growing up under poverty. Nearly 1 in 2 children under the age of 18 and living in the Auburn target area is growing up under poverty (see Figure 3).

The Citizen's Committee listened to teachers, policemen, economic developers, social service providers, and neighbors, all of whom expressed concern that a large generation of young people was growing up without skills, without adult supports, and without the tools to succeed in the modern economy.

The Committee recognized that this a much larger problem than the Auburn CDBG program can solve. Still they felt that any social services funds that are provided through the program should address the issue of intergenerational poverty by focusing on children, and particularly those that work with the whole family.

All social service providers receiving CDBG funds will move to an outcome-based approach by measuring the impact of their efforts rather than program outputs.

CDBG/HOME strategy

1. Focus on helping young people growing up in poverty to get the personal and educational skills needed to live a healthy and productive adult life.

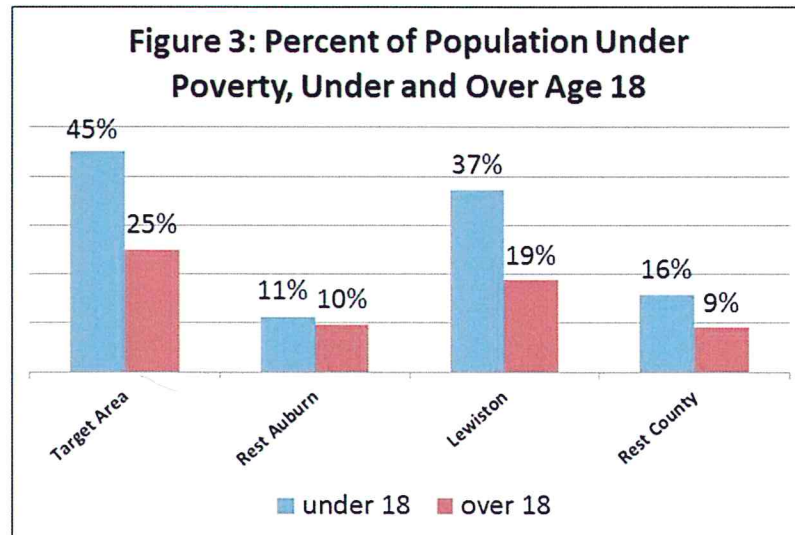
a. Expand programming for at-risk teenagers that helps them learn work skills, graduate from high school

b. Create youth apprenticeship opportunities with local businesses

2. Support low-income adults to successfully provide for themselves and their families through education and development of employment skills including mentoring, work readiness, and job training programs.

5-year outputs

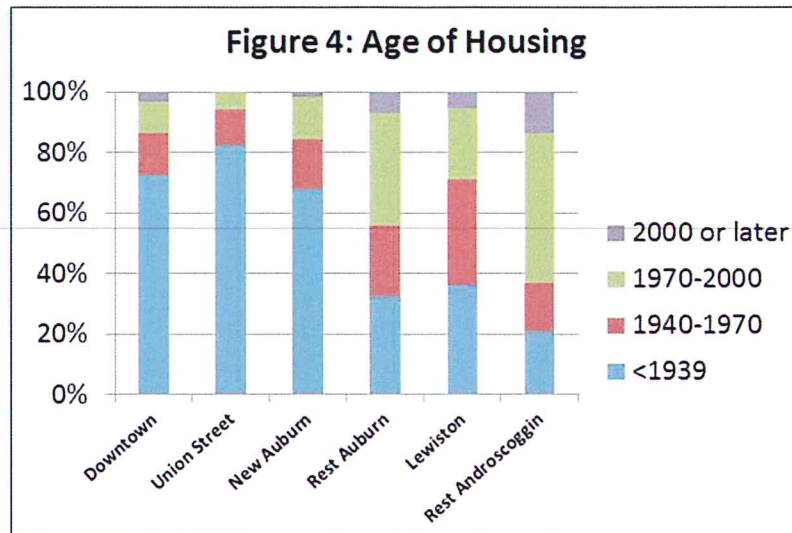
1,000 persons helped to gain work ready or job skills (CDBG)



Source: US Census

High Priority B: Prevent Deterioration of Housing Stock

Over half of the housing stock of in-town Auburn was built prior to World War II. When old housing is combined with tenants and owners who have low incomes, the inevitable result is housing deterioration. Many of these housing units are not properly weatherized, have old electrical and plumbing systems, and have difficult access for elderly or disabled.



Source: US Census

In addition, old housing has a greater likelihood of having lead paint. Lead poisoning is the leading health risk for children in Auburn and Lewiston. From 2003 to 2012, 171 Auburn children were poisoned by lead.

This year Lewiston and Auburn received a major grant to reduce childhood lead poisoning.

