

City of Auburn, Maine

"Maine's City of Opportunity"

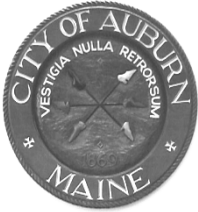
Office of the City Clerk



Council Meeting Agenda Packet

November 3, 2008

This packet contains the City Council Agenda and supporting documents. The items in this packet are bookmarked in Adobe Acrobat .pdf format. You may need to click on the Bookmark tab on the left to open the Bookmark window. If you do not see a Bookmark tab on the left, you may need to select the Show/Hide Navigation Pane button in your icon toolbar above or update your version of the Adobe Reader. You can download the free Adobe Reader application at www.adobe.com.



City Council Meeting and Workshop November 3, 2008

"While your responsibility may be individual, your authority is collective" ¹

Agenda

5:00 p.m. Dinner

5:30 p.m. Workshop

- A. Discussion: 133 Hampshire Street – Habitat for Humanity
- B. Discussion: Community Development Block Grant Program Amendment
- C. Discussion: Housing Tax Increment Finance Development Program and Financial Plan in Support of the re-development of Webster School
- D. Discussion: Parking Meters
- E. Open

If necessary Workshop will continue following adjournment

7:00 p.m. City Council Meeting
Pledge of Allegiance

* **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.

Minutes

*110308-00 Minutes of October 20, 2008 Council Meeting

Reports

Mayor

City Councilors

- **Michael Farrell:** Water Dist., L/A Jt. City Council Planning, Audit and Procurement
- **Bob Hayes:** Railroad, Library, Audit and Procurement
- **Dan Herrick:** MMWAC, Auburn Housing
- **Bruce Bickford:** A-L Airport, ABDC, L/A Joint City Council Planning, AVCOG
- **Ray Berube:** LAEGC, Planning Board, L/A Joint City/School
- **Bob Mennealy:** Sewer District, University of Maine L-A,
- **Ron Potvin:** School Committee, 9-1-1, LATC, L/A Joint City/School

City Manager

Communications, Presentations and Recognitions

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

Unfinished Business

None

¹ Denis Culley, Attorney/Planning Board Member, Town of Mercer

New Business

- 110308-01 Resolve – Intent to Approve Housing Tax Increment Finance Development Program and Financial Plan in Support of the Re-Development of Webster School
- 110308-02 Appointments – Auburn Housing Authority and Zoning Board of Appeals
- 110308-03 Resolve – Disposition of Tax Acquired Property

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

Future Agenda/Workshop Items

ADJOURNMENT

Executive Session: On occasion, the City Council discusses matters which are required or allowed by State law to be considered in executive session. Executive sessions are not open to the public. The matters that are discussed in executive session are required to be kept confidential until they become a matter of public discussion. In order to go into executive session, a Councilor must make a motion in public. The motion must be recorded, and 3/5 of the members of the Council must vote to go into executive session. An executive session is not required to be scheduled in advance as an agenda item, although when it is known at the time that the agenda is finalized, it will be listed on the agenda. The only topics which may be discussed in executive session are those that fall within one of the categories set forth in Title 1 M.R.S.A. Section 405. Those applicable to municipal government are:

1. Discussion of personnel issues
2. Discussion or consideration of the condition, acquisition, or the use of real or personal property or economic development if premature disclosure of the information would prejudice the competitive or bargaining position of the body or agency.
3. Discussion of labor contracts and proposals and meetings between a public agency and its negotiators.
4. Consultations between a body or agency and its attorney
5. Discussion of information contained in records made, maintained or received by a body or agency when access by the general public to those records is prohibited by statute.
6. Discussion or approval of the content of examinations administered by a body or agency for licensing, permitting or employment purposes
7. Consultations between municipal officers and a code enforcement officer relating to enforcement matter pending in District Court.

Workshop Item A



October 2, 2008

Reine Mynahan
City of Auburn
60 Court Street
Auburn, Maine 04210

Dear Ms. Mynahan:

We are writing regarding our interest in 133 Hampshire St, a lot owned by City of Auburn. Habitat for Humanity is a local non-profit committed to helping families-in - need build homes for themselves. If the City Council decides to partner with us, we commit that we will complete construction and the family will be paying taxes no later than March 30, 2010. Our hope is to begin construction in the spring of 2009.

