



Special City Council Meeting

September 24, 2012

Agenda

7:00 P.M. City Council Meeting

Pledge of Allegiance

- I. Consent Items** – All items listed with an asterisk (*) are considered as routine and will be approved in one motion. There will be no separate discussion of these items unless a Councilor or citizen so requests. If requested, the item will be removed from the consent agenda and considered in the order it appears on the agenda.
1. 71-09242012*
Authorizing the City Manager to prepare and execute documents necessary to complete a transfer of city-owned property at 127 Howe Street (PID: 227-105) to abutting property owners in accordance with the terms of the agreement reached between the abutting property owners and the city.
- II. Minutes** - none. The minutes of the 9-17-2012 meeting will be approved at the 10-1-2012 Regular City Council Meeting.
- III. Reports** – there will be no reports
- IV. Communications, Presentations and Recognitions**
- New Auburn Planning presentation
- V. Unfinished Business** – none
- VI. New Business**
1. **Order 72-09242012**
Naming a parcel of City owned property at 8 South Main Street. Public hearing with possible action.
- VIII. Open Session** - Members of the public are invited to speak to the Council about any issue directly related to City business which is *not on this agenda*
- IX. Adjournment**



City Council Agenda Information Sheet

City of Auburn

Council Meeting Date: Sept. 24, 2012

Order 71-09242012*

Author: Keith McBride, Economic Development Asst.

Subject: Disposition of Tax-Acquired Property at 127 Howe St (PID: 227-105)

Information: This is a complicated and long-standing dispute between two Auburn property owners and the city. Auburn staff has been trying to resolve this matter since approximately 1985, and we are pleased to report that we have reached a resolution. The property in question is a former paper street (approximately 50 x 200 feet). Staff has long recommended transferring this parcel to an abutting property owner or owners, but the dispute between these abutters over rights to this parcel have proved to be a barrier to any resolution. Staff has worked with these property owners, and helped foster an agreement over a fair division of this parcel. In order to see this dispute resolved, the city must deed sections of this parcel to the abutting property owners in accordance with the terms of that agreement. Staff believes it is in the best interests of the city to see this dispute resolved and the property returned to taxable ownership, even if it means that the transfer is for a nominal sum.

Financial: This action imposes no costs on the city. The parties acquiring this property have agreed to pay a nominal sum (\$1.00) to the city. Property which was previously city-owned will be returned to private ownership, and will become taxable again.

Action Requested at this Meeting: Enter an Order authorizing the City Manager to execute documents necessary to complete this transfer of city-owned property.

Previous Meetings and History: August 6, 2012

Attachments:

- Map of Property
- Unofficial Property Record Card
- Order 71-09242012

Map



Unofficial Property Record Card - Auburn, ME

General Property Data

Parcel ID 227-106	Account Number 227105000
Prior Parcel ID -	
Property Owner AUBURN CITY OF SHEFFIELD MADELINE C HEIRS	Property Location 127 HOWE ST Property Use UNDEVELOPED
Mailing Address 60 COURT STREET	Most Recent Sale Date 9/1/1985
	Legal Reference 1927-39
City AUBURN	Grantor AUBE, DONALD D & TESA A
Mailing State ME Zip 04210	Sale Price 0
ParcelZoning	Land Area 0.230 acres

Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features Value 0	Land Value 3,400	Total Value 3,400
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Building Description

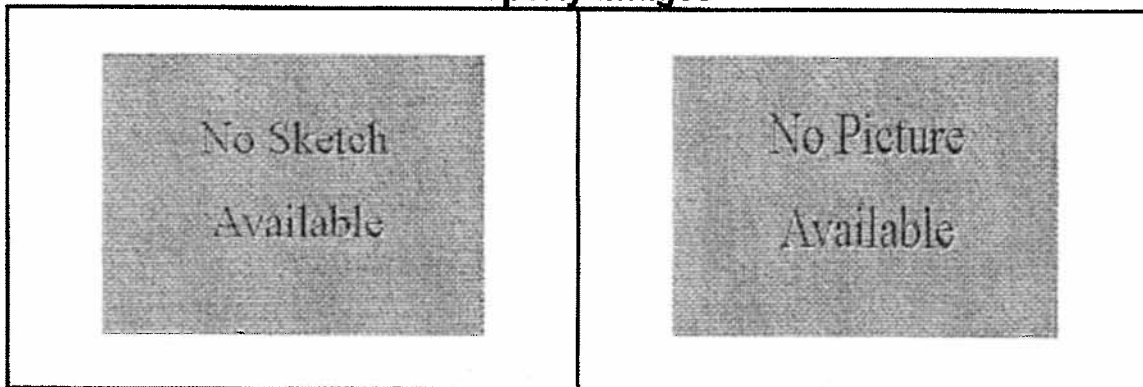
Building Style N/A	Foundation Type N/A	Flooring Type N/A
# of Living Units N/A	Frame Type N/A	Basement Floor N/A
Year Built N/A	Roof Structure N/A	Heating Type N/A
Building Grade N/A	Roof Cover N/A	Heating Fuel N/A
Building Condition N/A	Siding N/A	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.230 acres of land mainly classified as UNDEVELOPED with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Tizz E. H. Crowley, Ward One
Robert Hayes, Ward Two
Mary Lafontaine, Ward Three
David Young, Ward Four



