



City Council Meeting and Workshop

October 5, 2015

Agenda

5:30 P.M. Workshop

- A. Auto Graveyard/Junkyard Renewals – Eric Cousens (15 Minutes)
- B. Crematorium Update – Eric Cousens (15 Minutes)
- C. Street Tree Inventory Grant and TD Bank Grant – Dan Goyette (10 Minutes)
- D. Lewiston Auburn Economic Growth Council (LAEGC) Economic Growth Strategy – John Holden (25 minutes).
- E. Passenger Rail Study – Councilor Lee & Councilor LaFontaine (25 Minutes)

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

7:00 P.M. City Council Meeting - Roll call votes will begin with Councilor Hayes

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. **Order 76-10052015***
Setting the time to open the polls for the November 3, 2015 Election.
- II. **Minutes**
 - September 21, 2015 Regular Council Meeting
- II. **Communications, Presentations and Recognitions**
- III. **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*.
- IV. **Unfinished Business - None**
- V. **New Business**
 - 1. **Order 77-10052015**
Approving the Liquor License and the Special Amusement Permit for Sapphire Entertainment, Inc. located at 150 Center Street. Public Hearing.
 - 2. **Order 78-10052015**
Adopting the amendment to the 2015-16 school budget which authorizes additional expenditures of up to \$200,404 for school purposes with no increase in local taxes.

Auburn City Council Meeting & Workshop

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3. Ordinance 14-10052015

Adopting the new general assistance appendices A, C, and D for October 1, 2015 through September 30, 2016. Public hearing and first reading.

4. Order 79-10052015

Adopting the Great Falls TV Inter-local Agreement.

5. Order 80-10052015

Authorizing the relocation of the Great Falls TV Facility from Central Maine Community College to Auburn Hall and the studio facility to be temporarily relocated to the Auburn Library.

6. Order 81-10052015

Authorizing the modification of the tax increment finance (TIF) relationship and credit enhancement agreement (CEA) approved by the City Council in Order 74-09082014 to change the term from 20 to 15 years and to clarify that the developer's proceeds can be used for both credit enhancement and operating subsidy, and to authorize the City Manager to execute all documents needed to implement the TIF and CEA.

VI. Executive Session

VII. Reports

Mayors Report

City Councilors' Reports

City Manager's Report

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

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(6). Those applicable to municipal government are:

A. Discussion or consideration of the employment, appointment, assignment, duties, promotion, demotion, compensation, evaluation, disciplining, resignation or dismissal of an individual or group of public officials, appointees or employees of the body or agency or the investigation or hearing of charges or complaints against a person or persons subject to the following conditions:

(1) An executive session may be held only if public discussion could be reasonably expected to cause damage to the individual's reputation or the individual's right to privacy would be violated;

(2) Any person charged or investigated must be permitted to be present at an executive session if that person so desires;

(3) Any person charged or investigated may request in writing that the investigation or hearing of charges or complaints against that person be conducted in open session. A request, if made to the agency, must be honored; and

(4) Any person bringing charges, complaints or allegations of misconduct against the individual under discussion must be permitted to be present.

This paragraph does not apply to discussion of a budget or budget proposal;

B. Discussion or consideration by a school board of suspension or expulsion of a public school student or a student at a private school, the cost of whose education is paid from public funds, as long as:

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(1) The student and legal counsel and, if the student is a minor, the student's parents or legal guardians are permitted to be present at an executive session if the student, parents or guardians so desire;

C. Discussion or consideration of the condition, acquisition or the use of real or personal property permanently attached to real property or interests therein or disposition of publicly held property or economic development only if premature disclosures of the information would prejudice the competitive or bargaining position of the body or agency;

D. Discussion of labor contracts and proposals and meetings between a public agency and its negotiators. The parties must be named before the body or agency may go into executive session. Negotiations between the representatives of a public employer and public employees may be open to the public if both parties agree to conduct negotiations in open sessions;

E. Consultations between a body or agency and its attorney concerning the legal rights and duties of the body or agency, pending or contemplated litigation, settlement offers and matters where the duties of the public body's or agency's counsel to the attorney's client pursuant to the code of professional responsibility clearly conflict with this subchapter or where premature general public knowledge would clearly place the State, municipality or other public agency or person at a substantial disadvantage;

F. Discussions 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;

G. Discussion or approval of the content of examinations administered by a body or agency for licensing, permitting or employment purposes; consultation between a body or agency and any entity that provides examination services to that body or agency regarding the content of an examination; and review of examinations with the person examined; and

H. Consultations between municipal officers and a code enforcement officer representing the municipality pursuant to Title 30-A, section 4452, subsection 1, paragraph C in the prosecution of an enforcement matter pending in District Court when the consultation relates to that pending enforcement matter.



City Council Information Sheet

City of Auburn

Council Date: 10/05/2015

Author: Sue Clements-Dallaire, City Clerk

Subject: Automobile Graveyard/Junkyard permit renewals

Information: This is an annual renewal of currently existing Automobile Graveyard/Junkyards in Auburn. Reminder letters and application were sent out 09/14/2015. This will be put on the October 19, 2015 City Council agenda for a public hearing and approval. These facilities will be inspected by the Code Enforcement office prior to the public hearing. City Council approval is required for renewal of these licenses.

M&P Auto, 227 Merrow Road

Morris Auto Mart, 940 Washington St. N

Randy's Auto Parts, 899 Broad Street

Polerized New England Company, LLC (formerly Maine Metal Recycling), 522 Washington St. N

Isadore T. Miller Co., a Division of Schnitzer NE, 78 & 80 Old Hotel Road

Advantages: Allows existing taxpaying business to continue operating as long as they meet the requirements.

Disadvantages: Existing and nonconforming businesses that operate marginally will have one more year to operate.

City Budgetary Impacts: N/A

Staff Recommended Action: Workshop discussion today with a public hearing and action scheduled for October 19, 2015.

Previous Meetings and History: Annual Renewal

Attachments:

Inspection Memo – Eric Cousens

Junkyard Applications

30-A §3753

30-A §3754

30-A §3756

Maine Revised Statutes

[§3753 PDF](#)
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[DISCLAIMER](#)
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[REVISOR'S OFFICE](#)
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§3752

Title 30-A:

§3754

MUNICIPALITIES AND COUNTIES

HEADING: PL 1987, C. 737, PT. A, §2 (NEW)

Part 2: MUNICIPALITIES HEADING: PL 1987, C. 737, PT. A, §2 (NEW)

Subpart 6: REGULATION, LICENSES AND PERMITS HEADING: PL 1987, C. 737, PT. A, §2 (NEW)

Chapter 183: ECONOMIC REGULATION HEADING: PL 1987, C. 737, PT. A, §2 (NEW)

Subchapter 1: JUNKYARDS AND AUTOMOBILE GRAVEYARDS HEADING: PL 1991, C. 548, PT. B, §4 (RPR)

§3753. Permit required

A person may not establish, operate or maintain an automobile graveyard, automobile recycling business or junkyard without first obtaining a nontransferable permit from the municipal officers of the municipality in which the automobile graveyard, automobile recycling business or junkyard is to be located, or from the county commissioners of the county of any unorganized territory in which the automobile graveyard, automobile recycling business or junkyard is to be located. Permits issued to an automobile graveyard or junkyard under this section are valid until the first day of the following year; except that, beginning in calendar year 2004, permits issued to an automobile graveyard or junkyard under this section are valid until the first day of October of the following year. Permits issued to an automobile recycling business under this section are valid for 5 years from the date of issuance and are renewable provided that the permit holder furnishes a sworn statement, annually, on the anniversary date of the granting of the permit, that the facility complies with the standards of operation applicable at the time of issuance of the permit. A person operating a business that involves the recycling of automobiles may operate under a permit for an automobile graveyard or a permit for an automobile recycling business. [2003, c. 312, §7 (AMD).]

SECTION HISTORY

1987, c. 737, §§A2,C106 (NEW). 1989, c. 6, (AMD). 1989, c. 9, §2 (AMD). 1989, c. 104, §§C8,10 (AMD). 1993, c. 173, §4 (AMD). 2003, c. 312, §7 (AMD).

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The Revisor's Office cannot provide legal advice or

Maine Revised Statutes

- ☑ [§3754 PDF](#)
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- [STATUTE SEARCH](#)
- ☑ [CH. 183 CONTENTS](#)
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- ☑ [MAINE LAW](#)
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§3753 **Title 30-A:** **§3754-A**
MUNICIPALITIES AND COUNTIES
HEADING: PL 1987, C. 737, PT. A, §2 (NEW)
Part 2: MUNICIPALITIES HEADING: PL 1987, C. 737,
PT. A, §2 (NEW)
Subpart 6: REGULATION, LICENSES AND
PERMITS HEADING: PL 1987, C. 737, PT. A, §2
(NEW)
Chapter 183: ECONOMIC REGULATION HEADING:
PL 1987, C. 737, PT. A, §2 (NEW)
Subchapter 1: JUNKYARDS AND AUTOMOBILE
GRAVEYARDS HEADING: PL 1991, C. 548, PT. B,
§4 (RPR)

§3754. Hearings

Municipal officers or county commissioners, as provided for in section 3753, shall hold a public hearing before granting a permit to establish a new automobile graveyard, automobile recycling business or junkyard and may hold public hearings annually regarding the relicensing of these facilities. Municipal officers or county commissioners shall require an applicant to provide proof of mailing the notice of the application to all abutting property owners. Municipal officers or county commissioners shall also post a notice of the hearing at least 7 and not more than 14 days before the hearing in at least 2 public places in the municipality or unorganized territory and publish a notice in one newspaper having general circulation in the municipality or unorganized territory in which the automobile graveyard, automobile recycling business or junkyard is to be located. The municipal officers or county commissioners shall give written or electronic notice of the application to establish a new automobile graveyard or automobile recycling business to the automobile dealer licensing section of the Department of the Secretary of State, Bureau of Motor Vehicles by mailing a copy of the application at least 7 and not more than 30 days before the hearing. The municipal officers or county commissioners shall give written notice of the application to the public water supplier if the application is for an automobile graveyard, automobile recycling business or junkyard located within the supplier's source water supply area. The notice may be given by mailing a copy of the application at least 7 and not more than 14 days before the hearing. [2005, c. 424, §2 (AMD).]

SECTION HISTORY

1987, c. 737, §2A2,C106 (NEW). 1989, c. 6, (AMD). 1989, c. 9, §2 (AMD). 1989, c. 104, §8C8,10 (AMD). 1993, c. 173, §4 (AMD). 1999, c. 761, §5 (AMD). 2003, c. 312, §8

Maine Revised Statutes

▼ §3756 PDF
▼ §3756 WORD/RTF
➤ STATUTE SEARCH
◀ CH. 183 CONTENTS
◀ TITLE 30-A CONTENTS
◀ LIST OF TITLES
➤ DISCLAIMER
◀ MAINE LAW
◀ REVISOR'S OFFICE
◀ MAINE LEGISLATURE

§3755-A	Title 30-A:	§3757
MUNICIPALITIES AND COUNTIES		
HEADING: PL 1987, C. 737, PT. A, §2 (NEW)		
Part 2: MUNICIPALITIES HEADING: PL 1987, C. 737, PT. A, §2 (NEW)		
Subpart 6: REGULATION, LICENSES AND PERMITS HEADING: PL 1987, C. 737, PT. A, §2 (NEW)		
Chapter 183: ECONOMIC REGULATION HEADING: PL 1987, C. 737, PT. A, §2 (NEW)		
Subchapter 1: JUNKYARDS AND AUTOMOBILE GRAVEYARDS HEADING: PL 1991, C. 548, PT. B, §4 (RPR)		

§3756. Permit fees

The municipal officers or county commissioners shall collect, in advance from the applicant for a permit, a fee in accordance with the following schedule: [1987, c. 737, Pt. A, §2 (NEW); 1987, c. 737, Pt. C, §106 (NEW); 1989, c. 6, (AMD); 1989, c. 9, §2 (AMD); 1989, c. 104, Pt. C, §§8, 10 (AMD).]

1. Graveyard or junkyard. Fifty dollars for each application for an automobile graveyard or junkyard plus the cost of posting and publishing the notice under section 3754;

[2005, c. 424, §7 (AMD) .]

2. Graveyard or junkyard within 100 feet from highway.

[2003, c. 312, §12 (RP) .]

3. Recycling business. Two hundred fifty dollars for a 5-year permit for an automobile recycling business plus the cost of posting and publishing the notice under section 3754; or

[2003, c. 312, §12 (AMD) .]

4. Fee. A fee as otherwise established by municipal ordinance or rule.

[2003, c. 312, §12 (NEW) .]

SECTION HISTORY

1987, c. 737, §2A, C106 (NEW). 1989, c. 6, (AMD). 1989, c. 9, §2 (AMD). 1989, c. 104, §8, 10 (AMD). 1993, c. 173, §7 (AMD). 2003, c. 312, §12 (AMD). 2005, c. 424, §7 (AMD).

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City of Auburn, Maine

"Maine's City of Opportunity"

Office of Planning & Permitting

To: Mayor and City Council

From: Eric J. Cousens, Deputy Director of Planning and Development

Re: 2015 Junkyard License Inspections

Date: September 28, 2014

The City Clerk requested that this office inspect licensed junkyards that have applied for license renewals prior to the Council's consideration of their application. Inspections were completed on September 28th and staff found the following:

In general there are more cars stored at junkyards in Auburn than usual. It is normal to see fluctuations in storage as worldwide prices for scrap metal fluctuate. I was told by more than one junkyard that steel prices last year at this time were approximately \$300 per ton and now they are in the \$50-\$80 per ton range. Most junkyards are holding cars that have been drained and all hazardous items removed until steel prices rise. As a general note, the junkyards in Auburn are not having a good year financially because sales are down and steel prices are low at the same time.

Randy's Auto Parts - 899 Broad St. - No concerns. The site is meeting junkyard requirements.

M & P Auto, Inc. - 227 Merrow Rd. - No Concerns. The site is meeting junkyard requirements.

Morris Auto Mart - 940 Washington ST. N – Last year the inspections revealed that there were some operational violations at the site and the Council denied the license application. Staff has met onsite a number of times and the operator, Don St. Germaine has managed the property better than past years and the vehicles within the flood plain do not contain any fluids in violation of the junkyard standards. There is, however, a portion of the building that is in especially poor condition and staff discussed a schedule for having the rear garage area removed or repaired. Don agreed that the building needs to be removed and is cleaning storage out of the area. His plan is to demolish it by spring, however, heavy snows may cause the structure to collapse. Power has been cut to the building and access by the public is prohibited. Staff recommends that we condition the license approval on removal of the structure within 120 days of the license approval.

Date received: 9-21-2015
 Public Hearing: 10/02/2015
 Date approved: _____

M+P Auto



Police - OK 9/22
 Fire - OK 9/28
 Code - SEP 22 2015 OK 9/28
 Tax - OK 9/22

CITY OF AUBURN AUTOMOBILE GRAVEYARD/JUNKYARD PERMIT APPLICATION

To the City of Auburn, County of Androscoggin, Maine:

I/We Albert Bazinet Jr. / M+P Auto hereby
 Make application for a permit to establish, operate or maintain an Automobile Graveyard and/or
 Junkyard at the following described location and in accordance with the provisions of Title 30-A
 MRSA Sections 3751-3760.

Answer all questions in full.

1. Where is the location of the Automobile Graveyard and/or Junkyard?
227 Merraw Rd.
Auburn, ME 04210
2. Is this application made by or for a company, partnership, corporation or individual:
Corp.
3. Is this property leased? NO Property owned by: Albert Bazinet Jr
 Address: 81 Dawes Ave. Auburn, ME 04210
4. How is "yard" screened?
☒ Fence (type) ✓ Height: 8'
☐ Trees (type) _____
☐ Embankment: _____
☐ Gully: _____
☐ Hill: _____
☐ Other: _____
5. How far is edge of "yard" from center of highway?
400 ft.
6. Can junk be seen from any part of highway? Yes _____ No ✓
7. Were Junkyard Law, Requirements and Fees explained to you? Yes ✓ No _____
8. Is any portion of this "yard" on public property? Yes _____ No ✓
9. Is "yard" within 300 feet of a Public Park, Public Playground, Public Bathing Beach,
 School, Church or Cemetery? Yes _____ No ✓

10. When was "yard" established? 1978 By whom? Albert Bazinet Jr.
11. When was last permit issued? 2014 By whom? MTP Auto Inc.

The undersigned certified that the above information is true and correct to the best of his/her knowledge and that he/she is the owner or agent of the property or that he/she has been duly authorized by the owner, individual, partnership, company or corporation to make this application and to receive the permit under the law.

Signed by: Claudette Bazinet for: MTP Auto Inc.
Address: 227 Merrow Rd Auburn, ME 04210
Name of Company, Corporation, Partnership or Individual

Make complete sketch of "yard". Show footage of all sides and location in relationship to adjacent properties. Show distance (in feet) from edge of "yard" to center of highway. Fill in Route Number or Local Road Name. Name of nearest City/Town in each direction. Distance from nearest intersection, bridge or other known reference point.

Tax Map No. 186
Lot No. 013
Zone _____

Check correct direction:

- ☐ North
☐ East
☐ West
☐ South

- 1 copy of application to City
1 copy of application to Applicant
1 copy of application to State Police, Augusta
1 Copy of application to Dept. of Transportation, Augusta (Right of Way Division)

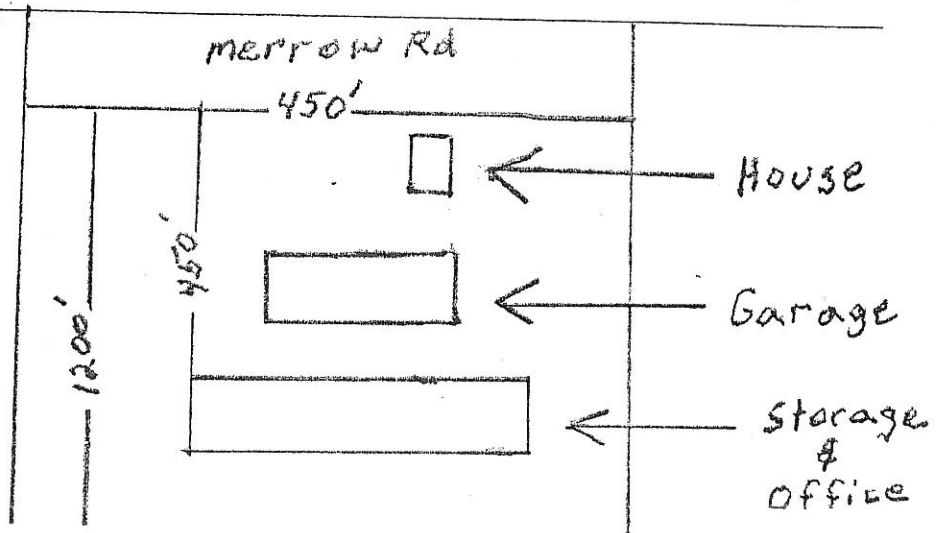
Road Name

or

Route No.

Hotel Rd. To

To Minut Ave



Alison Pepin

From: Sarah Hulbert
Sent: Tuesday, September 29, 2015 12:15 PM
To: Alison Pepin
Subject: Approved by the Fire Department

Hi, Alison,

The Auburn Fire Department conducted life-safety inspections on the following properties on Thursday, September 24, 2015:

1. 227 Merrow Road, M&P
2. 899 Broad St., Randy's Auto
3. 940 Washington St. North, Morris Auto Salvage

M&P and Randy's Auto are approved by the Auburn Fire Department.

The Auburn Fire Department does NOT approve 940 Washington St. North, Morris Auto Salvage.

Please let me know if you require any further information.

Sarah Hulbert



Sarah Hulbert
Office of Fire Prevention
Auburn Fire Department
550 Minot Avenue
Auburn, ME 04210
207.333.6633 X4

Alison Pepin

From: Susan Clements-Dallaire
Sent: Tuesday, September 22, 2015 10:59 AM
To: Alison Pepin
Subject: FW: M & P Auto - Auto Graveyard/Junkyard renewal

From: Tim Cougle
Sent: Tuesday, September 22, 2015 10:08 AM
To: Susan Clements-Dallaire
Subject: Re: M & P Auto - Auto Graveyard/Junkyard renewal

Police approve.

Tim
Lt. Tim Cougle

Sent from my Verizon Wireless 4G LTE DROID

Susan Clements-Dallaire <sdallaire@auburnmaine.gov> wrote:

Hello,
Attached is an application for M&P Auto for renewal of their Auto Graveyard/Junkyard permit. The permits expire 9/30. We are hoping to workshop these on October 5th with a public hearing and action on the 19th. Please let us know if you approve.
Thank you!
Sue

City of Auburn, Maine

"Maine's City of Opportunity"

Office of Planning & Permitting

To: Mayor and City Council

From: Eric J. Cousens, Deputy Director of Planning and Development

Re: 2015 Junkyard License Inspections

Date: September 28, 2014

The City Clerk requested that this office inspect licensed junkyards that have applied for license renewals prior to the Council's consideration of their application. Inspections were completed on September 28th and staff found the following:

In general there are more cars stored at junkyards in Auburn than usual. It is normal to see fluctuations in storage as worldwide prices for scrap metal fluctuate. I was told by more than one junkyard that steel prices last year at this time were approximately \$300 per ton and now they are in the \$50-\$80 per ton range. Most junkyards are holding cars that have been drained and all hazardous items removed until steel prices rise. As a general note, the junkyards in Auburn are not having a good year financially because sales are down and steel prices are low at the same time.

Randy's Auto Parts - 899 Broad St. - No concerns. The site is meeting junkyard requirements.

M & P Auto, Inc. - 227 Merrow Rd. - No Concerns. The site is meeting junkyard requirements.

Morris Auto Mart - 940 Washington ST. N – Last year the inspections revealed that there were some operational violations at the site and the Council denied the license application. Staff has met onsite a number of times and the operator, Don St. Germaine has managed the property better than past years and the vehicles within the flood plain do not contain any fluids in violation of the junkyard standards. There is, however, a portion of the building that is in especially poor condition and staff discussed a schedule for having the rear garage area removed or repaired. Don agreed that the building needs to be removed and is cleaning storage out of the area. His plan is to demolish it by spring, however, heavy snows may cause the structure to collapse. Power has been cut to the building and access by the public is prohibited. Staff recommends that we condition the license approval on removal of the structure within 120 days of the license approval.

Date received: 9/21/2015
 Public Hearing: _____
 Date approved: _____



CITY OF AUBURN AUTOMOBILE GRAVEYARD/JUNKYARD PERMIT APPLICATION

To the City of Auburn, County of Androscoggin, Maine:

I/We Don DBA MORRIS Auto Reps hereby
 Make application for a permit to establish, operate or maintain an Automobile Graveyard and/or
 Junkyard at the following described location and in accordance with the provisions of Title 30-A
 MRSA Sections 3751-3760.

Answer all questions in full.

1. Where is the location of the Automobile Graveyard and/or Junkyard?

9400 Ashington St RD

2. Is this application made by or for a company, partnership, corporation or individual:

3. Is this property leased? _____ Property owned by: DON STERMAN
 Address: _____

4. How is "yard" screened?

☒ Fence (type) wood Height: 5 1/2 Feet Tall
☐ Trees (type) _____
☐ Embankment: _____
☐ Gully: _____
☐ Hill: _____
☐ Other: _____

5. How far is edge of "yard" from center of highway?

35 Feet

6. Can junk be seen from any part of highway? Yes _____ No X

7. Were Junkyard Law, Requirements and Fees explained to you? Yes X No _____

8. Is any portion of this "yard" on public property? Yes _____ No X

9. Is "yard" within 300 feet of a Public Park, Public Playground, Public Bathing Beach,
 School, Church or Cemetery? Yes _____ No X

ATT SUR

10. When was "yard" established? 1938 By whom? MORRIS ART PART

11. When was last permit issued? 2014 By whom? Done

The undersigned certified that the above information is true and correct to the best of his/her knowledge and that he/she is the owner or agent of the property or that he/she has been duly authorized by the owner, individual, partnership, company or corporation to make this application and to receive the permit under the law.

Signed by: [Signature] for: Done No Reference Jan DBA MORRIS ART
Name of Company, Corporation, Partnership or Individual

Address: 240 WASHINGTON ST MOBILE AL

Make complete sketch of "yard". Show footage of all sides and location in relationship to adjacent properties. Show distance (in feet) from edge of "yard" to center of highway. Fill in Route Number or Local Road Name. Name of nearest City/Town in each direction. Distance from nearest intersection, bridge or other known reference point.

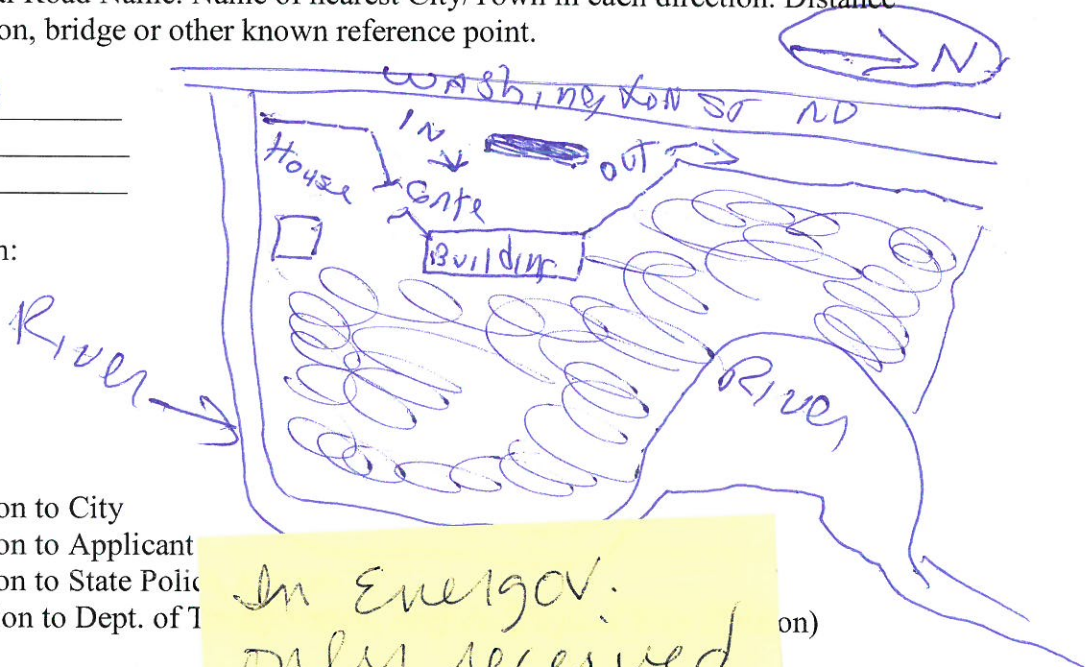
Tax Map No. 170

Lot No. 020

Zone _____

Check correct direction:

- ☒ North
☐ East
☐ West
☐ South



- 1 copy of application to City
- 1 copy of application to Applicant
- 1 copy of application to State Police
- 1 Copy of application to Dept. of T

SEP 21 2015

In Enervgov:
only received
2nd page of
application. I
called 9/21 +
faxed appl to
777-7011 + told them
the 1st page was
missing. Thx - me

Alison Pepin

From: Sarah Hulbert
Sent: Tuesday, September 29, 2015 12:15 PM
To: Alison Pepin
Subject: Approved by the Fire Department

Hi, Alison,

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1. 227 Merrow Road, M&P
2. 899 Broad St., Randy's Auto
3. 940 Washington St. North, Morris Auto Salvage

M&P and Randy's Auto are approved by the Auburn Fire Department.

The Auburn Fire Department does NOT approve 940 Washington St. North, Morris Auto Salvage.

Please let me know if you require any further information.

Sarah Hulbert



Sarah Hulbert
Office of Fire Prevention
Auburn Fire Department
550 Minot Avenue
Auburn, ME 04210
207.333.6633 X4

City of Auburn, Maine

"Maine's City of Opportunity"

Office of Planning & Permitting

To: Mayor and City Council

From: Eric J. Cousens, Deputy Director of Planning and Development

Re: 2015 Junkyard License Inspections

Date: September 28, 2014

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M & P Auto, Inc. - 227 Merrow Rd. - No Concerns. The site is meeting junkyard requirements.

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Date received: 9/17/15
 Public Hearing: 10/12/2015
 Date approved: _____



Police - OK 9/17
 Fire - inspection 9/24
 Code - OK 9/28
 Tax - OK 9/18

CITY OF AUBURN AUTOMOBILE GRAVEYARD/JUNKYARD PERMIT APPLICATION

To the City of Auburn, County of Androscoggin, Maine:

I/We RANDY'S AUTO PARTS INC. hereby
 Make application for a permit to establish, operate or maintain an Automobile Graveyard and/or
 Junkyard at the following described location and in accordance with the provisions of Title 30-A
 MRSA Sections 3751-3760.

Answer all questions in full.

1. Where is the location of the Automobile Graveyard and/or Junkyard?
899 BROAD STREET AUBURN, ME 04210
P. ID. 182-001
2. Is this application made by or for a company, partnership, corporation or individual:
ERNEST & RONALD LEVASSEUR
3. Is this property leased? NO Property owned by: ERNEST & RONALD LEVASSEUR
 Address: 899 BROAD STREET AUBURN, ME
4. How is "yard" screened?
☒ Fence (type) Wood Height: 6' & 8'
☒ Trees (type) FIR
☐ Embankment: _____
☐ Gully: _____
☐ Hill: _____
☐ Other: _____
5. How far is edge of "yard" from center of highway?
300 FT
6. Can junk be seen from any part of highway? Yes _____ No ☒
7. Were Junkyard Law, Requirements and Fees explained to you? Yes ☒ No _____
8. Is any portion of this "yard" on public property? Yes _____ No ☒
9. Is "yard" within 300 feet of a Public Park, Public Playground, Public Bathing Beach,
 School, Church or Cemetery? Yes _____ No ☒

10. When was "yard" established? 1980 By whom? TWINTOWN RENDERING
11. When was last permit issued? 2014 By whom? RANDY'S AUTO PARTS INC.

The undersigned certified that the above information is true and correct to the best of his/her knowledge and that he/she is the owner or agent of the property or that he/she has been duly authorized by the owner, individual, partnership, company or corporation to make this application and to receive the permit under the law.

Signed by: Ronald Lavoie for: RANDY'S AUTO PARTS INC.
Address: P.O. Box 1243 AUBURN ME 04211 (782-9589)
899 BROAD ST.

Make complete sketch of "yard". Show footage of all sides and location in relationship to adjacent properties. Show distance (in feet) from edge of "yard" to center of highway. Fill in Route Number or Local Road Name. Name of nearest City/Town in each direction. Distance from nearest intersection, bridge or other known reference point.

Tax Map No. 182
Lot No. 001
Zone General Business

Check correct direction:

- ☐ North
☐ East
☐ West
☐ South

- 1 copy of application to City
- 1 copy of application to Applicant
- 1 copy of application to State Police, Augusta
- 1 Copy of application to Dept. of Transportation, Augusta (Right of Way Division)

BROAD STREET

Road Name

or

Route No.

To

To

TREES
XXXXXX
200 FT. FENCE

TREES
XXXXXX
8' FENCE

50 X 80
Buildin

300'
ENTRANCE
INTO THE
YARD

8' FENCE
XXXXXX
TREES

12 X 12
Buildin

FENCE



60 Court Street
Auburn, Maine 04210
Tel: (207) 333-6601 ext. 1158
Fax: (207) 333-6625

RECEIPT

BILL TO:

Ronald Levasseur
Randy's Auto Parts, Inc

Receipt Number: TRC-007841-17-09-2015

Date: 09/17/2015

Amount**PRIMARY FEES**

Invoice Number: 7359

Junkyard/Automobile Graveyard

\$100.00

PAYMENTS RECEIVED

Date	Payment Method	Check Number	Amount Received
09/17/2015	Check	43191	\$100.00
	Total Payment		\$100.00
	Change Due		\$0.00

Alison Pepin

From: Sarah Hulbert
Sent: Tuesday, September 29, 2015 12:15 PM
To: Alison Pepin
Subject: Approved by the Fire Department

Hi, Alison,

The Auburn Fire Department conducted life-safety inspections on the following properties on Thursday, September 24, 2015:

1. 227 Merrow Road, M&P
2. 899 Broad St., Randy's Auto
3. 940 Washington St. North, Morris Auto Salvage

M&P and Randy's Auto are approved by the Auburn Fire Department.

The Auburn Fire Department does NOT approve 940 Washington St. North, Morris Auto Salvage.

Please let me know if you require any further information.

Sarah Hulbert



Sarah Hulbert
Office of Fire Prevention
Auburn Fire Department
550 Minot Avenue
Auburn, ME 04210
207.333.6633 X4

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

Office of Planning & Permitting

To: Mayor and City Council

From: Eric J. Cousens, Deputy Director of Planning and Development

Re: 2015 Junkyard License Inspections

Date: September 28, 2014

The City Clerk requested that this office inspect licensed junkyards that have applied for license renewals prior to the Council's consideration of their application. Inspections were completed on September 28th and staff found the following:

In general there are more cars stored at junkyards in Auburn than usual. It is normal to see fluctuations in storage as worldwide prices for scrap metal fluctuate. I was told by more than one junkyard that steel prices last year at this time were approximately \$300 per ton and now they are in the \$50-\$80 per ton range. Most junkyards are holding cars that have been drained and all hazardous items removed until steel prices rise. As a general note, the junkyards in Auburn are not having a good year financially because sales are down and steel prices are low at the same time.