Androscoggin Habitat for Humanity is a volunteer-run, local non-profit with a mission to partner with volunteers and low-income families to build housing in Androscoggin County for families in need of decent and affordable housing. We have built fourteen homes in twenty years and are in the midst of a growth plan to build two homes per year. Habitat builds brand-new homes for less than \$70,000, which the Habitat family pays off at a 0% interest rate. All of the mortgage payments from existing mortgages go towards the construction of the next Habitat home.

Our last home was completed last winter in Lewiston. The home has an assessed value of \$124,800, and pays full property taxes and city fees on that value.

Habitat for Humanity is committed to helping families-in-need break the cycle of poverty; we look to help with a hand-up, not a hand-out. After a rigorous selection process, a group of local citizens selects a family that best meets three criteria: 1) a need for decent and affordable housing, 2) the ability to repay the mortgage, and 3) a willingness to partner with us. Through donations of money and materials, Habitat procures the building materials. Habitat then arranges volunteer labor and the family is obligated to contribute a significant amount of "sweat equity" during the construction. When the home is complete, we convey the home to the family, and over thirty years, and at zero interest, the family pays off the cost of the materials and any cash expenditures.

P.O. Box 3041 * Auburn * ME * 04212 * (207) 786-2598
V1K4@aol.com * www.AndroHforH.org

We understand that the city of Auburn has acquired the 133 Hampshire property for non-payment of taxes. We commit to paying taxes on the property going forward, and will have completed significant, and taxable, improvements within 18 months. We have no profit in the building and transfer of these homes. For those reasons, and to minimize the monthly payments of the home to the family, we request that the property be sold to Androscoggin Habitat for no more than \$3,000 including any back taxes. Our only contingency is that Planning and Code deem the single-family home use appropriate without Habitat incurring significant and unexpected costs.

We are proud of our record of partnering with the Cities of Lewiston and Auburn to improve housing in our communities. In 2004 we partnered with Auburn to build two houses. In 2007 we worked with Lewiston to utilize federal HOME funds for construction costs and the effect of that partnership is that we were able to build the home 25% - 40% faster. Based on our conversations with you, we expect that we will realize similar partnership with the City of Auburn.

Please feel free to contact either of us with questions regarding this proposal. We have also attached some more detailed information regarding Habitat for Humanity and our growth plans.

Sincerely,



Allen T. Sterling
President, Androscoggin Habitat for Humanity
President & CEO of Auburn Savings Bank



Michael Carey
Member of Board of Directors

Introduction to Habitat for Humanity

Mission

Mission Statement - Rooted in the conviction that all people deserve a decent and affordable home, Androscoggin Habitat for Humanity, a Christian organization, partners with volunteers and low-income families to build homes for those in need. We welcome all who are committed to helping people change their lives, by breaking the cycle of poverty and hopelessness.

Who we serve and How we do it

We serve people who have a demonstrated need for decent and affordable housing, the ability to repay the loan, and a willingness to partner. The families that we partner with would otherwise likely never own a home.

Families can afford a Habitat home because 1) the construction labor is donated, and 2) there is 0% interest

How we Work

Family Selection - Our family selection committee underwrites all who apply for a Habitat home, and meets personally with each qualified applicant. They choose the family that best meets all three criteria:

- 1) Need for Decent and Affordable Housing,
- 2) Ability to Repay the Mortgage, and
- 3) Willingness to Partner with Habitat,

Construction - Our homes are built in partnership with the selected family and community volunteers, both skilled in construction trades and not. Each family has a requirement to contribute 300 hours of sweat equity during the construction. Because most labor is donated, we can build a brand new home for about \$70,000 per year. Our most recent home appraised for \$170,000.

Closing and Financing – Once the new home is completed, a closing occurs. Other than a small down payment of about \$250, no money changes hands at closing. The first mortgage payment represents the cost of construction at a 0% interest rate. A home that cost \$70,000 to build will have a monthly payment of \$194.44. 100% of the mortgage payments go into our building account to provide funding for the next Habitat family's home.