There is a psychology to neighborhood improvement. When people see their neighbors fixing up their homes and apartments, they are encouraged to do so to. In order to spur this process, a small amount of funds should be available for such high-visibility improvements as painting, clean-up, porch-fixing, etc.

CDBG/HOME strategy

1. Provide grants, deferred loans, and low-interest loans for the rehabilitation of owner and rental housing that is occupied by low and moderate income households
2. Provide matching funds to implement the 3-year federal grant to reduce childhood lead poisoning
3. Provide Community Development staff support to the Lewiston-Auburn Lead Subcommittee to assist with implementation of the *5-year Strategic Action Plan for the Reduction of Childhood Lead Poisoning in the Cities of Auburn and Lewiston*.

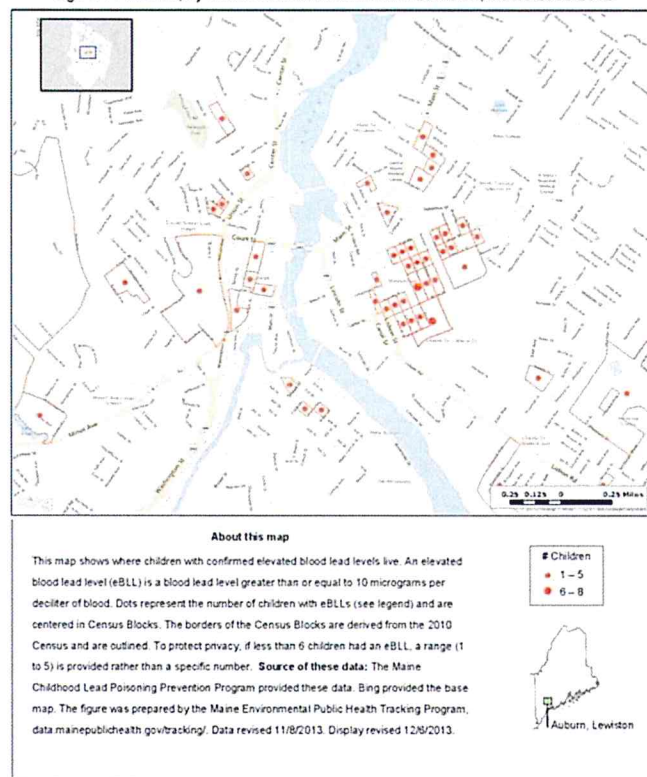
4. Financially support code enforcement activities that result in improvements to the housing stock
5. Provide financial assistance to encourage exterior, as well as health and safety improvements.

5-year outputs

1. 90 homeowner housing units rehabilitated to achieve health and safety standards (CDBG and HOME)
2. 100 homeowner and rental housing units will be made lead safe (CDBG)
3. 40 rental units assisted with visible exterior improvements (CDBG)
4. 500 target area rental buildings inspected by Code Enforcement of which 125 health and safety violations will be corrected with private funds and 45 will be corrected with public funds (CDBG)

Figure 5: Lead Test Results

Number of children with an elevated blood lead test, among those screened, age 0-71 months, by Census Block in Auburn and Lewiston, Maine 2008-2012



Source: Maine Childhood Lead Poisoning Prevention Program

High Priority C: Promote jobs and development

The target areas of Auburn were home to 3,350 jobs in 2011. This was down 9% since 2002. However, there was significant increase in jobs paying over \$40,000/year in the target area. Lower-paying jobs are contracting – fewer manufacturing, distribution, and construction – but higher paying jobs are growing –

such as professional services and medical. Continued success for downtown in attracting high-quality jobs will have beneficial spin-offs to the entire area. The committee recommends increasing the maximum loan amount in the Small Business Program.

CDBG/HOME Strategy

1. Assist small businesses to start up, succeed, and grow through:
 - a. Loans and grants to upgrade and adapt buildings in the target area
 - b. Loans to support job creation for low-income people anywhere in the city
-

5-year outputs

1. 20 businesses assisted (CDBG)

High Priority D: Make Neighborhood Streets Safer and More Walkable

The target area neighborhoods have a higher rate of crime than the rest of the city (see Figure 6). At neighborhood meetings in New Auburn and Union Street, neighbors expressed their fears about walking at night near dimly lit city parks.

A second safety issue that arose at the meetings, and also in interviews conducted by Bates students, is the difficulty of walking in the area. The combination of through-traffic whizzing by, inadequate snow plowing, bumpy sidewalk surfaces, and infrequent controlled crossings makes walking a problem.

Some of these issues can be solved with better signs and road striping. But actual infrastructure costs money. A thousand feet of sidewalk reconstruction (both sides of the street), along with lights and landscaping, costs about \$350,000.