Randy's Auto Parts - 899 Broad St. - No concerns. The site is meeting junkyard requirements.

M & P Auto, Inc. - 227 Merrow Rd. - No Concerns. The site is meeting junkyard requirements.

Morris Auto Mart - 940 Washington ST. N – Last year the inspections revealed that there were some operational violations at the site and the Council denied the license application. Staff has met onsite a number of times and the operator, Don St. Germaine has managed the property better than past years and the vehicles within the flood plain do not contain any fluids in violation of the junkyard standards. There is, however, a portion of the building that is in especially poor condition and staff discussed a schedule for having the rear garage area removed or repaired. Don agreed that the building needs to be removed and is cleaning storage out of the area. His plan is to demolish it by spring, however, heavy snows may cause the structure to collapse. Power has been cut to the building and access by the public is prohibited. Staff recommends that we condition the license approval on removal of the structure within 120 days of the license approval.

Alison Pepin

From: Tim Cogle
Sent: Thursday, September 17, 2015 4:13 PM
To: Alison Pepin
Subject: Re: Randy's Auto Parts

Approved

Tim
Lt. Tim Cogle

Sent from my Verizon Wireless 4G LTE DROID

Alison Pepin <aepin@auburnmaine.gov> wrote:

Hello,

Attached is the renewal application for Randy's Auto Parts Automobile Graveyard/Junkyard Permit. We need to have inspections done as soon as possible because permits run out on September 30th and once approved by the appropriate departments the application will go through the Public Hearing and City Council approval process before issued. Please let me know if you approve.

Thank you.

Alison F. Pepin, CCM

License Specialist & Deputy City Clerk

City Clerk's Office

City of Auburn

60 Court Street

Auburn, Maine 04210

Phone 207-333-6601 X1121

Fax 207-333-6623

aepin@auburnmaine.gov



City Council Agenda Information Sheet

City of Auburn

Council Workshop Date: October 5, 2015

Author: Eric J. Cousens, Deputy Director of Planning and Development

Subject: Oak Hill Cemetery Land Lease Possibility

Information: Over the course of approximately the last 6-months, the City of Auburn Planning & Development Department has been in communications with a crematorium operator regarding site locations in the City of Auburn. The crematorium operators approached the City with the request and we are in the process of negotiating a proposed lease agreement for Council consideration. The location that they have selected is at Oak Hill Cemetery fronting on Riverside Drive and next to the Oak Hill Cemetery gateway. This is the portion of the site formerly occupied by two structures that have been removed and the area to the right of the entrance drive. The approximate value of a lot in the GB zone with utilities is estimated at \$126,000; however, we are not considering a sale as Maine State Law requires crematories to be located on cemetery parcels.

The current proposal for the City to consider includes the following:

- Lease 20,000 +/- sf of land formerly occupied by two structures to the left of the entrance and open land to the right of the entrance for the purposes of constructing a crematory and a small parking area.
- Enter into a land lease agreement for a term to 120 month term (years 1-10); then options from years 11-20, option years 21-30, option years 31-40. Construction would likely begin around April 2016
- Initial rent will be \$750 per month with a 2% increase compounded annually. This equates to selling the parcel for market value approximately every 12-14 years depending on the interest rate used for the comparison.
- All construction and development, utility and construction costs will be covered by the crematory operator and not the City.
- The site is currently tax exempt, but would lose its exempt status and become taxable on the first April 1st after the lease term starts and the use changes, likely April 1, 2016. The assessed taxable value is estimated at \$300k-\$500k after development resulting in annual tax revenues in the \$6-10k range. If additional equipment is added to increase personal property value that could increase tax revenues.
- The structure would be 1500-2500 square feet in area.
- Any structure would have to be reviewed and approved as being architecturally compatible with the historic cemetery and surrounding residential properties.

Items for continued negotiations include the following:

- Architectural compatibility with surrounding property and cemetery.
- Site clearance with Ground Penetrating radar to confirm that existing information is accurate and there are no burial sites that would be disturbed by the project. This will cost an estimated \$3,000-4,000. The crematory operator and the City have not agreed on who pays this initial cost before a lease is signed. A compromise could be that the City takes the risk as the property owner and then adjusts the rent to reflect the cost being paid back over the initial 10 year lease term. Paying the expense before a lease is signed is difficult for the crematory operator because there is no guarantee that the site is clear and it is not yet controlled by the crematory.

Pros:

- Revenue of \$9000 per year for leasing a site that is currently not used.

City Council Agenda Information Sheet

City of Auburn

- The project will make improvements to the entrance to Oak Hill Cemetery by paving the access way that will be shared by the crematory and the public.
- Estimated tax revenue of approximately \$6,000-10,000 per year from a currently tax exempt site.
- Current mowing and maintenance costs at the Cemetery are approximately \$30,000 annually and there is a need to invest in improvements and restoration of monuments and grave markers that has been under funded over the years. Revenues could be directed towards this need to preserve the historic cemetery and provide new general fund revenues.
- The project will place buildings in the approximate location of the former structures and be consistent with local character.

Cons:

- Potential perception that city will be leasing land to a new competitor for an existing local business. Staff believes that the lease structure is at market value or higher than market and is not providing an unfair advantage to the proposed operator.

Financial: Revenue of \$9000 per year for leasing and approximately \$6,000-10,000 per year from taxes.

Action Requested at this Meeting: None. Express any thoughts or concerns and listen to any public input at the workshop or during open session.

Previous Meetings and History: Executive session to make the council aware of the possibility and confirm that it was worth looking into.

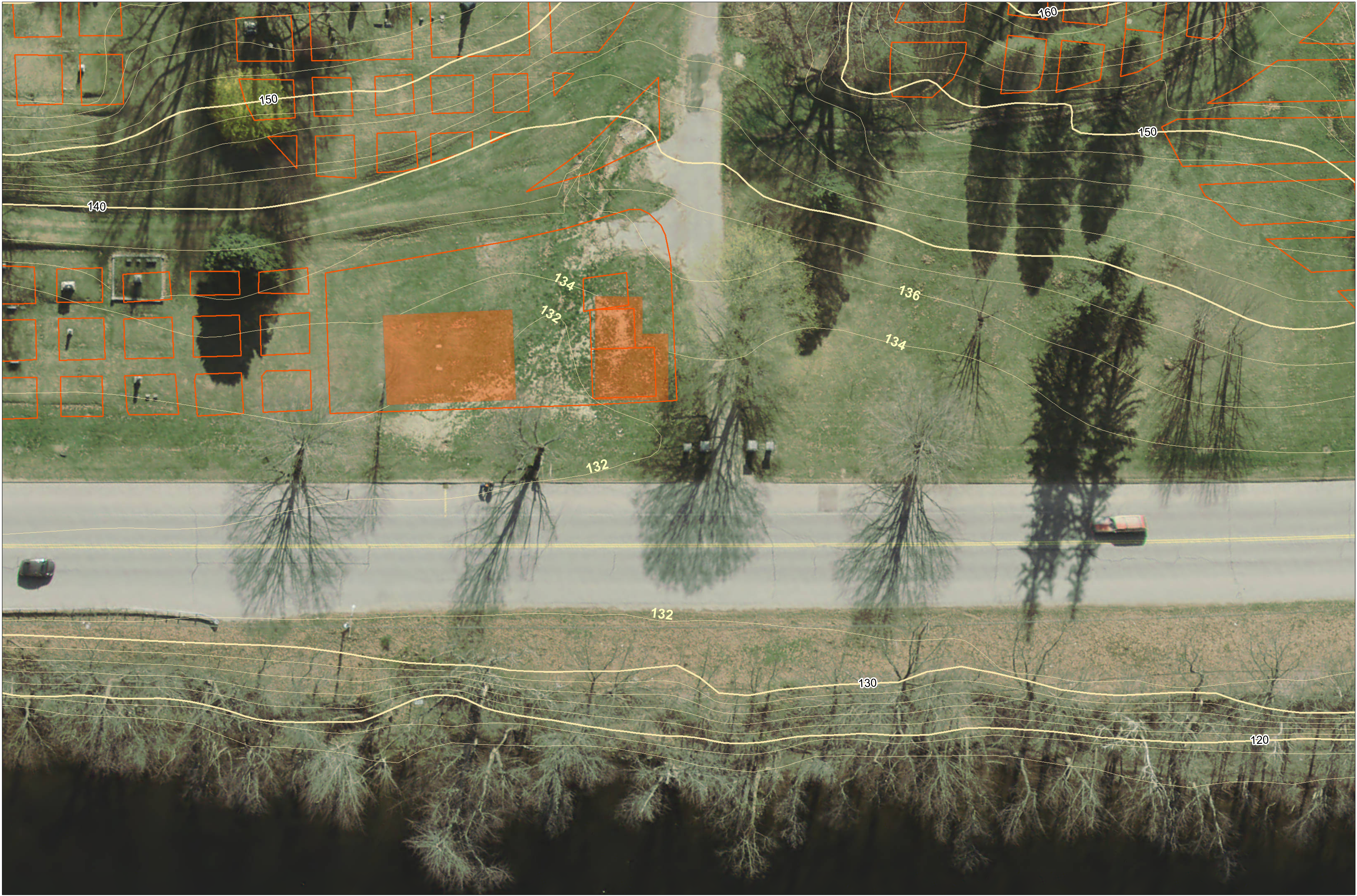
Attachments: Map of area thought to be available and free from limitations and a map showing former building and known burial plots nearby.

Oakhill Cemetery Land Lease

232'

100'





150

160

150

140

134

136

132

134

132

132

130

120



City Council Information Sheet

City of Auburn

Council Workshop or Meeting Date: Oct. 5, 2015

Author: Dan Goyette

Subject: Tree Inventory Grant and 2016 TD Green Streets Program Grant

Information:

Tree Inventory Grant:

The Grant is being offered by Project Canopy. The maximum amount for the grant request is \$20,000. The grant requires a 25% match but this match can be for City or volunteer work associated with the project. The Grant will allow the City to map all street trees and have that information as a data layer within the City's GIS system. This will allow for enhanced planning as it relates to maintenance and replacements.

2016 TD Green Streets Program Grant:

This year the project must be completed in a low- to moderate-income (LMI) neighborhood. Funding can go towards the purchase of trees, tree planting and maintenance. The maximum amount of each grant request is \$20,000. Up to 50% of the total project funding must be designated for new trees.

Advantages: The Tree inventory Grant will allow the City to complete a data layer within the City's GIS system that has been identified as being very important but has been pushed down the list as other layers have taken priority. The TD Grant will allow the City to continue to plant large volumes of trees without having a financial impact on the budget.

Disadvantages: Both grants will require staff time to administer and coordinate.

City Budgetary Impacts: There should be no financial impact to the budget other than staff time which has already been accounted for within department budgets.

Staff Recommended Action: Approve and endorse the pursuit of these two grants by staff.

Previous Meetings and History:

Attachments:



City Council Information Sheet

City of Auburn

Council Workshop or Meeting Date: 10/5/2015

Author: Sue Clements-Dallaire

Subject: Economic Growth Strategy for LA Maine

Information: John Holden, President of the (Lewiston Auburn Economic Growth Council) LAEGC will provide LAEGC's Growth Strategy.

Advantages: There is no fiscal (budget) impact.

Disadvantages:

City Budgetary Impacts:

Staff Recommended Action: Presentation by John Holden, President of the (Lewiston Auburn Economic Growth Council) LAEGC.

Previous Meetings and History:

Attachments:

Version 1 of the Growth Strategy

Appendix A – still to be completed

Appendix B – list of collaborators

Appendix C – Opportunities & Projects Matrix

LA Maine: Forward

An Economic Growth Strategy for Lewiston Auburn Maine

Prepared by the Lewiston Auburn Economic Growth Council



*Version 1.0
October 2, 2015*

This is Version 1.0 of an economic growth strategy for Lewiston Auburn Maine. It is presented for initial input and guidance from LAEGC Board and City Council in Auburn & Lewiston

It is an emergent document.

It is a living-breathing document designed as planning—not a plan.

It is intended to guide the community's collective efforts

It will evolve and be revised and updated through ongoing community engagement and collaboration

Red text in this document reflects future edits

We intend to add more graphics and photos to the online version, with hyperlinks to more details.

Overview

The Lewiston Auburn Economic Growth Strategy: **LA Maine: Forward** is crafted and prepared by the Lewiston Auburn Economic Growth Council (LAEGC). LAEGC was commissioned by the City of Lewiston and Auburn to craft this Strategy as part of a redefined Scope of Services for the agency. This Strategy has been prepared by LAEGC through an effort to engage the entire community: citizens, businesses, social service agencies, cultural and arts organizations, and others. This is LA's Strategy, not LAEGCs.

The intent is that this Strategy be a living and working document; it will be posted on-line at [\[web site link TBD\]](#) where it will be available to all for continued review, updating, and evolution.

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This is the first public Version (1.0) of this document that will be continually reviewed, revised, and updated as we, the Lewiston Auburn Community, LA Maine, work towards our common Vision. It will be published online for continued input, until then contact LAEGC to provide your input.

LA Maine: Forward

An Economic Growth Strategy for LA Maine

Version 1.0, October 2, 2015

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Our Vision

The LA Future Forum (LAFF) was organized in 2010 by a group of citizens representing LA's business, government, education, health care, cultural and recreation communities. The purpose of the Forum was to explore ideas and solutions to make LA a better place to live, learn, work and play. In 2014, the LAFF published three White Papers summarizing its work and advanced what we propose as our three Principles and Vision for this Growth Strategy. The LAFF White papers can be found at [\[web site link TBD\]](#).

In summary, they are:

1. **People.** LA Maine is a community that supports childhood and lifelong learning as a right and a need. Our economic growth and future requires people who are well educated, who continue to grow and learn, and who embrace civic responsibility and engagement. As critical as education and training is, LA will also encourage in-migration of "New Mainers," and a wide range of entrepreneurs of all age. We will encourage innovation and creativity. We will value all people of all skills, abilities and disciplines to build a strong and diverse economy.
2. **Place.** People will be attracted to new, renovated, and welcoming communities. LA Maine is that and can be more. An attractive place has a wide variety of places and activities for a wide variety of interests and cultures. Our downtowns and riverfronts form the backbone of our Place. This Strategy embraces the new and updated comprehensive, neighborhood, and targeted area plans to renovate structures and build new innovative and creative places, greenways, walkways, bikeways, and a variety of transportation networks.
3. **Prosperity.** An Economic Growth Strategy must first be about doing business. LA is Maine's second largest urban area and is a good place for business. Our existing business community will collaborate along with our economic development partners to help expand business activity. As we seek networks, resources and capital to expand our existing business community, we will create and attract new businesses to LA Maine. From startups to major employers, we will foster an inviting and innovative business environment.

LA Maine: Forward

An Economic Growth Strategy for LA Maine

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The above summary and a draft Vision Statement was shared with participants at a community forum on March 31, 2015. Combining with input received at that forum, ***our Vision is:***

LA Maine is a community that embraces, attracts, and fosters a well-trained, educated, and engaged citizenry, with skills of all types to meet our current and future economic demands.

We are a community that fosters entrepreneurship, innovation, and the continued development of Maine's most desirable place to live, learn and work.

This Strategy and its implementation are based on the following key principles.

1. The Economic Growth Strategy identifies key assets and ***competitive advantages that set the community apart from others around the world.***
2. It identifies projects to improve our competitive position and encourage new investment and economic growth—***projects for action*** in the short, mid, and long-term with clear deliverables, and measurable outcomes.
3. It identifies who will do what---who will be lead agency (organization) for each project or initiative--***Who will be the catalyst for action?***
4. It is ***implemented through coordination and collaboration*** between all engaged in economic development in LA.

This vision forms the foundation for this Strategy and will, through collective effort, form the foundation for a new brand for Lewiston Auburn Maine (see Marketing LA Maine: Lewiston Auburn, page 45).

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Purpose & Outline of Strategy

The purpose of this Strategy is to confirm and clarify the LA community's collective effort for economic development. LAEGC will use this Strategy to enhance its present *and* future role working for the betterment of both Auburn and Lewiston, or "LA Maine". Thus, this Strategy is **LA Maine: Forward**.

This Strategy defines the [Assets](#) of value in LA Maine. For economic development purposes, these must set us apart and help define our competitive advantage as a place to live and do business. Additionally, we identify [Challenges](#) we must address to improve our economic position.

The Strategy was ordered, jointly, by the cities of Auburn and Lewiston when they entered into a Scope of Services for LAEGC.¹ Strategy development was initiated by LAEGC in January, 2015. The Strategy makes use of a number of recent and current strategic planning documents.² **LA Maine: Forward** is the culmination of our review of those documents, outreach to community, business, and economic development partners, and a brief yet focused community engagement process that unfolded during the first five six months of 2015. This Strategy is, by design, not completed. **LA Maine: Forward** is a living and

working document. Partners, businesses, and citizens are encouraged to continually review and offer input to the Strategy. LAEGC will foster and oversee its progress. It **will be** posted on-line so that it may be reviewed, questions asked, suggestions made, and progress made.³ We will hold annual review sessions with the public to further update, monitor, and modify the Strategy.

#LAMaine

Since January, 2015, LAEGC has been using the hashtag #LAMaine. It has evolved and has caught on with the community. It speaks to the long history of collaboration between Auburn and Lewiston. It denotes our place in the world. It attracts attention; it "sells".

LA Maine: Forward is the community's Strategy. We have worked to engage the community in its development—and will continue to do so. We have also encouraged and engaged a variety of organizations, agencies, and individuals in its development. We will rely on many of them to be engaged in its implementation.

LAEGC will serve as a coordinator, collaborator, and catalyst for implementing the Strategy. As a coordinator, LAEGC will facilitate initiatives and projects to support the Strategy. LAEGC will maintain awareness of projects undertaken by others and follow up with them to encourage movement towards measurable outcomes. As a

¹ For a copy of the Scope of Services visit—[hyperlink to website](#)

² [Appendix A lists and provides links to the various planning documents.](#)

³ This current V1.0 is available as a PDF. A future version will be part of a new LAEGC website and published as an online document that shall be continually updated as the Strategy evolves.

LA Maine: Forward

An Economic Growth Strategy for LA Maine

Version 1.0, October 2, 2015

collaborator, LAEGC will commit to the use of its staff and financial resources on projects core to our mission and provide expertise to support others in moving their projects forward. We will work with other collaborators to identify and track measurable outcomes and we will report on those outcomes. As a catalyst, LAEGC will initiate and provide leadership for distinct and actionable projects and programs.

LA Maine: Forward presents [Opportunities for Action](#) based on the information and input we have gathered. It defines actionable projects and clearly identifies LAEGC's and other collaborators' roles in implementing the Strategy and how LAEGC will collaborate and coordinate with our community partners. We define strategic measures and actionable metrics to evaluate our own work. In the end, we propose time-tested, sound economic development principles together with innovative projects to meet the goals of this Strategy.

LA Maine: Forward is organized and presented through three themes: [People](#), [Place](#), and [Prosperity](#). While there is overlap between these themes, their purpose is to organize the issues and opportunities facing the community and to focus on defining assets, competitive advantages, and projects.

Under each theme, we identify our community assets. Assets may be fully developed or may be identified as the focus for continued improvement. This helps clarify and confirm LA's competitive advantage for economic development. Identifying assets also helps focus attention on specific projects or opportunities to improve our competitive advantage by investing in an asset. To be competitive,

LA Maine must set itself apart from other communities. We have assets that help us do that, but we must be focused and strategic in identifying the competitive advantages that can be leveraged to meet our goals.

Within each of the [Opportunities for Action](#), we define actionable projects—to get the work done. LAEGC has coordinated and developed this Strategy, but the work is to be undertaken by all partners and collaborators. Projects are “assigned” to partners as each commits to those assignments. A complete matrix of projects, timelines, and assignments is presented in Appendix C. LAEGC does not assume management of our partners but will take responsibility to “check in” on partner efforts and their “assignments.” We will not and cannot “run” those efforts, but will encourage and seek out means to assist partners in their efforts. Likewise, we will celebrate accomplished assignments and tasks as we monitor progress towards our goals as measured by outcomes.

During the Build Maine 2015 Conference, one speaker spoke of timelines for projects. Timelines and metrics are critical in any business or economic development strategy. Instead of using phrases like short, mid, and long term, we have adopted his recommendation: “Now, Soon, Later”.

No Strategy is complete without a means to measure its results. Thus, we have identified Strategic Measurements using the recent work called Benchmark LA, modified and focused for use in the Strategy.

See our Venn diagram describing our Themes [\[link to web site TBD\]](#).

This is the first public Version (1.0) of this document that will be continually reviewed, revised, and updated as we, the Lewiston Auburn Community, LA Maine, work towards our common Vision. It will be published online for continued input, until then contact LAEGC to provide your input.

Community Collaborators

Developing and implementing this Strategy is the responsibility of the community and the individuals and organizations that make up LA Maine. The collection of potential community collaborators is likely larger than we have identified thus far. We wish to acknowledge the primary partners and collaborators identified thus far. Each of these partners has their own mission, their own market, their own organizational structure and focus. Our intent for **LA Maine: Forward** is to foster and encourage continued and expanded collaboration and coordination.

The LA Maine Economic Growth Strategy is a **community strategy**. It will focus our collective energies and provide direction on multiple fronts. It is not LAEGC's Strategy but the community's Strategy. We offer the following definitions to be clear about our collective role.

Collaboration: the action of working with someone to produce or create something.

Coordination: organization of the different elements of a complex body or activity so as to enable them to work together effectively.

Catalyst: a person or thing that precipitates an event.

Appendix B names the organizations that play a role in fostering economic growth in LA Maine. We also list the acronym used to refer to each organization in Appendix B. It is not intended to be exhaustive and will grow as the Strategy evolves. We have identified these as our primary partners and collaborators at this time, for purposes of identifying lead organizations to take action on opportunities identified.

Please see our Venn diagram that demonstrates, as an example, the roles of different agencies, partners, and organizations in the implementation of the Strategy [\[link to web site TBD\]](#).

Assets--Competitive Advantages

Our Strategy is organized under three Themes. Here, we define each, then present, based on community input and professional experience and guidance, our primary competitive assets that represent each Theme. A competitive advantage is a characteristic of this community that sets us apart from other places in the world. It is a characteristic that would encourage a new business to locate here; a family to move here; or an entrepreneur to start a business here. Every community on the planet claims to have a “great quality of life.” We challenged participants in our community engagement—and still do as this Strategy evolves—to identify those characteristics that truly set us apart and are LA Maine’s competitive advantage.

People

It is the intuition, initiative, and talents of people that drive business and our economy. People also help define the Place and its culture. In the context of our Strategy, People are the key asset in our community. There are several reasons why.

There is strength in numbers, and businesses in LA Maine have access to a deep pool of customers and employees. Lewiston is the 2nd most populous city in Maine and Auburn is the 5th. Our combined population is nearly 60,000 [2010 US Census]. About a

quarter of the state’s population (more than 300,000 people) is located within 25 miles of LA Maine. Nearly 60% of the state’s population (more than 780,000 people) lives within 50 miles of LA Maine [Maine Department of Labor, 2007, updated 2013].

“Strength in numbers” also applies from a workforce perspective. The Civilian Labor Force for the Lewiston Auburn Metropolitan Statistical Area (MSA) - a 16 community geographical region delineated by Federal and State agencies for statistical purposes and utilized by site locators for the purposes of business expansion planning and investment – was 56,613 in 2014. A Civilian Labor Force of 165,000 lives within 25 miles of LA Maine; more than 420,000 potential employees live within a 50 mile radius [Maine Department of Labor, 2007, updated 2013]. LA Maine’s MSA is Maine’s second largest.

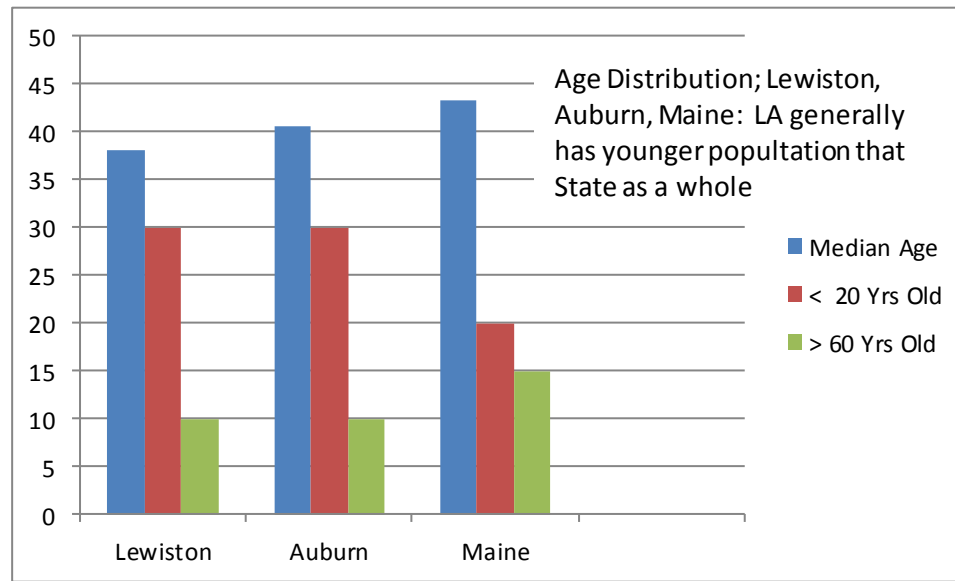
But it goes beyond sheer numbers—there are key population characteristics that set LA Maine apart.

LA Maine is younger. The state’s median age is 43.2 per the 2010 Census; Lewiston’s was 5 years younger (38.1) and Auburn’s was nearly 3 years younger (40.5). Both cities have a higher percentage of persons aged 20 and under than does Maine; equally, both cities have a smaller percentage of persons aged 62 and over than the state [2010 US Census].

LA Maine: Forward

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Version 1.0, October 2, 2015



LA Maine is more diverse than the State and most of Northern New England. US Census data show LA Maine to be more racially diverse than Maine as a whole. The 2010 data for Lewiston shows that 85.5% of residents are non-Hispanic white (compared to 94.4% of Maine residents), 8.7% black (compared to Maine at 1.2%), 2.6% multi-racial (Maine is 1.6%), 1% Asian, and 2.0% Hispanic or Latin origin (Maine is 1.3%). In 2010, Auburn residents were 92.8% white, 2.5% black, 2.1% multi-racial, and 0.9% Asian, and 1.5% Hispanic [2010 US Census].

When compared with the state as a whole, **LA Maine boasts a greater concentration of employment in a number of key occupational groups**, including Transportation & Material Moving Occupations, Production Occupations, and Health Care Practitioners

& Technical Occupations [2014 Maine DOL Occupational Employment and Wage Estimates]. This signals a workforce with key competencies that can be leveraged for future expansion and attraction.

LA Maine is also well positioned to meet future demands on the workforce due to the presence of **multiple institutions of higher learning** such as Bates College, Central Maine Community College, University of Southern Maine-Lewiston Auburn College and Kaplan University as well as other workforce training/skills improvement providers such as the LA Career Center and adult education programs. In 2015, Northeast Training Institute opened their newest center in LA. The award-winning culinary programming offered by the Lewiston Regional Technical School is another people-based asset.

When compared against average wages for the state as a whole, **LA Maine offers competitive wage rates for existing, expanding or new businesses**. As one example, the average hourly wage for experienced workers across all occupation groups in LA is 4% lower than the state average wage [2014 Maine DOL Occupational Employment and Wage Estimates]

Assets—People

During the development of **LA Maine: Forward**, we challenged the community to define its distinguishing assets. In regards to People, the comparative and competitive assets that distinguish LA Maine are:

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1. **Critical Mass.** Employers in LA Maine have access to vast numbers of potential employees.
2. **Diversity.** Diversity in age and diversity in ethnicity, relative to the balance of Maine, Northern New England, and Eastern Canada.
3. Core **workforce competencies** in Transportation, Distribution and Logistics, Manufacturing, and Health Care.
4. An abundance of **institutions of higher education** and workforce training providers
5. **Competitive wage rates** for existing, expanding, and new businesses.

Place

Place represents our public and private physical assets. It is, to use a traditional term, our infrastructure. But it is also our relative location to other places that compete with us for economic development. As noted above, Place and People define community. LA Maine is defined by its Franco-American and newly changing “New Mainer” immigrant population, the river that connects the two cities, and the private structures and architecture of the Modern Mill City.

Assets—Place

The Place called LA Maine is distinguished by its location relative to Maine and New England, its transportation assets, its architecture (unlike any other place in Maine), and the river and Great Falls that

have been the primary attractor of people and prosperity for centuries.

The comparative and competitive assets of Place that distinguish LA Maine are:

1. **Location.** Nearly 60% of the state’s population (more than 780,000 people) lives within 50 miles of LA Maine.
2. **Transportation and logistics.** LA Maine offers easy access to and from our region to the northeastern mega-metro marketplace and beyond to the world.
 - a. I-95 access to industrial and commerce area
 - b. AL Airport
 - c. Transportation and logistics business providers and developable sites off of Exits 75 and 80.
 - d. The shared investment and ownership of the Lewiston Auburn Railroad Company and rail access to markets around the continent.
 - e. The “Port of Auburn” and the Maine Intermodal Center connects rail and truck transloads to the Port of Portland and provides an easy rail-to-truck transload location for products.
3. **Architecture of the combined downtowns.**
 - a. Unique and usable available space with lower rental and development rates relative to the balance of southern Maine.
 - b. Unique neighborhoods including Lisbon Street, the riverfronts, New Auburn, and the Bates College neighborhood, as examples.

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4. **Fiber Optics.** LA Maine is home to Oxford Networks, now merging with Bay Ring Communications. Oxford has invested and installed miles of fiber optics within our community—providing direct access to fiber for many business locations.
5. The **Androscoggin River and Great Falls.** Cleaned up and available to draw active and passive recreation and business ventures.

Prosperity

We use this theme to define how we generate wealth. That is Prosperity. In today's world, we enhance our prosperity through commerce—through the exchange of ideas and products. It is about doing business and expanding business to create income and wealth for business owners and employees.

Assets—Prosperity

In regards to Prosperity, the comparative and competitive assets that distinguish LA Maine are:

1. **Business Mix** – LA Maine is home to nearly 2,000 businesses which employ more than 37,000 workers across a broad array of industries. Due to a number of factors ranging from work force competencies to geographic location, several industry 'clusters' have emerged as prime drivers for the LA Maine economy. This is shown by higher than average employment concentrations (compared to the

state, and in some cases, to cities like Portland and Bangor) in four major sectors:

- a. **Transportation, Logistics and Distribution**
- b. **Call Centers, Back Office and Administrative Support**
- c. **Health Care practitioners, technicians and support functions**
- d. **Manufacturing**

2. Many of our companies, large and small, have **markets, partners, or other connections across the globe.** This provides us unique opportunities to expand our markets and attract people and business from those markets.
3. Relative to Southern Maine, LA Maine is a **competitive cost center.** As noted previously, hourly wages paid to employees in the LA Maine market tend to run lower than average wages for Maine as a whole, providing a comparative advantage over other areas in the state. *We recognize that lower wages may likely result in lower incomes and the dual disadvantage of lower incomes. We encourage the provision of livable wages by all employers.*
4. A further advantage exists within the realm of commercial real estate. According to commercial sale and lease information, the **average asking sales price for commercial real estate in LA Maine runs between 60%-80% of the state's average** asking price depending on category (office, industrial and retail). The same holds true for average per square foot lease prices. There is an even greater disparity in sales and lease price when LA Maine is compared to the state's largest urban area, Portland.

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Challenges

LA Maine: Forward is about moving the community ahead. But there are concerns that must be identified and addressed as we move forward. We identify those, broadly stated, here for context as we collectively work on our [Opportunities for Action](#).

People

Improving LA Maine's schools is a challenge given how public education is funded in Maine and our changing demographics. As State aid declines and property values lag, funding decreases—while, at the same time, costs rise. This requires continued efforts to improve efficiencies and increase property values within the community.

LA Maine's schools are quality centers of education. Graduates from our schools are regularly successful in the best colleges and universities in the country and many distinguish themselves in technical programs and in employment where they have already received their industry credentials. Yet, according to local administrators, **25% of our students do not graduate from high school.** Many of these students that fail to complete high school are from families living in poverty, often from generations of poverty. This, in turn, lowers student expectations and aspirations. **This is the schools' and our community's greatest challenge—**

lowering the number of families in poverty and encouraging and fostering aspirations for students.

Continued improvement to LA Maine's schools will require additional funding to provide smaller class sizes, more pre-kindergarten classrooms, expanded summer and afterschool programming, and more innovative and alternative pathways to meet the needs of individual students. The needed funding is restricted by limited State resources and stagnant real estate valuation growth within our community.

Continued **training and education for our current and future workforce** is another challenge we face. According to the 2013 American Community Survey, only 28% of LA Maine residents have attained a higher degree (Associate's, Bachelor's, Graduate or professional degree) compared to 37% of Maine residents, and 36% of U.S. residents.

We propose a number of Opportunities for Action and Projects within our People theme to address the challenges around improving education and training our workforce.