Habitat and the family also have a 2nd mortgage agreement. The 2nd mortgage is to preclude an incentive for the new home to be flipped to harvest the sweat equity that is in the home. The principal is the difference between the home's appraised value and the cost of construction. There are no

payments on the 2nd mortgage, and once the 1st mortgage is paid off the 2nd mortgage is erased.

Ongoing Partnership with Family – After the home has been sold to the family, the family will have a partnership with Habitat for the life of the mortgage. Habitat understands the difficulty of breaking the cycle of poverty. Stable, decent, and affordable housing is an important step in breaking that cycle, but a family illness, education costs, or a job loss can easily jeopardize forward strides. For the first year in their home, the family maintains a family advocate to work with the board and the staff to ensure that everything is working smoothly. After that transition period, the partnership between the family and Habitat continues in a manner unique to each family.

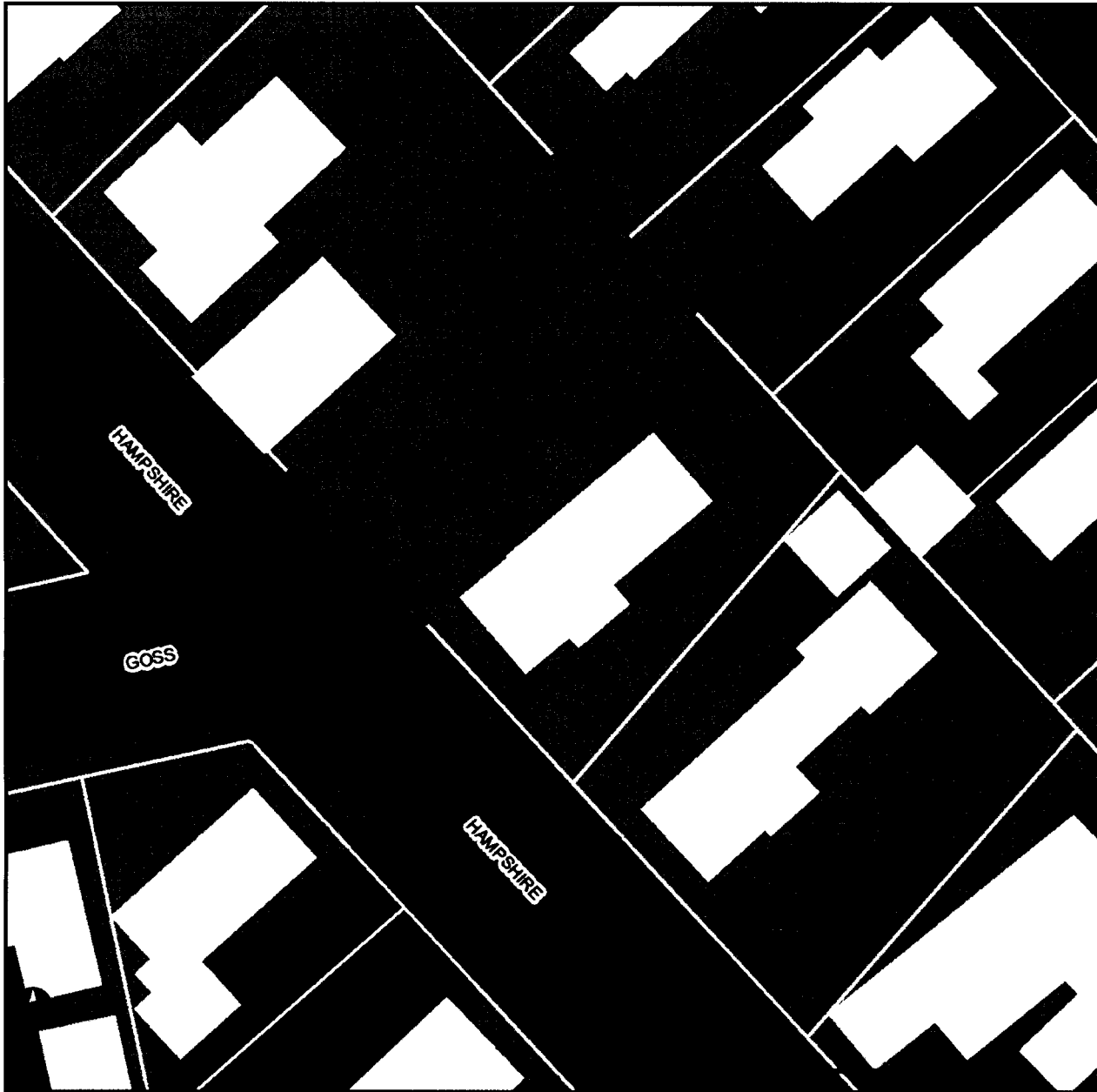
Strategic Growth Plan

Androscoggin Habitat for Humanity has been in existence for 19 years, and has built 14 houses across Androscoggin and Oxford counties. We recently partnered with the City of Auburn for the construction of two homes on Lufkin St. in Auburn.

We are engaged in a strategic planning process to determine how to build more homes. We believe that funding exists to grow our pace of home construction from less than 1 home every 2 years to 2-3 homes per year. Realizing that growth will require widespread change in our organization, and we are developing the plan to make that change.

This proposed partnership with the City of Auburn will provide sites for home construction that will allow us to count on the availability of land and to focus on the building and volunteer recruitment needed to fulfill our mission of building Affordable Housing for families in need. We have recently been awarded a \$67,500 grant from Maine State Housing (MSHA) to build two homes within a year in the City of Lewiston. If we are able to reach agreement on land in Auburn, we would like to approach MSHA to build one of those homes in Auburn.