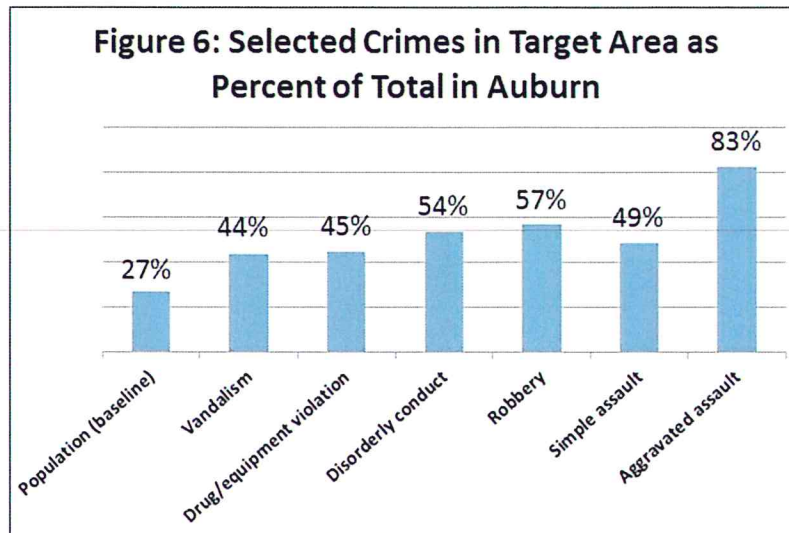
This is a need that requires more resources than CDBG money alone. For this reason, the Committee recommends a cooperative strategy:

CDBG/HOME Strategy

1. Provide infrastructure funds on a 50% match of City capital improvement funds for lighting, sidewalks, landscaping improvements in target areas

5-year output

1. 3,000 linear feet of improved streetscapes with repaved sidewalks, lighting, and landscaping (CDBG)



Source: <http://www.auburnmaine.gov/Pages/Government/Police-Crime-Mapping>

High Priority E: Prevent Homelessness

Every year, the Maine State Housing Authority counts the number of homeless in shelters or on the street on a given night. In 2013, this survey identified 486 homeless people in Androscoggin County, mostly in Lewiston and Auburn.

However, this is just the tip of the iceberg. There are over 3,300 people living under poverty in Auburn. Many are on the brink of crisis. A survey of low income Maine people in 2014 found that, in the last year, 46% couldn't pay their utility bill at one point; 39% couldn't pay the full rent that month; 36% experienced having a car break down with no money to fix it; a quarter were forced to move because they couldn't afford their housing (see Figure 7).

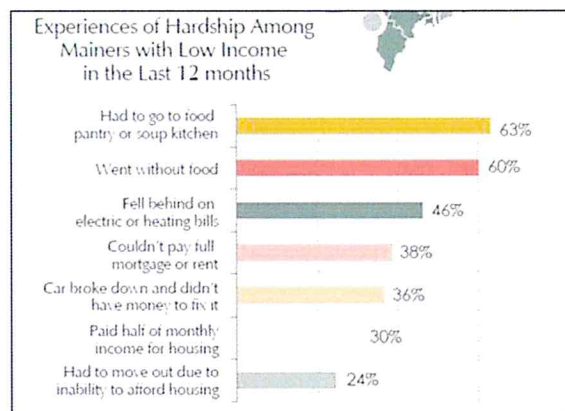
Given this reality, preventing homelessness requires more than additional shelter beds. It requires help for people to get their lives together and to connect with jobs, as is described in the recommendations with regard to poverty above. It also requires helping the individuals and families to find new permanent housing. Without a stable address, it is impossible for people to get to work regularly, to stay healthy, or to plan for the future. This is why the Lewiston Auburn Alliance for Homeless Services (LAASH) calls for a "housing first" strategy that finds permanent housing for people as a first step towards making a better future.

1. Support homeless people first with housing, then with services to help them provide for themselves and their families through work readiness training and job skill development.
2. Provide staff support to Lewiston-Auburn Alliance for Services to the Homeless (LAASH) to improve access to services and housing for persons who are homeless or at risk.
3. As a first step towards helping the homeless or at-risk households re-integrate into the community provide a City-sponsored Security Deposit Program as well as other “housing first” approaches.

5-year outputs

1. 200 homeless assisted with case management (CDBG)
2. 125 homeless or at risk of homelessness assisted with security deposits (HOME)

Figure 7



Source: Survey of 941 poor people in Maine, Summer of 2014, Maine Equal Justice Partners

High Priority F: Increase Owner Occupancy

About a quarter of the occupied housing units in the Auburn target area (27%) are owner-occupied. This is much less than the ownership rate in the rest of Auburn (69%), or in the rest of Androscoggin County outside of Auburn (76%).