We highlight and believe the ethnic diversity in our community is an asset, yet it does come with challenges. The challenges are often in bridging the cultural differences between our people. Challenges in providing financial assistance to those truly in need exist. There are challenges for our new residents and existing

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residents alike, learning to adjust and welcome one another. We propose projects to address both the opportunity and challenges diversity provides us. The question, we must pose to ourselves is, are we and do we want to be a welcoming community to new people and new ideas. We propose that the answer is a resounding yes—but we need community agreement and engagement to truly answer that question.

Place

As a City built in and by the previous industrial revolutions, ***we have a stock of older and, in many places, deteriorating commercial and residential properties.*** As much as 40% of the combined 27,548 housing units in Lewiston Auburn were built before 1940 and 57.5% were built before 1960 [2013 American Community Survey]. Many of these older properties – both owner-occupied and multi-family units - are in need of maintenance and upgrading to comply with today's codes, particularly in LA Maine's downtown neighborhoods.

The same applies to a number of in-town multi-use commercial properties – large and small - that should become candidates for redevelopment.

There is a comparatively large inventory of vacant and available commercial buildings and land, yet there is a paucity of Class A office space and a lack of manufacturing space in the 7,000 to 10,000 SF range. There are significant retail vacancies in areas that once were vibrant shopping districts.

Our [Opportunities for Action](#) offer ways to address and encourage investment in housing, multiuse, and commercial buildings. Targeted actions for improving housing variety are outlined in both Cities Comprehensive Plans. Improving housing stock and commercial investment is a difficult challenge. Financing is often difficult for those in rental units or for the owners that supply such units. Residential and commercial zoning and building codes must be modernized with work underway in targeted areas. Continued focus, innovative new code changes, incentives, and financing options must be a priority to improve the housing and commercial properties.

Prosperity

As noted in the previous section of this document, hourly wages paid to employees of LA Maine businesses tend to run lower than average wages for Maine as a whole. While this may provide the area with an advantage when competing with other communities for business investment, it can also make it more challenging to attract the skilled employees that LA Maine will need to secure that business investment.

Similarly – One of the area's strengths is an abundance of local groups and organizations committed to making LA Maine an even more desirable place to live, work and play. However, it can be quite challenging to forge communication, coordination and collaboration between these groups. Ultimately, this can make it difficult to maximize the area's resources, ensure we are all pulling in the same direction, and maintain a clear and concise vision to be

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articulated both inside and outside of LA Maine. To be most effective in our community economic growth, we must be efficient. We believe efficiency in our common work grows through communication, coordination, and collaboration—a foundation for this Strategy.

Perhaps *the greatest challenge is the negative perception of Lewiston and Auburn held by many inside and outside of the community*. While there is plenty of evidence to suggest otherwise, there remains a sense that LA Maine is a place in decline, with unappealing housing options, limited economic opportunities, little to do culturally or recreationally, and little hope for a brighter future.

Perception becomes reality in the minds of many. **LA Maine: Forward** is about taking action and changing perception. The challenges are noted here, but the reality is far from the perception held by many, as documented by the assets identified within this document.

We will address this challenge by resolutely moving forward. We will develop new brands for our own work and a regional brand for the community. We will use that brand to market the community to encourage visitors, events, investors, and business. (See Marketing LA Maine, Page 45)

LA Maine, Lewiston and Auburn, is evolving. As it evolves, new, innovative, and creative approaches to economic development are necessary. The challenge is in designing these approaches, providing resources, and taking action to affect change. With

limited public funds, private funds are required. Yet, in a community as close-knit as LA Maine, private funds are often spread thin. We must, then, make the most of our limited resources by being efficient, effective, and focused.

In a community as historic as LA Maine, it can be a challenge to try new things. Still, creativity in all aspects of business and economic development is important.

LA Maine has a diverse economy based on manufacturing, health care, distribution and logistics, and as a service center to Western Maine. *The service and retail economy has developed and expanded over centuries and, notably, in recent decades.* There is a balance between the more recent retail and service economy and redevelopment of downtowns. We propose to encourage that balance.

We must continue to find a balance to serve as that regional center offering a wide range of experiences, products and services to Western Maine while growing our attraction as a shopping and visitor center.

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Opportunities for Action

Opportunities are advantages that must be pursued. Here, we identify those opportunities and projects that have been identified as most pressing and outline how they will be addressed. Some opportunities will require immediate action. Others need additional input and development before clear actionable projects can be identified—thus why this Strategy must and will evolve.

We define opportunities and projects to be undertaken now, soon, and later, or what might otherwise be called short-term, mid-term, and long-term. We propose that “now” projects be completed within 6-12 months, “soon” projects in 9-18 months, and “later” projects in 12-24 months.

Now	Completed 6-12 months
Soon	Completed 9-18 months
Later	Completed 12-24 months

We categorize Opportunities and Projects under our three themes; People, Place, Prosperity. We recognize that there is overlap across these themes, but organize them as such.

Some Opportunities and subsequent Projects may be complicated for any number of social, financial, political, or other reasons. They stem from the community and our engagement with the community. There may be new ones added as the Strategy evolves. ***Priority is set by the lead organization and agency. Some projects may lose priority. Others may rise in priority—based both on our community dialogue and the lead agency. LAEGC will facilitate the follow up and progress of the Opportunities and Projects.*** We will serve as the lead for the continued implementation of ***LA Maine: Forward***. On some Projects, LAEGC will take active direct role, on others we will assist, coordinate or facilitate in some way.

People

The following are Opportunities for economic development to help build and strengthen the people of our community.

Fostering Entrepreneurship

Today’s global economic landscape makes it possible for business and entrepreneurs to locate anywhere, subject to access to supplies or markets. Entrepreneurship thrives in places that have an innovative and creative spirit.

The Lewiston Riverfront Plan, the New Auburn Master Plan and Village Center Study, the new location of Museum LA, and private

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investments within both downtowns indicate a focus on “New Urbanism” that will lead to the formation of creative places and creativity in LA Maine. The opportunity is now to continue to foster this revival.

The issue is how to encourage such continued developments, both physically and socially. LAEGC has established LA Maine as one of the State’s innovation and entrepreneurial “hubs” through the Maine Accelerates Growth Program (MxG). As such, LAEGC will reach out to coordinate and collaborate with interested organizations and programs to help promote and coordinate all efforts into an effective program to spur the next wave of entrepreneurship in LA Maine.

We must also promote the development of places that build upon this theme. This includes private development and, perhaps, publicly financed spaces. Co-workspaces shared maker-spaces, innovative design of public spaces and public art that further LA Maine as a creative and “modern mill city” are all aspects of creative spaces that stimulate entrepreneurship.

Also, we propose to tap into the LA Maine’s new demographics; fostering entrepreneurship at all ages and by all ethnic groups will propel our growth. New programs to integrate immigrants into entrepreneurship and business development will broaden diversity and creativity in LA.

Entrepreneurship Projects

LA Maine is becoming a “hub” of entrepreneurial activity and we shall continue to encourage and expand this activity.

Entrepreneurship is about innovation and creativity. Entrepreneurs of all ages and types can and should be found and encouraged to create. Entrepreneurs are not only start-up companies but are found in existing companies, many that have been in business for many years.

● [Top Gun LA](#)

Soon

Top Gun Maine offers training, mentorship, and business coaching to early stage businesses in Maine. It brings together entrepreneurs, mentors and speakers for a dozen classes, workshops and events that historically have run January through May. During classes and in between, mentors and entrepreneurs meet to identify and focus on the most critical issues businesses face as they move towards progress.

Offered by the Maine Center for Entrepreneurial Development (MCED) in collaboration with the University of Maine and other partners, Top Gun is limited to 30

entrepreneurs across Maine via classes in Portland, Orono and Rockland. Top Gun costs \$500 per team (scholarships are available) but expenses have run closer to \$7900 per team. In order to prepare companies to have effective mentor relationships, MCED has also developed an eight week online class called Top Gun Prep, which helps many first-time entrepreneurs “learn the language of business.”



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MCED would like to expand Top Gun further and LA Maine is one alternative. To host Top Gun, LA needs to continue to develop and foster its “entrepreneurial community” serving the larger region of Western Maine.

LAEGC is taking on the role of coordinating and lead agency for entrepreneurial development in LA—in part funded by its role as a “Hub” of the Blackstone Accelerates Growth Program.

The current focus will be on cultivating and promoting LA Maine’s entrepreneurial community, with an eye to hosting Top Gun, in the future. While developing our entrepreneurial community, we will promote Top Gun Prep and other offerings from MCED.

● [LA Maine Developers Boot Camp](#)

This project will encourage would-be “developers” to consider and invest in properties in and around the community. The Boot Camp is designed to focus on small, relatively simple projects. The project was brought to LA at the 2015 Build Maine Conference. LAEGC and City Staff hosted this event in September, 2015. The intent is for follow up with the participants to encourage their planning, financing, and development of small scale projects in our community.

Now

● [Bobcat Venture Challenge](#)

The Bobcat Ventures Challenge (BVC) was created by a group of innovative and entrepreneurial students at Bates College. In its first year, 13 teams (each composed of 2-4 Bates Students) participated in an intense training program, developed their business model, and pitched their idea for \$5,000.

Now



As part of our strategy, LAEGC will collaborate with Bates to expand and promote entrepreneurial offerings to both the Bates and the LA communities. LAEGC will help open up the seminar series to the public. Together with Bates, LAEGC will expand and promote the BVC to make it a cornerstone for the entrepreneurial communities of both the College and LA Maine.

● [Start-Up Weekend\(s\) & Maine Create & Start-up Week](#)

LAEGC will continue to expand local participation in Maine Startup and Create Week in 2016. LAEGC will explore ways to integrate MSCW into its Business Trade Show and other efforts.

Soon

As we build our entrepreneurial community and “environment”, LAEGC will consider hosting our own Start-up Weekend. Such an effort was considered in the not so

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distant past and we wish to learn from that experience, build our community support, and develop a sustainable program. To that end, LAEGC will work with MCED and others in the community to design and plan this program.

● [LA Maine: Engage Entrepreneurs & Develop Our Entrepreneurial Environment](#)

As part of LAEGC's Maine Accelerates Growth Hub, LAEGC will organize and publicize regularly scheduled "meet ups" for entrepreneurs. These meet ups will include engaging speakers on subject of value to the entrepreneurial community.

Now

The immediate goal is to coordinate and collaborate on the various ideas and efforts to engage and foster entrepreneurship. LAEGC will act as the catalyst for that coordination and engagement. A proposed schedule of events is being announced as the first version of **LA Maine: Forward** is released.

Such coordination includes integrating the Young Entrepreneurs Academy, among other programs.

Taught at the Lewiston Regional Technical Center, the Young Entrepreneur's Academy is a yearlong program that instructs high school students on the art of entrepreneurship. Students develop business ideas, write business plans, conduct market research and pitch their plans to a panel of investors to potentially launch their

businesses. Guest speakers, mentors and field trips are also part of the class. Students can earn two high school credits and three college credits from Central Maine Community College, which can be transferrable.

LAEGC will take on the effort to foster the entrepreneurial environment—and to engage and collaborate with others including Bates, LSD, APS, Kaplan, CMCC and YPLAA.

● [Make it Easy to Start Business](#)

A simple guide on the agencies available to assist entrepreneurs will help them connect to those agencies. LAEGC will work with City Staff to produce a "How to Start a Business in LA" guide. This guide will be made available to area banks, the Career Center, and other locations.

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Empowering LA's Diversity

LA Maine has a unique diversity that sends a powerful message: anyone can and will make it here. We propose that we celebrate and encourage the diversity of LA Maine's past and present. Our diversity began, of course, with the immigration of the Irish and Franco community in the previous century. It continues and repeats itself with the immigration of Somali and other immigrants from the African Continent and beyond. Now, with the significant investment and establishment of a medical-tourism facility in Auburn, we will have additional ethnic diversity from Mainland China. The challenge and opportunity is to tap into eager and entrepreneurial immigrants and develop and nurture an educated and engaged workforce.

There is much "we" can learn from our new visitors and our new community members. We must strive to encourage dialogue for our common future.

There are a variety of organizations that support the transition of immigrants or "New Mainers" to the US, Maine, and LA Maine. We propose that a common and coordinated effort of all these agencies, groups, and organizations, including those that provide economic development opportunities, is needed.

In July of 2015, the Shengtong Group of Beijing, China announced plans to convert a former shoe factory building on Minot Avenue in Auburn (known locally as 'The Barn') into a state of the art health

and wellness hotel aligned with Central Maine Medical Center in Lewiston. A \$30 to \$40 million investment by the group will transform the former factory into a luxury medical tourism facility with upwards of 200 rooms.

Shengtong Group officials anticipate that up to 5,000 wealthy Chinese citizens will visit the facility in its first year to receive medical treatment and preventative care outside the Chinese system while experiencing the many recreational and cultural benefits of life in LA Maine and "Vacationland".

LA Maine has a unique diversity that sends a powerful message: anyone can and will make it here.
We propose that we celebrate and encourage the diversity of LA Maine's past and present

Officials of the Shengtong Group chose LA Maine because they were impressed with the quality of care at CMMC but also equally with the beauty of the state and of LA Maine. They and their patients desire the fresh air and clean water that many of us take for granted. Local officials believe that their interest and commitment in the area will lead to more investment; there is already talk among investors of more projects in the area. Some may even consider living here one day.

Though there is general enthusiasm locally over the economic benefits of this remarkable project, there is also trepidation on the part of some. Some residents may be simply curious and uncertain about a new culture being introduced to the area; others may be resistant and unwelcoming to this sort of change. This resistance – if unchecked – could ultimately leave our new guests and partners with doubts about their decision.

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Longtime residents and community leaders remind us that this pattern has played out before in LA Maine; there was resistance when the Irish came to build the mills that established the area and more resistance when Franco immigrants came to work in them. Similarly, there has been more recent resistance to the arrival of Somali immigrants to LA Maine. Yet longtime residents and community leaders also remind us that at every turn, LA Maine has persevered through the unknown to find prosperity; the mills drove the growth of Maine's second largest city and helped the area dominate economically and culturally into the Industrial Age and well beyond. And even though the Somali community has only just arrived in the last 10-15 years, their entrepreneurial spirit is already contributing to the rebirth of Lisbon Street's retail and commercial district.

There may be no more important task for the leaders of LA Maine to help our neighbors overcome their fear of the unknown and recognize what is in their own self-interest than embracing our diversity. An open, welcoming LA Maine will embrace new things and reap the many benefits offered by new cultures, new partnerships, and new opportunities. The challenge now falls to LAEGC and others to lead the effort to foster a welcoming community.

● [A Symposium on Diversity](#)

A number of community leaders and organizations have been meeting and organizing in order to identify methods and means by which LA Maine can better discuss and have dialogue around

Soon

immigrant issues, race, and related issues and, perhaps, stream-line immigrant transition to the US, Maine, and LA Maine. Stream-lined integration includes cultural and language training and skill and entrepreneurial development to foster transition into the economic well-being for the immigrant and community.

The current organizers further believe that smaller, focused conversations are necessary as an ongoing way to keep the issues alive and that these should take place in neighborhoods across LA in a series of forums, presentations, or seminars on these topics. This should not be a one-time event; rather, it should be an organized and sustained effort. The question is how to organize to make this happen. It is clear that a lead organization must be identified.

We would not be the first community to launch such a program. Many communities around the world face the challenges of new immigration—and many are embracing it as an economic engine.

LAEGC will collaborate with USMLAC, YWCA, and other organizers to further define the vision and work for a Diversity Symposium to be the starting point for this community effort.

● [Explore and Foster Franco Heritage](#)

Working with the Franco American Center and

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the Franco American Collection at USMLAC, we shall reach out to other Franco communities to foster awareness of LA Maine’s Franco heritage. We propose that we identify and formalize “sibling city” relationships as part of building new markets for business (see page 42). These need not be official governmental relationships, although they could be. They need not be exclusive of the Franco heritage. But the Franco heritage offers logical starting point for what this project may include.

At the same time, the continued exploration and celebration will be a part of our Strategy—led by the Franco American Center.

We will also engage with the Province of Quebec and the more direct immigrant lineage between the Province and LA.

● Expand the International Children’s Fair at the Franco Center

The Franco Center for Heritage and the Performing Arts recently hosted a unique International Children’s Festival. The two-day event was planned in partnership with the Somali Bantu and other communities in Androscoggin County, and consisted of two days of workshops for children 4 to 18 years of age. Performing artists from each of the communities led workshops to help the children share aspects of their own cultures while learning about the cultures of others. We propose the community and the Franco Center evaluate this

Now

event and look for opportunities to sustain and expand the program.

This may be a relatively small project in the context of the larger issue, but serves as an example of small, immediate, and concrete steps towards empowering LA Maine’s diversity.

Expanding our Workforce—through Education (PK-12)

Establishing a pre-kindergarten (PK) through 12th grade education system, like no other, is the opportunity that must be pursued. PK education is critical to the future engagement of youth as students and adults. All communities strive for this. LA Maine must do the same. We believe we have the components of such a system:

- Infrastructure (schools, walkways to and from neighborhoods, buses, etc.);
- A Chamber of Commerce focused on this issue;
- A community that, when focused, supports strategic education initiatives (Consider LA is the only place that embraced and still supports College for ME, Androscoggin, in the State);
- Institutions of higher education and training
 - Bates College
 - Central Maine Community College
 - Kaplan University
 - University of Southern Maine—LA College
 - Northeast Training Institute

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LA Maine and Androscoggin County is the only location in Maine that has built upon the College for ME initiative launched over 10 years ago. College for ME Androscoggin is preparing to, with input from the **LA Maine: Forward** collaborators, launch a significant and bold initiative to seek funding to provide funding for college for every student in the county. Coupled with its First Class Scholarships for adults, such an initiative would be a significant economic development asset.

● Expanding and Sustaining College for ME Androscoggin

College for ME Androscoggin aims to build a collaborative bridge between educational attainment and economic sustainability in Androscoggin County. College for ME – Androscoggin recognizes that the impact post-secondary planning has on our students is vital to our youth's sense of self determination.

Soon

College for ME Androscoggin is launching a revived program to increase student aspirations countywide. They will work closely with each of the six high school's college access teams and guidance counselors, Lewiston Regional Vocational Center, College admissions and enrollment counselors. They will make use of MELMAC and FAME to optimize access to financial resources available for high school students to plan, prepare and pursue a post-secondary plan highlighting further education.

● Alert Schools and Take Students to Job Openings

An effort to alert high schools of job openings in area businesses may help non-college bound students to find work and businesses to find needed employees. This may be as simple as asking development professionals that are meeting with businesses (see BEAR LA, page 40) and become aware of job openings to alert the High School Guidance Counselors to those openings. Perhaps too, a distinct visit to a business by a small group of students, after school, might open-up opportunities for the student.

Now

As part of BEAR LA (see page 39), when we identify a business with some openings that would be appropriate (entry-level), we will make a referral to the guidance counselors at LPS and ASD. The counselors will then work with teachers and students (with parents' permission) to refer students to the employer, or arrange a group of students to visit the employer, and also help with filling out applications, etc.

● Support and Expand the Bridge Year Program in Local HS

The Bridge Year program affords high school students the opportunity to acquire job skills through technical training while completing college-level math, science, English and history courses during their last two years in high school. As a result, the program produces career-tracked high school graduates who can

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affordably earn their associate degree within 12 months of their high school graduation.

Locally, Edward Little High School is the first participant in the program, which is sponsored in part by grants from the State Department of Education. This fall 20 students will be enrolled in the technical skills-based education that will put them on a career path while also significantly reducing their college expenses. Lewiston High School is likely to begin Bridge Year programming by 2017. The Lewiston Regional Technical Center will provide the technical skills training for both.

We propose to advocate for funding for LHS & EL including funding beyond state grant program. LAEGC will integrate this pilot (grant) program into our BEAR LA business visits, helping to direct students and programming focused on local employer needs.

● [InternHelpME Program](#)

Soon

The Androscoggin County Chamber of Commerce has teamed up with the Maine State Chamber to run an 18-month pilot program aimed at creating internship opportunities for students and local companies. Internships are a proven method of building a future workforce; more than 60 percent of students who intern with a company are offered full-time employment there when they graduate. During the pilot program, the chambers will work with the business community to understand more about what

internships are already offered locally, and to identify what tools and resources are needed to help employers who haven't offered internships to make the commitment to offering them in the future.

The Chamber, as part of the BEAR LA team, will help businesses to access and take advantage of this program.

● [USMLAC as Part of USM Metropolitan University](#)

The University of Southern Maine was an early member of the Coalition of Urban and Metropolitan Universities (CUMU), which formed in 1989. The members of CUMU, today numbering nearly 100, share a purposeful commitment to the place in which each resides, an abiding engagement and a mutually beneficial relationship with their communities and the needs of those communities.

Soon

USMLAC is leading the charge as USM seeks Carnegie Designation as a Metro University. USMLAC by its very creation and the way it operates is a MU. It continues to focus on community engagement as a core to its mission.

The full development and improved community engagement of USMLAC is encouraged.

Expanding our Workforce—through Training

Differing from Education, training is the development and delivery of specific programs that provide specific skills to workers to meet

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the employer's needs. The LA Career Center has training funds available to assist with training current (incumbent) workforce. We need to expand opportunities use these funds to train incumbent workers so that they may be promoted, and use other training funds to replenish their old positions with new workers.

There may be another source of workers from traditionally "untapped" segments of the population, including the "young seniors", the disabled, the long-term unemployed, even ex-offenders. LAEGC and its partners will explore opportunities to engage those citizens through programs coordinated by the Central Western Maine Workforce Investment Board.

● [Know Who to Contact](#)

Now

As one simple, low-cost project, LAEGC, as part of its BEAR LA program (page 40), shall produce simple business referral cards listing local experts in training programs and funding. Leaving these with business is one way for them to inquire and seek out those funds to build their workforce.

● [Ready To Work Academies](#)

The Ready to Work Academy (RWA) is an 80-120 hour intensive training program that provides local employers with applicant recruitment and work preparatory training services that focus on building, reading, math, communication and problem solving skills, among others. The LA Career Center has developed and conducted RWA's for nursing (CAN and PPS), welding, and IT

Now

technical support. The center is currently developing similar programming for stitchers and other manufacturing functions.

LAEGC and other economic development partners will promote and share the availability of RWA slots. LAEGC shall integrate this into its new social media marketing plan.

Expanding our Workforce—through Attracting People

Another possible avenue of workforce expansion is to seek out workers from other places. We propose consideration of a coordinated and focused marketing effort to seek out workers from places around the globe. Business "members" would provide funding to support attendance at job fairs or direct tours for seniors in high schools from around rural places in New England or beyond. The coordinated effort would promote LA jobs and the community to pools of potential workers in other areas. Those pools may be high school seniors, college students, or veterans leaving the military.

LAEGC will work with interested parties to develop a model for such an effort, including how it might be funded, what areas might be targeted and how such a program might be launched.

● [Develop a Work Force Attraction Program](#)

LAEGC will develop a model for a sustainable, privately funded program to promote LA Maine as a place to work and live. LAEGC will work with the Chamber and others in the development of this model. We

Soon

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envision a “membership model”, supported by the business community, to promote the availability of jobs in LA Maine to potential employees in other communities through direct recruitment activities.

LAEGC will develop a proposed model to share with its Board and the Chamber for consideration. The current thinking is a membership model to raise funds to support an innovative and aggressive marketing and employee recruitment effort. The implementation of this project will be dependent upon that feedback and support.

● Create and “Publish” Welcome Videos

Soon

Some have discussed creating a welcoming video that may be used by a number of employers, LAEGC, the Chamber and others as they do their own work to attract employees, business, or visitors. Recently, the Chamber has helped organize and “produce” a video to highlight the area for the meeting and convention market. Another video is in the works to draw attention to LA in the social media market.

Other video exists that might compliment these efforts and be edited into a short Welcome Video. Snippets or other short videos might be produced for direct marketing on social media. The Chamber, with partners, will begin to produce a number of videos, available to members to welcome persons and business to LA Maine, promote our visitor assets, and other subjects.

Healthy Lifestyles

There are a number of collaborators working within the wellness, food security, and local food development arena. This subject has been recognized around the world as an area of importance in local community economic development. The Good Food Council of LA is a coordinating body for these initiatives.

Soon

There may be opportunities to expand existing business and build new businesses while promoting local food wellness by making use of the significant portion of land in agricultural production in Auburn (and Lewiston, to a lesser degree). There may also be ways to promote new business and expansion of business while maintaining that land as open agricultural space. Additional review and input on economic opportunities while sustaining open space and productive farm land may be considered.

Grow L+A is focused on efforts to further develop a local-regional ‘food economy’ and aggregating such activity through a possible food facility in Bates Mill 5. Coupled with the Food Council’s ‘Healthy Food System’, there are opportunities to promote wellness and economic growth. By interconnecting the various pieces of the system from production to processing to point of sale (wholesale and retail) to waste management, value is generated through the recirculation of local dollars and value. Also important to LA Maine’s People are the efforts of Healthy Androscoggin and others to promote physical activity, healthy eating, prevention of drug use, and smoking cessation programs.

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A local food economy is often the basis of a “buy local” program. LAEGC will explore such programs, together with the Chamber and in coordination with the GFCLA.

Place

Place includes our location in the world, our public and private infrastructure, and attention towards development of our downtowns.

Space for Business—Buildings & Business Parks

Our community has tremendous variety in the spaces available for business. There are mill spaces, downtown storefronts and office buildings, traditional commercial spaces, and new permitted business and commerce parks all available in LA Maine. These all represent opportunities that must be marketed in an increasingly competitive global marketplace.

Market LA Maine as a Place for Business

LAEGC will continue to expand its role in marketing LA Maine as a Place for Prosperity—a place for business. It will do so in coordination with other marketing efforts under a new regional brand, and LAEGC’s own new brand. It will do so in concert and coordination with efforts in Auburn and Lewiston. See LAEGC Marketing for Business Development for more on how we are proposing to undertake this effort.

Now

An “Inventory” of Places for Business

Now

LAEGC has historically been responsible for maintaining an inventory of available spaces in LA Maine. As we go forward, LAEGC intends to expand this function. This does not necessarily mean LAEGC will create and maintain an all-encompassing “data base” but rather, we will focus on developing stronger and more open relationships with commercial realtors and property owners and developers in LA Maine. We may explore ways to integrate the most used existing commercial real estate websites into our own.

Owners and real estate agencies that manage their own inventories and properties will be encouraged to connect with LAEGC so that they can be included in our network and inventory of spaces for new business and development. LAEGC must expand its awareness and its access to this inventory as it takes on its efforts to promote and develop entrepreneurs and the expansion and attraction of existing and new business.

Information on how to be connected into our “inventory” will be forthcoming as we develop the new LAEGC website. In the immediate short-term, it is simply a call or email to LAEGC to share information about existing properties.

Commercial Retail Opportunities

Our Downtowns have their unique place and focus, yet, to be a striving metropolitan area, we must continue to develop and

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redevelop areas for national retail, lodging, and other commercial places.

Additional research and market data may help foster continued evolution and growth of retail and commercial areas in LA. LAEGC will work with the University of Maine to research the current retail market in Lewiston and Auburn as part of the projects outlined here.

● [Exit 75 and 80](#)

Soon

Our two interchanges off I-95 are key areas for continued and carefully planned commercial (and industrial development).

Both offer key access points to industrial, warehousing, logistics, and manufacturing facilities. Additional development off of Exit 75 might focus on build-out of the Hartt Transportation Business Park, the Auburn Enterprise Center, and additional property to and around the Auburn Lewiston Airport.

There are plans for new commercial and light industrial/manufacturing space around Exit 80 in Lewiston. Plans for the next phase include 1,000,000 square feet of new development—significant opportunities to expand the Lewiston tax base and attract jobs to LA Maine. LAEGC will work with Lewiston ED and the developer of the property to identify ways to help promote the development of this area.

Both City ED Departments will take the lead on development of these sites with business and developer leads generated by LAEGC.

● [Continued Redevelopment of Existing Sites](#)

The continued development or redevelopment of the mall and commercial area in Auburn is Now critical to expanded and diversified economy in LA Maine. Working with private interests, Auburn ED and LAEGC will continue to encourage development in this area. This may include new and creative ways to use traditional “big box” developments—such as the development of the Auburn Mall with the TD Bank call center and other such projects.

This area is home to the Norway Savings Ice Arena, which offers a tremendous new attraction for LA Maine. The Arena will be creative and explore new events and opportunities to bring to LA Maine. Working with the Chamber, such events can be integrated and add value and business across the community.

Auburn ED, the Arena, the Chamber and LAEGC shall coordinate and communicate common marketing and development projects. This coordination and communication will help make each of those agencies efforts most efficient.

Likewise, redevelopment of older and now underutilized commercial areas is important in Lewiston. Legacy

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Lewiston, the city's comprehensive plan, speaks to the transformation of key commercial areas like intersection of Lisbon St. and East Ave., and the Sabattus 'crossroads' (the intersection of East Avenue and Sabattus Street). [LINK to City Web site and Legacy Lewiston Plan]

Creative Community Places—Public and Private Spaces

Auburn and Lewiston, both individually and collectively, recognize the importance of investing in place. We encourage and want to foster the continued investment in creative community places. These are public spaces that foster community pride, interaction, and often serve as a place for entrepreneurs to create new ideas. These are, as well, private investments, small and large, in buildings and homes.

Soon

There are many examples of such places. The redeveloped gazebo at Kennedy Park, the relocation of the bells from the St. Louis Church, the installation and redevelopment of historic monuments, the new amphitheater at Simard-Payne Park, and small "pocket parks." Other efforts are being organized to encourage public (and private) "clean up days" of these kinds of spaces.

As a community, we must encourage the continued development and redevelopment of such spaces and walkways. We must, collectively, be creative in finding the volunteers and funds to develop such spaces.

The Androscoggin River and its Great Falls represent a tremendous, if only partially "tapped" opportunity. Access to the river, outlooks, and use of the water itself offers a means to further define this

place we call LA Maine. The Androscoggin River has tremendous appeal and potential to serve as a catalyst for new investment, visitor attraction, and economic development. There are publicly-developed plans and significant investments in walkways and public spaces to foster activity. There shall be more.

Continued Redevelopment of Mill Spaces

LAEGC and the City ED Departments have, along with a group of sponsors, planned and held a LA Maine Developer Boot Camp to identify small projects and foster entrepreneurial developers. Still, we propose that continued redevelopment of the historical mill complexes is an important part of our economic future. In the end, this requires the attraction of new investment, entrepreneurship, and the expansion of business.

Now &
Soon

Still, we propose that an expanded effort to work with property owners and developers is important. LAEGC shall continue to reach out to the owners of these properties and identify available space, desired redevelopment plans and the necessary investments required for the redevelopment. These properties become part of our inventory of available spaces.

One area we wish to explore is the continued and expanded use of spaces for **high-value, low-volume, niche manufacturing**. LA has a number of such firms in existence,

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and we can expand and market these companies presence to attract new such businesses.

LAEGC may seek out creative funding sources to help build a focused plan around this niche. Sources could include the Maine Technology Institute and USDA Rural Development. A focused plan will help us brand our existing companies in this cluster, identify costs and sites for new firms, encourage our entrepreneurial development in this cluster, and attract new investment and business to our redeveloped mill sites.

Bates Mill 5 is on the verge of redevelopment. The owner /developer is working with the YMCA and CMHC on expansion opportunities in the space. In addition, Grow L+A is focused on providing assistance and guidance for the redevelopment of Bate Mill 5. This includes the engagement of the community in a continued focus of Mill 5 as a center of wellness and the “food economy.” Grow L+A is also seeking interested tenants and business that would like to be part of the future development.

● Walkways and Connecting River to Community

Some work has been completed and more is proposed to expand walkways along the river and to better connect the community to the river. We recommend ***focus on further development of walkways and bikeways that extend up and down the river, into the downtowns, and connect Auburn and Lewiston.*** We

Soon

propose the Lewiston Riverfront Master Plan be integrated with the New Auburn Village Master Plan, the New Auburn Greenway, and other plans for paths and walking trails, many being put forth by the Androscoggin Land Trust. A regional , if not statewide, walkway (bike, pedestrian, snow travel) may be created extending from Androscoggin Riverlands State Park along the river into Auburn Center, extending into and through New Auburn and out to the Little Androscoggin, and looping into Lewiston, extending out into the Lewiston downtown to Bates and into the balance of the community.

An integral part of this project will be to review and plan for ways to make walkways along the canals more inviting.

We are not proposing a new plan. Rather, we propose that we coordinate and collaborate to “connect” these plans and seek funding to build the proposed pathways together. LAEGC will meet with leaders of these plans to strategize how to do just that.

● Investments in Riverfront Properties

Auburn and Lewiston ED have a focus on fostering new private investment along the riverfront. Both cities continue to make public investments in the riverfronts to further encourage private investment. LAEGC also plays a role in its work to seek out new investments.

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A key to the development of the riverfronts is continued coordination, dialogue, activity (including events), and public investment. These are all underway as outlined in the Lewiston Riverfront Island and the New Auburn Master Plans.

LAEGC will review these plans and activities and engage staff from both cities and offer any additional recommendations and input on their riverfront investment plans, including use of tax increment financing and CDBG funds.

Our community has a number of existing and potential places to “play”—places to recreate, to visit, explore, and experience. From the historic mills and their architecture, the river and walkways, parks, growing culinary scene, to our cultural experiences, LA Maine has and could have more developed places to play.

The promotion and marketing of LA for experiential visitors is proposed as a Chamber activity (see Chamber (tourism) marketing) and other agencies in collaboration, e.g., LA Arts, the Franco Center, the theaters, etc.