Map



2008 Parcels (Black)



Area Roads



Local Area Hydrography



Local Railways



Surrounding Towns



2008 Parcels (Yellow)

Street Infrastructure (continued)

◆ FLAGPOLE

● HYDRANT

⊕ LIGHT POLE

Ⓜ MANHOLE

⊘ POLE

◆ POST

⚡ SIGN

Infrastructure

■ FUEL TANK

□ SUBSTATION

■ WASTE

■ WATER TANK

Small Waterways and Drainage

—

Sidewalks



Recreation Areas (continued)

■ POOL

■ POOL AG

■ WHARF

Railroad



Lakes and Rivers

■ LAKE

■ RIVER

Buildings



Roads



■ BRIDGE

■ PAVED

■ UNPAVED

Hill Shading

High : 254



Low : 0

2008 Parcels (Black) 	 TOWER	Wooded Areas 	 SWAMP	Backdrop 
Street Infrastructure 	 VALVE	Recreation Areas  FIELD	Parking  PAVED	
 CATCHBASIN	Street Names	 GOLF	 UNPAVED	
 ELECTRICAL BOX	Airport Lines	 GOLF PATH	Driveways  PAVED	
	Runways 		 UNPAVED	
	Tree (single) 			

City of Auburn, Maine

"Maine's City of Opportunity"

Community Development Program

WORKSHOP ITEM B

TO: Glenn Aho, City Manager

FROM: Reine Mynahan, Community Development Administrator

RE: Community Development Program Amendments

DATE: October 29, 2008



Community Development staff recommends amending the 2008-09 Action Plan of the Community Development Program. The amendment is scheduled for review on November 3rd and adoption on November 17th. The amendment involves re-allocating \$380,134.34 of Community Development Block Grant funds and \$40,000 of HOME Investment Partnerships Program funds.

Public Hearing Requirement: To comply with the Citizen Participation Plan requirements of the Community Development Program, a public hearing should be held prior to a vote on the amendment.

Citizen's Advisory Committee Comments: A package of information describing this amendment was sent to the Citizen's Advisory Committee on October 17th with instructions to provide comments to staff or to attend either the City Council workshop or meeting. To date, comments are as follows:

- Two CAC members felt the changes were appropriate.
- One member thought the money to be spent on the Main Street Art Gallery would be better spent elsewhere given the difficult times.