There is nothing wrong with rental housing. Rental housing meets the needs of a mobile population, and is particularly attractive to young people. So rental housing is needed.

But owner housing is also needed. There has to be a balance. Studies have regularly shown that homeowners tend to live in their housing longer; tend to care more about their neighborhood; tend to be more likely to vote and get involved in civic activities; and, obviously, care about the condition of their house and neighboring houses.

Neighbors and city staff report that the hardest code violations to address are those that are caused by properties who are owned by absentees, many of whom live far from Auburn. Figure 8, below, of the Union Street neighborhood shows a strong pattern of absentee ownership. Local ownership of housing in the area needs to increase.

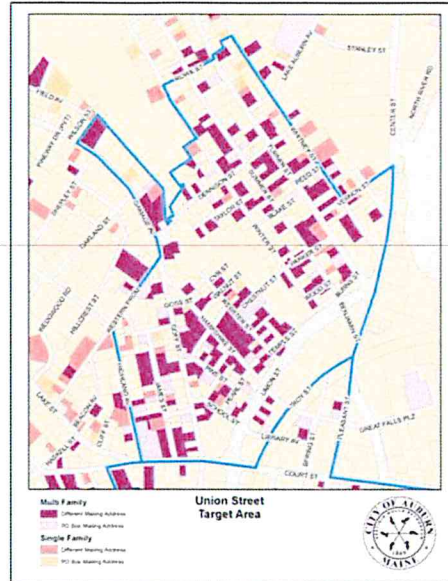
CDBG/HOME Strategy

1. Make it easier for renters to become homeowners
 - a. Financial help for down payments and financial counseling for low-moderate income renter households seeking to purchase a first home in Auburn
 - b. Find alternative mortgage financing for New Americans and other residents to be able to move up to homeownership, and work with Auburn Housing Authority to identify potential owners.

5-year outcomes

1. 25 renters assisted to purchase a home (HOME)

Figure 8: Absentee Residential Ownership in Union Street Neighborhood



Source: City of Auburn

High Priority G: Improve Parks and Support Community Gardens

Auburn has important recreational assets in the target area – both along the River and inland (see Figure 9). Two issues came up in the public meetings regarding the downtown parks: first, some are unlit or dimly lit, and do not feel safe to walk through at night; and second, the value of the individual parks could be enhanced if they were connected by bicycle or pedestrian trails.

Bates College students conducted personal interviews of people in the Downtown, New Auburn and Union Street neighborhoods. The survey results demonstrated a desire by all three neighborhoods to use public lands for community gardens (favored by Downtown 92.9%; New Auburn 81.82%; and Union Street 85.1%). Community gardens provide an opportunity for social interaction allowing people to feel a sense of community, embrace their neighborhood, and connect to the environment. Studies have shown that with community gardens in a neighborhood that crime goes down, neighborhood pride goes up, and people come together to talk about things of community interest. More importantly, a small plot can produce nutritious food for a family.

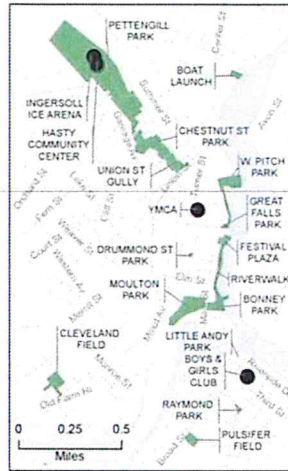
CDBG Strategy

1. Enhance physical infrastructure of key in-town parks
 - a. Improve lighting at Union Street
 - b. Extend the Riverwalk into New Auburn
 - c. Improve walkways to and from park
 2. Provide opportunities for growing fresh healthy foods by establishing community gardens in the Downtown, Union Street and New Auburn target areas.
-

5-year outputs

1. 2 city parks/1 upgraded and 1 new (CDBG)
2. 3 community gardens (CDBG)

Figure 9: In-town Parks



Source: City of Auburn Comprehensive Plan: 2010 Update

High Priority H: Support Construction of New Affordable Housing Units

The majority of the housing in the target area was built before World War II. While rehabilitation is the highest priority for housing in the area, occasionally an opportunity may arise to partner with a developer to build new affordable housing in-town, and such new construction can help to revitalize a portion of a neighborhood, and in the process lead to more investment and more people in-town.

CDBG Strategy

Provide financial assistance to developers of high-quality affordable mixed income housing in the target areas of Auburn.