We propose the exploration, development, and marketing of other recreation assets.

● [Other recreation on riverfront](#)

The community is engaged and looking for new recreation assets along the river.

Soon

Expanded walkways, rock walls, new stages, river access

points with rentals, lighting, and art displays are all means to create new opportunities along the riverfront.

A dialogue and “community brain-storming” session may be encouraged as part of the LA cultural plan or some other program—or on its own merits. Such a session may also be part of a future Build Maine Conference (the last two being held in LA).

A community leader or organization must be identified on a case-by-case basis. Recreation sites are often on public space, but need not be exclusively. Some may be managed and maintained by a private organization on behalf of a city.

We propose we foster new design, architecture, and other means to create places that inspire community and commerce in LA Maine. LA Arts has secured funding from the Maine Arts Commission for a Cultural Plan, and the development of that Plan can help further identify project and how to build Place through arts and creativity.

● [Cultural Plan](#)

LA Arts has been awarded a grant from the Maine Arts Commission to engage advisors and the community and craft a Cultural Plan for LA Maine. Together with their partners and others, the Cultural Plan (and planning process) will follow and complement **LA Maine: Forward**. The Cultural Plan will build upon many of the themes and Opportunities for Action here. It will also identify new opportunities to build Place in LA Maine.

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LAEGC will work with LA Arts and other cultural organizations to leverage the preparation of the Cultural Plan into actionable projects and events. We will also work together to seek out funds to foster continued arts and cultural development. This may include expanded Art Walks, a plan for new public art funding and installations, and other culturally-based events in our downtowns and along our riverfront venues.

● [LA Maine. Maine's City of Lights](#)

Soon

Many monuments and places of significance in LA have been illuminated regularly. The Basilica, Lewiston City Hall, Franco-American Center, the St. Louis Church are examples places that have been “lit up” partially or fully.

As part of the 2015 Build Maine Conference, a group presented its thesis on illuminating places. As a follow up, we propose that the community embark on a plan to use light and lighting as a means to develop creative and welcoming space in LA. Let's establish LA Maine as Maine's City of Lights.

A proposal is in development to light the smoke stack at the Bates Mill.⁴ Other private developers have expressed

⁴ A graduate class from the Pratt Institute used LA as a case study for its graduate capstone class. Since then, one member of that class has developed a consulting and design company, Impactful Illuminations, which has offered to install lighting on the Bates Mill smoke stack .Final details are being prepared.

interest in creative uses of light to highlight their own structures. With the follow-up on the smoke stack project, we will explore the opportunity to identify other possibilities and how we might integrate these into a plan for additional lighting projects—including how such projects may be effectively funded.

● [Public Art](#)

Soon

This summer, a new piece of public art was installed along Lisbon Street in Lewiston—LA Rattle, by Charlie Hewitt. We propose that this be only the start. Working with LA Arts and as part of the Cultural Plan the development of art walks and installations may be an additional way to build our Place.

● [Future Projects for ABDC & LDC](#)

Soon

LA is fortunate to have two well established non-profit development corporations. The Auburn Business Development Corporation and the Lewiston Development Corporation have been in existence for decades. Some of the now full business and commerce parks, industrial buildings, and some urban redevelopment is the direct result of ABDC and LDC investments.

Both agencies are re-establishing themselves for new projects. ABDC and LDC desire to consider projects where the free market may fail due to any number of considerations. Along with the City of Auburn, ABDC is

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currently focused on the development of the Auburn Enterprise Center, a new business park on Lewiston Junction Road. LDC is working to finalize interest in space it has available at the Key Bank Commerce Center at 415 Lisbon Street in Lewiston.

Both agencies are seeking funding to support the development of new projects and the expansion of commercial space in LA. ABDC will focus, with LAEGC and CE Realtors, on the development and build out of the Auburn Enterprise Center. The Auburn Enterprise Center is a 93 acre business park with 8 lots that are pre-approved for commercial and industrial use, pre-permitted for wetland mitigation, and protected by park covenants. AEC is located less than a mile from the Maine Intermodal Facility and just 2.5 miles from Exit 75 of the Maine Turnpike.

LDC will continue to focus on full utilization of its current assets at 415 Lisbon Street and a 5.23 acre parcel on 25 Forrestall Street, permitted for a 40,000 square foot building and ready for development.

While focusing on the build-out of their current assets, both ABDC and LDC will explore other “small scale” opportunities to facilitate property development. These agencies are in place and can take on riskier developments that traditional developers may not, and at a lower “profit”. That said, they must also be fiscally responsible to their bottom line. In particular, both are interested in a focus on properties that may be too risky for the current “market.” This may

include, for example, properties that may have environmental concerns—by making use of US EPA Brownfield Assessment grants, currently available through AVCOG.

Co-working and Maker Space(s)

Now

There is interest around LA in developing shared or co-working spaces. The challenge is in finding the property and owner or manager of such a facility. LAEGC shall continue to explore properties and ways to organize interested parties for such a project.

Soon

A maker space is similar but generally with focus on production of goods. Co-working and maker-spaces may be shared but a maker-space generally has more space requirements. LAEGC shall continue to seek out such a space that offers the cost savings (rents) low enough to develop a maker space—as well as an energetic and focused entrepreneur willing to take on such a venture.

USMLAC and the Auburn Public Library are considering or planning for such shared spaces. A key component to the success of any one or number of these will be coordination so as to best serve the marketplace—basic supply and demand. LAEGC will work with these parties to advise and assist on how such spaces may be developed.

There are also private developers interested in creating co-working spaces in LA. LAEGC is working with these and

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others and will coordinate and collaborate to nurture and establish such spaces.

LA Maine Gateways

We recognize, as do both City Councils and Auburn and Lewiston ED staff that the primary vehicular entryways into LA Maine are generally speaking (to be polite) not the most inviting and do not leave a good “first impression.” The development of Washington Street in Auburn and outer Lisbon Street in Lewiston are historical remnants of the expansion of the automobile. New and innovative incentive programs may be one way to encourage private investment in these approaches. Another approach may be through public investment. At this time, this requires review of previous and current plans, existing programs that may be used, and input from planning and economic development partners. What would follow might be proposals for private and public partnerships or grants to support improvements along these corridors.

As part of its review of each City’s tax increment financing and CDBG programs, LAEGC will offer input and recommendations for gateway projects. LAEGC will seek out other examples of successful projects and their funding models and with Auburn and Lewiston ED, prepare formal recommendations to City Councils. This will include outreach for input from property owners along these corridors to recognize their rights and property values—and encourage new investments that may benefit those owners.

Soon

Housing—Redevelopment and Investments

The efforts to attract and encourage new entrepreneurs, business, and development must be balanced with a coordinated and focused effort to improve the range and value of the community housing stock. As noted earlier (Challenges, page 13) LA Maine has an aging housing stock and we must continue to foster redevelopment of these properties.

The Cities and their ED Staff recognize this and are making efforts to encourage new investment in housing. Each offer the following financing or funding programs to encourage investment in housing:

City Housing Investment Programs	
Program	City
Housing Rehabilitation Loan Program	Lewiston
Homeowner Rehabilitation Loan Program	Lewiston
Homebuyer Assistance Loan Program	Lewiston
Homeowner Emergency Loan Program	Lewiston
Multifamily Energy Assistance Loan Program	Lewiston
Home Buyer Program	Auburn
Homeowner Rehab Program	Auburn
Spot Rehab Program	Auburn
Residential Rehabilitation Program	Auburn
Lead Grant program	Auburn
Commercial Rehabilitation Program (Multi Family)	Auburn

Lewiston and Auburn have both articulated means to meet this challenge. Collectively and overall, both cities call for innovative use of public funds to improve the diversity

Now

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of housing stock. It is important that we build, rebuild, and develop a range of housing stock to meet a range of lifestyles and households—from improved lower income housing, a wider range of market-rate and above market-rate rental units, single-family housing units, and even short-term housing. Legacy Lewiston and Auburn’s Plan both call for new and creative uses of CDBG and TIF programs. These plans also include some of the following recommendations:

- Selling tax acquired properties for \$1.00 to qualified buyers who will rebuild the property,
- Establishing a fund in partnership with commercial banks Community Reinvestment Funds to encourage purchase and redevelopment of vacant or abandoned units
- Working with larger employers to develop programs to encourage home (we would add condominium) ownership in the community,
- Reviewing and revising codes, to make it financially easier to redevelop targeted properties,
- Revisions to zoning and land use requirements to create new opportunities for home construction in rural areas of the community.

We encourage the continued exploration and action on the above activities and the engagement of other interested parties and collaborators.

New, Improved, Expanded Events in LA Maine, Downtown, and on the River

There are a number of events in and around our community, ranging in size and scope from the Balloon Festival, Dempsey Challenge and the Emerge Film Festival to farmer markets and others. The Franco Center, our theaters, and others hold additional events and programs. New investments in meeting and conference spaces and hotels are signs of the value of these events.

Still, there may be room for more, with some consideration given to the “poaching” of sponsors from existing events. Yet, from our community dialogue and recent and ongoing investments in the Downtowns, riverfront, and other facilities, there may be a market for new, improved or expanded events.

The Chamber is launching Downtown Trick or Treat this year—with plans and intent to expand it beyond its current Lisbon Street location. Auburn ED is proposing an “Arts and Humanities Festival” in coordination and collaboration with LA Arts and others. The formulation of such an event is important and critical to its long-term success. ***We propose a concerted and coordinated effort be launched to first inventory the existing events of all size on both sides of the river and secondly, to plan and coordinate for an event of significance that spans the river and makes use of venues in Auburn and Lewiston.***

The Colisee and Norway Savings Arena are valuable assets for new events, perhaps coordinated with other venues or locations in the

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community. The river offers a world class location for ‘theme’ festivals (fly fishing, kayaking, music, cultural).

The coordination of events in order to develop new or expanded events is important. The Chamber is redesigning its Regional Image Committee into an event and tourism committee and can serve as a coordinating body, promoter, and developer of new events or meetings and conventions at existing facilities.

During a number of our community meetings, the idea of developing a significant, world-class, cross-river multicultural event was proposed. Such an event takes 18-24 months to plan and conduct market research, and requires significant revenue. That should not deter us, but rather challenge us to consider how best to develop such an event.

LAEGC will convene community leaders and organizations to contemplate the development of a “signature event.” It will take careful consideration, community engagement, and financial support— and a carefully considered business plan to consider the current market for such events, sponsorships (without taking away from other community programs), and costs.

Soon

Connectivity to the World

As noted, we have tremendous assets and competitive advantages based on our location and our connectivity to the rest of the world. These assets include or fiber optics, rail, air and automotive and trucking connectivity.

LA Maine has over 120 miles of the highest capacity fiber optics available. Access in some areas is still limited. Yet, it is clear **that LA Maine has some of the densest high-speed capacity in the Northeast**. We must review, organize, and use this asset to promote our connectivity to the world.

● Market the Broadband Available in LA Maine

Regardless of the service provider, we propose that as a community we should be unabashed about this asset and make it known to the world the density and affordability of our fiber access. With input from Oxford Networks (now merging with Bay Ring) and FairPoint, LAEGC will develop a flyer as part of our business marketing campaign and make known the availability and capacity of fiber in LA.

Now

At the same time, there are gaps in the availability of fiber in and around LA. LAEGC will explore alternative service providers and financial mechanisms to invest in the infrastructure needed to fill those gaps.

Alternative means to deploy high speed internet is required across the communities.

LA Maine is fortunate to have access to rail that provides for the delivery of freight, goods, and potentially people to the balance of the continent. The key to the development of rail is the transport of freight. This is not to disparage or dismiss passenger rail - but it is a basic economic reality. Passenger rail requires public subsidies from

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various level of government (federal, state, and local). But passenger rail may provide the investment in rail that can further facilitate freight travel. Co-development of both forms may be mutually beneficial. This is a complicated and longer-term issue and opportunity—but one that must begin to be focused on and addressed.

In general, a revised, coordinated, and a focused strategy is required. ***We propose that a common vision for future rail investments from the municipal governments in Lewiston and Auburn is required as co-owners in the Lewiston Auburn Railroad Company (LARC).*** Just as our community has engaged one another in the ongoing development of ***LA Maine: Forward***, so too must LARC lead the effort to coordinate and set forth a strategic direction on the most efficient and effective use and development of our rail assets.

Together, we must explore the best political and financial strategy to build increased freight traffic to and from the “Port of Auburn.” We must do the same to consider the most strategic investments to develop passenger service, be it from the south (Portland and Boston) or north (Montreal).

The Lewiston Auburn Railroad Company is in the best position, with leaders from Auburn and Lewiston, to put that strategy together. Input from the Maine Department of Transportation, the Maine Port Authority, the Maine International Trade Center, and others will be invaluable.

LAEGC and LARC will convene a focused strategic development session with input from Maine DOT and private operators. We will engage the City ED and community leaders as well. As part of its marketing program, LAEGC will concurrently seek out companies that may take advantage of our rail assets.

● Improved and Increased Freight Rail Activity

Now

Working on behalf of LARC, LAEGC will work with the private partners, Saint Lawrence & Atlantic Railroad, and businesses to refocus efforts to increase freight traffic to LA Maine. This will include making use of the Auburn Intermodal Facility. The priority actions include revising and updating LARC relationships and leases with SLAR. Working together, with mutual interest of increasing traffic, expanding, and attracting business, we will make use of our tremendous rail and locational assets. We will seek out new and creative or innovative uses — such as we did earlier this summer, by seeking input from the Port of Saint John (not a direct line via rail but with input, advice, and collaborative and constructive recommendations).

A near term “now” project includes the full integration and single-point of contact for rail development, now handled by LAEGC on behalf of LARC and the City of Auburn Intermodal Facility. We propose that we hold a seminar or series of seminars on how our rail assets can save money, open up new markets, and develop expanded and new business. These will be promoted regionally and perhaps around the State to reintroduce the “Port of Auburn” as a

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cost-effective way to move product to and from Maine and New England.

LAEGC will work to identify possible rail users from the local business base as a means of increasing traffic – this will include a larger regional “catchment area” of potential users from Western and Central Maine, if not farther.

● Passenger Rail in LA Maine

Soon

The State is prepared to commission a study on improvement of the rail line to foster passenger service south from LA to Portland and beyond. High level consideration of improvements necessary north to Montreal may be included. This study will require local (city) match, yet to be approved.

The investment costs and specifics around passenger rail to, from and in LA is a matter of debate. The location of any such passenger station in Auburn or Lewiston is as well.

What is not of debate is the importance of strategic investment and planning for rail infrastructure. Investments to improve rail lines for passenger rail can and do improve track for freight travel.

A clear and well vetted policy and investment strategy for passenger service into and out of LA is needed. Such a policy must be span the river and be acceptable to each City. Together, both cities will have a stronger statement and ability to foster and leverage federal, state, and private

investments for future passenger rail service—that will, if planned carefully improve our freight infrastructure.

We recognize as well *the economic importance of the Auburn Lewiston airport*. We propose that, together, we better integrate the airport as an important part of the community, and better leverage its potential for economic development in LA Maine.

To make best use of the AL Airport, we believe a dedicated and focused marketing initiative needs be undertaken—in coordination with the marketing efforts being proposed in this Strategy. At the same time, strategic investment decisions to support a focused market niche is required. That market niche is in the private, charter, and potentially “air taxi” service.

● Marketing AL Airport in the Region and Across the Continent

Soon

We propose that, as part of a comprehensive community wide marketing initiative, (see Marketing LA Maine, page 46), the Airport be marketed as a place for charter and corporate service to Maine, notably Western Maine. LAEGC, the Chamber, and the Airport may leverage their funds and other funds they are seeking to develop an aggressive marketing campaign for increasing traffic and use at the airport. Increased traffic will support our economic development efforts with both business (corporate) and high-end tourism traffic.

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Prosperity

It is well documented that business clusters evolve based on assets that are indigenous to the community, and growth of interconnected businesses, suppliers and associated institutions. In this Strategy we identify proposed “clusters” or sectors of focus. The opportunity is to cultivate those sectors and focus our limited development time and marketing activities on those sectors.

Energy

Identifying new, innovative, and efficient ways to deliver affordable energy is a significant challenge and opportunity for LA Maine and the state as a whole. We believe we have some unique assets that may allow us to do just that.

Our competitors in economic development, other cities and places, are taking action on the energy front. Many in public policy and economic development are recognizing that places taking a leadership role in lowering energy costs and creating alternative options have an advantage over those who do not.

Of particular intrigue is the development and use of alternative sources of energy, given some of our local assets. The available agricultural and open land available in Auburn and to some degree in Lewiston may offer opportunities for development of alternative uses of energy, such as solar farms—but will require additional guidance, research, and community input.

Likewise, our urban environment may offer opportunities for use of solar or geothermal energy development. The square footage of

roof tops on LA’s mill spaces offer valuable space for solar panels. Some have suggested that the canals may also be used as a source of geothermal energy.

The development of alternative energy options is worthy of exploration. As with all markets, there is a cost and benefit analysis required. There may be private enterprises that may offer some solutions.

Oil, with supplies high and prices low, will continue to play a role in the development and cost evaluation of alternative forms of energy. LA is served by natural gas (Unitil) and additional expansion of that market is also dependent upon specific cost\benefit analysis on case-by-case basis.

[LA Maine Energy Policy](#)

LAEGC will organize and facilitate the City leaders and other collaborators to consider establishment of an Energy Policy with an action-oriented plan to establish LA Maine as a new-energy center and “green city.” The initiative shall begin with public policy objectives and commitments and then focus on what projects and initiatives may be considered to continue to focus on lower energy prices in LA, increasing efficiencies, and creative energy projects.

Soon

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Primary Focus: Expanding Existing Business

Encouraging the expansion and retention of existing business is a basic tenet of economic development. From this basis, we can foster new business and investment from our existing business base.

● Business Expansion and Retention: BEAR LA

LAEGC will provide the leadership and coordination of a systematic Business Expansion and Retention program called “BEAR LA.”

Now

Many such programs include board or business volunteers and include surveying of the business community. There is value in such an approach, but that approach can become old, tired and stale as the surveys get tabulated, volunteers lose interest, and the program bogs down in process and procedures. We propose a systematic program operated by the professionals in business and economic development within the community.

The BEAR LA Team shall include LAEGC, City ED Staff, and Career Center Staff to serve as the primary outreach professionals. Business visitation is part of our regular duties and there is no need to create something new. We will begin by collectively assimilating our contacts and networks within our existing business community. We will then systematically schedule and make visits to those companies we may not have met with. We will have general and basic questions. This is not to exclude other

partners in economic development, but only to keep this effort focused. We will coordinate and collaborate with other agencies who regularly reach out to the business community (CMCC, Kaplan University, USM LAC, Chamber, etc.). We will hold semi-annual meetings to get our team’s findings together and share what we have learned with our partners.

The most important part of any business expansion or visitation program is what happens after the visit. The primary role will be to refer and connect the business with any applicable agencies or sources of information to meet their current needs and any potential expansion opportunities.

● Market Our Business Community

Based on information we learn from our business community we will market our business community and LA Maine to the world. BEAR LA will form the foundation of our entry into new markets. We will reach out and establish and nurture new connections, new networks and potential partnerships and markets for our business community. Generally stated, we will foster business-to-business activity (B2B).

Now

We will rebrand the Androscoggin Business to Business Trade Show and use it to help encourage B2B activity. By doing so, we may foster outreach to other B2B type shoes in other communities. For this we will need our business

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community participation. Such participation, if focused on communities that offer potential markets for our business, may create new opportunities.

Thus, our BEAR LA activity will help us identify new B2B markets and new ways to help expand market activity for our existing business community.

We will explore the creation of an **LA Maine Marketplace**—a shop for LA Maine products and services, cooperatively owned and managed in other markets. To create such a marketplace, we will need a number of area businesses willing to share costs for development and leasing of space. We will need to create a management structure. LAEGC and the Chamber will explore this and bring forth a proposal to its members and the community. ***An initial and immediate pilot of such a marketplace will be a Pop-Up Store in collaboration with the Maine College of Art on Congress Street in Portland.*** LAEGC will work with MECA and others to organize the space, displays, and a program to invite and include local vendors to participate.

● Buy Local Program

LAEGC is researching a buy local program. Others in the community may be interested in advising and assisting in development of such a program with LA Maine. Buy local programs generate local income and wealth by circulating income within the community, versus income exported.

Soon

There is significant research that demonstrates how “buy local” programs boost a local economy. In essence, circulating spending within the local area helps boost those participating businesses, creates a local awareness and helps identify local market gaps for new business, and fosters a unique character of the “place.” A recent study showed that “in communities with an active ‘buy local first’ initiative run by a local business organization reported average revenue growth of 8.6 percent in 2012, compared to 3.4 percent for those in areas without such an initiative.”⁵

LAEGC and the Chamber will evaluate existing programs and consider a program for LA Maine, bringing recommendations back to their independent Boards.

Attracting & Putting New Capital & Investment on the Streets

We will, as noted above, use our BEAR LA activity to expand into new markets. We will use this as a way to explore and identify new investments and new business for LA Maine. We must also continue to secure new capital for expanding business opportunities. LAEGC, CEI, CCFC, the City ED and other agencies should review and work together to expand the sources and flexibility to grant and loan funds to expanding business.

⁵ Survey Confirms Benefits of “Buy Local First” Campaigns, Finds Challenges Ahead, Rosemary Hawkins, 2013, at <http://www.bookweb.org/news/survey-confirms-benefits-buy-local-first-campaigns-finds-challenges-ahead#sthash.wNqEFblQ.dpuf>

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● Expand Existing Resources

We believe our area lenders and gap-financing agencies (LAEGC, AVCOG, CCFC, CEI) do a good job of working together to develop financing packages for startups and expanding enterprises. Like all “systems,” there may be new and innovative ways to promote the range of existing programs. LAEGC will reach out to these agencies and brainstorm new and creative ways to do just that. We will also explore new sources of capital that might be secured and put to work to build business, such as use of lender Community Reinvestment Act (CRA) funds, foundations, or other pooled lending efforts.

Soon

● Innovative uses of Current Sources of Funds

There may be ways to creatively use funds already available within the community to finance new private investments. LAEGC will explore its own loan pools to identify new ways to responsibly lend its funds.

Soon

LAEGC will review the City’s current Tax Increment Financing Development Programs in light of recent changes and evolutions of the program’s enabling state legislation that may identify new means to invest in our own municipal infrastructure and provide incentives to encourage new development.

LAEGC will also work with Auburn and Lewiston City staff as they continue to expand and make use of federal

Community Development Block Grant (CDBG) funds. The intent is to be creative and explore ways to leverage those funds into new projects to support this Strategy.

It is important to note that as we explore new ways to use existing funds, we give strong consideration to the need to further encourage business ownership by immigrants, particularly through the development of alternative financing options.

Attracting New Business & Investment

We will, as noted above, use our BEAR LA activity to expand into new markets. We will use this as a way to explore and identify new investments and new business for LA Maine. We will identify and target the sectors that give us the greatest chance of success – perhaps in the manufacturing of health care products, or in other high value, low volume manufacturing, or in transportation and logistics to trigger the increases use of LA Maine’s rail infrastructure. Step one is to determine those areas where we have the greatest probability of success.

● Competitive Analysis

Now

In order to properly understand the economic base, competitive advantages and disadvantages, and develop a proper business attraction plan, LAEGC will develop a competitive analysis that determines how LA Maine fares against its true competitive base. First, LAEGC will look to find which locations in the Northeast are LA Maine’s most common competitive peers. From this,

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LAEGC will develop a matrix of salient location factors to determine specific strengths, weaknesses, and the types of industries and functions for which LA Maine would be most appropriate. This information will then guide future marketing, outreach and policy initiatives.

LAEGC will conduct this analysis by December, 2015. Input will be gathered from others, notably, Auburn and Lewiston ED. This analysis will inform LAEGC's business marketing plan to be presented at the same time.

● Further Outreach and Engagement

Concurrent to conducting the Competitive Analysis, LAEGC will also continue its current efforts to reach out and engage the private sector. LAEGC and the rest of the development community need more information on how the private sector is viewing economic conditions, regional competitiveness, and LA Maine's response to these and other issues. Further, the private sector needs to be enticed to more directly participate in sharing this information as well as become more active ambassadors for LA Maine.

Now

LAEGC is reaching out to the private sector for guidance, input, and financial support for business development. The Business Development Corps will form a private-public partnership to support business development marketing.

● LA Maine Open House

ABDC and LDC will collaborate with each other and others, including the Maine Economic Development and Real Estate Association (MEREDA) (pending the approval of their governing board), to host an "open house" for LA Maine. This is envisioned to be a ½-day event including a bus tour of area properties on the market or targeted for new investment and development.

Now

● Sibling Cities

We propose the establishment or affirmation of Sibling Cities around the world. The City of Lewiston and the Franco Center have a long history with the City of Saint Hyacinth in Quebec. Working in coordination with LAEGC, the City and the Franco Center will reconnect and plan for expansion of that relationship for the purpose of expanding LA business community connections and to seek out businesses in the Province that might hope to expand to LA.

Now

This project may be particularly valuable working together with the Saint Lawrence and Atlantic Railroad Company and our own Lewiston Auburn Railroad Company.

LAEGC has, through other connections, made contact with the City of Saint John and Moncton, New Brunswick as well. Moncton, in particular, has interesting cultural (Franco) and transportation, logistics, and business similarities to LA.

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LAEGC, the Franco Center, the Franco Collection at USMLAC, and others will reach out to the City of Moncton and the City of Saint Hyacinth to initiate this opportunity. We will start small, by simply seeking introductions and mutual exploration of personal connections. Perhaps we shall seek an exchange of performers or an invitation to exchange visitors and explore each community's common but unique shared heritage.

In doing so, we shall explain ways to learn and expand upon the people, place, and prosperity in LA Maine.

LAEGC and the Franco American Center will participate in Face a Face in Moncton and share our cultural and business heritage in Progres' Magazine, a publication dedicated to business expansion in the Franco community of New Brunswick and Eastern Canada. We will also reach out to the City of Saint Hyacinth to continue to build upon the long relationship with the City of Lewiston; and expand our outreach from there.

As part of LAEGC's marketing efforts to attract new business, the Sibling City relationship may be used to establish B2B connections, expanding our existing business contacts (and potentially their partners and markets) and seeking out new business expansions.

Improved and New Collateral, Online, and Other Marketing Material

Now

LAEGC will develop a new and improved online presence as well as other collateral materials to promote LA Maine as a place for business. This includes all new web and social media platforms, in coordination with the Chamber's own rebranding. LAEGC will do so through its annual budget and seek out additional revenues and partnerships to develop new and innovative ways to promote the LA business community and LA Maine as a place for new business. This will require additional private and public partnerships.

LAEGC will consider new ways to promote LA Maine. One creative and innovative suggestion has been the development of an infomercial to run in select markets promoting LA Maine.

Another avenue is to develop an online presence for our business community— a listing of businesses that is not competing with but complementing the Chamber membership listing. This listing might be an online source for potential partnerships and contractual relationships with companies LAEGC identifies as it promotes the community around the globe.

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Marketing LA Maine: Lewiston Auburn

Marketing itself is not a project but rather a means to move a number of the programs and projects forward. Yet it deserves attention, here, above and “across” all of the projects in the Strategy. Effective marketing is targeted and focused on a message and an audience. Lewiston Auburn has had a number of “regional” or joint marketing efforts or brands in the past--*Cities of the Androscoggin* to *LA It's Happening Here*.

It is time, with this Strategy and on the verge of significant positive action and change to prepare a new brand—a coordinated and focused brand that, we propose, has built in longevity. LAEGC and the Chamber are both revising their own brands, logos, etc. Together, with others we propose a new brand for LA Maine.

LAEGC has established a Marketing Committee that includes a number of community representatives to consider a “regional” brand for LA Maine.

We have a Vision for our community expressed here in **LA Maine: Forward** (page 4). A brand, however, we must be clear, concise, and definitive. Thus, LA Maine is our place. It is not intended to replace or duplicate marketing for Auburn or Lewiston—but instead to add value and a common message. We intend to craft a community brand that can highlight our individual products. The LAEGC Marketing Committee will further define and categorize our

brand, services, and community with regards to the themes of our Strategy; People, Place, Prosperity.

The LAEGC Marketing Committee will make use of its collective experience and recent research on community brand.⁶ The Committee is charged with making its recommendations by December, 2015. This timing coincides with rebranding by the Chamber and LAEGC.

We propose and share, here, the segmentation of “marketing” for LA Maine. In short, the Chamber shall take on marketing the place to people, visitors, and for events or meetings. LAEGC will focus on marketing LA Maine as a place for business—expanding existing, entrepreneurs, or new.

Now

Chamber (tourism) marketing

LA Maine is the gateway to Central and Western Maine. At the same time, LA is evolving into a destination to its own, notably for sporting and other events. The Chamber will begin to develop marketing opportunities to increase awareness of LA for events and meetings. Our assets in this market include the Androscoggin Bank

⁶ Summary of Analysis for a Lewiston-Auburn Branding Initiative. Scorecard Strategic Planning & Research, 2012.

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Colissee, the Norway Savings Arena, and existing and new meeting or event centers being developed.

Our “cache” is the new, redeveloped urban industrial city within close proximity to Maine’s coast and the access point to the Western Maine Mountains and Lakes Region.

The Chamber is developing a virtual convention and visitor’s bureau and other ways to promote and market the city to visitors, meetings, and conventions.

LAEGC will be documenting and outlining its business development marketing plan as part of its “Scope of Services” for Auburn and Lewiston. Our current activity and planning has focused on markets that make sense and are already showing some positive results—through our current contacts and sales channels in Canada and beyond. Likewise, as part of its entrepreneurship program and in collaboration with others and Maine Accelerates Growth, LAEGC is promoting LA Maine as a hub for entrepreneurial development.

LAEGC Marketing for Business Development

LAEGC is redesigning its website and its own brand to focus on its core role to market LA Maine as a place for business. This includes entrepreneurship and small business, the expansion of new business, and attracting new business and investment—all elements of this Strategy.

LAEGC’s marketing will, therefore, focus on those targeted markets, individuals, and professionals seeking to start, grow, or expand their business. Throughout this Strategy we have proposed the programs or projects that will be used as the “hook” or means to market to those audiences.

- Entrepreneurship (see page 16)
- Expanding existing business (see page 40)
- Attracting new business (see page 42)

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Strategic Measurements

Any strategy or plan is only effective if it is measured. **LA Maine: Forward** will be reviewed regularly, analyzed against measurable objectives, and adjusted.

The challenge with economic development strategies are the measurements themselves. Unlike in business, where one can measure monthly, quarterly, and annual direct metrics of which the business has direct control over, a community strategy must rely on other measures that we do not have direct control over.

Still, we must measure our progress.

We propose the following levels of measures, long-term and mid-term to measure our progress.

These measures were identified as a result of recent work by a group of citizens and businesses with input and assistance from AVCOG, called Benchmarks LA. Further, we used input and direction from the Maine Development Foundation who produces Maine's Measures of Growth.

We identify only a small set of measurements borrowed or derived from the Measures of Growth and Benchmarks LA for purposes of the Strategy. These measure the overall progress of our Strategy and our community's economic development efforts—working together towards our Vision. There are many forces inside and outside Lewiston and Auburn that have an impact on these

measures—yet we propose that these may be used to best measure our progress. There will be more direct measurements of progress for each project in the Strategy—and for those we defer to the lead organization and collaborators to identify that measure and track success.

LAEGC will convene our community collaborators and others regularly to review and update **LA Maine: Forward**, including a review of these benchmarks and measures.

Soon

Population Growth, Age

The percentage of annual growth of estimated resident population, and estimated median age for the same time period, as reported by the United States Census and its annual American Community Survey. Lewiston and Auburn will be tracked and compared against the U.S and Maine.

	2013 Population	Growth from 2010	2013 Median Age	Change from 2010
U.S.	311,536,594	0.90%	37.3	+ .1 years
Maine	1,328,320	0.00%	43.2	+ .5 years
Lewiston	36,536	-0.15%	38.1	+ .7 years
Auburn	23,040	0.07%	40.5	+ .6 years

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Educational Attainment

Percentage of population, aged 25 and over, who have earned a high school diploma and higher, and who have earned a Bachelor's Degree and higher, as reported by the United States Census and its annual American Community Survey. Lewiston and Auburn will be tracked and compared against the U.S and Maine.

Educational Attainment, Population 25 years and over, 2013 American Community Survey

	U.S	Maine	Lewiston	Auburn
High school graduate or higher	86.0%	91.1%	85.6%	90.4%
Bachelor's Degree or higher	28.8%	27.9%	15.4%	24.9%

Number of Jobs, Overall, by Sector ★

Annual Average Industry Employment by Private Ownership (non-government), Overall and by Sector, as reported by the Maine Department of Labor Center of Workforce Research and Information. The Lewiston-Auburn Metropolitan Statistical Area (MSA) and the cities of Lewiston and Auburn will be measured.

2014 Annual Average Industry Employment, Private Ownership only

LA MSA	43,468
Lewiston	22,564
Auburn	14,587

Unemployment Rate

Annual Unemployment Rate, non-Seasonally Adjusted, as reported by the Maine Department of Labor Center of Workforce Research and Information. Lewiston and Auburn will be compared to US, Maine and LA MSA rate.