The transfers of funds are as follows:

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Cancelled Activities:

Downtown Sidewalk	\$202,000.00
Academy Street Parking Lot	15,000.00
Commercial Loan Program	119,834.34
Economic Stimulus Program	<u>43,300.00</u>
Total	\$380,134.34

New Activities:

Main Street Sidewalk/Art Gallery	135,000.00
Rehabilitation Loan program	197,634.34
Housing Administration	7,500.00
Heating Assistance Loan Program	<u>40,000.00</u>
Total	\$380,134.34

HOME INVESTMENT PARTNERSHIPS PROGRAM

Cancelled Activities:

Rental Housing

\$40,000.00

New Activities:

Homebuyer Assistance

\$40,000.00

CANCELLED ACTIVITIES

COMMUNITY DEVELOPMENT: The original budget included funds for activities that are being deleted or programs that are being cancelled. The Downtown Sidewalks (\$202,000) was for sidewalk improvements on Roak Street (New Auburn Target Area) and School Street (Union Street Target Area). The budget for Academy Street Parking (\$15,000) included a gravel base for a portion of the parking lot. The Commercial Loan Program (\$119,834.34) included funding that was earmarked for a project that did not materialize, and the Economic Stimulus Loan Program (\$43,300) also has funding for which there is currently no demand.

HOME: The rental housing budget (\$40,000) is a set-aside for the Tedford Housing supportive housing project (Franklin School) that will be constructed in the fall of 2009. We anticipate replacing the funding for this project in next year's HOME budget.

NEW ACTIVITIES

COMMUNITY DEVELOPMENT:

Main Street Art Gallery \$135,000: Councilor Berube asked that we investigate making improvements to the deteriorated wall mural on Main Street. Since the retaining wall does not have proper drainage, murals have had a short life. We are approaching this project with a new concept. Rather than painting on the concrete wall, the art will be placed in frames that are mounted on the wall.

We will remove the accumulated paint layers on the concrete wall and leave it natural. We will then relocate the sidewalk into the area that now serves as on-street parking which will leave a 6 foot area adjacent to the wall for a landscaped bed. The planting area will create the visual breaks needed to divide this massive wall (see attached picture) and provide the background needed for an art gallery. Design for the gallery will be coordinated by L/A Arts with participation of local artists. There will be a number of art submissions to choose from. Artists' work will be photographed and transferred onto specialized fabric and hung in frames on the wall. The art in this gallery will be changed periodically. This concept has been successful in several cities. A representative from Portland Color, our partner in the art-gallery phase of this project, will be available to describe this technique.

Rehab Program \$197,134.34: There has been tremendous demand for rehab funds. Part of the demand comes from the vigorous activity under our Homebuyer Program. Most of the homes that are purchased through this program are at the bottom of

Community Development Program

the housing market and need extensive renovations. Other contributing factors to increased demand come from the property owners who want to improve their buildings to conserve energy and the property owners who are being required by the City's Code Enforcement Officer to upgrade deteriorated buildings in New Auburn.

The Rehab Program funds which were allocated in July are now depleted. We propose re-allocating as much funding as possible to this program to enable us to continue offering assistance.

Heating Assistance Loan Program \$40,000: The Heating Assistance Loan Program guidelines were adopted last month, but there was no funding appropriated at that time. The program will provide deferred loans to home owners whose income is less than 80% of area median income to help pay for fuel costs.

When this concept was first presented to the City Council, there was discussion about a limited funding level (\$19,500) under a public service cap imposed by the federal government. I was able to make a change in one of this year's public service activities. This change gives us additional capacity allowing us to increase the budget for this program to \$40,000. With loan levels of either \$500 or \$1,000, we expect this allocation will serve approximately 50 households.

Housing Administration \$7,500: Given the numerous programs that are offered and the productivity of those programs, the Community Development office does not have administrative capacity to undertake the Heating Assistance Loan Program. This budget will provide additional resources to temporarily increase staffing necessary to implement the new program.

HOME INVESTMENT PARTNERSHIPS PROGRAM

Homebuyer Assistance Program: An additional \$40,000 will be re-allocated to the Homebuyer Program. With this year's lower home prices, there is currently greater demand for purchasing homes than in the past. This year we have already assisted 4 households to purchase a home and another 6 households have requested funds. The additional \$40,000 will make it possible to complete all applications that are in cue. After this group, there will be no more funding until next July.