5-year outputs

60 new affordable rental units (HOME)

2. Low Priority Needs, Goals, and Strategies

Low Priority A: Support Fair Housing

In 2013, the cities of Auburn and Lewiston conducted a study of the impediments to fair housing in the area. The study concluded that the major problem facing the rental market was a lack of knowledge of rights and responsibilities, among both landlords and tenants. The major recommendation of the study was to conduct workshops to increase awareness (see Figure 10).

In the homeowner market, the major issue is the difficulty of finding home buyer financing that complies with the needs of the New American population in the region, many of whom are Muslim.

CDBG Strategy

Conduct workshops for both landlords and tenants about the right and responsibilities of each party, and the avenues for redress in the event of a problem; sponsor fair housing poster contest in schools

5-year outputs

4 landlord and 4 tenant workshops on housing laws; 4 fair housing poster contests (CDBG)

**Figure 10: Priority Strategies
of Fair Housing Plan**

Strategies
1. Landlord workshops: Educate landlords about rights and responsibilities. Focus on established organizations. Include public safety officers, who respond to landlord or tenant complaints. Do event evaluations.
2. Tenant Workshops: Educate tenants about rights and responsibilities. Focus outreach to tenants of recently trained landlords. Target specific groups: New Mainers, young tenants, tenants with disabilities. Include public safety officers. Do event evaluations.

Source: 2013 Analysis of the Impediments to Fair Housing Choice, Lewiston and Auburn

With respect to HOME Investment Partnerships Program funds, Lewiston's strategic plan has 3 high priority goals.

1. Prevent Homelessness
2. Improve the Safety and Energy Efficiency of the Housing Stock
3. Create more Stable and Diverse Mixed-Income Neighborhoods

Each is described below.

High Priority 1: Prevent Homelessness. As a first step towards helping the homeless or at-risk households re-integrate into the community provide a City-sponsored Security Deposit Program as well as other "housing first" strategies.

5-year Outputs: Provide a security deposit to 125 homeless or near homeless households to provide safe stable housing (HOME)

High Priority 2: Improve Safety and Energy Efficiency of the Housing Stock.

a) Provide grants and low-interest loans for the rehabilitation of owner and rental housing that is occupied by low and moderate income households including energy efficiency, weatherization, and emergency repair for buildings. Focus on buildings with 1-4 units, and consider expanding to include larger multi-family buildings. Continue to work to combine multiple funding sources to make the most impact on individual buildings.

b) Support construction of rental units for low to moderate income households.

5-year Outputs: Rehabilitate 10 units of homeowner housing , and provide financial assistance to private developers to construct 50 new units of affordable rental housing in Lewiston (HOME)

High Priority 3: Create More Stable and Diverse Mixed-Income Neighborhoods

Help renters become owners with income qualified down payment and closing cost assistance and continue to require first-time homeowner and landlord classes. Housing Cooperatives are eligible for these programs.

5-year Outputs: Help 17 renters become owners.

VII. Coordinated Neighborhood Revitalization Strategy

The Neighborhood Revitalization Strategy takes many of the possible economic, housing, and infrastructure elements set out in the previous section and organizes them into a coordinated strategy for improving the Downtown/New Auburn/Union Street Neighborhood Revitalization Area. The status of the various activities varies. Some of the activities are underway or are part of ongoing programs. Some activities are funded through the operating budget or CIP while the funding for others is uncertain and needs to be determined. The City is fully committed to implementing some of the activities in the strategy while others will need further discussion before a decision is made to implement them. In some cases, implementation of activities is dependent on the availability of outside funding and/or the inclusion of funding in future CIPs. By including the following activities in the Neighborhood Revitalization Strategy, the City acknowledges and accepts that many of these activities are drawn from plans and studies that have been previously approved by City Councils but does so with the understanding that the decision to move forward with the implementation of each individual activity will be subject to additional City Council discussion including opportunities for public involvement and Council approval.

The strategy is organized into three categories:

- Short-Term/High Priority Activities – These are activities that either are ongoing or should be undertaken in the next two years if funding is available
- Mid-Term/Medium Priority Activities – These are activities that should be undertaken within the next five years if funding is available
- Longer-Term/Lower Priority Activities – These are activities that may take longer than five years to complete or that are a low priority for action

Within each of the three categories, the strategy looks at the economic improvement projects, housing activities, and infrastructure improvements that should occur within that timeframe if funding is available.

The Neighborhood Revitalization Strategy is set out in the following table.

Short-Term/High Priority Activities

Economic Improvement Activities

- Use CDBG/HOME funds to expand programming for at-risk teenagers that helps them learn work skills, graduate from high school.
- Create youth apprenticeship opportunities with local businesses through the Community Development program.
- Use CDBG/HOME funds to assist small businesses to start up, succeed, and grow through loans and grants to upgrade and adapt buildings in the Neighborhood Revitalization Area and consider increasing the size of these loans and grants.
- Adopt new land use regulations for the Downtown and New Auburn area using a "Form-Based Code" to encourage investment in these parts of the City.
- Initiate a "Model Street-Model Block" program in the Downtown and New Auburn neighborhoods to focus City efforts on a block-by-block revitalization approach using a "complete streets" template with a new form based code approach to land use regulation.
- Upgrade the lighting in Festival Plaza to improve efficiency and allow better use of this space.