2014 Annual Non-Seasonally Adjusted Unemployment Rates

US	6.2%
ME	5.7%
LA MSA	5.5%
Lewiston	5.9%
Auburn	5.3%

Average Weekly Wage, Overall, by Sector

Annual Average Weekly Wage, Private Ownership, Overall and By Sector, as reported by the Maine Department of Labor Center of Workforce Research and Information. Lewiston and Auburn will be compared to Maine's average weekly wage.

2014 Average Weekly Wage, All Industries, Private Employment Only

Maine	\$768	
LA MSA	\$741	96.4% of state
Lewiston	\$809	105.3% of state
Auburn	\$684	89.1% of state

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New Business 'Adds'

Number of new Lewiston-Auburn businesses added annually, as collected by Infogroup Government Division, based on new business filings (DBA's, licenses, corporations). Lewiston and Auburn and the Lewiston-Auburn MSA will be tracked.

Number of New Business Adds, Lewiston and Auburn, September 30, 2014 to September 30, 2015

LA MSA	110	
Lewiston	50	45.4% of MSA
Auburn	27	24.5% of MSA
L&A	77	70% of MSA

Increase in Assessed Value of Cities

The assessed value of all real and personal property within the municipality, as reported by Maine Revenue Services (annual Municipal Valuation Return Statistical Summary). Lewiston and Auburn will be tracked to determine annual increases/decreases in that value.

Real and Personal Property Valuation, per MVR

City	2012	2013	+/- '12 to '13
Lewiston	\$1,855,359,945	\$1,891,256,130	+1.9%
Auburn	\$2,010,510,334	\$2,005,721,383	-0.2%

Per Capita Personal Income ★

The total income of a given area divided by the area's population, as reported by the U.S. Department of Commerce Bureau of Economic Analysis. The LA MSA will be tracked and compared against U.S., regional, and state per capita personal income.

Per Capita Personal Income, 2013

	PCPI	% of US	% of ME
U.S.	\$44,765	100.0%	
New England	\$54,582	121.9%	
Maine	\$39,562	88.3%	
LA MSA	\$37,680	84.1%	95.2%

Real Gross Domestic Product (GDP), 2014

Real Gross GDP reflects the total value of all goods and services produced in a given year, as reported by the U.S. Department of Commerce Bureau of Economic Analysis. The LA MSA will be tracked and compared against U.S., regional, and state per capita personal income.

	2014	Change from '13
U.S.	\$15.7 Trillion	2.2%
New England	\$852.5 Billion	1.6%
Maine	\$50.9 Billion	0.2%
LA MSA	\$3.8 Billion	-0.3%

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Poverty Rate ★

Percentage of the population living in poverty, as reported by the United States Census and its annual American Community Survey. Lewiston and Auburn will be tracked and compared against the U.S and Maine.

2013 Poverty Rate - American Community Survey

	<i>Rate</i>	<i>% of US Rate</i>	<i>% of ME Rate</i>
U.S.	15.4%		
Maine	13.6%	88.3%	
Lewiston	22.9%	148.7%	168.3%
Auburn	15.1%	98.1%	111.0%

★ = Benchmarks also used to measure progress of Measures of Growth 2015, Maine Economic Growth Council

This is the first public Version (1.0) of this document that will be continually reviewed, revised, and updated as we, the Lewiston Auburn Community, LA Maine, work towards our common Vision. It will be published online for continued input, until then contact LAEGC to provide your input.

LA Maine: Forward

An Economic Growth Strategy for LA Maine

Version 1.0, October 2, 2015
Appendix A

Below is a list Plans, Strategies, or other documents or materials reviewed for and referenced in the Strategy. **This Appendix is currently incomplete but will be completed by 10/09/15**

Document	Description
Auburn Comprehensive Plan	
Auburn Downtown Action Plan for Tomorrow	
New Auburn Master Plan	
Lewiston Riverfront Master Plan	
Legacy Lewiston	
New Auburn Village Center Study	
Others to be listed...	

LA Maine: Forward

An Economic Growth Strategy for LA Maine

Version 1.0, October 2, 2015

Appendix B

Below is the current list of partners and collaborators, their acronym used in the Strategy, and general description of their primary role and area of focus.

Partner & Collaborator	Acronym	Primary role and thematic area of focus
Androscoggin County Chamber of Commerce	Chamber	Member Services and the promotion of LA Maine as a place to grow business, live, and work through programming, events, and marketing.
Androscoggin Valley Council of Governments	AVCOG	Regional (Androscoggin, Oxford, Franklin Counties) economic development and planning agency. Home to Small Business Development Center (SBDC), business financing, and other programs.
Auburn Business Development Corporation	ABDC	A public-private partnership that develops specific projects that provide quality jobs and expand the tax base of the City of Auburn.
Auburn Lewiston Airport	AL Airport	Jointly owned and operated by the cities of Auburn and Lewiston, the airport supports local and regional general aviation, flight training, cargo and corporate activity on nearly 550 acres in Auburn.
Auburn School Department	ASD	The Auburn School Department serves over 3,500 students with more than 300 certified and support staff in eight community schools.
Bates College	Bates	College of Liberal Arts with additional interests in betterment of community and entrepreneurship.
Central Maine Community College	CMCC	One of the seven colleges in the Maine Community College System, CMCC offers numerous programs of study that lead to the Associate Degree and Certificate award.
Central Maine Medical Family	CMMF	An integrated healthcare delivery system, including Central Maine Medical Center in Lewiston, serving some 400,000 people living in central, western and mid-coast Maine.
City of Auburn, Economic Development	Auburn ED	Economic Development in Auburn, focused on specific projects and improvements.
City of Lewiston, Economic Development	Lewiston ED	Economic Development in Lewiston, focused on specific projects and improvements.
Coastal Enterprise, Inc.	CEI	A private, non-profit Community Development Corporation (CDC) and Community Development Financial Institution (CDFI) that provides financing, business support and technical counseling services to small and medium sized businesses in Maine.
Commercial Real Estate Agents and Agencies	CRE Agencies	Commercial Real Estate Agencies and Agents are a key collaborator as we seek to develop properties. Individual firms may be referenced by name.
Community Concepts Finance Corporation	CCFC	Works in-depth with start-up, operating and expanding businesses to provide financing for projects that do not qualify for conventional financing.

LA Maine: Forward

An Economic Growth Strategy for LA Maine

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Appendix B

Partner & Collaborator	Acronym	Primary role and thematic area of focus
Current Magazine	Current Magazine	Publication and events to highlight the culture, people, business community of LA.
Good Food Council of Lewiston Auburn	GFCLA	Formed in 2012 to create and support improvements to the food system of the LA community.
Grow LA	Grow LA	A non-profit dedicated to growing Lewiston and Auburn by promoting development that is economically sound, sustainable, with social responsibility, supporting a healthy community.
Kaplan University	Kaplan	An institution of higher learning dedicated to providing innovative undergraduate, graduate, and continuing professional education.
LA Arts	LA Arts	A non-profit organization dedicated to promoting diverse arts programming, leveraging them to stimulate economic revival and a high quality of life for all.
LA Future Forum	LAFF	A diverse group of LA Maine citizens representing business, government, education, healthcare and the arts and recreation, exploring ideas and solutions to make LA Maine a better place to live, learn, work and play.
LA Maine Business		A key collaborator will be the business community in LA. Individual businesses may be referred to specifically by name in the Strategy.
Lending Institutions	Banks	
Lewiston Auburn Railroad Company	LARC	A railroad holding company jointly owned by the cities of Lewiston and Auburn. Founded in 1872, the company looks to capitalize on intermodal transportation technology to increase economic development opportunities in LA Maine.
Lewiston Development Corporation	LDC	Engages in prudent economic development on behalf of the City of Lewiston and earns returns to be used for community reinvestment.
Lewiston Public Schools	LPS	Lewiston Public Schools serve over 4,900 students with more than 600 certified and support staff in nine community schools.
Maine & Company	ME&CO	A private, non-profit corporation that provides free and confidential consulting services to businesses looking to relocate to Maine or expand within Maine.
Maine Accelerates Growth	MxG	A statewide public-private partnership to fund programs that encourage and foster entrepreneurship. LA Maine is designated as a “hub” of this program.
Maine Career Center	MCC	The Maine Career Center provides a variety of training and employment services at no charge to Maine workers and businesses. The Lewiston Career Center is part of the statewide Career Center network.

LA Maine: Forward

An Economic Growth Strategy for LA Maine

Version 1.0, October 2, 2015

Appendix B

Partner & Collaborator	Acronym	Primary role and thematic area of focus
Maine Center for Entrepreneurial Development	MCED	A private, non-profit that helps Maine's most promising entrepreneurs to grow through innovation, by providing programming, mentorship, training and expertise.
Maine Department of Economic and Community Development	DECD	A state agency focused on the creation of new jobs and the promotion of economic opportunities in Maine. DECD is the umbrella organization for business development, community development, tourism & film, innovation, and international trade programming for the State of Maine.
Maine Technology Institute	MTI	An industry-led, publicly-funded, nonprofit corporation that offers early-stage capital and commercialization assistance for the research, development and application of technologies that create new products, processes and services.
Museum LA	Museum LA	Museum of manufacturing history in LA with programming for youth and adults to engage in learning history and culture of making products in LA.
<i>Statewide Organizations</i>		
Tree Street Youth Center	Tree Street YC	Supports the youth of Lewiston-Auburn through academics, the arts and athletics while providing a safe place that encourages healthy physical, social, emotional and academic development.
University of Southern Maine Lewiston Auburn College	USMLAC	A College of the University of Southern Maine, USMLAC was founded by this community a primary focus is delivering the education in demand in LA Maine.
Young Professionals of Lewiston Auburn Area	YPLAA	An affiliate of the Androscoggin County Chamber of Commerce, YPLAA is an initiative aimed at developing a network of young people to promote and expand on professional and personal opportunities in Maine.

**LA Maine: Forward
Economic Growth Strategy
Opportunities for Action & Projects Matrix**

Opportunity or Project	Proj or Prog	Theme	Timing	Catalyst	Collaborators	Outcome
Entrepreneurship						
Top Gun LA	Project	People	Soon	MCED	LAEGC	Top Gun classes held in LA
Co-Working Space	Project	Place	Now	Private	LAEGC, USMLAC	Physical coworking space(s)
Maker Space	Project	Place	Soon	APL	Other	Physical Maker space
Developers Boot Camp	Project	People	Now	LAEGC	City ED	Small scale development training, targeted case studies
Bobcat Venture Challeng	Program	People	Now	Bates	LAEGC	Bates entrepreneur challenge, seminars, pitch competition
Startup Weekend	Project	People	Soon	APL	LAEGC	An organized Start Up weekend inclusion with ME Startup Week
Fostering Entrep. Environment	Program	People	Now	LAEGC	Others	Overall programming to encourage and foster entrepreneurship
Startup Info Sheet	Project	People	Now	LAEGC	Banks	Flyer, web link to show easy-to-follow steps on resources and assistance for start ups
Empowering Diversity						
Foster Franco Heritage	Program	People	Now	Franco	USMLAC	Ongoing efforts to foster heritage and leverage it as economic asset
Diversity Symposium	Program	People	Soon	TBD	LAEGC, YWCA, USMLAC, +	Organized collaboration to embrace multiculturalism as economic asset
Intl. Children's Fair	Program	People	Now	Franco		Event to engage and celebrate multiculturalism in LA
Expanding Workforce--Education						
Alert Students to Job	Program	People	Now	LAEGC	City ED, Career Center	As part of BEAR LA, direct referrals to schools re job opp'ty's for HS students
Bridge Year Program	Program	People	Now	ASD	LPS	Expand opportunities for job experiences for HS students
College for ME Andro	Program	People	Soon	CFMA	Others	Renewed program to encourage and expand college attainment
Intern Program	Program	People	Now	Chamber	State Chamber, LAEGC	Full implementation of intern program in LA
USM Metro University	Program	People	Soon	USMLAC	LAEGC	Integration of Metro U model into USM lead by example of USMLAC
Expanding Workforce--Training						
Know Who to Contact	Program	People	Now	LAEGC	City ED, Career Center	Business card referral list to share with existing business
Ready to Work Academies	Program	People	Now	Career Ctr	LAEGC, Others	Awareness and promotion of RWA training opportunities for workers
Expanding Workforce--Attracting People						
Workforce Attraction Program	Program	People	Soon	LAEGC	Career Ctr., Chamber	Development of a program to attract workers for jobs in LA
Welcome Videos	Project	People	Soon	Chamber	Private, Others	Case-by-case but series of videos to promote work and business opportunities in LA
Healthy Lifestyles						
Projects TBD	Program	People	Soon	GFWC	Grow L+A, Others	Collaboration of programs and projects to develop wellness & Food System
Energy						
Establish Energy Policy & Plan		Prosperity	Soon	LAEGC	Others	
Commercial Retail Opt'tys						
Commercial Retail		Place	Soon	LAEGC	City ED, RE Agencies	LAEGC, UM retail analysis; city and private development efforts
Creative Community Places						
Walkways to/from River	Project	Place	Soon	Cities	LAEGC, Private	Implementation of city plans & continued review for other opportunities
Riverfront Properties	Project	Place	Soon	LAEGC	City ED	Review plans, coordinate strategic investment timeline
Redevelopment of Mill Space	Project	Place	Now	City ED	LAEGC, Comm RE	Ongoing, site by site, marketing & creative ways to redevelop spaces & for business
Recreation on the Riverfront	Project	Place	Soon	TBD	Others	Case-by-case efforts, organized collectively through collaborative effort
Investments in Riverfront	Project	Place	Soon	City ED	LAEGC, Comm RE	Ongoing, site by site, marketing & creative ways to redevelop spaces & for business
Cultural Plan	Project	Place	Now	LA Arts	ACLA, LAEGC, Others	Community engaged planning to develop strategy for increased cultural development
City of Lights	Project	Place	Soon	LAEGC	City ED, Private, Others	Starting with one example, develop case-by-case plan for lighting comm assets

Now = 6-12 months, Soon = 9-18 months, Later = 12-24 months

Project has definable deliverable, Program on-going or deliverable TBD

**LA Maine: Forward
Economic Growth Strategy
Opportunities for Action & Projects Matrix**

Opportunity or Project	Proj or Prog	Theme	Timing	Catalyst	Collaborators	Outcome
Public Art	Project	Place	Soon	LA Arts	Cities	Case-by-case installations of art in public or private spaces
ABDC & LDC Projects	Project	Place	Soon	LAEGC	ABDC, LDC, City ED	Case-by-case opportunities to leverage nonprofit property development organizations
Maker Spaces	Project	Place	Soon	LAEGC	APL, Private, Others	Case-by-case review and development of maker space in LA
Space for Business						
Market LA as Place for Business	Program	Place	Now	LAEGC	City ED	Marketing LA as a place for business, expanding business, entrepreneurship
Inventory of Sites	Program	Place	Now	LAEGC	City ED, RE Agencies	Ongoing and updated network to identify available spaces & property for business
Redevelopment Properties		Place	Now			
Commercial Retail Optyps						
Additional Market Analysis	Program	Place	Soon	LAEGC	U Maine, Others	Review, analysis of retail market opportunities, market changes
Exit 75 & 80	Project	Place	Soon	City ED	LAEGC, Comm RE	Ongoing, site by site, efforts to develop business sites at or around interchanges
Redevelopment of Sites	Project	Place	Now	City ED	LAEGC, Comm RE	Ongoing, site by site, efforts to redevelop retail business sites
LA Maine Gateways						
Projects TBD	Program	Place	Soon	City ED	LAEGC	convene to develop plans to invest in entry routes into LA
Housing						
Encouraging Investment	Program	Place	Now	Cities	Other	Designing new innovative incentives to encourage private investment
Events in LA Maine						
Plan new signature event(s)	Project	Place	Soon	Chamber	LAEGC, LA Arts, Others	Inventory existing events & identify market and opportunity for new signature event
Connectivity to the World						
Market Fiber Optics	Project	Place	Now	LAEGC	Oxford Networks, Fairpoint	With input from providers, develop flyer and market availability and capacity of fiber
Fill Broadband Gaps	Project	Place	Now	LAEGC	Oxford Networks, Fairpoint	Explore alternative providers and funding mechanisms to fill broadband service gaps
Common Rail Vision & Plan	Project	Place	Soon	LARC	LAEGC, Cities, Others	Set forth strategic direction on efficient and effective use/development of rail assets
Increase Freight Traffic	Program	Place	Now	LAEGC	LARC, Business	Working with our rail operator(s), market and promote Auburn rail assets for business
Passenger Rail Development	Program	Place	Soon	LARC	LAEGC, Cities, Others	Support passenger rail plan, prepare concise common policy
Marketing AL Airport	Program	Place	Now	AL Airport	LAEGC, Chamber	Market airport as place for charter and corporate air service to Western Maine, LA
Energy						
Crafting a LA Energy Policy	Project	Prosperity	Soon	LAEGC	Cities, Others	Develop Energy Policy to establish LA Maine as 'new-energy center' and 'green city'
Expanding Existing Business						
BEAR LA	Program	Prosperity	Now	LAEGC	City ED, Career Ctr, Others	Focused, systematic business visitation program with existing companies
Market LA Business	Program	Prosperity	Now	LAEGC	LA businesses	Establish and nurture new (external) markets for LA business community
Make us of LAEGC B2B	Project	Prosperity	Soon	LAEGC	LA businesses, others	Rebrand annual trade show and encourage B2B activity with new (external) markets
Create 'LA Marketplace'	Project	Prosperity	Soon	LAEGC	Chamber, MECA	Develop proposal to establish 'LA Maine Marketplace' in other market(s).
Buy Local	Program	Prosperity	Soon	TBD	LAEGC, Chamber	Consideration of 'Buy Local' program for LA Maine
Capital on the Street						
Expand Current Resources	Program	Prosperity	Soon	LAEGC	CEI, CCFI, Others	LAEGC will convene to seek out innovative and new sources of capital
Innovative use of Resources	Project	Prosperity	Soon	LAEGC	City ED, Others	LAEGC will provide review and recommendations on TIF and CDBG, others to City
Attracting New Biz & Investment						
Competitive Analysis	Project	Prosperity	Now	LAEGC		Conduct competitive analysis of salient location factors to determine targeted industries
Outreach (Marketing)	Program	Prosperity	Now	LAEGC	City ED	Engage business community, get guidance on local biz conditions, competitiveness
LA Maine Open House	Project	Prosperity	Soon	LAEGC	MEREDA	Host 'open house' and tour of area properties targeted for new investment/development

**LA Maine: Forward
Economic Growth Strategy
Opportunities for Action & Projects Matrix**

Opportunity or Project	Proj or Prog	Theme	Timing	Catalyst	Collaborators	Outcome
Sibling Cities	Program	Prosperity	Now	LAEGC	Cities, Franco Center, others	Establish or reaffirm/expand Sibling City relationships to facilitate biz/cultural exchange
Marketing Collateral	Project	Prosperity	Now	LAEGC	Chamber	Develop improved on-line presence and other collateral materials for biz marketing
Marketing						
For People, Events	Program	Marketing	Now	Chamber		Develop marketing opportunities to promote LA Maine as place for events and meetings
For Business	Program	Marketing	Now	LAEGC		Focus on targeted markets, businesses and individuals seeking to start, grow or expand
Community Brand	Project	Marketing	Now	LAEGC	Chamber, Others	Work with LAEGC Marketing Committee to propose 'regional brand' for LA Maine
Metrics--Ongoing Strategy						
Metrics & Update Strategy		Metrics	Soon	LAEGC	All	LAEGC will coordinate review of work approx 12 months out

City Council
Workshop Agenda Item Request Form

City of Auburn



Requesting Councilor's Name: Mary LaFontaine

Second Councilor Name: Adam R. Lee

Policy: Passenger Rail

Summary of Issue: L.D.323 provides for State funding for conducting a study and completing a plan for the implementation of passenger rail services between Auburn, Lewiston and the Amtrak Downeaster. The State Budget allocates \$400,000, but requires provision of \$50k by each City by November 1, to go forward. Lewiston has already voted 5-2 to provide funding.

Recommended Action for Consideration:

Authorizing \$50k toward the above study.

Existing Policy References (Comp. Plan, etc):

Committees of Jurisdiction (if applicable):

City Council

In order for a workshop item to be considered for an upcoming Auburn City Council Workshop agenda, please complete the above and present it at any time to the Mayor and City Manager. Our goal is to have items requested on a workshop agenda within 90 days of the date received.

DO NOT WRITE BELOW THIS LINE

Date Received: 1 Oct 15

Received By: [Signature]

(City Manager)

Date Received: _____

Received By: _____

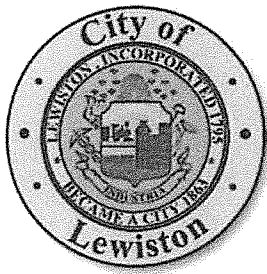
(Mayor)

90 Day Date: _____

City Council
Workshop Agenda Item Request Form

City of Auburn

Staff Assigned:



EXECUTIVE DEPARTMENT

Edward A. Barrett, City Administrator
Phil Nadeau, Deputy City Administrator

September 3, 2015

To: Honorable Mayor and Members of the City Council
Fr: Edward A. Barrett
Su: Passenger Rail Service Study and Potential Funding

The Lewiston/Auburn/Western Maine area has been pushing for the expansion of passenger rail service to our region for many years. Discussions have included both commuter service between Portland and LA and future intercity service from Portland through LA and on to Montreal.

Extending passenger rail service to Lewiston could well be a significant impetus to our future economic growth and will more closely integrate our economy with that of Cumberland and York Counties.

Several initiatives in this regard were introduced during the last legislative session, including a proposed bond that was not approved. However, L.D. 323, introduced by Representative Jared Golden and supported by our legislative delegation, did find its way into the state budget, although in a slightly modified form. It requires the Department of Transportation, in consultation with the cities of Lewiston and Auburn and the Northern New England Passenger Rail Authority, to conduct a study and complete a plan for the implementation of passenger rail services between the cities of Lewiston and Auburn and the Amtrak Downeaster service. The plan is to include:

- An analysis of market demand and the potential economic benefits associated with the implementation of passenger service, including the potential future expansion to Montreal;
- Developing a detailed service plan to meet travel demand and identified economic opportunities;
- An inventory of infrastructure needed to support operations with an estimate of necessary capital investments;
- Evaluating potential financing mechanisms for capital and operating costs and an implementation approach and schedule; and
- A review of potential alternatives and environmental impacts associated with the service.

The state budget includes \$400,000 toward the cost of the study, and each of the cities is required to provide the state with \$50,000 by November 1, 2015 in order for the study to go forward. A copy of the amended bill and budget language is attached.

The 2014 State Rail Plan includes a specific objective to "study potential passenger rail service through Lewiston-Auburn connecting Maine to Montreal, Canada." The study goes on to highlight strong regional support for such an expansion; that the expansion of Amtrak service to Brunswick "enhances the opportunity to extend intercity passenger rail service to the Lewiston-Auburn region;" that the "Portland to Lewiston/Auburn route is part of the federally designated Northern New England High

Speed Rail Corridor;" and includes a variety of other comments relating to rail connections to the LA area. Relevant excerpts from this plan are also attached.

In testimony on the proposed rail bond bill which are applicable to L.D. 323 as well, Mayor Macdonald made the case for extending passenger rail to Lewiston/Auburn:

"Mobility is critical to a thriving business climate and the future of our communities. The single most important economic investment the State could make right now would be to invest in passenger rail service between Maine's two largest population centers – Portland and Lewiston-Auburn. This has been a longstanding regional priority for our area, and we see it as a critical step in connecting to southern markets, Western Maine, and Montreal, producing significant economic benefits for the entire state. Connecting Montreal to Maine and the Northeast corridor would significantly increase tourism to our state, and those visitors would spend money on food, lodging, and retail. Expansion to Lewiston-Auburn is the next logical step and a potentially huge economic driver for Maine's interior.

"The Maine rail authority has testified in favor of expansion to Lewiston, and the Maine Department of Transportation agreed to seek funding for this expansion of service. The Northern New England Passenger Rail Authority (NNEPRA) has successfully implemented and managed passenger rail from Kittery to Brunswick, bringing millions of dollars in private and public investment to those towns. It's clear that passenger rail leads to real estate and business development in communities like Brunswick here in Maine and all across the country.

"The Cities of Lewiston and Auburn have a rich heritage of rail service and are served by a railroad that has operating agreements with Amtrak. We want passenger rail service. Androscoggin and Oxford Counties in Maine and Coos County in New Hampshire have an active coalition that meets regularly to advocate and plan for passenger rail. This is an investment in our economic future. Passenger rail service will aid our downtown revitalization efforts. Passenger rail service also attracts young people and employers who appreciate flexible transportation options for a mobile workforce."

The proposed study would be the next step in moving this effort forward. In order to initiate it, Lewiston and Auburn must each remit to the state \$50,000 toward this study. The purpose of this workshop is to identify the level of Council support for such an expenditure.

Date:

(Filing No. H-)

TRANSPORTATION

Reproduced and distributed under the direction of the Clerk of the House.

**STATE OF MAINE
HOUSE OF REPRESENTATIVES
127TH LEGISLATURE
FIRST REGULAR SESSION**

COMMITTEE AMENDMENT “ ” to H.P. 217, L.D. 323, Bill, “An Act To Provide Funding to the Department of Transportation To Complete the Assessment for the Completion of the State-owned St. Lawrence and Atlantic Railroad Line”

Amend the bill by striking out the title and substituting the following:

'Resolve, To Provide Funding to the Department of Transportation To Complete a Service Plan for the Development of Passenger Rail Service to Lewiston and Auburn'

Amend the bill by striking out everything after the title and before the summary and inserting the following:

'Sec. 1. Study. Resolved: That the Department of Transportation, in consultation with the cities of Lewiston and Auburn and the Northern New England Passenger Rail Authority, shall conduct a study and complete a plan for the implementation of passenger rail service between the cities of Lewiston and Auburn and the Amtrak Downeaster service. The plan must include a process for public review and comment and must incorporate information from completed studies and new information, including, but not limited to:

1. An analysis of market demand and the potential economic benefits associated with the implementation of passenger rail service between the cities of Lewiston and Auburn and the Amtrak Downeaster service, and potential future expansion to Montreal;

2. The development of a detailed service plan to meet travel demand and identified economic opportunities, including frequency and schedule of service, station locations, equipment types and seating capacity, marketing, management and operator plans and estimated annual operating costs;

3. An inventory of infrastructure needed to support operations, including mechanical facilities, with an estimate of the necessary capital investments;

4. An evaluation of potential financing mechanisms for capital and operating expenses and an implementation approach and schedule; and

5. A review of potential alternatives and environmental impacts associated with the proposed service, including station locations and necessary investments; and be it further

Sec. 2. Appropriations and allocations. Resolved: That the following appropriations and allocations are made.

TRANSPORTATION, DEPARTMENT OF

Multimodal - Passenger Rail Z139

Initiative: Provides one-time funding to study and plan for the implementation of passenger rail service between the cities of Lewiston and Auburn and the Amtrak Downeaster service.

HIGHWAY FUND	2015-16	2016-17
All Other	\$500,000	\$0
HIGHWAY FUND TOTAL	\$500,000	\$0

SUMMARY

This amendment, which replaces the bill with a resolve, directs the Department of Transportation, in consultation with the cities of Lewiston and Auburn and the Northern New England Passenger Rail Authority, to conduct a study and complete a plan for the implementation of passenger rail service between the cities of Lewiston and Auburn and the Amtrak Downeaster service. The amendment also decreases the funding to complete the study from a one-time Highway Fund allocation of \$1,000,000, as proposed in the bill, to \$500,000 in the state fiscal year ending June 30, 2016.

FISCAL NOTE REQUIRED

(See attached)

THIS VERSION OF LD 323 WAS SUBSEQUENTLY MOVED INTO THE STATE BUDGET ALONG WITH THE FOLLOWING ADDITIONAL LANGUAGE:

Sec. YY-3. Community match. Notwithstanding any other provision of law, no later than November 1, 2015, the cities of Lewiston and Auburn each shall remit \$50,000 to the State for the purposes of funding the study and plan for the implementation of passenger rail service between the cities of Lewiston and Auburn and the Amtrak Downeaster service pursuant to section 1 of this Part. The Treasurer of State shall deposit the funds in the Multimodal - Passenger Rail program, Other Special Revenue Funds account in the Department of Transportation.

EXERPTS FROM 2014 Draft MAINE STATE RAIL PLAN

Goal 2:

Improve mobility and accessibility of goods and people through greater rail system integration and interconnectivity of various transportation modes.

Objectives:

- A rail network in Maine that is fully integrated with the North American rail system, including compatibility with current standards for rail car size and weight.
- Increase intermodal freight traffic through improved highway-rail and water-rail intermodal connectivity.
- Increase passenger mobility options and access to intercity rail service via other transit modes through the proximity of new stations and/or system expansions.
- Improve local and national coordination among freight and intercity passenger systems with other modes of transportation among the railroads, Federal Government, Canada and other states in the New England region.
- Explore potential for incremental passenger rail improvements such as new stations, passing sidings, new and/or expanded services.
- Study potential passenger rail service through Lewiston-Auburn connecting Maine to Montréal, Canada.

Provide More and Enhanced Passenger Rail Service

In the southern part of the state there was consensus that maintaining passenger rail south of Portland is an important investment for the state to make. Generally, there was strong support in Portland for achieving additional passenger rail service to Brunswick and strong support in Lewiston for achieving passenger rail service to Lewiston/Auburn – and ultimately on to Montréal. Many believed that this would be a strong economic driver for western Maine.

- Strong support for current & future Downeaster intercity passenger rail service

St. Lawrence & Atlantic Railroad Co. (SLR)

Headquartered in Auburn, Maine and Richmond, Quebec, the SLR operates over 260 miles of contiguous mainline track between Portland, Maine and Ste. Rosalie, Quebec.⁵ Within Maine the railroad operates on slightly more than 85 miles, of which 0 25.7 miles are state owned right-of-way.

The SLR serves warehouse distribution, intermodal and bulk transloading facilities in Maine and provides a key transportation link through Lewiston/Auburn, Mechanic Falls, and South Paris, Maine, connecting to Québec and the CN Alliance routes. A key transportation link is the 35-acre Maine Intermodal Terminal, part of the CN intermodal network, which provides double-stack container service complemented by domestic trailer service to

both local and regional locations.

The SLR connects to Pan Am at Danville Junction, Maine, and through that connection provides direct rail links to many of the paper mills in Maine and points south through CSX (CSX) and Norfolk Southern (NS). The SLR connects to its sister railroad, the St. Lawrence & Québec (SLQ) at the New Hampshire-Québec border continuing on toward Montréal and connections to CN railway. SLR's primary commodities include the three key forest products of lumber, pulp and paper, as well as chemicals and agricultural products.

Downeaster Expansion to Brunswick

The expansion of Downeaster service to Brunswick had been part of the state of Maine's passenger rail plan since 1991, when the Passenger Rail Service Act was adopted by the Legislature and was accomplished in November of 2012. Funding for the Brunswick expansion project was awarded to NNEPRA through the U.S. DOT High Speed Intercity Passenger Rail (HSIPR) Program in January 2010. The project included the rehabilitation of approximately 30 miles of existing freight rail lines north of Portland, enabling the completion of the Boston to Brunswick Downeaster service. This rail line is owned by Pan Am Railways and is one of the state's most important freight corridors. Improvements made to support passenger service will contribute to improved reliability of freight service as well. The ARRA/HSIPR Grant funded the \$38.3 million¹⁰ project.

Upon completion of the expansion on November 1, 2012, two of the Downeaster's five daily round-trips began operating between Boston's North Station and Brunswick, along with a third roundtrip consisting of an early-morning departure and a late-evening return between Portland and Brunswick to position equipment. In Brunswick, the Maine Eastern Railroad excursion service can connect to the Downeaster with service to Rockland and subsequently Maine's island communities via the Maine State Ferry Service at Rockland the state-owned Rockland Branch. Freeport is also served by all trains going to and returning from Brunswick.

The expanded service has increased ridership, improved connectivity, balanced passenger flows, increased tourism, and supports local economic development initiatives. The newly expanded service enhances the opportunity to extend intercity passenger rail service to the Lewiston-Auburn region.¹¹ A needs assessment of passenger service demand in this market has been conducted, concluding that the region can support feeder service from key markets to specific stations once Downeaster core frequency has been increased.

At this time, it is anticipated that passenger service to Lewiston/Auburn area would be operated as a "feeder service" between Lewiston/Auburn and Portland with a cross platform transfer to Boston-bound trains. The feeder service could be operated with more nimble and efficient DMU (diesel multiple unit) equipment. The capital cost associated with Lewiston/Auburn service is still being developed, but previous estimates have indicated a infrastructure costs of \$35M - \$75M. From Lewiston/Auburn, additional expansion to Western Maine, including the Bethel area or even Montreal have been discussed but are not currently included in formal planning efforts. Also discussed and under preliminary investigation are "feeder" services between Rockland and Brunswick and Augusta and Brunswick, and a seasonal intermittent stop in Kennebunk, Maine.

The Portland to Lewiston/Auburn route is part of the federally designated Northern New England High Speed Rail Corridor. Rail planning in this corridor has included the design and permitting of a new intermodal facility at the Lewiston/Auburn airport, which would improve connections for auto, bus, rail and air travelers, and would serve commuters working in the Portland region. The future extension of intercity passenger rail to the Lewiston/Auburn region is an incremental step in further development of the state's passenger rail network.