Workshop Item C

Memorandum

To: The Honorable Mayor and members of the Auburn City Council

From: Rick Whiting, Executive Director of the Auburn Housing Authority
Roland Miller, Director of Community and Economic Development

Re: Statement of intent to support the redevelopment of Webster School
by enacting a Housing -- Tax Increment Finance plan for the project

Date: Nov. 3, 2008

On September 8, 2008, the Auburn City Council approved an option to the Auburn Housing Authority for the purchase and redevelopment of Webster School. This action was taken so that the Auburn Housing Authority could prepare an application to Maine Housing in an effort to secure tax credits that are essential to the financing of this redevelopment project. The submission deadline for the application is Nov. 20, 2008.

Many projects throughout the State of Maine will be competing for a limited amount of tax credits available. Therefore, this is a competitive process. In order to compare one project against another an internal scoring system has been derived, by Maine Housing, that awards points for projects that contain certain elements. One of those components is the support of the project, by the local unit of government, through the passage of a Housing Tax Increment Finance plan. In that the project will be fully taxable, Maine Housing has determined that a credit enhancement arrangement (a rebate of a portion of the taxes derived from the project) between the municipality and developer will have the impact of reducing the rental cost of the units contained in the project. This will help to insure affordability of the units by the low and moderate income persons who will be occupying the units.

Although the Auburn Housing Authority has been working vigorously in the development of this project since the passage of the option in September, at this point in time there is insufficient information available to complete a full tax increment finance package. Therefore, this resolve, stating the intent of the City Council to approve a Housing -- Tax Increment Finance plan when sufficient information is available, has been requested by the Auburn Housing Authority in an effort to make its application more competitive.



AUBURN POLICE DEPARTMENT PARKING METER STUDY

This study contains revenue projections for implementation of a parking meter system within the City of Auburn

Lt. Kevin Mulherin

10/20/2008

INTRODUCTION

The Support Services Division was tasked to complete a parking meter study to determine the feasibility of introducing a parking meter system to the city. Support Services identified parking spaces within the city that could be metered and researched several meter systems that could be deployed.

METERED SPACES

The Parking Enforcement Officer (PEO) identified 216 parking spaces within the designated areas of the downtown which could be utilized as metered spaces. Of these spaces, 118 are currently designated as 2-hour parking, 93 are 1-hour parking and 5 are designated as ½ -hour parking.

PARKING METER SYSTEM

After reviewing several parking meter systems, Duncan Parking Technologies Eagle CK system was determined to be the most suitable for the City of Auburn. The Eagle CK meter standard features included:

- On street time and rate conversions
- Single slot coin entrance
- Large LCD display
- Infra-red audit & programming
- Programmable features such as
 - Time of Day
 - Day of Week
 - Split Rates
 - Deferred Time
 - No Parking Periods
 - Overtime/Grace Parking

The cost for the Duncan parking meter system was approximately \$90,000 for 216 spaces. The installation of the meters at each parking space was estimated at a total of \$35,000.

REVENUE PROJECTIONS

A conservative parking rate of \$0.25 per half –hour with a collection rate of forty percent was used in formulating revenue projections based on a five – day work week.

SERVICE COSTS

Service costs for the program were projected at:

- Parking Enforcement Officer Salary & Benefits - \$45,500
- Information Assistant 20 hours - \$14,500
- PEO Vehicle - \$16,000
- Annual Maintenance & Repair Fees \$6,000
- First Operating Costs \$82,000

SUMMARY

Year 1		Year 4	
Expenses	\$216,500	Expenses	\$75,600
Revenue	\$89,000	Revenue	\$129,000
Total Cost	\$127,500	Total	(\$53,400)
 Year 2		 Year 5	
Expenses	\$66,000	Expenses	\$75,600
1 st Year Exp	\$127,500	Revenue	\$129,000
Revenue	\$129,000	Total	(\$53,400)
Total Cost	\$64,500		
 Year 3		 Five Year Plan	
Expenses	\$72,775	Net Revenue \$115,075	
2 nd Year Exp	\$64,500		
Revenue	\$129,000		
Total	(\$8,275)		

**CITY OF AUBURN
OCTOBER 20, 2008
CITY COUNCIL MEETING**

PRESENT

Mayor John T. Jenkins, Councilors Michael J. Farrell, Robert P. Hayes, Daniel R. Herrick, Bruce A. Bickford, Raymond C. Berube, Ronald W. Potvin and Robert C. Mennealy, City Manager Glenn Aho, Assistant City Manager Laurie Smith and City Clerk Mary Lou Magno. There were 75 people in the audience.