Housing Improvement Activities

- Establish a program to make residents, property owners and business owners in the Neighborhood Revitalization Area aware of the various assistance programs available through the City and other agencies or programs.
- Continue to use CDBG/HOME funds to provide grants, deferred loans, and low-interest loans for the rehabilitation of owner and rental housing in the Neighborhood Revitalization Area that is occupied by low and moderate income households.
- Continue to use CDBG/HOME funds to provide matching funds to implement the 3-year federal grant to reduce childhood lead poisoning including issues related to lead in plumbing.
- Continue to use CDBG/HOME funds to provide financial assistance to encourage exterior improvements to buildings in the Neighborhood Revitalization Area as well as to make health and safety improvements.
- Continue to provide financial help for down payments and financial counseling for low-moderate income renter households seeking to purchase a first home in Auburn through the Community Development program.

Housing Improvement Activities continued...

- Work to find alternative mortgage financing for New Americans and other residents to be able to move up to homeownership and work with the Auburn Housing Authority to identify potential home buyers.
- Continue to use CDBG/HOME funds to support code enforcement activities that result in improvements to the housing stock.
- Use CDBG and HOME funding to provide financial assistance to developers of high-quality affordable mixed income housing in the Neighborhood Revitalization Area.
- Revise the zoning in the New Auburn Village area to increase the allowed residential density to up to 18-21 units per acre.
- Consider disposing of tax-acquired property at little or no cost to buyers who will agree to invest in the rehabilitation of the property.
- Consider creating a life safety improvement grant and loan program to assist property owners when life safety requirements create a hurdle for changing the use of a property or making an investment that will create additional value and thus property taxes over time.

Infrastructure Improvements

- Establish Elm Street as the primary route from Main Street and the downtown neighborhoods to Minot Ave. This project will involve changes at the intersections of Elm Street with both Main Street and Minot Ave., the reconfiguration of Elm Street as a “complete street” with sidewalks and bike lanes on both sides, and the creation of a new crosswalk across Minot Ave. at the Elm Street intersection as well as related changes on surrounding streets to encourage traffic to use Elm Street.
- Complete the engineering study for the proposed “Riverway” or new local street linking Broad Street to Mill Street near South Main Street roughly following the curve of the river to both serve as a street and to reduce the extent of the floodplain.
- Continue to work with the MeDOT to obtain approval to revamp Court Street to create a “complete street” with 3 travel lanes and on-street parking.
- The Auburn Water and Sewer District will abandon 800 feet of the 6” water main in Dennison Street from Gamage Street to Winter Street and transfer services to the 24” main.
- The Auburn Sewer and Water District is will remove one of the two remaining CSOs and the ten remaining public catch basins connected to the sanitary sewer system.
- Complete sidewalk and streetscape improvements on Minot Avenue.

Infrastructure Improvements continued...

- Establish Elm Street as the primary route from Main Street and the downtown neighborhoods to Minot Ave. This project will involve changes at the intersections of Elm Street with both Main Street and Minot Ave., the reconfiguration of Elm Street as a “complete street” with sidewalks and bike lanes on both sides, and the creation of a new crosswalk across Minot Ave. at the Elm Street intersection as well as related changes on surrounding streets to encourage traffic to use Elm Street.
- Complete the engineering study for the proposed “Riverway” or new local street linking Broad Street to Mill Street near South Main Street roughly following the curve of the river to both serve as a street and to reduce the extent of the floodplain.
- Continue to work with the MeDOT to obtain approval to revamp Court Street to create a “complete street” with 3 travel lanes and on-street parking.
- The Auburn Water and Sewer District will abandon 800 feet of the 6” water main in Dennison Street from Gamage Street to Winter Street and transfer services to the 24” main.
- The Auburn Sewer and Water District is will remove one of the two remaining CSOs and the ten remaining public catch basins connected to the sanitary sewer system.
- Complete sidewalk and streetscape improvements on Minot Avenue.
- Continue to use CDBG/HOME funds to match City capital improvement funds for lighting, sidewalk, and landscaping improvements in the Neighborhood Revitalization Area.
- Improve the lighting at Union Street in the vicinity of the park.
- Improve the walkways to and from the intown parks.
- Complete the design for the creation an expanded park and “Riverwalk” (New Auburn Greenway) between the new Riverway (see street improvements) and the river.
- Continue to provide funding to be used to acquire and demolish abandoned buildings that are not suitable for rehabilitation or that are located in in the designated transition districts.
- Undertake a program to improve Greenway signage.
- Make lighting improvements adjacent to Moulton Field to improve public safety.
- Explore establishing community gardens in the Downtown, Union Street and New Auburn target areas as part of the Community Development program.
- Explore converting the Great Falls School into a community cultural center that could expand into a regional center for visual, performing and cultural art.