The following passenger rail needs were identified through the State Rail Plan development process:

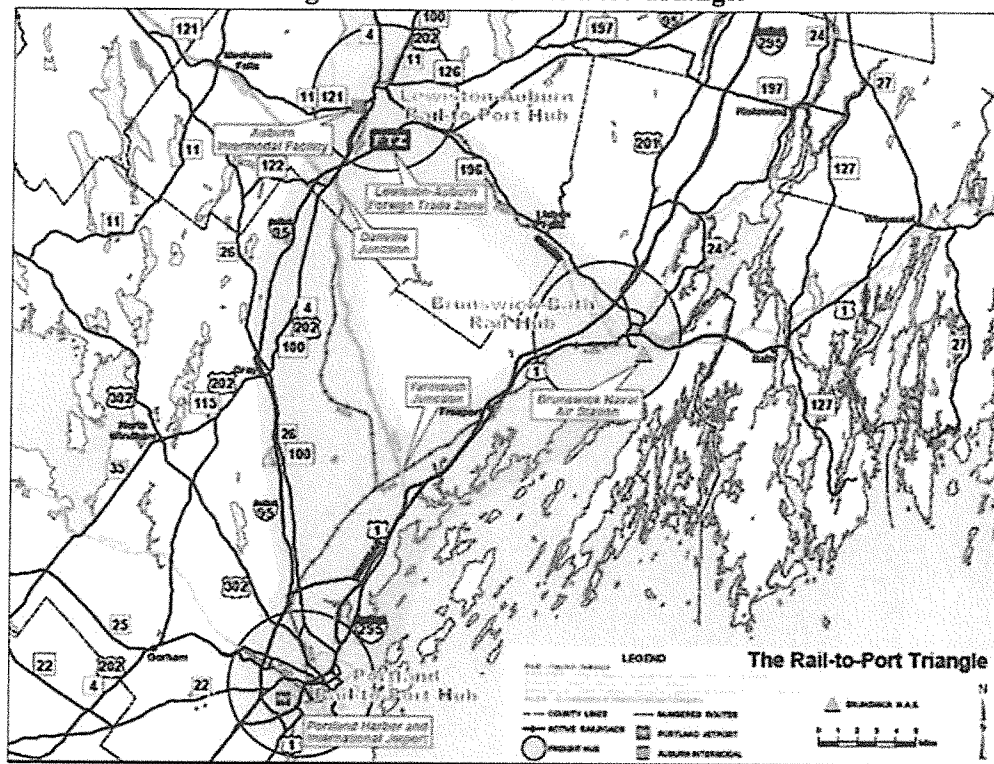
3. **Corridors** for the next phases of development of passenger rail, including both intercity or commuter service, need to be identified and prioritized. Those under consideration include Portland to Lewiston/Auburn, commuter services for the greater Portland region. Residents in Augusta, Rockland eastern and northern Maine have also expressed interest in passenger rail services.

The extension of passenger rail service from Portland to Auburn would also achieve the stated goals and objectives of the Androscoggin Transportation Resource Center's (ARTC) long-range transportation plan—"to create an integrated multimodal metropolitan transportation system that would improve peak hour levels of service by eliminating (highway) delays and minimizing congestion; and, promote new and expanded use of rail lines for passenger and freight transportation."

The Rail-to-Port Triangle initiative, as illustrated in Figure 6-20, targets transportation investments connecting Portland, Brunswick and Lewiston/Auburn. This concept links both passenger and freight rail investments already in place with those currently being planned. The initiative connects regional transportation assets including the Portland seaport, the Auburn Intermodal Facility, Lewiston/Auburn's inland port connections, and the potential of a redeveloped Brunswick Naval Air Station.

The Rail-to-Port Triangle is an example of intermodal projects benefiting the movement of both people and goods. The investment in the Amtrak Downeaster extension to Brunswick and the acquisition of the Yarmouth-to-Auburn SLR line support this strategy. Concurrently a major planning study is underway to address the shortcomings of Auburn's I-95 Exit 75 is an effective collaboration of the Maine Turnpike Authority, MaineDOT, the city of Auburn, and the ATRC. The purpose of this study is to identify and implement more efficient connections between I-95 (the Maine Turnpike), the Auburn Intermodal Facility, and the L/A Freight Hub's connection to the Port of Portland via the Maine Turnpike. This strategy also highlights the importance of seamless connections between highway, rail, and ports, be they coastal or inland.

Figure 6-20: The Rail-to-Port Triangle

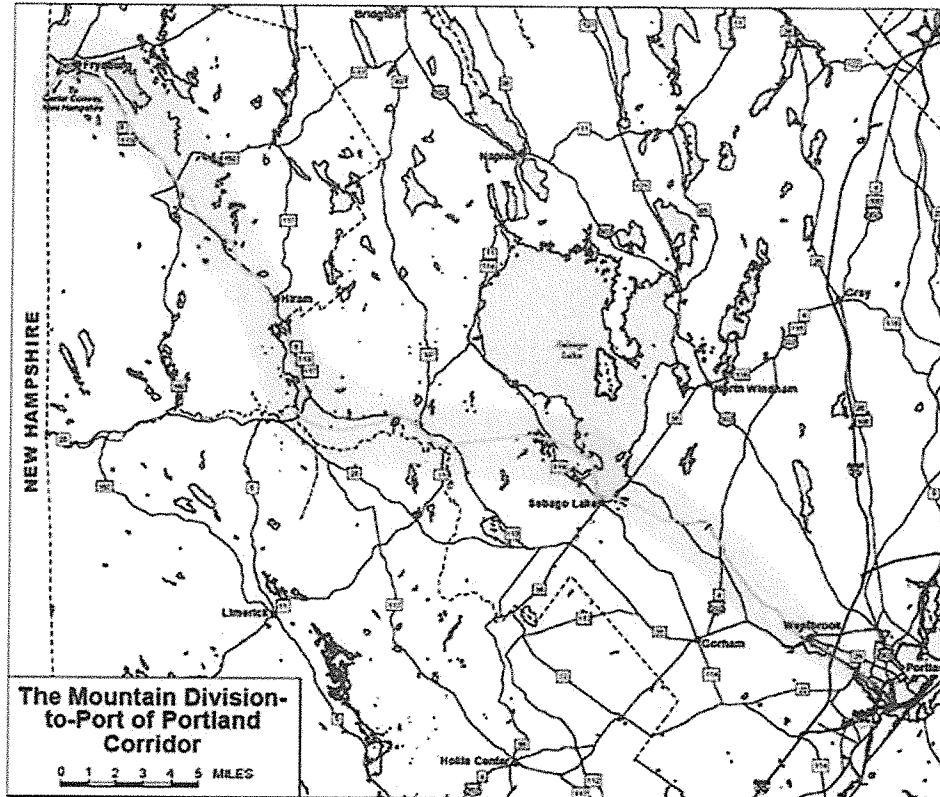


Portland Interstate Corridor

This multi-purpose corridor connects Portland and the Southern Gateway Corridor with key railway and highway links to New Hampshire and the Province of Québec, and City of Montréal. The historic and cultural relationships between Montréal and Portland have been well documented elsewhere, and this Interstate Corridor has the potential to reinforce these relationships with safe and efficient transportation connections.

This corridor would link the Ocean Gateway Mega Berth in Portland and a future potential rehabilitation of the Mountain Division rail line to Fryeburg (Figure 6-21), with a possible link into New Hampshire's scenic Conway region. Studies have identified both the potential and the challenges for both freight operations and tourist/excursion passenger services along this route. Commuter connections from Westbrook and Windham to Portland have also been studied, identifying the Mountain Division rail line as a potential multi-purpose transportation corridor in the future.

Figure 6-21: Mountain Division-to-Port of Portland Corridor Initiative



Along the north side of this corridor the now partially state owned SLR right of way provides for an effective connection from Portland to the Lewiston/Auburn region. This portion of the corridor is experiencing public advocacy for increased levels of transit service. This metropolitan region has been well served by both I-95 and I-295 for many years. However, changing social and economic conditions have prompted both the state and local governments to give consideration to transit alternatives. The Portland North study did just that, and its findings discussed future transportation investment decisions in this corridor.

The development of commuter rail services has been examined in the greater Portland region, and public comments at rail plan public meetings advocated for commuter rail services for the Lewiston/Auburn and Bangor regions as well as Portland. As noted in earlier sections of this state rail plan the population density, travel to work patterns and available rights-of-way may not support the significant capital investment required for start-up commuter rail in the short term. However, steps should be taken to protect and preserve corridors for future transportation needs throughout the state while concurrently developing land use regulatory schemes that encourage transit oriented development and limit continued sprawl type development.

Public Perceptions and Expectations of Passenger Rail Include:

1. Amtrak Downeaster (Intercity Rail) is viewed as a vital service with considerable support for the extension north of Portland to Brunswick and potentially in the future Lewiston/Auburn with long term possibility for passenger service to Augusta and Bangor if it can be justified.
2. Intercity rail to Lewiston/Auburn is viewed as an incremental step to potential passenger rail to Montréal.
3. Future commuter rail for the Greater Portland region is viewed as positively important to meet the strong public desire for transit options, especially in I-295 corridor; but also in the western corridors.
4. Lewiston/Auburn region has expressed interest in development of transit options – for both intra-regional and to Portland and beyond. Freight rights-of-way are viewed as appropriate for this use.
5. Public support for rail service has land use implications with some advocates suggesting the need to constrain sprawl development patterns that are emerging as southern Maine experiences continuing, although slowing, population growth.
6. Passenger Rail is viewed as important in linking Maine to both Canada and the continental United States.

Intercity Passenger Rail

1. Finalize FRA compliant Corridor Service Development Plan.
2. Continue incremental investments in Downeaster corridor to increase operating speed, increase safety, increase frequency and reduce transit time between Portland and Boston.
3. Add additional round trip to Brunswick.
4. Develop and implement passenger equipment procurement plan.
5. Construct adequate maintenance and storage facilities for equipment in Brunswick.

6. Develop transportation hubs (intermodal centers) to provide connectivity between intercity (and/or commuter rail) and local transit services for linkage to communities employment, commercial and residential nodes.
7. Evaluate operating scenarios for extension to Lewiston/Auburn.
8. Evaluate alternative Portland passenger station configurations.
9. Identify and protect potential high-speed passenger rail routes (west to Montréal, and south to Boston (NEC).
10. Maintain and expand upon multi-state and provincial regional coordination efforts.

Following are steps recommended to evaluate and develop commuter rail services in Maine.

1. Identify and protect/acquire inactive rail corridors with potential for future commuter rail/transit uses, especially north, west and south of Portland, as well as in the Lewiston/Auburn region.
4. Critical Rail Corridors were identified for the State Rail Plan based on current and projected demand for goods movement and personal mobility.⁵ State investment should target high traffic density rail lines to protect and preserve current services, and enable growth of both freight and passenger operations. The following Critical Rail Corridors were identified:
 - a. PAR– state line to Bangor/Mattawamkeag
 - b. MMA – Searsport to Bangor-Brownville Jct. (and west to Québec, Canada c. EMR/NBSR – Brownville Jct. to New Brunswick, Canada
 - c. SLA – Auburn to NH line (and on to Québec, Canada)
 - d. SLA/SMO - Portland to Danville Junction f. MMA – Brownville to Millinocket
 - e. MWR/SMO – Millinocket to Madawaska h. EMR route - Madawaska to Van Buren f. SMO – Mountain Division
 - g. Boston – Portland – Brunswick passenger corridor k. Portland north to Lewiston/Auburn

Project	Timing	Title Priority (Passenger)	Description	Total Study Cost (In Millions)	Estimated Completion Date
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long-term	Commuter rail analysis	Low	Public calls for commuter rail service to Portland, as well as for the Lewiston/ Auburn region require further analysis as findings to date have supported development of these services on a cost to benefit analysis. Detailed alternative analysis and environmental studies are essential to secure federal capital funding.	\$ 2-4	2018
Long term	Portland – Montréal intercity passenger rail analysis	Medium	Public expectations for either high speed or excursion/tourist rail service will require considerable analysis for this approximately 300 mile corridor. This effort will require the cooperation of the Province of Québec as well as both the US and Canadian federal governments.	TBD	2020 +

Passenger Rail Strategies for ATRC:

- Support establishment of the Auburn Passenger Intermodal Facility at Auburn-Lewiston Municipal Airport.
- Continue to seek federal designation of the SLR corridor between Auburn and Canada as a High-Speed Rail Corridor. Market studies indicate a high demand for the service.



City Council Information Sheet

City of Auburn

Council Workshop or Meeting Date: 10/5/2015

Order 76-10052015*

Author: Sue Clements-Dallaire, City Clerk

Subject: Setting the time for opening the polls for the November 3, 2015 Election

Information:

State law requires the Municipal Officers to set the time to open the polls for each election. It is recommended that the polls open at 7:00 A.M. in Auburn for the November 3, 2015 Election.

Advantages: Opening the polls at 7:00 A.M. is consistent with past practice in Auburn and it allows additional time in the morning for people to have an opportunity to vote.

Disadvantages: It is a long day for City Clerk staff and Election Workers who are working the full day.

City Budgetary Impacts: Minimal – the cost for Election workers to start one hour early (under \$100).

Staff Recommended Action: Recommend passage of this order.

Previous Meetings and History: N/A

Attachments: Order 76-10052015

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. LaBonte, Mayor

IN CITY COUNCIL

ORDER 76-10052015

ORDERED, that the City Council hereby sets the time for opening the polls for 7:00 A.M. for the November 3, 2015 Election.

IN COUNCIL REGULAR MEETING SEPTEMBER 21, 2015 VOL. 34 PAGE 175

Mayor LaBonté called the meeting to order at 7:08 P.M. in the Council Chambers of Auburn Hall. The Auburn Fire Department's Honor Guards presented the colors leading the assembly in the salute to the flag. All Councilors were present.

I. Consent Items

1. Order 68-09212015*

Confirming Chief Crowell's appointment of Charity G. Klinger as a Constable without firearm for the Auburn Police Department.

Motion was made by Councilor LaFontaine and seconded by Councilor Hayes to confirm Chief Crowell's appointment of Charity G. Klinger as a Constable without firearm for the Auburn Police Department. Passage 7-0.

II. Minutes

- September 8, 2015 Regular Council Meeting
- September 14, 2015 Special Council Meeting

Motion was made by Councilor LaFontaine and seconded by Councilor Crowley to accept the minutes of the September 8, 2015 and September 14, 2015 Council meetings. Passage 6-0-1 (Councilor Lee abstained as he was not present for the September 8, 2015 meeting).

III. Communications, Presentations and Recognitions

- Proclamation for Polish Fire Cadet Mateusz Cizewski
- There was a swearing in ceremony for new hires and promotions of the Auburn Fire Department – Gavin Smith (not present), John Monahan, and Eric Michaud are the new hires (Firefighter Paramedic's), and promotions went to Jake Verrill, and Julian Beale (promoted from Firefighter to Lieutenant), Mike Scott (not present, promoted from Lieutenant to Captain), and Don Flanagan (promoted from Captain to Battalion Chief)
- Sophia Carson, winner of the Auburn Book Project was recognized
- Auburn's Chief of Police, Phil Crowell, discussed Auburn's Drug Abuse Awareness Campaign

IV. 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*.

Larry Pelletier, 129 Second Street, spoke about an initiative he started picking up litter in New Auburn. He was approached by the Director of the Boys and Girls Club asking if he wanted help from the kids at the Club picking up trash. The Assistant City Manager provided vests, pickers, and buckets and the kids have been helping out picking up litter in the New Auburn area.

Joe Gray, Sopers Mill Road – said he wants to keep beating the drum about Great Falls TV. He commented that they should be filming the Auburn Police Departments

awareness for the Hero Initiative sessions. He also commented that Sophia Carson (Auburn Book Project winner) is a hardworking dedicated young lady who occasionally works on his farm. He also commented that he was out with his motorcycle looking for a place to park and he would like to see Council propose an ordinance where motorcycles can park in those corner spaces. He also spoke about interaction between Council and citizens. He noted that we need to develop a process where citizens concerns can be aired and a response can be aired as well.

V. Unfinished Business - None

VI. New Business

1. Order 69-09212015

Approving the Lewiston Auburn Economic Growth Council's (LAEGC) request for funding in the amount of \$20,000 towards a grant opportunity to support the marketing plans to attract new business and investment to LA Maine.

Motion was made by Councilor Lee and seconded by Councilor Gerry amending the order as follows;

“Ordered that the City Council hereby authorizes the City Manager to document City of Auburn activities related to Foreign Direct Investment (FDI), including, but not limited to, engagement of Canadian sporting interests at Norway Savings Bank Arena and Chinese investors as the medical tourism project advances.

This documentation will be provided at a sufficient level that it be utilized as matching funds for a grant of LAEGC to the Maine International Trade Center, and be at a minimum match of \$20,000.”

Public comment – no one from the public spoke. Passage 7-0.

2. Order 70-09212015

Adopting the Community Development Block Grant Amendments as presented by the Community Development Director.

Motion was made by Councilor LaFontaine and seconded by Councilor Gerry to adopt the CDBG amendments as presented.

Public hearing – no one from the public spoke.

Motion by Councilor Crowley and seconded by Councilor Walker to amend by taking \$70,210 from Homeowner Rehab and \$4,790 from the Homebuyer Program rather than make the transfer of \$75,000 from future income.

Motion failed 2-5 (Councilors Young, Hayes, LaFontaine, Lee, and Gerry opposed).

Passage of Order 70-09212015 as presented, 5-2 (Councilors Walker and Crowley opposed.

3. Order 71-09212015

Authorizing the Community Development Director to execute and deliver a conditional commitment letter and execute all loan documents necessary to complete the transaction under which the City will lend \$250,000 to Auburn Housing Development Corporation, whose source shall be HOME Investment Partnership Program Funds, to be used exclusively for construction financing for the development of an affordable housing project located at 62 Spring Street in Auburn.

Motion was made by Councilor LaFontaine and seconded by Councilor Gerry Second Gerry authorizing the Community Development Director to execute and deliver a conditional commitment letter and execute all loan documents necessary to complete the transaction under which the City will lend \$250,000 to Auburn Housing Development Corporation, whose source shall be HOME Investment Partnership Program Funds, to be used exclusively for construction financing for the development of an affordable housing project located at 62 Spring Street in Auburn.

Public comment – no one from the public spoke. Passage 7-0.

4. Order 72-09212015

Adopting the Neighborhood Revitalization Strategy for the Downtown New Auburn and Union Street areas.

Motion was made by Councilor LaFontaine and seconded by Councilor Gerry to adopt the Neighborhood Revitalization Strategy for the Downtown New Auburn and Union Street areas.

Public comment – Andy Titus, 24 Rubellite Lane commented on the last order that it was mentioned that 309 rental units in this project area could be rehabilitated for rental units to revitalize the downtown area but they are empty apartments that are not being used right now. He went on to comment that we need to look at all options.

Passage 7-0.

5. Order 73-09212015

Approving the Board and Committee appointments as nominated by the Appointment Committee.

Motion was made by Councilor LaFontaine and seconded by Councilor Crowley Second Crowley to appoint the following;
Asmo Dol, re-appointment to the Auburn Housing Authority with a term expiration of 10/1/2020;
Greg Whitney, re-appointment to the CDBG Loan Committee with a term expiration of 10/1/2018;

Celia McGuckian, re-appointment to the CDBG Loan Committee with a term expiration of 10/1/2018, and;
Whitney Blondeau, new appointment to the CDBG Loan Committee with a term expiration of 10/1/2018.

Passage 7-0.

Motion was made by Councilor Crowley and seconded by Councilor Walker to enter into executive session pursuant to 1 M.R.S.A. 405(6)(A) to review applicants for the Auburn Water District Board of Trustees. Passage 7-0, time 8:05 PM.
Council was declared out of executive session at 8:27 PM.

Motion was made by Councilor LaFontaine and seconded by Councilor Lee to appoint Carrie White, new appointment to the Auburn Water District with a term expiration of 3/1/2018. Passage 5-2 (Councilors Young and Walker opposed).

6. Order 74-09212015

Authorizing the City Manager to purchase the property located at 351 Main Street for \$50,000 and to cause the demolition and stabilization of the site as soon as possible after the purchase.

Motion was made by Councilor LaFontaine and seconded by Councilor Lee authorizing the City Manager to purchase the property located at 351 Main Street for \$50,000 and to cause the demolition and stabilization of the site as soon as possible after the purchase.

Public comment – no one from the public spoke. Passage 6-1 (Councilor Crowley opposed).

VII. Executive Session

Discussion on a poverty tax abatement pursuant to 36 M.R.S.A. Sec. 841(2) with possible action to follow.

Motion was made by Councilor LaFontaine and seconded by Councilor Lee to enter into executive session a poverty tax abatement pursuant to 36 M.R.S.A. Sec. 841(2) with possible action to follow. Passage 7-0, time 8:40 PM.

Council was declared out of executive session at 8:51 PM.

Motion was made by Councilor Lee and seconded by Councilor LaFontaine to deny the abatement request. This is order 75-09212015. Passage 6-0-1 (Councilor Walker abstained).

VIII. Reports

Mayor's Report – The Mayor commented that he had a productive meeting last week with the City Manager, Superintendent of Schools, School Committee Chair, and

members of the Legislative delegation regarding the next steps with ELHS. Movement has been made on the State priority list and Auburn now sits at #4 on the State list. Discussion on how can we start the process sooner than later without losing our place in line and how can we think of innovative approaches to the school during that period. The working group has agreed to meet once a month going forward, legislators have submitted a place holding bill to freeze the existing list, and the Mayor will be meeting with Scott Brown on how can Auburn can begin planning. There will be more to follow and the Mayor will keep Council informed as they go.

City Councilors' Reports

Councilor Young attended and filmed the (Agren Appliance) open house where Councilor Lee did a great job filling in for the Mayor. It has been posted and he will share the link.

Councilor Crowley spoke about the Hero Initiative, the medicine take back, she reminded citizens that they can subscribe to Auburn email alerts, also on Tuesday, 9/22 at noon there will be a ribbon cutting and launch for The Good Food Bus, Friday 9/25 is last Art Walk for the season, Sunday the 27th the public is invited to honor Norma Rice Gould for 65 years of ministry music at the United Methodist Church, Monday, September 28th is part of the developers Bootcamp event. She thanked Pam Stowe for agreeing to be a write in candidate for the Ward 1 School Committee seat. She also spoke about her visiting hours and constituent work having to do with clear cutting.

Councilor Hayes reported that there were no railroad activities and the Airport Board meeting is coming up the first of October. The Mayor added that there may be an upcoming executive session in October to talk about the Intermodal Facility lease negotiations and the St. Lawrence lease negotiations with the Railroad Company.

Councilor LaFontaine had no report.

Councilor Lee had no report.

Councilor Walker had no report.

Councilor Gerry no report.

City Manager Report congratulated the Fire Department new hires and staff promotions, he thanked staff of Police Department for the Hero Initiative, he thanked the Fire and Police Departments as well as the Mayor for the 9/11 event that took place on Friday, he congratulated Agren Appliance on their renovation project and recent ribbon cutting and what they bring to our community, and he thanked Councilor Crowley for bringing up the Good Food Bus ribbon cutting.

Assistant City Manager – reported that he was just notified by Lowes Department Store that the Recreation Department was just selected as the 2015 Lowes Heroes project recipient resulting in the Tot Lot getting some care including playground chips around the swing set, new sand in sand boxes, painting park benches, repairing and painting

IN COUNCIL REGULAR MEETING SEPTEMBER 21, 2015 VOL. 34 PAGE 180

picnic tables, some yard care, new barbeque pits, a horseshoe pit, and more. He commended the Recreation Staff who have been working with Lowes on this.

Finance Director, Jill Eastman – August 2015 Monthly Finance Report

Motion was made by Councilor Crowley and seconded by Councilor Lee to accept and place on file the August 2015 Monthly Finance Report. Passage 7-0.

- IX. 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*.

No one from the public spoke.

- X. Adjournment** – Motion was made by Councilor Crowley and seconded by Councilor Walker to adjourn. All were in favor and the meeting adjourned at 9:14 PM.

A True Copy.

ATTEST *Susan Clements-Dallaire*
Susan Clements-Dallaire, City Clerk



City Council Information Sheet

City of Auburn

Council Workshop or Meeting Date: 10/05/2015

Order 77-10052015

Author: Sue Clements-Dallaire

Subject: New Business – Sapphire Entertainment, Inc., 150 Center St. – application for a Liquor License & Special Amusement Permit

Information: Sapphire Entertainment, Inc., (owner Jeremy Fitts) located at 150 Center Street applied for a Liquor License and a Special Amusement Permit. Police, Fire and Code have completed inspections and approvals have been granted.

Advantages: Helps to promote a local business, may attract patrons and potentially create additional jobs in the community.

Disadvantages: None

City Budgetary Impacts: None

Staff Recommended Action: Recommend approval of the Liquor License and Special Amusement Permit for Sapphire Entertainment, Inc., 150 Center St.

Previous Meetings and History: None

Attachments:

- Liquor License Application
- Special Amusement Permit Application
- Criminal Background Check
- Copy of Public Notice
- Order 77-10052015

NOTICE

To avoid any delay in the processing of your application and issuance of your liquor license, please make sure that:

1. You have completed the application in full.
2. Application is signed by the owner (s), Corporate Officer or Club Officer.
3. The municipal officers have signed the application.
4. The license fee is correct and you have included the \$10.00 filing fee.
5. A diagram of the premises to be licensed accompanies the application.
6. If business is located in an unorganized township. The application must be approved by the County Commissioners and the \$10.00 filing fee paid to them.

SPECIAL NOTE

Limited Liability Companies, Limited Partnerships and Corporations must complete and submit the Supplementary Corporate Questionnaire.

Stock ownership in non-publicly traded companies must add up to 100%

Private Clubs and Fraternal Organizations must complete and submit the Supplementary Questionnaire for club applicants.

**Department of Public Safety
Division**

Liquor Licensing & Inspection



Promise by any person that he or she can expedite a liquor license through influence should be completely disregarded. To avoid possible financial loss an applicant, or prospective applicant, should consult with the Division before making any substantial investment in an establishment that now is, or may be, attended by a liquor license.

BUREAU USE ONLY

License No. Assigned:

Class:

Deposit Date:

Amt. Deposited:

PRESENT LICENSE EXPIRES _____

INDICATE TYPE OF PRIVILEGE: MALT ☒ SPIRITUOUS ☒ VINOUS ☒

INDICATE TYPE OF LICENSE:

RESTAURANT ☒ (Class I,II,III,IV)

HOTEL-OPTIONAL FOOD (Class I-A)

CLASS A LOUNGE (Class X)

CLUB (Class V)

TAVERN (Class IV)

RESTAURANT/LOUNGE (Class XI) ☒

HOTEL (Class I,II,III,IV)

CLUB-ON PREMISE CATERING (Class I)

GOLF CLUB (Class I,II,III,IV)

OTHER: _____

REFER TO PAGE 3 FOR FEE SCHEDULE

ALL QUESTIONS MUST BE ANSWERED IN FULL

1. APPLICANT(S) –(Sole Proprietor, Corporation, Limited Liability Co., etc.)			2. Business Name (D/B/A)		
DOB:			Sapphire Entertainment Inc		
Sapphire Entertainment Inc DOB:					
Address			Location (Street Address)		
150 Center St			150 Center St		
City/Town State Zip Code			City/Town State Zip Code		
Auburn ME			Auburn ME		
Mailing Address					
City/Town State Zip Code			City/Town State Zip Code		
Auburn ME			Auburn ME		
Telephone Number Fax Number			Business Telephone Number Fax Number		
Federal I.D. #			Seller Certificate #		
47-4524598					

3. If premises are a hotel, indicate number of rooms available for transient guests: _____
4. State amount of gross income from period of last license: ROOMS \$ _____ FOOD \$ _____ LIQUOR \$ _____
5. Is applicant a corporation, limited liability company or limited partnership? ☒ YES NO
6. Do you permit dancing or entertainment on the licensed premises? ☒ YES NO
7. If manager is to be employed, give name: Amanda Cloutier
8. If business is NEW or under new ownership, indicate starting date: 10/1/15
Requested inspection date: 10/1/15 Business hours: 5pm/2am
9. Business records are located at: 150 Center St
10. Is/are applicants(s) citizens of the United States? ☒ YES NO

11. Is/are applicant(s) residents of the State of Maine? YES ☒ NO

12. List name, date of birth, and place of birth for all applicants, managers, and bar managers. Give maiden name, if married:
Use a separate sheet of paper if necessary.

Name in Full (Print Clearly)	DOB	Place of Birth
Jeremy Ronald Fitts	03/23/1979	Norway, ME
Amanda Marie Cloutier	12/26/1988	Augusta, ME

Residence address on all of the above for previous 5 years (Limit answer to city & state)

13. Has/have applicant(s) or manager ever been convicted of any violation of the law, other than minor traffic violations, of any State of the United States? YES NO ☒

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

14. Will any law enforcement official benefit financially either directly or indirectly in your license, if issued?
Yes No ☒ If Yes, give name: _____

15. Has/have applicant(s) formerly held a Maine liquor license? YES NO ☒

16. Does/do applicant(s) own the premises? Yes No ☒ If No give name and address of owner: _____
Denise Littlefield / Labonte business realty

17. Describe in detail the premises to be licensed: (Supplemental Diagram Required) 9,000 SF event center
two rooms, three bars, kitchen, four bathrooms and four entrances/exits.

18. Does/do applicant(s) have all the necessary permits required by the State Department of Human Services?
YES NO ☒ Applied for: Anticipated 10/1/15

19. What is the distance from the premises to the **NEAREST** school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel? 0.3 miles Which of the above is nearest? School

20. Have you received any assistance financially or otherwise (including any mortgages) from any source other than yourself in the establishment of your business? YES ☒ NO

If YES, give details: C-pact Credit Union

The Division of Liquor Licensing & Inspection is hereby authorized to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also such books, records and returns during the year in which any liquor license is in effect.

NOTE: "I understand that false statements made on this form are punishable by law. Knowingly supplying false information on this form is a Class D offense under the Criminal Code, punishable by confinement of up to one year or by monetary fine of up to \$2,000 or both."

Dated at: Auburn, Me on 08/25, 20 15
Town/City, State Date

Please sign in blue ink

Jeremy Fitts, President
Signature of Applicant or Corporate Officer(s)

Signature of Applicant or Corporate Officer(s)

Print Name Sapphire Entertainment Inc.

Print Name

NOTICE – SPECIAL ATTENTION

All applications for NEW or RENEWAL liquor licenses must contact their Municipal Officials or the County Commissioners in unincorporated places for approval of their application for liquor licenses prior to submitting them to the bureau.

THIS APPROVAL EXPIRES IN 60 DAYS.**FEE SCHEDULE**

Class I	Spirituos, Vinous and Malt	\$ 900.00
	CLASS I: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Vessels; Qualified Caterers; OTB.	
Class I-A	Spirituos, Vinous and Malt, Optional Food (Hotels Only)	\$1,100.00
	CLASS I-A: Hotels only that do not serve three meals a day.	
Class II	Spirituos Only	\$ 550.00
	CLASS II: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; and Vessels.	
Class III	Vinous Only	\$ 220.00
	CLASS III: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	
Class IV	Malt Liquor Only	\$ 220.00
	CLASS IV: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Restaurants; Taverns; Pool Halls; and Bed and Breakfasts.	
Class V	Spirituos, Vinous and Malt (Clubs without Catering, Bed & Breakfasts)	\$ 495.00
	CLASS V: Clubs without catering privileges.	
Class X	Spirituos, Vinous and Malt – Class A Lounge	\$2,200.00
	CLASS X: Class A Lounge	
Class XI	Spirituos, Vinous and Malt – Restaurant Lounge	\$1,500.00 ✓
	CLASS XI: Restaurant/Lounge; and OTB.	
FILING FEE	\$ 10.00 ✓

UNORGANIZED TERRITORIES \$10.00 filing fee shall be paid directly to County Treasurer. All applicants in unorganized territories shall submit along with their application evidence of payment to the County Treasurer.

All fees must accompany application, made payable to: **TREASURER, STATE OF MAINE. – DEPARTMENT OF PUBLIC SAFETY, LIQUOR LICENSING AND INSPECTION DIVISION, 164 STATE HOUSE STATION, AUGUSTA ME 04333-0164.** Payments by check subject to penalty provided by Sec. 3, Title 28A, MRS.

STATE OF MAINE

Dated at: _____, Maine _____ ss
City/Town (County)

On: _____
Date

The undersigned being: Municipal Officers County Commissioners of the
City Town Plantation Unincorporated Place of: _____, Maine

Hereby certify that we have given public notice on this application and held public hearing thereon as required by Section 653 Title 28A, Maine Revised Statutes and hereby approve said application.