Leroy Walker, Ward Five
Belinda Gerry, At Large
Joshua Shea, At Large

Jonathan LaBonte, Mayor

IN CITY COUNCIL

ORDER 71-09242012

ORDERED that the City Council authorizes the City Manager to prepare and execute documents necessary to complete a transfer of city-owned property at 127 Howe Street (PID: 227-105) to abutting property owners in accordance with the terms of the agreement reached between the abutting property owners and the city.



City Council Agenda Information Sheet

City of Auburn

Council Meeting Date: September 24, 2012

Order 72-09242012

Author: Susan Clements-Dallaire, City Clerk on behalf of Clint Deschene, City Manager

Subject: Naming the City owned parcel of land located at 8 South Main Street.

Information: Nominations have been submitted to name the city owned parcel of land located at 8 South Main Street. Two of the nominations previously submitted have been withdrawn per the request of the person who submitted those nominations.

Financial: N/A

Action Requested at this Meeting: Public hearing and possible action naming the property.

Previous Meetings and History: Nominations were accepted in the Clerk's Office to name this parcel of land. The deadline for applications was July 5, 2012. These nominations were presented to Council in a workshop on 7/16/2012.

Attachments:

- Auburn's Policy for Naming of Facilities and Infrastructures
- Final list of nominations
- Draft Order 71-09242012

POLICY FOR NAMING OF FACILITIES AND INFRASTRUCTURE

Any naming or renaming of public places in Auburn should help to better define and build a sense of community, while also serving to honor the contributions of worthy individuals. The City of Auburn strives to have a process that serves these goals in a way that allows public participation.

The City Council will be the official naming body for all municipally owned facilities and infrastructure. The Council will make recommendations and work collaboratively with other governmental entities in the naming of facilities and infrastructure not solely owned by the City of Auburn.

Although the Council reserves the right to use whatever process they deem most appropriate for the circumstances, in general, the Council will use the following process. Nominations will be accepted for names to any public facility, park, building, or infrastructure. Nominations should include the name and contact information from the person submitting the name as well as the reasons for their nomination.

The criteria for naming a city facility or infrastructure should reflect one or more of the following:

1. reflect City services provided in or at facility;
2. reflect geographical location;
3. reflect significant natural features; or
4. honor a significant individual (see below)

Criteria for naming a facility after an individual:

May be named after an individual living or dead;

- a. made a unique contribution to the area being named;
- b. substantially improved or contributed to the quality of life in Auburn;
- c. gave significant civic contribution(s) to Auburn or the region;
- d. brought recognition to Auburn for their achievements;

e. donated land or significant resources to the facility.

Once the nomination deadline has passed the Council will review all suggestions by using the above criteria. At its discretion, the Council may choose to appoint a subcommittee to review the nominations and forward their recommendation to the City Council.

The City Council shall hold a public hearing at a City Council meeting to solicit feedback on the final list of naming nominations. The Council will then take final action.

Office Use Only

Date Submitted: _____
Nominations Period Starts: _____
Nomination Period Closes: _____

City of Auburn, Maine

"Maine's City of Opportunity"

60 Court St.
Auburn, Maine 04210
207-333-6600

Nomination Application For Proposed Names by Auburn Residents/Businesses for any public facility, building, or infrastructure, park, and plot of land.