Mid-Term/Medium Priority Activities

Economic Improvement Activities

- Work with property owners and developers to provide creative parking solutions to meet the needs of downtown neighborhoods and businesses.

Housing Improvement Activities

- Conduct regular ongoing code enforcement inspections for multifamily housing.
- Update the City codes to facilitate the renovation of older properties including:
 - Adopting a renovation code that continues to allow exceptions to new construction standards for the rehabilitation of historic buildings
 - Adopting a renovation code as part of the building code (H.2.1.b)
 - Reviewing and revising the City's fire code to provide flexibility in rehabilitating older buildings (H.2.1.b)
 - Considering adopting a property maintenance code for multifamily housing
- Revise the City's zoning standards to encourage the inclusion of affordable units within new housing projects through density bonuses and reduced infrastructure requirements.
- Allow the reconfiguration of space within existing buildings for residential purposes without consideration of density or lot size limitations as long as there is adequate parking and green space and the reuse protects neighboring properties.

Infrastructure Improvements

- Extend the Main Street streetscape improvements along all of Main Street and Mill Street into New Auburn.
- Following completion of the engineering study for the New Auburn "Riverway", seek funding for the project and move forward with construction.
- In conjunction with the development of the Riverway, close portions of Riverside Drive, Second Street, and Third Street to enhance redevelopment opportunities and create shared parking areas to support new activities in this part of New Auburn.
- If the MeDOT agrees with the concept of revamping Court Street as a "complete street", move forward with the project.

Infrastructure Improvements continued...

- Undertake street improvement projects within the Neighborhood Revitalization Area if funding through ATRC is available including:
 - Reconstructing Hampshire Street
 - Resurfacing Broad Street
 - Reconstructing South Main Street from Broad Street to Bolster Street
 - Resurfacing Spring Street from Troy Street to Elm Street
- As part of a long-range, citywide project, convert existing street lights in the Neighborhood Revitalization Area to LED fixtures to both save energy and provide improved lighting.
- The Auburn Sewer and Water District will undertake a five-year program to reduce inflow and infiltration (I&I) into the sewer system.
- Construct a sidewalk on the riverside of the street at Great Falls Plaza.
- Construct a sidewalk on Mill Street in front of the Barker Mill.
- Develop a new pedestrian/bicycle trail connection from Moulton Park across the Little Andy to the Barker Mill Trail.
- Install bicycle facilities such as bike racks and storage in conjunction with public buildings and facilities used by the public and the Downtown and New Auburn commercial areas.
- Seek funding for the development of the New Auburn Greenway and begin construction as funding allows.
- Work with property owners and developers to provide creative parking solutions to meet the needs of downtown neighborhoods and businesses.
- Citylink will explore improvements to its transit service based on the 2015 update of the transit plan when that is completed.
- Make renovations to the Main Street Art Wall along the portion of Main Street that links the Downtown and New Auburn.
- Support efforts to convert the former St. Louis Church in New Auburn into a community arts and cultural center.

Longer-Term/Lower Priority Activities

Economic Improvement Activities

- Develop the area behind the Main Street buildings as hard surface open space with formal plantings and temporary docks that could be used by a canoe and kayak rental operation.
- Explore the creation of a whitewater feature in conjunction with the relicensing of the Lower Barker Hydroelectric Project.
- Strongly support the improvement of Edward Little High School to provide a quality education for Auburn's students.

Housing Improvement Activities

- Provide funding for people to buy and upgrade small multifamily properties to promote owner-occupied multifamily housing.
- Revise the City's zoning regulations to allow existing single-family homes in older single-family neighborhoods to be improved and expanded and to allow infill development that is in character with the neighborhood in older single-family neighborhoods as well as allowing existing buildings to be improved and expanded.
- Explore the creation of a "volunteer service program" that will provide assistance to seniors and other qualified households to maintain their homes.