THIS APPROVAL EXPIRES IN 60 DAYS

NOTICE – SPECIAL ATTENTION

§ 653. Hearings; bureau review; appeal

1. **Hearing.** The municipal officers or, in the case of unincorporated places, the county commissioners of the county in which the unincorporated place is located, shall hold a public hearing for the consideration of applications for new on-premise licenses and applications for transfer of location of existing on-premise licenses. The municipal officers or county commissioners may hold a public hearing for the consideration of requests for renewal of licenses, except that when an applicant has held a license for the prior 5 years and a complaint has not been filed against the applicant within that time, the applicant may request a waiver of the hearing.
 - A. The bureau shall prepare and supply application forms. [1993, c.730, §27(amd).]
 - B. The municipal officers or the county commissioners, as the case may be, shall provide public notice of any hearing held under this section by causing a notice, at the applicant's prepaid expense, stating the name and place of hearing, to appear on at least 3 consecutive days before the date of hearing in a daily newspaper having general circulation in the municipality where the premises are located or one week before the date of the hearing in a weekly newspaper having general circulation in the municipality where the premises are located. [1995, c.140, §4 (amd).]
 - C. If the municipal officers or the county commissioners, as the case may be, fail to take final action on an application for a new on-premise license, for transfer of the location of an existing on-premise license or for renewal of an on-premise license within 60 days of the filing of an application, the application is deemed approved and ready for action by the bureau. For purposes of this paragraph, the date of filing of the application is the date the application is received by the municipal officers or county commissioners. This paragraph applies to all applications pending before municipal officers or county commissioners as of the effective date of this paragraph as well as all applications filed on or after the effective date of this paragraph. This paragraph applies to an existing on-premise license that has been extended pending renewal. The municipal officers or the county commissioners shall take final action on an on-premise license that has been extended pending renewal with 120 days of the filing of the application. [1999, c.589, §1 (amd).]
 2. **Findings.** In granting or denying an application, the municipal officers or the county commissioners shall indicate the reasons for their decision and provide a copy to the applicant. A license may be denied on one or more of the following grounds:
 - A. Conviction of the applicant of any Class A, Class B or Class C crime: [1987, c.45, Pt.A§4 (new).]
 - B. Noncompliance of the licensed premises or its use with any local zoning ordinance or other land use ordinance not directly related to liquor control; [1987, c.45, Pt.A§4(new).]
 - C. Conditions of record such as waste disposal violations, health or safety violation or repeated parking or traffic violations on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises or other such conditions caused by persons patronizing or employed by the licensed premises that unreasonably disturb, interfere with or affect the ability of persons or businesses residing or located in the vicinity of the licensed premises to use their property in a reasonable manner; [1993, c.730, §27 (amd).]
 - D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises; [1989, c.592, §3 (amd).]
 - E. A violation of any provision of this Title; and [1989, c.592, §3 (amd).]
 - F. A determination by the municipal officers or county commissioners that the purpose of the application is to circumvent the provisions of section 601. [1989, c.592, §4 (new).]
- [1993, c.730, §27 (amd).]
3. **Appeal to bureau.** Any applicant aggrieved by the decision of the municipal officers or county commissioners under this section may appeal to the bureau within 15 days of the receipt of the written decision of the municipal officers or county commissioners. The bureau shall hold a public hearing in the city, town or unincorporated place where the premises are situated. In acting on such an appeal, the bureau may consider all licensure requirements and findings referred to in subsection 2.
 - A. [1993, c.730, §27 (rp).]
 4. **No license to person who moved to obtain a license. (REPEALED)**
 5. **(TEXT EFFECTIVE 3/15/01) Appeal to District Court.** Any person or governmental entity aggrieved by a bureau decision under this section may appeal the decision to the District Court within 30 days of receipt. Upon resolution of the appeal, if an applicant's license renewal is denied, the bureau shall refund the applicant the prorated amount of the unused license fee.

STATE OF MAINE
Liquor Licensing & Inspection Unit
164 State House Station
Augusta, Maine 04333-0164
Tel: (207) 624-7220 Fax: (207) 287-3424

**SUPPLEMENTARY QUESTIONNAIRE FOR CORPORATE APPLICANTS, LIMITED LIABILITY COMPANIES AND
LIMITED PARTNERSHIPS**

1. Exact Corporate Name: Sapphire Entertainment Inc.
Business D/B/A Name: —
2. Date of Incorporation: 7/13/15
3. State in which you are incorporated: Maine
4. If not a Maine Corporation, date corporation was authorized to transact business within the State of Maine:
—
5. List the name and addresses for previous 5 years, birth dates, titles of officers, directors and list percent of stock owned:

Name	Address Previous 5 Years	Birth Date	% of Stock	Title
Jeremy Fitts	9 Shirley St Lewiston	03/23/79	100	President
	15 Maple Mechanic Falls			
	(3 Crystal ledge Rd)			
	South Paris			
	25 Colbath Poland			

6. What is the amount of authorized stock? 2,000 Outstanding Stock? 100
7. Is any principal officer of the corporation a law enforcement official? () YES (✓) NO
8. Has applicant(s) or manager ever been convicted of any violation of the law, other than a minor traffic violation(s), of the United States? () YES (✓) NO.
9. If yes, please complete the following: Name: —

Date of
Conviction: N/A Offense: N/A

Location: _____ Disposition: _____

Dated at: _____ On: _____
City/Town Date

Jeremy Fitts, President
Signature of Duly Authorized Officer

Date: 08/25/2015

Jeremy Fitts, President
Print Name of Duly Authorized Officer

STATE OF MAINE
Liquor Licensing & Inspection Unit
164 State House Station
Augusta, Maine 04333-0164
Tel: (207) 624-7220 Fax: (207) 287-3424

SUPPLEMENTARY QUESTIONNAIRE FOR CLUB APPLICANTS

1. Exact Club Name: _____

2. Title, name, birth date and telephone number of each principal officer of the club:

Title	Name	Birth Date	Telephone #

3. Date Club was incorporated: _____

4. Purpose of Club: () Social () Recreational () Patriotic () Fraternal

5. Date regular meetings are held: _____

6. Date of election of Club Officers: _____

7. Date elected officers are installed: _____

8. Total Membership: _____ Annual Dues: _____ Payable When: _____

9. Does the Club cater to the public or to groups of non-members on the premises? () YES () NO

10. Excluding salaries, will any person other than the Club, receive any of the financial profits from the sale of liquor?

() YES () NO

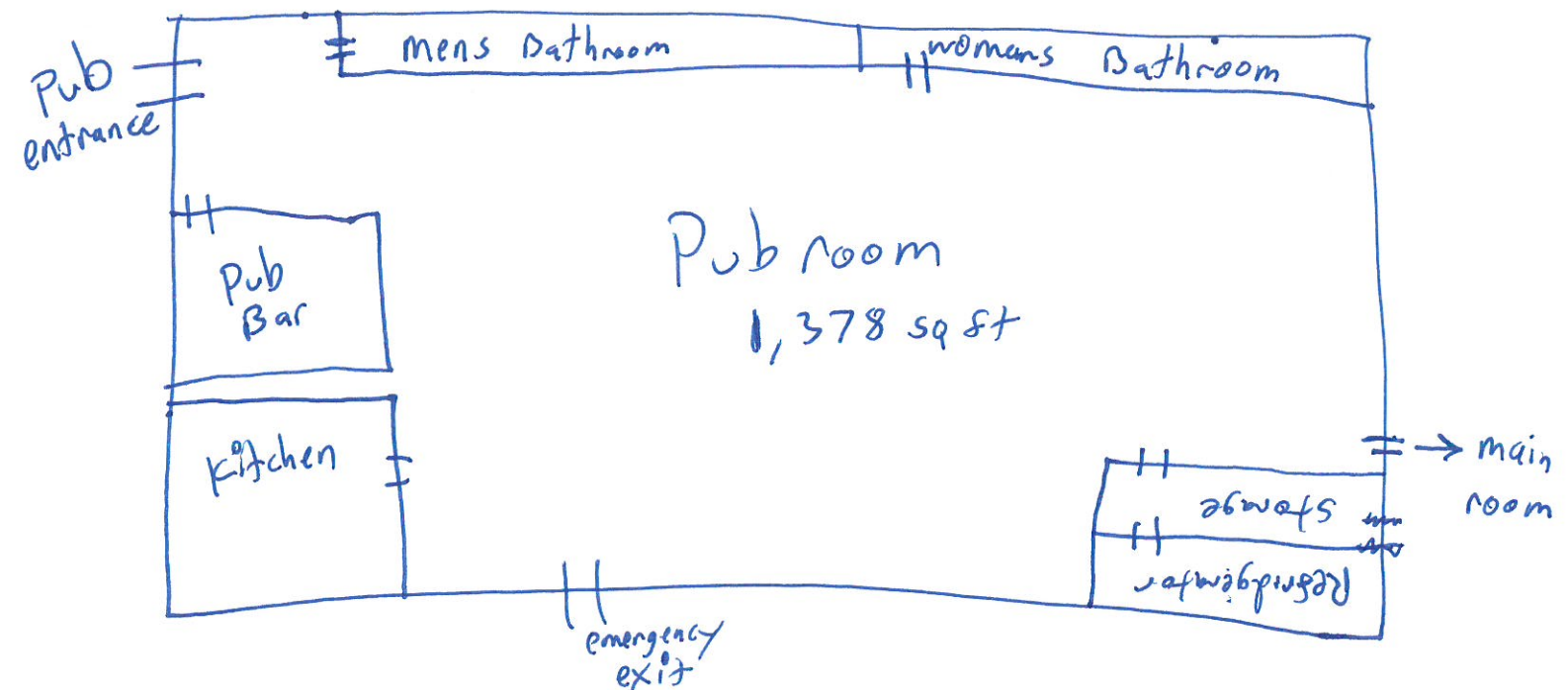
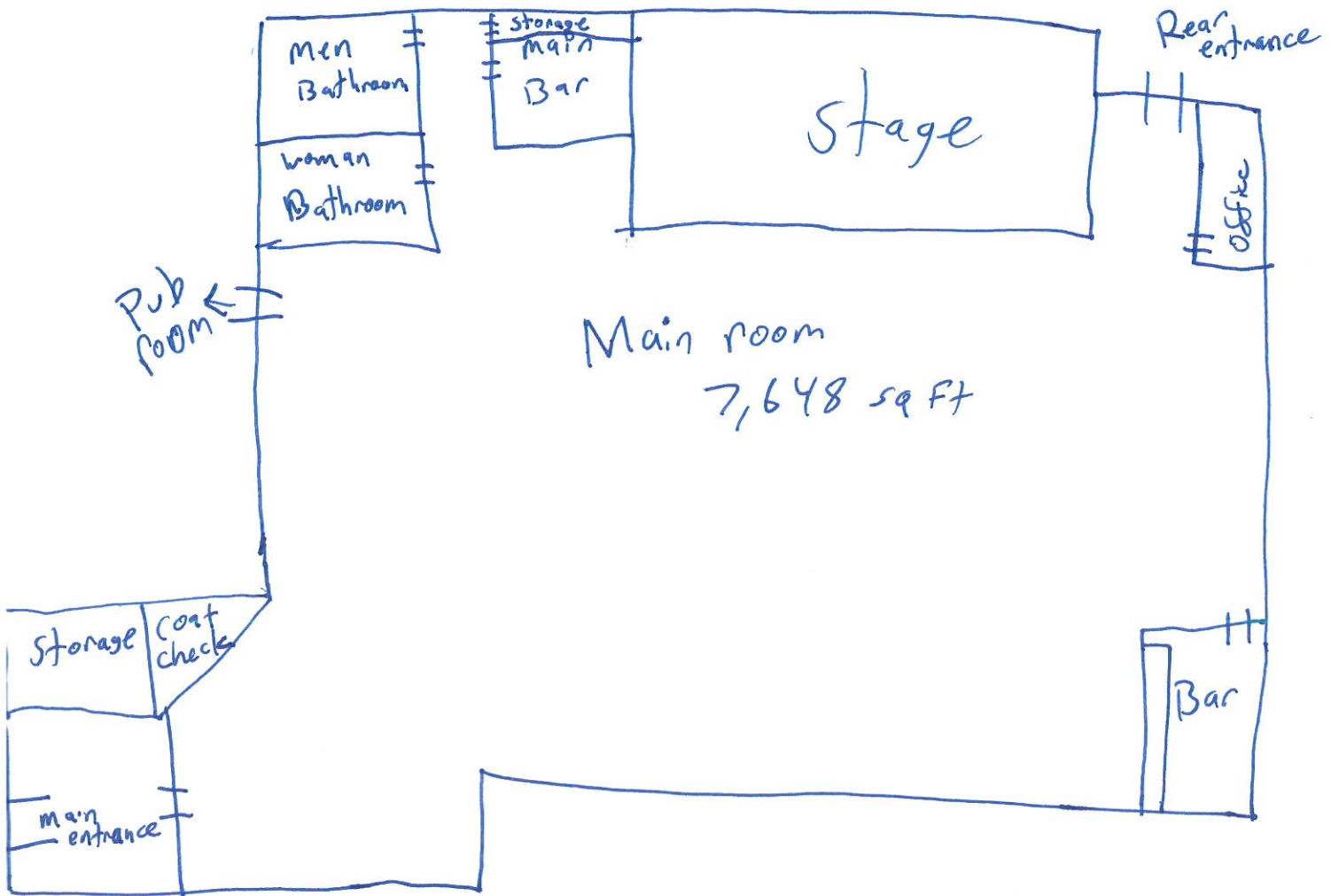
11. If a manager or steward is employed, complete the following:

Name: _____ Date of Birth: _____

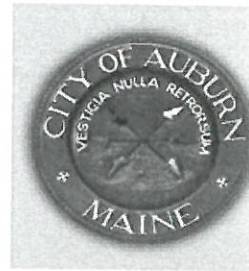
Signature and Title of Club Officer

Print Name and Title of Club Officer

PREMISE DIAGRAM



Police:
Fire:
Code:
Tax:



City of Auburn
**Special Amusement Permit
Application & Re-Application**
LICENSE / APPLICATION FEE: \$125.00

DATE OF APPLICATION: 08/25/2015

☒ Class X - Lounge

____ CLASS A – RESTAURANTS WITH ENTERTAINMENT, WHICH DOES NOT HAVE DANCING.

____ CLASS B – LOUNGES / BARS WITH ENTERTAINMENT, WHICH DOES NOT HAVE DANCING.

____ CLASS C – EITHER RESTAURANTS OR LOUNGES / BARS WITH ENTERTAINMENT, INCLUDING DANCING.

____ CLASS D – FUNCTION HALLS WITH ENTERTAINMENT, INCLUDING DANCING.

**RENEWAL APPLICANTS: HAS ANY OR ALL OWNERSHIP CHANGED SINCE
YOUR LAST APPLICATION? YES NO**

BUSINESS NAME: Sapphire Entertainment, Inc

PHYSICAL ADDRESS: 150 Center St Auburn ME

(IF A NEW BUSINESS, WHAT WAS FORMERLY IN THIS LOCATION: Night Club)

MAILING ADDRESS: 150 Center St Auburn ME

BUSINESS TELEPHONE NUMBER: (207) 899-7215

OWNER(S): MUST LIST EVERY PERSON OR CORPORATION WHO HAS A FINANCIAL INTEREST IN THE BUSINESS. USE ADDITIONAL PAPER IF NECESSARY.

1. OWNER: Jeremy Fitts
DATE OF BIRTH: 03/23/1979
ADDRESS: 9 Shirley St Lewiston ME
PRIMARY TELEPHONE NUMBER: 207) 899-7215
SECONDARY TELEPHONE NUMBER _____

2. OWNER: —
DATE OF BIRTH: _____
ADDRESS: _____
PRIMARY TELEPHONE NUMBER: _____
SECONDARY TELEPHONE NUMBER _____

3. OWNER: —
DATE OF BIRTH: _____
ADDRESS: _____
PRIMARY TELEPHONE NUMBER: _____
SECONDARY TELEPHONE NUMBER _____

HAS THE APPLICANT / PARTNERS AND OR CORPORATION
OFFICERS EVER BEEN ARRESTED, INDICTED OR CONVICTED
OF ANY VIOLATION OF
LAW? No

IF YES, LIST WHO, THE DATE, THE LOCATION AND THE
OFFENSE(S) CHARGED. _____

DOES THE ISSUANCE OF THIS LICENSE DIRECTLY OR INDIRECTLY BENEFIT ANY CITY EMPLOYEE(S)? YES ✓ NO

IF YES, LIST THE NAME(S) OF EMPLOYEE(S) AND DEPARTMENT(S): _____

HAVE ANY OF THE APPLICANTS, INCLUDING THE CORPORATION IF APPLICABLE, EVER HELD A BUSINESS LICENSE WITH THE CITY OF AUBURN? YES ✓ NO

IF YES, PLEASE LIST THE BUSINESS NAME(S) AND LOCATION(S) _____

DESCRIBE IN DETAIL THE KIND AND NATURE OF BUSINESS AND PROPOSED ENTERTAINMENT AND / OR DANCING.

I'm looking to open a night club / event center / dance floor / kitchen for restaurant. I'd like to have DJs, bands, local musicians, comedians, wedding receptions, Charities, fundraisers, school dances, etc...

PLEASE CHECK OFF THE DAYS THAT YOU WILL BE OPEN AND FILL IN THE HOURS OF OPERATION.

SUNDAY	<u>✓</u>	HOURS: <u>TBD</u>
MONDAY	<u>✓</u>	HOURS: <u>TBD</u>
TUESDAY	<u>✓</u>	HOURS: <u>TBD</u>
WEDNESDAY	<u>✓</u>	HOURS: <u>5pm / 2am</u>
THURSDAY	<u>✓</u>	HOURS: <u>5pm / 2am</u>
FRIDAY	<u>✓</u>	HOURS: <u>5am / 2am</u>
SATURDAY	<u>✓</u>	HOURS: <u>5pm / 2am</u>

DESCRIBE IN DETAIL THE ROOM(S) TO BE USED UNDER THE PERMIT.

Main Event room! Approximately 5,000 - 6,000 SF
to be used for all events including w/out limitations
dancing, receptions related events. Social gathering.

Pub room: restaurant, pool tables, gameroom. Social
Gathering and smaller events.

ATTACH A DIAGRAM OR FLOOR PLAN OF YOUR BUSINESS. ON THE DIAGRAM PLEASE LIST THE FOLLOWING:

1. MAIN ENTRANCE
2. SECONDARY ENTRANCES
3. FIRE ESCAPES
4. FIRE EXTINGUISHERS
5. DESIGNATED SMOKING AREAS
6. LOCATION OF STATIONARY SECURITY PERSONNEL
7. FOOD SERVING OR PREPARATION AREAS
8. THE DIRECTION OF ANY SPEAKERS
9. THE DANCING AREA
10. LOCATIONS WHERE ALCOHOL WILL BE SOLD

ATTACH A TYPED LIST OF ALL EMPLOYEES INCLUDING THE FOLLOWING INFORMATION:

- NAME (TO INCLUDE ALL PREVIOUS NAMES USED)
- DATE OF BIRTH
- ADDRESS
- IF THEY HAVE EVER BEEN EVER BEEN ARRESTED,
INDICTED OR CONVICTED OF ANY VIOLATION OF
LAW? _____

IF YES, LIST THE DATE, THE LOCATION AND THE
OFFENSE(S) CHARGED. _____

HAS THE HAS THE APPLICANT / PARTNERS AND OR CORPORATION OFFICERS EVER HAD A SPECIAL AMUSEMENT LICENSE DENIED OR REVOKED? No

IF YES, LIST THE DATE, THE LOCATION AND DESCRIBE THE CIRCUMSTANCES. _____

**PLEASE BE ADVISED THAT THE APPLICANT OR RE-APPLICANT
MAY BE REQUIRED TO COMPLY WITH THE FOLLOWING
CONDITIONS:**

1. APPLICANT AND OR RE-APPLICANT AGREES TO HAVE TWO COUNTERS OR CLICKERS AT EACH ENTRANCE. ONE WILL BE USED TO DOCUMENT THE PATRONS THAT HAVE ENTERED THE ESTABLISHMENT. THE SECOND WILL BE USED TO DOCUMENT THE PATRONS THAT HAVE EXITED THE ESTABLISHMENT. THIS WILL GIVE THE STAFF AND PUBLIC SAFETY PERSONNEL AN ACCURATE COUNT OF PATRONS IN THE ESTABLISHMENT.
2. APPLICANT AND OR RE-APPLICANT AGREES TO HAVE THE MAXIMUM SEATING AND OR OCCUPANCY CAPACITY CLEARLY LISTED IN EACH ROOM THAT IS OPEN TO THE PUBLIC.

3. APPLICANT AND OR RE-APPLICANT AGREES TO HAVE SECURITY AND OR STAFF STATIONED AT ALL TIMES AT ALL ENTRANCES AND EXISTS USED BY THE PUBLIC.
4. APPLICANT AND OR RE-APPLICANT AGREES TO KEEP THE DESIGNATED SMOKING AREA CLEAN AND HAVE APPROPRIATE RECEPTACLES AVAILABLE FOR THEIR PATRONS.
5. APPLICANT AND OR RE-APPLICANT AGREES TO, IF SO ORDERED BY THE CHIEF OF POLICE, TO HIRE SWORN MEMBERS OF THE AUBURN POLICE DEPARTMENT FOR SECURITY. THE RATE WILL BE AT THE CURRENT CITY OF AUBURN DETAIL RATE. THESE OFFICERS WILL SUPPLEMENT THE EXISTING STAFF OR SECURITY. THE BELOW CHART WILL BE USED AS A GUIDE IN DETERMINING THE NUMBER OF OFFICERS REQUIRED.

Number of Attendees	Number of Police
1--200	2
201--400	4
401--600	6
601+	One supervisor, and one additional officer for each 200 attendees or portion thereof in excess of 601

**SPECIAL AMUSEMENT PERMITS SHALL EXPIRE AT THE SAME
TIME AS A STATE ISSUED LIQUOR LICENSE.**

I / WE HEREBY CERTIFY THAT ALL STATEMENTS MADE IN THE APPLICATION ARE TRUE. I / WE AGREE AND UNDERSTAND THAT ANY MISSTATEMENTS OR OMISSIONS OF MATERIAL FACT HEREIN WILL RESULT IN REFUSAL OF LICENSE OR REVOCATION OF LICENSE IF ONE HAS ALREADY BEEN ISSUED.

IT IS UNDERSTOOD THAT THIS AND ANY APPLICATION(S) SHALL BECOME PUBLIC RECORD AND THE APPLICANT(S) HEREBY WAIVE(S) ANY RIGHTS TO PRIVACY WITH RESPECT THERETO.

I / WE HEREBY AUTHORIZE THE RELEASE OF ANY CRIMINAL HISTORY RECORD TO THE CITY OF AUBURN. I / WE WAIVE ANY RIGHTS TO PRIVACY WITH RESPECT THERETO.

I / WE AGREE TO NOT IMPLEMENT ANY CHANGES OR MODIFICATIONS AFTER RECEIVING APPROVAL OF THE SPECIAL AMUSEMENT PERMIT. (SOME EXAMPLES ARE HOURS OF OPERATION, DAYS OF OPERATION AND THE BUILDING LAYOUT)

ALL REQUESTS FOR MODIFICATION(S) OF THE APPROVED SPECIAL AMUSEMENT PERMIT MUST BE SUBMITTED IN WRITING TO THE CITY OF AUBURN. ANY CHANGES MADE WITHOUT APPROVAL FROM THE CITY OF AUBURN MAY RESULT IN AN IMMEDIATE SUSPENSION OF THE SPECIAL AMUSEMENT PERMIT.

PENALTY: (CITY OF AUBURN ORDINANCE, CHAPTER 14 SECTION 2.23, (8)-(h))

VIOLATION OF ANY PROVISION OF SECTION 2.23. SHALL BE PUNISHED BY A CIVIL PENALTY OF FIVE HUNDRED DOLLARS (\$500.00). EACH ACT OF VIOLATION AND EVERY DAY UPON

IT IS UNDERSTOOD THAT I / WE WILL SUBMIT ANY ADDITIONS OR SUBTRACTIONS OF ANY FULL TIME, PART TIME OR VOLUNTEER STAFF MEMBERS WITHIN (7) SEVEN BUSINESS DAYS TO THE CITY OF AUBURN. I / WE AGREE TO SUPPLY THE REQUIRED INFORMATION ON ALL NEW EMPLOYEES. (INFORMATION REQUIRED IS FOUND ON PAGE (4) FOUR IN THIS APPLICATION.)

SIGNATURE OF INDIVIDUAL Jeffrey M.

NAME (PRINTED) _____

NAME (PRINTED) _____

NAME (PRINTED) _____

SIGNATURE OF INDIVIDUAL _____

NAME (PRINTED) _____

SIGNATURE OF INDIVIDUAL _____

NAME (PRINTED) _____

SIGNATURE OF INDIVIDUAL

Jeffrey [Signature], President

ADMINISTRATIVE USE ONLY:

1. APPLICANT AND OR RE-APPLICANT AGREES TO HAVE TWO COUNTERS OR CLICKERS AT EACH ENTRANCE. ONE WILL BE USED TO DOCUMENT THE PATRONS THAT HAVE ENTERED THE ESTABLISHMENT. THE SECOND WILL BE USED TO DOCUMENT THE PATRONS THAT HAVE EXITED THE ESTABLISHMENT. THIS WILL GIVE THE STAFF AND PUBLIC SAFETY PERSONNEL AN ACCURATE COUNT OF PATRONS IN THE ESTABLISHMENT.
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4. APPLICANT AND OR RE-APPLICANT AGREES TO KEEP THE DESIGNATED SMOKING AREA CLEAN AND HAVE APPROPRIATE RECEPTACLES AVAILABLE FOR THEIR PATRONS.

5. APPLICANT AND OR RE-APPLICANT AGREES TO, IF SO ORDERED BY THE CHIEF OF POLICE, TO HIRE SWORN MEMBERS OF THE AUBURN POLICE DEPARTMENT FOR SECURITY. THE RATE WILL BE AT THE CURRENT CITY OF AUBURN DETAIL RATE. THESE OFFICERS WILL SUPPLEMENT THE EXISTING STAFF OR SECURITY. THE BELOW CHART WILL BE USED AS A GUIDE IN DETERMINING THE NUMBER OF OFFICERS REQUIRED.

Number of Attendees	Number of Police
1--200	2
201--400	4
401--600	6
601+	One supervisor, and one additional officer for each 200 attendees or portion thereof in excess of 601

Chapter 14-Business Licenses & Permits-Article II Sec.14-34
Certification from City Officials *Before a license is issued the City Clerk shall submit the application for certification to the Code Enforcement Officer, Fire Chief, Chief of Police and City Treasurer. Please allow at least 3 weeks for this process.*



60 Court Street
Auburn, Maine 04210
Tel: (207) 333-6601 ext. 1158
Fax: (207) 333-6625

RECEIPT

BILL TO:

Jeremy Fitts
Sapphire Entertainment, Inc

Receipt Number: TRC-007763-28-08-2015

Date: 08/28/2015

Amount**PRIMARY FEES**

Invoice Number: 7281

Special Amusement

\$125.00

PAYMENTS RECEIVED

Date	Payment Method	Check Number	Amount Received
08/28/2015	Check	500	\$125.00
	Total Payment		\$125.00
	Change Due		\$0.00



60 Court Street
Auburn, Maine 04210
Tel: (207) 333-6601 ext. 1158
Fax: (207) 333-6625

RECEIPT

BILL TO:

Jeremy Fitts
Sapphire Entertainment, Inc

Receipt Number: TRC-007762-28-08-2015

Date: 08/28/2015

Amount**PRIMARY FEES**

Invoice Number: 7280

Hearing Ad

\$100.00

PAYMENTS RECEIVED

Date	Payment Method	Check Number	Amount Received
08/28/2015	Check	500	\$100.00
	Total Payment		\$100.00
	Change Due		\$0.00



MAINE STATE BUREAU OF IDENTIFICATION
45 Commerce Drive, Suite 1 / STATE HOUSE STATION # 42
AUGUSTA, ME 04333
(207) 624-7240 (VOICE) (207) 624-4478 (TDD)

**JEREMY R FITTS
9 SHIRLEY ST
LEWISTON, ME 04240**

Transaction Response #: MIQ99C596965

Criminal History Record

Introduction

This criminal history record was produced in response to the following request (Produced on 2015-08-25) :
Inquiries Name(s) JEREMY R FITTS (1979-03-23)

NO MATCH WAS FOUND FOR YOUR REQUEST.

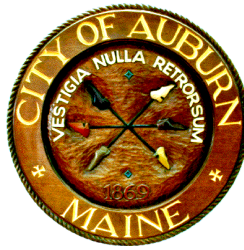
**CITY OF AUBURN
PUBLIC NOTICE**

A public hearing will be held by the Auburn City Council on Monday, October 5, 2015 at 7:00 p.m. or as soon as possible thereafter, in the Council Chambers of Auburn Hall, 60 Court Street, to consider the Liquor License Application and Special Amusement Permit for:

**Sapphire Entertainment, Inc.
150 Center St., Auburn, Maine**

All interested persons may appear and will be given the opportunity to be heard before final action is taken.

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. LaBonte, Mayor

IN CITY COUNCIL

ORDER 77-10052015

ORDERED, that the City Council hereby approves the request for a Liquor License and Special Amusement Permit for Sapphire Entertainment, Inc., located at 150 Center.

City Council Information Sheet

City of Auburn



Council Meeting Date: 10-05-2015 **Order** 78-10052015

Author: Sue Clements-Dallaire

Subject: School Budget Amendment

Information: The school department received State funding in July and in order to expend any of those funds, a referendum vote has to take place. If the referendum vote is to take place on November 3, 2015, the soonest Council can take action is October 5, 2015. Title 20-A sec 1486 (2) states *the budget validation referendum must be held on or before the 30th calendar day following the scheduled date of the RSU (in this case the City Council) budget meeting.*

Advantages: This will allow the School Department to expend these funds for school purposes without any local tax increase.

Disadvantages:

City Budgetary Impacts:

Staff Recommended Action: It is recommended that Council approve the request as presented which was adopted by the School Committee on 8/19/2015.

Previous Meetings and History: On 8/17/2015 Superintendant Katy Grondin spoke on this matter during open session and a workshop was held on 9/8/2015 for further discussion.

Attachments:

Proposed items for additional funds
Notice of amount adopted
Order 78-10052015

Proposed Items for Additional Funds

Item	Cost	Note
Instructional Coach-K-12	\$64,000	This position will support our Vision 2020 to include the implementation of Customized Learning, Proficiency-based Diploma Extension plan and Performance Evaluation/Professional Growth Model.
Aspiration Specialist	\$64,000	This position will direct and implement internships, apprenticeships, early college readiness programs and community service projects.
Building Budgets	\$22,668	Building Budgets were reduced as part of the overall reductions to the school's budget.
OLT Budget	\$6,910	This amount restores half of the reduction made to the OLT budget.
Youth Diversion Program	\$22,826	secondary suspension rate and community daytime crime. The program gives students an opportunity to seek assistance for issues impacting school success. Students work on a plan for improvement, completing school assignments and the staff follow through with students after the suspension
Early College Funds	\$20,000	These funds will support programs such as Bridges, Central Maine Community College and USM-Lewiston Auburn pathways, and other dual credit programs.

		Available FY15 Fund Balance was \$1,260,744. \$906,882 will be used for FY16 budget. Anticipating the difference of the FY15 Fund Balance and the unaudited fund balance from the June 30, 2015 financials will be \$815,761. The additional \$200,000 will bring the FY16 Fund Balance to \$1,015,761.
Fund Balance	\$288,000	
Total	\$488,404	July 2, 2015 ED 279

NOTICE OF AMOUNTS ADOPTED AT AUBURN CITY COUNCIL MEETING
FOR VOTERS AT SCHOOL BUDGET
VALIDATION REFERENDUM

TO: Clerk of City of Auburn, State of Maine

Pursuant to 20-A M.R.S.A. §§ 1486(2) and 2307 this Notice is to be displayed at all polling places for the school budget validation referendum to be held on November 03, 2015, to assist the voters in voting on whether to ratify the revised school budget as adopted by City Council.

<i>Cost Center Summary Budget Category</i>	<i>Amount Approved by Voters June 9, 2015</i>	<i>Additional State Subsidy Adjustments July 30, 2015</i>	<i>Amount Approved and Adopted by City Council Meeting on October 5, 2015</i>
Regular Instruction	\$15,417,903	\$ 40,555	\$15,458,458
Special Education	\$ 8,693,851	\$ 3,476	\$8,697,327
Career and Technical Education	\$ -0-	\$ -0-	\$ 0
Other Instruction	\$ 785,509	\$2,697	\$788,206
Student and Staff Support	\$ 4,074,510	\$ 152,476	\$4,226,986
System Administration	\$ 861,384	\$ 0	\$861,384
School Administration	\$ 1,367,775	\$ 0	\$1,367,775
Transportation and Buses	\$ 1,097,905	\$ 1,200	\$1,099,105
Facilities Maintenance	\$ 5,214,297	\$ 0	\$5,214,297
Debt Service and Other Commitments	\$ 1,128,505	\$ 0	\$1,128,505
All Other Expenditures	\$ 420,558	\$ 0	\$420,558
Summary of Total Authorized Expenditures	\$39,062,197	\$200,404	\$39,262,601

John W. Starnes
Bennie J. Hays
Thomas Kendall

A majority of the School Committee,

Completed and countersigned by: William J. Gendle 8 / 19 / 2015
Superintendent of Schools

A true copy of the Notice, attest: _____, Clerk
City of Auburn

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. LaBonte, Mayor

IN CITY COUNCIL

ORDER 78-10052015

WHEREAS, on May 11, 2015, this Council adopted Order #36-05112015, authorizing various sums for the school operating expenditure budget for the 2015-16 school year, including a total school operating budget in the amount of \$38,641,639.00 and total authorized expenditures, including adult education and community services-crossing guards, of \$39,062,197 (the "School Budget Order"); and

WHEREAS, the School Budget Order included a provision at numbered section 19, to the effect that the total school budget and applicable cost centers would be increased "to the extent of any unanticipated increase in the adjusted state contribution;" and

WHEREAS, on June 9, 2015, pursuant to sections 2307 and 1486 of the Maine Revised Statutes, the voters of the City ratified the School Budget Order; and

WHEREAS, on or about July 21, 2015, the Department of Education notified the School Department of an increase in the adjusted state contribution for the City's school operating budget, but thereafter, on or about July 30, 2015, the Commissioner of Education issued a Notice interpreting the state statutes under the Commissioner's administration to require supplemental Council and voter action on school budgets to expend the state's increases in the adjusted state contributions; and

WHEREAS, Department of Education staff subsequently confirmed that the Commissioner's Notice regarding additional budget action applies even to school systems like Auburn, whose School Budget Order, as originally approved by the Council and validated by the City's voters, already had made express provision for expenditure of any such increase; and

WHEREAS, the school committee has voted to request Council and voter action to increase expenditures authorized for the school budget for the 2015-16 school year by \$200,404; and

WHEREAS, the recent Notice issued by the Commissioner will prevent the implementation of section 19 of the School Budget Order, as approved by the Council and validated at referendum election by the City voters, unless further school budget action is taken.