Contact Information:

Name of Person/Group/Committee submitting name: Belinda A. Gerry
Address: 143 Mill St., Apt 209 Phone No. 207-784-8458 (H) 689 4316 cell
Proposed Name: Sullivan Park Old Name: (if any) _____
Street Location: 8 South Main St Building/Property: Land City ID: 221-074
(Tax ID, if any)

The criteria for naming a city facility or infrastructure should reflect one or more of the following: Check all that may apply

- 1. Reflect City services provided in or at facility; _____
- 2. Reflect geographical location; _____
- 3. Reflect significant natural features; or _____
- 4. Honor a significant individual (see below) X

Criteria for naming a facility after an individual: May be named after an individual living or dead;

- a. made a unique contribution to the area being named; X
- b. substantially improved or contributed to the quality of life in Auburn; X
- c. gave significant civic contribution(s) to Auburn or the region; _____
- d. brought recognition to Auburn for their achievements; _____
- e. donated land or significant resources to the facility. _____

Reason for this Nominated Name:

The whole family were good people. They demonstrated on a near daily bases through put their lives that they really cared about others, the welfare of the neighborhood, the community without the thought of repayment.
They took in others that had no place until they found work: a place to live. (more space provided, if needed on the back)

Additional Information for consideration:

Feed those that needed food. Treated neighbors & customers like they were part of their family and with respect.

Provided a place where people could come and talk and share their life's stories and be comfortable or at ease.

Took an interest in the children and encouraged them to work hard and get a good education.

Delivered groceries to Seniors and others who couldn't go out on no charge.

Map



Proposed Sullivan Park beside Rolly's on South Main St.

The Sullivan Family

Dennis J. Sullivan was born in 1873 at Schull, Co. Cork, Ireland; and immigrated to Auburn with his parents, Jeremiah and Margaret Sullivan in 1899. The family lived on first street in New Auburn.

Dinny worked for a time in Auburn's shoe factories, the Maine Central Railroad and the Lewiston Bleachery.

He married Ellen Murphy in May 1905.

Dinny and his wife worked hard to make a better life for themselves and their family. They saved as much money as they could to make their dream a reality.

Their efforts paid off. He was able to purchase land at 12 South Main St. in New Auburn. (This is now the grassy area with the Christmas and a few park benches beside Rolly's Diner.)

Then about 1911 he and his wife Nellie open their small neighborhood grocery store.

(Dinny also went on to operated a wholesale grain business and a farm in Durham)

The Sullivan's store became known as a safe haven for other new immigrants to Auburn and used their spare apartment to house them until they got settled in, able to get work and then their own place to live.

The store, "Dinny's market," also became known as a gathering place for people of all ages. The Sullivans treated all their customers and neighbors as if they were part of their family.

When word reached them that a family was in need they were one of the first to respond and would prepare a box of food and other items to give them.

They would not knowingly allow anyone in the community to go hungry.

People would often come in to share their news - the good/ the bad, their children's births/death in the family, things happening with their family, to talk about current or local affairs and politics.

The Sullivans would also encourage children to pay attention to doing well in school and the importance of getting a good education. On the day report cards came out it was not unusual to see kids running to the store before going home to show the Sullivans what they got for grades. Dinny would smile as he read them whether they were just passable or top scholar and praised them for their hard work because he felt kids needed encouragement and validation for their effort. (He's also gave them a piece of stick as a reward)

When wartime came and our community's young men went into the service, they too, would come to check in before leaving for active duty and upon returning. Dinny kept track of that as well crossing off their names when they returned and helping the families of those who didn't make it back.

Dinny died in 1957, leaving his store to his son, John J. Sullivan.

(I did not know his father Dinny but can only state what some seniors have told me and what I have read.)

John Sullivan worked in his family store while growing up. His father's and mother's compassion and caring for our community was instilled upon him.

He, too, carried on the traditions his family had set in motion.

My memory of Mr. John Sullivan while I was growing up.

The store was pretty much the same but on a much smaller scale as when his father ran the place.

People would come in and talk politics and do their business. (The store also served as his office for other income ventures)

I'd go in with my father, and he'd kibitz with the people there while I picked out what we needed. You could buy cold meat, milk, soft drinks and other staples.

He'd stocked the shelves with what he thought his customers wanted but not all the fancy new stuff other grocery stores carried. The phone would on occasion ring and he would take their grocery order and on his way home he'd make many stops free of charge to deliver groceries to those who could not do their own shopping. Many nights his wife had to keep his supper warm because he was late coming home.