Infrastructure Improvements

- Study the feasibility of relocating the Lown Peace Bridge downstream to the intersection of Riverside Drive and Mill Street to remove this traffic from the middle of the commercial area.
- When the City improves or reconstructs local residential streets in the Neighborhood Revitalization Area, incorporate design elements that slow traffic and discourage their use by through traffic.
- The Auburn Water and Sewer District plans to replace or line a number of aging water mains in the Neighborhood Revitalization Area including:
 - South Main Street from Outer Cook Street to Seventh Street
 - The entire length of Ninth Street
 - Sixth Street from Mill Street to Broad Street
 - Fifth Street from Cook Street to the dead end
 - Fourth Street from South Main Street to Mary Carroll
 - Third Street from Mill Street to Dunn Street
 - Third Street from Roak Street to Mary Carroll
 - Second Street from Mill Street to Dunn Street

Infrastructure Improvements continued...

- Seventh Street from South Main Street to Mary Carroll
- Loring Avenue from South Main Street to Mary Carroll
- Lake Street from Haskell Street to Davis Street
- The entire length of Beacon Street
- Highland Ave. from Court Street to Western Prom
- Highland Ave. from Western Prom to Shepley Street
- The entire length of James Street
- Charles Street from James Street to Goff Street
- The entire length of Grant Street
- Willow Street from Goff Street to Webster Street
- Pine Street from Willow Street to Pearl Street
- Pearl Street from School Street to Hampshire Street
- School Street from Union Street to above Pearl Street
- The entire length of Bearce Street
- The entire length of Temple Street
- The entire length of Carroll Street
- Spring Street from Hampshire Street to Court Street
- School Street from Spring Street towards Troy Street
- The Auburn Water and Sewer District will replace old sewers in the Neighborhood Revitalization Area whenever the City or State will be doing a construction project on a street with an old sewer.
- Improve pedestrian and bicycle access along the Route 4 Corridor including developing safe pedestrian crossings at major intersections, including pedestrian and bicycle facilities in street reconstruction projects and exploring a mid-block crossing to connect Pettengill Park and the surrounding neighborhood to Downtown.
- Establish and maintain safe pedestrian crossings in New Auburn with well-marked and signed crosswalks.
- As part of the project to reconstruct South Main Street, narrow the travel lanes on South Main Street and Broad Street to allow the installation of sidewalks and esplanades.
- As part of the regional interconnected system of bicycle facilities establish on-road bicycle lanes on the major streets in the Neighborhood Revitalization Area including Main Street, South Main Street, Broad Street, Court Street, Minot Ave, Union Street, and Mill Street as well as on other streets in the area including Hampshire Street, Spring Street, Elm Street, and Mechanics Row.
- Develop a plan for the renovation of Moulton Park.
- Develop a greenbelt bicycle/pedestrian connection between Pettengill Park and West Pitch Park.

VIII. Five-Year Benchmarks

The Neighborhood Revitalization Strategy for the Downtown/New Auburn/Union Street Area establishes a comprehensive program for improving the economic conditions, housing conditions and infrastructure within the neighborhoods. While some of the proposed activities will have an immediate impact on the area, others will take years to show a meaningful impact. The following benchmarks have been established to allow the City to assess the progress being made to improve the overall quality of the revitalization area. The benchmarks are based on five year targets – accomplishments by 2020 with annual targets for some activities. The City has looked at establishing a citywide Neighborhood Indicators Project to track changes in the City over time. The following benchmarks could be the start of such a program:

- Valuation Benchmark – The total assessed value of all taxable property (real estate and personal property) within the revitalization area increases by at least the same rate year-to-year as the total assessed valuation of all taxable property in the City.
- Economic Improvement Benchmark – The median household income in the three Census Tracts that make up the Neighborhood Revitalization Area is substantially less than the citywide median. An objective of this strategy is to improve the incomes of residents of the area. A way to measure whether this is occurring is by comparing the gap between the citywide median household income and the median income in the three Census Tracts that comprise the revitalization area. The benchmark is that the percent of the citywide median household income in each of the three Census Tracts will be increased by 10% over the next five years (or 2% per year). For example, the Downtown Census Tract 101 has a median household income that is only 37% of the citywide median. There for the five-year target is to increase the Downtown median income to 47% of the citywide median by 2020.
- Housing Improvement Benchmarks – The Neighborhood Revitalization Area has the potential for the creation of additional housing units both through new construction and through the conversion of buildings to provide modern living units. The benchmarks for this objective are that at least 80 new housing units will be created in the area by 2020 and that at least twenty-five percent (25%) of the new units will be “market-rate” units.

- Infrastructure Benchmark – Addressing the discharge of untreated sewage to the river as a result of Combined Sewer Overflows (CSOs) has been a major focus of the City and the Auburn Sewer and Water District for the past 15 years. That effort is nearing completion. Completing this effort is an objective of this strategy. The benchmark for this objective is that the District will be able to reduce the wet-weather flows in the sanitary sewer system by 2020 to a level that does not require additional stormwater storage facilities to be constructed.