CONSENT AGENDA

Councilor Berube moved to accept, approve and place on file the items marked with an asterisk. Seconded by Councilor Bickford. Vote: 7 Yeas.

***MINUTES OF OCTOBER 6TH COUNCIL MEETING**

Approved under consent agenda.

REPORTS OF THE MAYOR

YOUTH LAW ENFORCEMENT PROGRAM – EXPLORER POST #333

Mayor Jenkins swore in the following members of the Youth Law Enforcement Program – Explorer Post #333: Charles Baker, Lisbon HS; Elizabeth Barclay, Edward Little HS; Corey Boucher, Lewiston HS; Nehemiah Chase, Lisbon HS; Joseph Daigle, Lisbon HS; Tony Galipeau, Oak Hill HS; Keenan Giguere, Edward Little HS; Cassandra Giguere, Edward Little HS; Brittany Hackett, Edward Little HS; Joshua Howe, Lake Region HS; Leia Jennings, Leavitt Area HS; Nicholas Kyllonen, Edward Little HS; Cody Mower, Leavitt Area HS; Anthony Siderio, Oak Hill HS; and Nicholas Sindlinger, Lake Region HS.

BERNARD LOWN PEACE BRIDGE

Mayor Jenkins thanked Councilor Berube and Tracey Steuber for all their efforts with regard to the dedication ceremony for the Bernard Lown Peace Bridge; Mayor Jenkins recognized Public Works employees who also participated; and he recognized the choirs of Edward Little and Lewiston High Schools for their excellent performance.

REPORTS OF CITY COUNCILORS

Councilors reported on their respective Council Committee Assignments.

REPORTS OF THE CITY MANAGER

FINANCE REPORTS – MONTHS OF AUGUST AND SEPTEMBER

Councilor Bickford moved to accept and place on file the Finance Reports for the months of August and September as reported by City Manager Aho. Seconded by Councilor Hayes. Vote: 7 Yeas.

COMMUNICATIONS, PRESENTATIONS, AND RECOGNITIONS

OPEN SESSION

Jim Tierney, 7 Drummond Street; Peter Wallingford, 1240 Perkins Ridge Road; and Francois Bussiere, 9 Winter Street.

CLOSED OPEN SESSION

UNFINISHED BUSINSS

**1. ORDINANCE – AMENDMENT TO CHAPTER 31 – GENERAL ASSISTANCE
ORDINANCE (UPDATE GENERAL ASSISTANCE MAXIMUMS)
(SECOND READING)**

Councilor Bickford moved for acceptance of second reading and final passage. Seconded by Councilor Mennealy. Vote: 7 Yeas.

NEW BUSINESS

2. RESOLVE – DISPOSITION OF TAX ACQUIRED PROPERTY

Councilor Bickford moved for passage of the resolve. Seconded by Councilor Berube. Laurie Smith, Assistant City Manager, explained the above resolve and answered Councilors questions.

Vote: 7 Yeas.

OPEN SESSION

No one spoke.

CLOSED OPEN SESSION

FUTURE AGENDA/WORKSHOP ITEMS

Workshop Item – Discussion of Council Values

ADJOURNMENT – 8:10 P.M.

Councilor Mennealy moved to adjourn. Seconded by Councilor Farrell. Vote: 7 Yeas.