John Sullivan was always there waiting on his customers. He, too, like his father had his finger on the pulse of what's happening in the community.

If he knew your family needed help it was not unheard of for those in need to find a box or bag at their back door with an unsigned note saying hope this will help you through your rough times.

When you shopped at his store and he knew you were short on money he did fuzzy math without you realizing it to make sure you could afford the groceries, school supplies and other staples within reason you needed.

Kid's were still encouraged to do well in school and when times to stay in school and quite a few, even I when I was much younger, still brought in our report cards.

Most mornings he'd be in his window waving to the kids on their way to school. After school on the way home some of us would stop in and he'd ask us about our day. If he had broke open a pack of cookies (which he seemed to always do) he's share them with us or in season give us a piece of fruit.

These are some of the reasons I feel it fitting to name this plot of land after the Sullivan family for all that they have done, for how they have left their mark on us and the example they instilled in our parents and their parents too. Today this has starting to fade and is missing in our community. There are many new people here and will not know what they've missed.

I feel that we need to name this park to preserve their history. There are not too many people who remember the Sullivan family/store the way I do while I was growing up and even fewer who remember John's father when he ran it. I feel this is the right thing to do.

JOEL GOODMAN
94 Conant Ave.
Auburn, Maine 04210

JUN 08 2012

June 7, 2012

City of Auburn
City Clerk
60 Court St.
Auburn, ME 04210

Re: New Auburn park name

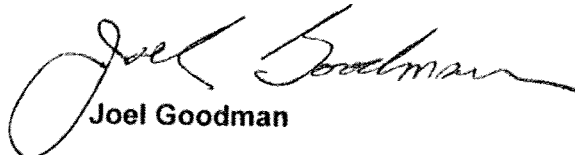
Att: City Council and Mayor

The attached copy of a letter addressed to Gelinda Gerry (with a copy to Mayor Labonte) dated May 22, 2012, should be self explanatory.

Both the Zallen family's Progressive Bakery and Sullivan family's grocery businesses occupied the land in question for many years. Both families were well know as 'New Auburn Fixtures' and both were started by immigrant families seeking the so-called American Dream.

If the area adjacent to the New Auburn bridge is to be named for those that occupied the parcel in question, it would be only be fair to honor both families by naming the area SULLIVAN-ZALLEN PARK. Using only one family name would be an insult to the other since their histories are parallel and their impact on the area was similar.

Yours truly,



Joel Goodman



May 22, 2012

Belinda Gerry
City of Auburn
60 Court St.
Auburn, Maine 04210

Re: Sullivan Park

Dear Belinda:

An article in the Lewiston Sun-Journal this morning outlined your plan for naming the area adjacent to the New Auburn-Auburn bridge.

I agree that if a name is to be given to the area near Rolly's Diner it should honor the former long-time business residents of the land. Therefore, I think it would only be fair and equitable to name the area SULLIVAN-ZALLEN PARK (or SQUARE).

You may recall that the designated area was not only occupied by Denny's Market, but also by the Progressive Bakery which was owned by the Zallen family.

As you and I remember the happenings and conversations at the market, I also recall my teen age years helping to wrap sliced loaves of rye bread in brown paper, as was done in those days, so that the youngest Zallen son, Richard, could finish his day's work and join his friends for the evening. Richard, now resides in the other L-A, Los Angeles, and I understand he's a retired school teacher.

The Zallen family had three sons and a daughter. Florence, who lived her final years in the Barker Mill Arms, Morris, Rudy, and Richard were all raised in New Auburn, also by immigrant parents, and were all associated with the family business at one time or another.

In view of the fact that both the Sullivan and Zallen families were New Auburn merchants and had businesses located on the land you wish to name, I think it only fair and equitable that both families be honored if the Council agrees to your proposal.