A TRUE RECORD

ATTEST: _____
CITY CLERK

City Council

Agenda Information Sheet

Council Meeting Date 11/3/2008

Agenda Item No. 1

SUBJECT:

**RESOLVE – INTENT TO APPROVE HOUSING TAX INCREMENT FINANCE
DEVELOPMENT PROGRAM AND FINANCIAL PLAN IN
SUPPORT OF THE RE-DEVELOPMENT OF WEBSTER
SCHOOL**

INFORMATION:

The financing of the re-development of Webster School by Auburn Housing Authority is dependent upon securing housing tax credits from Maine Housing Authority. An element of this competitive process is scoring each application based upon a number of criteria. Projects that contain a housing tax increment component can qualify for additional points. The deadline for the project submission is November 20th and there is insufficient information or time to complete a full tax increment package prior to that date. Therefore, this resolve is an expression of intent by the Council to support the project with a tax increment program as soon as information is sufficient to complete a tax increment package and satisfy the statutory timing requirements of approval. Rick Whiting and Roland Miller will be available to answer any questions of City Councilors.

STAFF COMMENTS/RECOMMENDATION:

Staff recommends approval of the resolve.

REQUESTED ACTION:

Motion for passage of the resolve

VOTE:

City of Auburn

City Council, Auburn, Maine

Date: November 3, 2008

**TITLE: RESOLVE – INTENT TO APPROVE HOUSING TAX INCREMENT
FINANCING DEVELOPMENT PROGRAM AND
FINANCIAL PLAN IN SUPPORT OF THE
RE-DEVELOPMENT OF WEBSTER SCHOOL**

Be It Resolved that the Auburn City Council intends to enact a Housing Tax Increment Financing Development Program and Financial Plan in support of the Re-development of Webster School.

Motion for passage: Seconded by:

Vote:

Action by the City Council:

Date:

Attest:

City Clerk

City Council

Agenda Information Sheet

Council Meeting Date Nov. 3, 2008 **Agenda Item No.** 2

SUBJECT:

APPOINTMENTS

INFORMATION:

The appointments sub-committee suggests the following re-appointments:
Zoning Board of Appeals – Peter Wallingford until June 2011
Auburn Housing Authority – Norman McKeone until Oct. 2013

STAFF COMMENTS/RECOMMENDATION:

The appointments sub-committee (Councilors Hayes & Berube) recommend the above appointments.

REQUESTED ACTION:

Motion to approve the above appointments.

City Council

Agenda Information Sheet

Council Meeting Date 11/03/2008

Agenda Item No. 3

SUBJECT:

RESOLVE – DISPOSTION OF TAX ACQURIED PROPERTY

INFORMATION:

Dennis Roderick, Purchasing Agent sent requests for bids to abutters of 15 non-conforming tax acquired properties. Because the lots are non-conforming (or unbuildable) the best use for the properties is to combine them with an adjacent lot. The abutters had until Tuesday, October 14th to submit letters of interest to the City. We received a letter of interest on parcel ID 161-009 off South Witham Road. The letter was received by the Finance office the week of October 27th, however the postmark on the letter was October 9th. Due to the timeliness of the postmark staff is asking the Council to authorize the City Manager to sell this property to the highest bidder.

STAFF COMMENTS/RECOMMENDATION:

Staff recommends approval of this resolve.

REQUESTED ACTION:

Motion for passage of the resolve.

VOTE:

City of Auburn

City Council, Auburn, Maine

Date: November 3, 2008

TITLE: RESOLVE – DISPOSITION OF TAX ACQUIRED PROPERTY

Be It Resolved by the Auburn City Council that the City Manager is authorized to sell the Tax Acquired properties listed below to the highest bidder.

Address & Parcel ID	Assessed Value	Bids	# of Abutters
South Witham Road (161-009)	\$800	\$ 400 (Pratt Realty Holdings)	2

Motion for passage: Seconded by:

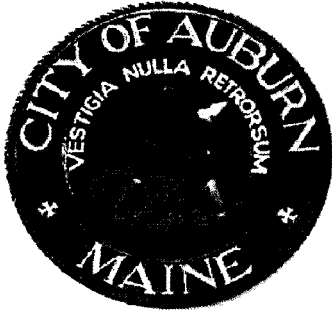
Vote:

Action by the City Council:

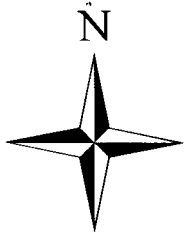
Date:

Attest:

City Clerk



Parcel ID: 161-009
Address: off South Witham Road
Total Acres: 1.27



1 inch equals 200 feet