Yours truly,

Joel Goodman

cc: Mayor Johnathan Labonte

COPY

JUN 28 2012

June 24, 2012

Dear sir. My name is Richard Zallen, my father Harry Zallen was the owner of the Progressive Bakery at 8 South Main Street, New Auburn. The bakery was in the family over 50 years. The bakery survived, the New Auburn fire, the flood (1936), World War 2, when the sons Morris and Rudy were in the army and my duty for the Korean War. We, my brothers and sister all graduated Edward Little High School. I believe it would be a great honor for my father, Harry Zallen to name the park, Sullivan-Zallen Park. Thank you very much for your consideration. Truly yours, Richard Zallen

Richard Zallen

Richard E. Zallen
PO Box 5783
Sherman Oaks, CA 91413

Office Use Only

Date Submitted: JUN 12 2012

Nominations Period Starts: _____

Nomination Period Closes: _____

City of Auburn, Maine
"Maine's City of Opportunity"

60 Court St.
Auburn, Maine 04210
207-333-6600

JUN 12 2012

Nomination Application For Proposed Names by Auburn Residents/Businesses for any public facility, building, or infrastructure, park, and plot of land.

Contact Information:

Name of Person/Group/Committee submitting name: Donna Rowell
Address: 95 Monroe St Phone No. 784-4435
Proposed Name: Sullivan Sq Old Name: (if any) _____
Street Location: Main St Building/Property: _____ City ID: _____
(Tax ID, if any)

The criteria for naming a city facility or infrastructure should reflect one or more of the following: Check all that may apply

- 1. Reflect City services provided in or at facility; _____
 - 2. Reflect geographical location; _____
 - 3. Reflect significant natural features; or _____
 - 4. Honor a significant individual (see below) _____
- Criteria for naming a facility after an individual: May be named after an individual living or dead;
- a. made a unique contribution to the area being named; _____
 - b. substantially improved or contributed to the quality of life in Auburn; _____
 - c. gave significant civic contribution(s) to Auburn or the region; _____
 - d. brought recognition to Auburn for their achievements; _____
 - e. donated land or significant resources to the facility. _____

Reason for this Nominated Name:
A family name for someone
who own & operated a store for
several. I think it should ~~not~~ be
name after someone for years
& but operated that store (more space provided, if
needed on the back

Additional Information for consideration:

the plot of land between the
River and Rolly's Restaurant

June 19, 2012

To: Honorable Mayor Jonathan Labonte & Council members
City of Auburn
60 Court Street
Auburn, Maine 04210

Subject: Bridge Space Naming

Gentlemen/Ladies,

It is my understanding, from friends in Auburn, that there is a plan to name the area adjacent to the New Auburn Bridge after Dinny Sullivan.

Why would you name this space for Mr. Sullivan when others claim that curve in the road adjacent to the bridge. The whole Zallen Family occupied that space for years, living in that three-story building and successful operating Progressive Bakery on the first floor. On the other side of Dinny's was Baker's Variety store and restaurant. This was owned and operated by my uncle, George Baker. My grandfather operated a meat market on the next corner, facing the square. Many of my family originally lived in two "flats" nearby, on Second Street.

Both the Zallen and Baker ancestors were also immigrants.

I well remember happenings in those stores at the curb in the road. I helped my uncle in his store, as my older brother did before me. If you wanted to talk politics and other things, the place for all denominations to meet was at Baker's store. From the Minnehans to the Epsteins to the St. Hilaire's to the Browns: all met there. You could buy ice cream, beer, funny books or call your bookie.

Why limit that space occupied by the Zallen's for Dinny and his little market squeezed in the middle. I remember Dinny and the "goings on". Nothing special. He was a very nice man. But as I recall, people shopped there to buy milk and potatoes ...not necessarily because of Dinny. It was convenient and you park easily in the triangle fronted also by Vincent Bottling and LaChance Plumbing.

I understand you plan to extend the green area from there to the bridge (then called the South Bridge) linked with Lewiston. Each space, as it's extended, would be named for someone. That smells petty, argumentative, prejudiced and politics to me.

If you can't decide, why not thing BIG! Try commemorating the tragic New Auburn fire, in the early '30s, that wiped out block after block of New Auburn. Or, name the green after the '30s great flood. The waters of the Little Androscoggin rose up to the bridge and flooded that area. I was there as a youngster and teenager. Things you don't forget! Or, call it the The Two Bridges Green, That's where it starts and that's where it will eventually end.

I no longer live in Auburn, but a piece of my mind and heart still does. The hard work of the Zallen family occupied that spot and were well known. My Uncle, George Baker was also there. (A little prejudice)!

Please rethink this naming. We look forward to your decision.

Sincerely,

Sherman Baker
67 Wildwood Drive
Pearl River, NY 10965

cc: Scott Taylor, Lewiston Sun-Journal,
Richard Zallen,
Joel Goodman

5229

Office Use Only	
Date Submitted:	_____
Nominations Period Starts:	_____
Nomination Period Closes:	_____

City of Auburn, Maine
 "Maine's City of Opportunity"
 60 Court St.
 Auburn, Maine 04210
 207-333-6600

1 JUL 03 2012
 11:24 AM

Nomination Application For Proposed Names by Auburn Residents/Businesses for any public facility, building, or infrastructure, park, and plot of land.

Contact Information:

Name of Person/Group/Committee submitting name: JOHN HEINDEYERSON

Address: PO BOX 62 04212 Phone No. 417-2144

Proposed Name: RIVERBROE PARK DIVINA SULLIVAN Old Name: (if any) _____

Street Location: SO. MAIN ST. Building/Property: _____ City ID: 221-074/075
(Tax ID, if any)

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- 1. Reflect City services provided in or at facility;
- 2. Reflect geographical location;
- 3. Reflect significant natural features; or
- 4. Honor a significant individual (see below)

- Criteria for naming a facility after an individual: May be named after an individual living or dead;
- a. made a unique contribution to the area being named;
 - b. substantially improved or contributed to the quality of life in Auburn;
 - c. gave significant civic contribution(s) to Auburn or the region; _____
 - d. brought recognition to Auburn for their achievements; _____
 - e. donated land or significant resources to the facility. _____

Reason for this Nominated Name:

PLEASE SEE ATTACHED

(more space provided, if needed on the back

Nomination to Name a Public Space

“Dinny Sullivan Park”

Submitted by John Henderson
84 Summer St., Auburn

The small pocket park adjacent to Rolly’s Diner should be named for **Dennis J. “Dinny” Sullivan**. Dinny Sullivan is representative of both the site and the people of the city of Auburn.

Dinny Sullivan owned the lot immediately adjacent to Rolly’s Diner from 1919 to his death in the mid-1950s – some 35 years. He and his wife, Nellie, operated a grocery store there serving the vital needs of the neighborhood on a daily basis. Many still remember Dinny and his store; he left his imprint on this bit of land, and is worthy of remembrance as a model citizen.

Naming the park for Dinny Sullivan would honor the common people of Auburn, saying, “We recognize and value of your daily labor, no matter how humble it is.” The size and location of the park are exceptionally modest, a really good fit with the man that Dinny Sullivan was and his contribution to the town. Naming the park for a greater person would not do justice for a greater contribution.

Naming the park for Dinny Sullivan would honor our immigrant heritage. Dinny came to Auburn in 1887 at the age of 13. As he himself became established, he housed newer immigrants on this site, helping them acclimate and settle in their new homeland. Dinny’s story is the classic American story of the “poor immigrant done good” through hard work and honesty. All of Auburn’s ethnic groups, save one, can relate to that story.

Naming the park for Dinny Sullivan would honor Auburn’s people of Irish heritage. Auburn’s early Irish, including Dinny’s father, Jeremiah, built the streets and sewers and buildings of downtown Auburn. Like Dinny’s siblings, who were weavers, perhaps in the Barker Mill, the significant Irish minority contributed materially to the building of Auburn. It would be an astute demonstration of Auburn’s maturity and magnanimity to recognize this city’s ethnic diversity in even so small a way as naming this park for Dinny Sullivan.

Naming the park for Dinny Sullivan would honor Auburn’s small business people. While large national and multinational corporations siphon off money and loyalty to their out-of-state brands, small businessmen like Dinny Sullivan sew the fabric of our community every day, and keep our money here. Honoring Dinny Sullivan honors Auburn’s mom and pop stores like Gowell’s, Rolly’s, and Roy’s Food Store

“Dinny Sullivan Park” would be appropriate in size and location to the man for whom it is named, and would appeal to a broad cross section of our citizenry. “Dinny Sullivan Park” rings authentically, and help to broaden and deepen Auburn’s understanding of itself and others.

Tizz E. H. Crowley, Ward One
Robert Hayes, Ward Two
Mary Lafontaine, Ward Three
David Young, Ward Four



Leroy Walker, Ward Five
Belinda Gerry, At Large
Joshua Shea, At Large

Jonathan LaBonte, Mayor

IN CITY COUNCIL

ORDER 72-09242012

ORDERED that the City Council hereby approves that the parcel of land located at 8 South Main Street shall be named _____.

DRAFT