Now therefore, be it Ordered as follows:

1. That the Auburn City Council hereby adopts and approves the following amendments to the authorized school budget expenditures for the 2015-16 school budget:

<i>Cost Center Summary Budget Category</i>	<i>Original School Budget Approved by Voters June 9, 2015</i>	<i>Proposed Adjustments to Cost Centers</i>	<i>Amended School Budget for 2015- 2016</i>
Regular Instruction	\$15,417,903	\$ 40,555	\$15,458,458
Special Education	\$ 8,693,851	\$ 3,476	\$8,697,327
Career and Technical Education	\$ -0-	\$ -0-	\$ 0
Other Instruction	\$ 785,509	\$2,697	\$788,206
Student and Staff Support	\$ 4,074,510	\$ 152,476	\$4,226,986
System Administration	\$ 861,384	\$ 0	\$861,384
School Administration	\$ 1,367,775	\$ 0	\$1,367,775
Transportation and Buses	\$ 1,097,905	\$ 1,200	\$1,099,105
Facilities Maintenance	\$ 5,214,297	\$ 0	\$5,214,297
Debt Service and Other Commitments	\$ 1,128,505	\$ 0	\$1,128,505
All Other Expenditures	\$ 420,558	\$ 0	\$420,558
Summary of Total Authorized Expenditures	\$39,062,197	\$200,404	\$39,262,601

2. That the increases in expenditures authorized by this Order shall be funded by the state's increase in the adjusted state contribution with no increases in taxes, as originally provided by section 19 of Order 36-05112015.
3. That the City hold a Special School Budget Validation Referendum on November 3, 2015, on the following Question:

Question #1: Do you favor approving the amended school budget for 2015-16 that was adopted at the October 5, 2015 City Council meeting and which authorized additional expenditures of up to \$200,404 for school purposes with no increase in local taxes?



City Council Information Sheet

City of Auburn

Council Workshop or Meeting Date: 10-05-2015

Ordinance 14-10052015

Author: Dorothy Meagher

Subject: Adoption of Appendices for General Assistant

Information: I'm seeking the approval of the new appendices A, C and D for the period of October 1, 2015 to September 30, 2016. The municipal officers must approve / adopt the new Overall Maximums (Appendix A), Housing Maximums (Appendix C) and Electric Maximums (Appendix D) in accordance to Ordinance 24-23 in Chapter 24. Once the appendices are adopted they will replace the FY 14-15 maximums, the maximum levels are established as a matter of state law based on certain federal and HUD values.

These appendices are filed with the Department of Health and Human Services (DHHS) in compliance with Title 22 M.R.S.A §4305 (4).

Advantages: By adopting the new appendices A, C and D the program will be in compliance for reimbursement from the State.

Disadvantages: By not approving the appendices, the program can be penalized and lose the State reimbursement which is now 70% of the expenditures.

City Budgetary Impacts: Over all the increase is 1.3% for Appendix A and C. Appendix D is an increase of \$4 for a household of 1 with electric heated hot water.

Staff Recommended Action: Approval of the increase to the General Assistance Appendices A, C and D as required by state statute and ordinance.

Previous Meetings and History: This is a yearly approval needed by council when any changes are done to the appendices. Was presented at the 9/21/2015 Council workshop.

Attachments:

Appendix A, Overall Maximums

Appendix C, Rental Maximums

Appendix D, Utilities

Adoption form for 15-16

Ordinance 14-10052015

GA Overall Maximums

Metropolitan Areas

Persons in Household					
COUNTY	1	2	3	4	5*
Bangor HMFA: Bangor, Brewer, Eddington, Glenburn, Hampden, Hermon, Holden, Kenduskeag, Milford, Old Town, Orono, Orrington, Penobscot Indian Island Reservation, Veazie	628	734	916	1,141	1,326
Penobscot County HMFA: Alton, Argyle UT, Bradford, Bradley, Burlington, Carmel, Carroll plantation, Charleston, Chester, Clifton, Corinna, Corinth, Dexter, Dixmont, Drew plantation, East Central Penobscot UT, East Millinocket, Edinburg, Enfield, Etna, Exeter, Garland, Greenbush, Howland, Hudson, Kingman UT, Lagrange, Lakeville, Lee, Levant, Lincoln, Lowell town, Mattawamkeag, Maxfield, Medway, Millinocket, Mount Chase, Newburgh Newport, North Penobscot UT, Passadumkeag, Patten, Plymouth, Prentiss UT, Seboeis plantation, Springfield, Stacyville, Stetson, Twombly UT, Webster plantation, Whitney UT, Winn, Woodville	590	618	733	1,025	1,185
Lewiston/Auburn MSA: Auburn, Durham, Greene, Leeds, Lewiston, Lisbon, Livermore, Livermore Falls, Mechanic Falls, Minot, Poland, Sabattus, Turner, Wales	549	650	849	1,070	1,136
Portland HMFA: Cape Elizabeth, Casco, Chebeague Island, Cumberland, Falmouth, Freeport, Frye Island, Gorham, Gray, Long Island, North Yarmouth, Portland, Raymond, Scarborough, South Portland, Standish, Westbrook, Windham, Yarmouth; Buxton, Hollis, Limington, Old Orchard Beach	803	956	1,181	1,563	1,641
York/Kittery/S.Berwick HMFA: Berwick, Eliot, Kittery, South Berwick, York	958	964	1,245	1,684	1,833
Cumberland County HMFA: Baldwin, Bridgton, Brunswick, Harpswell, Harrison, Naples, New Gloucester, Pownal, Sebago	638	773	1,025	1,466	1,747

Appendix A
Effective: 10/01/15-09/30/16

COUNTY	1	2	3	4	5*
Sagadahoc HMFA: Arrowsic, Bath, Bowdoin, Bowdoinham, Georgetown, Perkins UT, Phippsburg, Richmond, Topsham, West Bath, Woolwich	762	810	960	1,245	1,579
York County HMFA: Acton, Alfred, Arundel, Biddeford, Cornish, Dayton, Kennebunk, Kennebunkport, Lebanon, Limerick, Lyman, Newfield, North Berwick, Ogunquit, Parsonsfield, Saco, Sanford, Shapleigh, Waterboro, Wells	695	796	1,009	1,370	1,418

***Note:** Add \$75 for each additional person.

Non-Metropolitan Areas

Persons in Household

COUNTY	1	2	3	4	5*
Aroostook County	603	620	747	946	1,036
Franklin County	630	658	780	971	1,382
Hancock County	647	733	933	1,228	1,246
Kennebec County	570	659	843	1,057	1,126
Knox County	736	741	913	1,170	1,298
Lincoln County	666	739	932	1,161	1,245
Oxford County	567	618	758	1,023	1,324
Piscataquis County	578	659	814	1,033	1,105
Somerset County	659	690	821	1,117	1,121
Waldo County	649	737	873	1,189	1,265
Washington County	572	629	749	955	1,158

*** Please Note:** Add \$75 for each additional person.

GA Housing Maximums (Heated & Unheated Rents)

NOTE: NOT ALL MUNICIPALITIES SHOULD ADOPT THESE SUGGESTED HOUSING MAXIMUMS! Municipalities should ONLY **consider** adopting the following numbers, if these figures are consistent with local rent values. If not, a market survey should be conducted and the figures should be altered accordingly. The results of any such survey must be presented to DHHS prior to adoption. **Or, no housing maximums should be adopted and eligibility should be analyzed in terms of the Overall Maximum—Appendix A. (See Instruction Memo for further guidance.)**

Non-Metropolitan FMR Areas

<u>Aroostook County</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms		Weekly	Monthly	Weekly	Monthly
0		108	464	128	550
1		108	464	130	561
2		127	546	158	679
3		164	705	202	868
4		176	758	223	957
<u>Franklin County</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms		Weekly	Monthly	Weekly	Monthly
0		114	491	134	577
1		114	491	139	599
2		135	579	166	712
3		170	730	208	893
4		257	1,104	303	1,303
<u>Hancock County</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms		Weekly	Monthly	Weekly	Monthly
0		112	480	136	584
1		124	534	154	663
2		161	691	198	851
3		218	937	263	1,133
4		218	937	264	1,136
<u>Kennebec County</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms		Weekly	Monthly	Weekly	Monthly
0		94	403	118	507
1		107	460	137	589
2		140	601	177	761
3		178	766	224	962
4		181	778	236	1,016

Non-Metropolitan FMR Areas

<u>Knox County</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly	
0	132	569	157	673	
1	132	569	157	673	
2	156	671	193	831	
3	204	879	250	1,075	
4	221	950	276	1,188	
<u>Lincoln County</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly	
0	119	513	141	607	
1	126	540	156	669	
2	160	690	198	850	
3	202	870	248	1,066	
4	209	897	264	1,135	
<u>Oxford County</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly	
0	93	400	117	504	
1	101	420	128	549	
2	120	516	157	676	
3	170	732	216	928	
4	227	976	282	1,214	
<u>Piscataquis County</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly	
0	103	443	115	496	
1	115	493	128	552	
2	142	613	158	681	
3	184	792	202	870	
4	192	827	211	906	
<u>Somerset County</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly	
0	120	517	141	606	
1	121	519	147	631	
2	143	615	175	753	
3	202	869	241	1,038	
4	202	869	241	1,038	

Non-Metropolitan FMR Areas

<u>Waldo County</u>			<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly	Weekly	Monthly
0	116	497	137	590		
1	125	538	155	667		
2	147	631	184	791		
3	209	898	254	1,094		
4	213	917	269	1,155		
<u>Washington County</u>			<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly	Weekly	Monthly
0	94	405	118	509		
1	100	430	130	559		
2	118	507	155	667		
3	154	664	200	860		
4	188	810	244	1,048		

Metropolitan FMR Areas

<u>Bangor HMFA</u>			<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly	Weekly	Monthly
0	107	461	131	565		
1	124	535	154	664		
2	157	674	194	834		
3	198	850	243	1,046		
4	227	978	283	1,216		
<u>Penobscot County HMFA</u>			<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly	Weekly	Monthly
0	99	427	123	531		
1	99	427	127	548		
2	114	491	151	651		
3	171	734	216	930		
4	195	837	250	1,075		
<u>Lewiston/Auburn MSA</u>			<u>Unheated</u>		<u>Heated</u>	
Bedrooms	Weekly	Monthly	Weekly	Monthly	Weekly	Monthly
0	89	382	113	486		
1	105	451	135	580		
2	141	607	178	767		
3	181	779	227	975		
4	183	788	239	1,026		

Metropolitan FMR Areas

<u>Portland HMFA</u>			<u>Unheated</u>		<u>Heated</u>
Bedrooms	Weekly	Monthly	Weekly	Monthly	
0	148	636	172	740	
1	176	757	206	886	
2	218	939	256	1,099	
3	296	1,272	341	1,468	
4	301	1,293	356	1,531	
<u>York/Kittery/S. Berwick HMFA</u>			<u>Unheated</u>		<u>Heated</u>
Bedrooms	Weekly	Monthly	Weekly	Monthly	
0	186	798	210	902	
1	186	798	210	902	
2	233	1,003	270	1,163	
3	324	1,393	370	1,589	
4	345	1,485	401	1,723	
<u>Cumberland County HMFA</u>			<u>Unheated</u>		<u>Heated</u>
Bedrooms	Weekly	Monthly	Weekly	Monthly	
0	111	471	134	575	
1	133	574	163	703	
2	182	783	219	943	
3	273	1,175	319	1,371	
4	325	1,399	381	1,637	
<u>Sagadahoc County HMFA</u>			<u>Unheated</u>		<u>Heated</u>
Bedrooms	Weekly	Monthly	Weekly	Monthly	
0	138	603	163	702	
1	142	611	172	740	
2	167	718	204	878	
3	222	954	267	1,150	
4	286	1,231	342	1,469	
<u>York County HMFA</u>			<u>Unheated</u>		<u>Heated</u>
Bedrooms	Weekly	Monthly	Weekly	Monthly	
0	126	541	148	637	
1	139	597	169	726	
2	178	767	216	927	
3	251	1,079	297	1,275	
4	251	1,079	304	1,308	

APPENDIX D - UTILITIES

ELECTRIC

NOTE: For an electrically heated dwelling also see “Heating Fuel” maximums below. But remember, an applicant is ***not automatically*** entitled to the “maximums” established—applicants must demonstrate need.

1) Electricity Maximums for Households Without Electric Hot Water: The maximum amounts allowed for utilities, for lights, cooking and other electric uses ***excluding*** electric hot water and heat:

<u>Number in Household</u>	<u>Weekly</u>	<u>Monthly</u>
1	\$14.00	\$60.00
2	\$15.70	\$67.50
3	\$17.45	\$75.00
4	\$19.70	\$86.00
5	\$23.10	\$99.00
6	\$25.00	\$107.00

NOTE: For each additional person add \$7.50 per month.

2) Electricity Maximums for Households With Electrically Heated Hot Water: The maximum amounts allowed for utilities, hot water, for lights, cooking and other electric uses ***excluding*** heat:

<u>Number in Household</u>	<u>Weekly</u>	<u>Monthly</u>
1	\$19.10	\$86.00
2	\$23.75	\$102.00
3	\$27.70	\$119.00
4	\$32.25	\$139.00
5	\$37.30	\$160.00
6	\$41.00	\$176.00

NOTE: For each additional person add \$10.00 per month.

NOTE: For electrically heated households, the maximum amount allowed for electrical utilities per month shall be the sum of the appropriate maximum amount under this subsection and the appropriate maximum for heating fuel as provided below.

GENERAL ASSISTANCE ORDINANCE

APPENDICES A-D

2015-2016

The Municipality of Auburn adopts the MMA Model Ordinance GA Appendices (A, C, and D) for the period of Oct. 1, 2015—September 30, 2016. These appendices are filed with the Department of Health and Human Services (DHHS) in compliance with Title 22 M.R.S.A. §4305(4).

Signed the _____ (day) of _____ (month) _____ (year)
by the municipal officers:

Tizz Crowley

(Signature)

Robert P. Hayes

(Signature)

Mary LaFontaine

(Signature)

Adam R. Lee

(Signature)

Leroy Walker

(Signature)

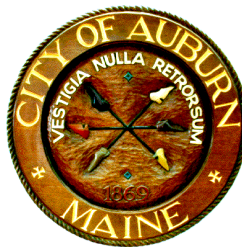
Belinda Gerry

(Signature)

David C. Young

(Signature)

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



Jonathan P. LaBonte, Mayor

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

IN CITY COUNCIL

ORDINANCE 14-10052015

ORDERED, that the City Council hereby amends the General Assistance Ordinance to incorporate the following maximum levels of assistance to be effective on and after October 1, 2015 as follows:

Appendix A

Effective: 10/01/15-09/30/16

Lewiston/Auburn MSA: Auburn, Durham, Greene, Leeds, Lewiston, Lisbon, Livermore, Livermore Falls, Mechanic Falls, Minot, Poland, Sabattus, Turner, Wales	549	650	849	1,070	1,136
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Appendix C

Effective: 10/01/15-09/30/16

Lewiston/Auburn MSA Bedrooms	Unheated		Heated	
	Weekly	Monthly	Weekly	Monthly
0	89	382	113	486
1	105	451	135	580
2	141	607	178	767
3	181	779	227	975
4	183	788	239	1,026

APPENDIX D - UTILITIES

ELECTRIC

NOTE: For an electrically heated dwelling also see “Heating Fuel” maximums below. But remember, an applicant is *not automatically* entitled to the “maximums” established—applicants must demonstrate need.

1) Electricity Maximums for Households Without Electric Hot Water: The maximum amounts allowed for utilities, for lights, cooking and other electric uses *excluding* electric hot water and heat:

Number in Household	Weekly	Monthly
1	\$14.00	\$60.00
2	\$15.70	\$67.50
3	\$17.45	\$75.00
4	\$19.70	\$86.00
5	\$23.10	\$99.00
6	\$25.00	\$107.00

NOTE: For each additional person add \$7.50 per month.

2) Electricity Maximums for Households With Electrically Heated Hot Water: The maximum amounts allowed for utilities, hot water, for lights, cooking and other electric uses *excluding* heat:

Number in Household	Weekly	Monthly
1	\$19.10	\$86.00
2	\$23.75	\$102.00
3	\$27.70	\$119.00
4	\$32.25	\$139.00
5	\$37.30	\$160.00
6	\$41.00	\$176.00

NOTE: For each additional person add \$10.00 per month.

NOTE: For electrically heated households, the maximum amount allowed for electrical utilities per month shall be the sum of the appropriate maximum amount under this subsection and the appropriate maximum for heating fuel as provided below.



City Council Information Sheet

City of Auburn

Council Workshop or Meeting Date: 10/05/2015

Author: Denis D'Auteuil

Subject: Great Falls TV Inter-Local Agreement

Information: City staff will present the latest draft of the Inter-Local Agreement between the cities of Auburn and Lewiston regarding Great Falls TV (GFTV). On June 1, 2015 a City Council Workshop was held on a proposal to change the current structure of Great Falls TV. Since the meeting on June 1, 2015 both cities have been developing the agreement that is being presented. On June 15, 2015 both cities have also been notified by our current tenant that GFTV must move from their current location at Central Maine Community College. Staff will provide an overview of the plans that involve moving GFTV staff and equipment to Auburn City Hall.

Advantages:

- This agreement would establish the first Inter-Local Agreement since the original creation of GFTV.
- Provides a better management structure for the GFTV personnel and operations.
- Maintains GFTV as a PEG (public, educational, and government) Cable TV station.
- Ensures equitable broadcasting opportunities for both cities.

Disadvantages:

- The cities have been notified that we must move GFTV from their current location at Central Maine Community College.
- Estimated costs for the move are approximately from GFTV are approximately \$6,500.
- Additional opportunity costs are associated with the move to Auburn City Hall as Public Services staff will be handling the majority of the labor involved.

City Budgetary Impacts: None

Staff Recommended Action: Approve the City Manager to execute the agreement.

Previous Meetings and History:

- June 1st, 2015 City Council Workshop
- September 21, 2015 Council Workshop

Attachments:

1. Draft Auburn-Lewiston Local Cable TV Inter-local Agreement
2. Letter from Central Maine Community College
3. Current Auburn Cable Advisory Board Ordinance
4. Current Lewiston Cable Advisory Board Ordinance

**The City of Auburn & the City of Lewiston
Auburn-Lewiston Local Cable TV Operations
Interlocal Agreement**

This Agreement is made and entered into as of this _____ day of _____, 201() by and between the Cities of Lewiston and Auburn, both political subdivisions of the State of Maine, in accordance with Chapter 115 of Title 30-A of the Maine Revised Statutes.

WHEREAS the Auburn-Lewiston Cable TV Advisory Committee, a group of concerned citizens and elected/appointed officials representing a wide variety of community interests, assembled for the purpose of articulating a community vision for its public, educational and government (PEG) cable television programming has successfully operated our community PEG station with distinction for some fifteen years;

WHEREAS the Lewiston and Auburn City Councils now believe the time has arrived to address the commitment by both cities to memorialize the operations of the Great Falls TV local PEG cable station through the joint approval of an interlocal agreement, as stipulated in the Cable Television Ordinance approved by the Lewiston City Council on December 17, 1996;

WHEREAS the joint budgeting process has revealed administrative issues which must be addressed so that the staffing, operations, financial obligations and the administrative oversight of Great Falls TV are properly addressed to better ensure the long term stability and sustainability of our community PEG channel for years to come;

WHEREAS the Cities of Lewiston and Auburn agree to formally authorize the assignment of all personnel and financial administration to the City of Auburn; to have the City of Auburn integrate Great Falls TV into its municipal operations; to agree that the Cities of Lewiston and Auburn will equally share all assets owned and/or purchased by Great Falls TV; to continue to carry out the Cities' joint interest in maintaining Great Falls TV as a PEG cable station, which includes ensuring that the operational duties of Great Falls TV employees are consistent with the mission of a PEG cable station; and to assign responsibility to oversee the administration and operations of Great Falls TV to the City of Auburn subject to the programming and franchise agreement authority of the Auburn-Lewiston Cable TV Advisory Committee;

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCILS OF THE CITY OF LEWISTON AND AUBURN THAT the city formally approve the creation of the Auburn-Lewiston Cable TV Advisory Committee; to assign the responsibilities for general programming and day-to-day broadcast management to the Auburn-Lewiston Cable TV Advisory Committee; and to agree that all Great Fall TV staff be formally hired as City of Auburn employees and that human resources, supervisory and financial responsibility for Great Falls TV staff and general operations be assigned to the City of Auburn in accordance with the following:

For purposes of this Agreement, the following words and phrases shall have the meanings ascribed to them by this section:

(1) "Committee" means the Auburn-Lewiston Cable TV Advisory Committee.

- (2) "Organization" means the Great Falls TV PEG (public, education, government) local cable system.
- (3) "Franchising Authority" means the authority granted to the cities of Lewiston and Auburn through any cable TV franchise agreement approved by the cities of Auburn and Lewiston.
- (4) "Franchise Agreement" means any municipally approved contract with a cable TV operator to provide cable TV services in a specific municipality.

A. CREATION OF THE LEWISTON-AUBURN CABLE TV ADVISORY COMMITTEE

- (1) **The Committee:** The eight (8) member Auburn-Lewiston Cable TV Advisory Committee is hereby created. All appointments shall be as follows:
- (2) **Terms and other conditions:**
 - One (1) City Councilor or Mayor from each city shall be appointed by each city's Mayor to serve two (2) year terms (to correspond with Mayor/City Council elections), and may be reappointed to an unlimited number of consecutive terms; and
 - with the exception of the Lewiston City Administrator staff position, the inaugural terms of each of the following committee members shall be staggered as one (1), two (2) and three (3) year terms based on a blind draw conducted by the Chair of the committee at the first inaugural meeting of the Committee. Terms for all members thereafter shall be two year terms; and
 - in Auburn, three (3) Committee members shall be nominated by the Mayor, appointed by the City Council, and serve no more than three (3) two (2) year terms;
 - in Lewiston, the City Administrator shall appoint one (1) staff member who shall serve at the pleasure of the City Administrator, and the Mayor shall nominate two additional members who shall be appointed by the City Council and serve no more than three (3) two (2) year terms; and
 - all actions of the Auburn-Lewiston Cable TV Committee will require no less than five (5) affirmative votes
- (3) **Special voting conditions:** When a matter before the Committee only affects cable customers in one city, no less than three (3) members representing the city involved all vote in the affirmative for passage.
- (4) **By-Laws:** The Committee's By-Laws will be crafted and submitted by the Committee for approval by both City Councils within ninety (90) days of final approval of this Agreement. The By-Laws shall include language which shall require language to cover the following:
 - Any applicable Committee responsibilities contained within this Agreement
 - Priority programming areas for broadcast: Public, education and government (PEG).
 - Ensuring that [policy is created to provide equitable content broadcasting opportunities for both cities

- Four members will constitute a quorum and will require no less than four (4) members in physical attendance or no less than three (3) in physical attendance and no more than one (1) member who may call in via telephone or videoconference.
- Grievance procedures for citizens who submit programming content
- Establishing a monthly meeting schedule – meetings may be rescheduled to another date or canceled by a majority affirmative vote by Committee members. Chair may cancel meetings in advance of bad weather/ other publicly declared emergencies
- Meeting posting requirements
- Committee term and member vacancy language
- Voting requirements
- Email voting prohibition
- Attendance conditions and non-attendance notification requirements
- Web page posting of all policies, agendas and meeting minutes
- By-laws amendment requirements
- Franchise agreement complaint handling

B. COMMITTEE DUTIES AND POWERS.

(1) **Duties.** The duties of the Committee shall be:

(a) To create broadcast and programming policy and to oversee the programming, technical operations/management, and cable TV broadcast and internet operations of Great Falls TV and to oversee and manage existing cable television franchise(s) issued by the franchising authorities of Auburn and Lewiston and any future franchise agreement enacted by the franchising authority;

(b) To monitor and annually submit a budget for its next fiscal year itemizing expenses of operations, maintenance and repairs, planned capital improvements, and current and future indebtedness no later than January 31st of each year. The budget will be submitted to both the Auburn Manager and Lewiston City Administrator and will include details as to present assets, accounts receivables and payables, and other liabilities as the Cities of Lewiston and Auburn may reasonably require. The Committee will also estimate all anticipated revenues for the upcoming fiscal year

(c) To assign to the Committee all responsibility to oversee the necessary regulations of franchised cable television operators, including but not limited to, rate regulations, rate setting procedures, procedures to ensure only properly established rates as stipulated in the franchise agreement are being charged customers, consumer protection regulations, and such other regulations as the Committee deems necessary to perform its duties;

(d) Within the limitations of this chapter, the Committee shall recommend to the Lewiston City Administrator and/or the Auburn City Manager the imposition of penalties for violation of any franchise agreement provision;

(e) To establish procedures for hearing and disposing of all customer complaints concerning cable television service provided by the franchised cable television operator;

(f) Except for powers expressly reserved to the franchising authority and to the municipal officers of Auburn and Lewiston, to perform within the geographic jurisdiction of the franchising authority all functions now or hereafter granted to local franchising authorities under the Federal Act and FCC regulations;

(g) To perform such other duties delegated to the Committee by mutual agreement of the Auburn and Lewiston City Councils; and

(h) To conduct the business of the Committee in accordance with the By-Laws enclosed within this Agreement.

(2) **Delegation.** Except for the approval of a final Committee budget; imposing and/or collecting franchise fee violation fines; the signing of all contracts; pursuing legal action associated with any Organization activity; establishing what revenues shall be created or dedicated to support Committee operations; and those items expressly reserved in the franchise agreement to the franchising authority or the enclosed Committee By-Laws, all powers of the franchising authority under state and federal law and under the franchising authority's existing cable television franchise agreement are hereby delegated to the Committee.

(3) **Powers.** To enable the Committee to perform its duties but subject to the limitations in this Agreement, the Committee shall have the following powers:

(a) To advise the City of Auburn with respect to approving, implementing and enforcing the Committee's operating and capital budget; contracts; personnel hiring, firing and regulation; and all other legal obligations;

(b) To work with the Auburn City Manager and the Lewiston City Manager in those instances where the Committee has requested assistance of those offices;

(c) Negotiate new franchise agreements and/or amendments to existing franchise agreements;

(d) To consult with the City of Auburn on the hiring of regular full time or part time staff;

(4) **Relocation of Facilities and Committee Transition.** In the event that the Committee is not officially assembled in advance of the final approval of this Agreement, the existing Cable TV Committee shall remain in its advisory role and work with the City of Auburn to assist with broadcast/studio relocation matters from Central Maine Community College and any broadcasting/studio/content or other related Great Falls TV business. Following the formal adoption of this Agreement and upon the formal appointment of all new Committee members, the new Committee shall assume all responsibilities outlined in this Agreement upon its inaugural meeting date.

C. APPORTIONMENT OF CITY REVENUES & CONTRACTS.

(1) All revenues authorized in a franchise agreement or collected through any revenue generating activity of the Committee shall be apportioned and/or authorized by a mutual vote of both City Councils to the Committee for all Organization expenses as follows:

(a) All fees collected by both cities through a franchise agreement shall be aggregated and apportioned to the Committee as follows:

- i. The total franchise fees collected by each city will be assessed based on a fixed cable TV franchise fee of no less than 2.5%. In the event that either city elects to establish a franchise fee of greater than 2.5%, that city shall have the authority to dedicate any portion of those revenues to any general fund purpose.
- ii. Revenues to the Organization shall be based as a percentage of each municipalities previous fiscal year's 2.5% franchise fee collections plus the percentage of each prior fiscal year's city-wide viewership multiplied by forty percent (40%) of the total contribution.

Example:

TOTAL FRANCHISE FEE FOR BOTH CITIES: \$285,000

- Auburn total franchise fee: \$135,000 – 47.37%
- Lewiston total franchise fee: \$150,000 – 52.63%
- 100.00%

TOTAL VIEWERSHIP FOR BOTH CITIES: 13,981

- Auburn viewership: 5,790 – 41.42%
- Lewiston viewership: 8,191 – 58.58%
- 100.00%

APPORTIONED FRANCHISE FEE CONTRIBUTION FOR CITIES:

- Lewiston: $52.63\% + 58.58\% \div 2 = 55.60\% \times \$285,000 = \$158,460 \times 40\% = \$63,384$
- Auburn: $47.37\% + 41.42\% \div 2 = 44.40\% \times \$285,000 = \$126,540 \times 40\% = \$50,616$

- iii. Any additional fees that are collected through a franchise agreement may be appropriated by a City Council to the Committee and must be expended in accordance with the specified purpose identified in the franchise agreement; and
- iv. any Great Falls TV revenues not specified in a franchise agreement must first be authorized by an affirmative vote of the Committee and approved by an affirmative vote of both City Councils; and
- v. revenues may be assigned to reserve accounts by mutual agreement of both City Councils but all yearend unexpended revenues shall be returned to each city's general fund balance in accordance with the apportioning language in item (i) of this Section(alternative---designated to a Great Falls TV reserve for replacement account); and
- vi. the Committee may request any additional funding as it deems appropriate as part of its budget request.

D. CONTRACTS

All contracts with other persons, corporations and governmental bodies or agencies thereof, including contracts to lease the use of buildings, facilities, operations and all other business or legal obligations shall be managed and authorized by the City of Auburn.

E. DISPOSAL OF SURPLUS PROPERTY

When the Committee determines that any Organization assets/equipment are no longer necessary to the accomplishment of the purposes of the organization, it may dispose of the same, subject to any restrictions which may be imposed by mutual agreement of the City Councils upon such terms as they consider advisable. Any proposed disposal of assets/equipment with a value in excess of one thousand dollars (\$2,000) shall be first approved by both the Lewiston City Administrator and the Auburn City Manager.

F. RELOCATION OF BROADCAST FACILITIES & STAFFING

Any action to relocate any portion of Great Falls TV broadcasting or studio operations from the existing Central Maine Community College site must receive the approval of both City Councils. It will be the obligation of the City of Auburn to continue to carry out the Cities' joint interest in maintaining Great Falls TV as a PEG cable station, which includes ensuring that the operational duties of Great Falls TV employees are consistent with the mission of a PEG cable station.

G. PROPERTY TAX EXEMPT

The real and personal property of Organization will be exempt from taxation.

H. TERMINATION AND MODIFICATION

Organization will remain in existence for an indefinite term and until terminated by a majority vote of the Auburn and Lewiston City Councils. This agreement may also be modified by a majority vote of both City Councils.

In the event that either municipal body shall vote to modify or terminate this agreement, notice shall be provided in writing and submitted to the City Clerk of the other municipality and to the Chairperson of the Committee. If termination is approved by a majority vote of both City Councils, the Committee shall meet and vote on a termination plan within seven (7) calendar days of the date of approval from the last City Council termination vote.

Termination of operations shall occur no later than forty-five (45) calendar days following the last City Council termination vote. A plan to liquidate all assets will be developed by the Auburn City Manager and the Lewiston City Administrator will be submitted to both City Councils no later than thirty (30) calendar days following termination of operations.

Approval to dissolve all Organization assets/equipment must be approved by a mutual vote of both City Councils. All approvals shall require that the Cities of Lewiston and Auburn mutually agree to share equally the lifetime contingent liabilities associated with Organization operations.



City Council Information Sheet

City of Auburn

Council Workshop or Meeting Date: 10/05/2015

Order 80-10052015

Author: Sue Clements-Dallaire

Subject: Great Falls TV Relocation

Information: On June 1, 2015 a City Council Workshop was held on a proposal to change the current structure of Great Falls TV. On June 15, 2015 both cities have also been notified by our current tenant that GFTV must move from their current location at Central Maine Community College. At the September 21, 2015 City Council Workshop staff provided an overview of the plans that involve moving GFTV staff and equipment to Auburn City Hall and the studio at the Auburn Library.

Advantages:

- Maintains GFTV as a PEG (public, educational, and government) Cable TV station.
- Ensures equitable broadcasting opportunities for both cities.

Disadvantages:

- The cities have been notified that we must move GFTV from their current location at Central Maine Community College.
- Estimated costs for the move are approximately from GFTV are approximately \$6,500.
- Additional opportunity costs are associated with the move to Auburn City Hall as Public Services staff will be handling the majority of the labor involved.

City Budgetary Impacts: Costs associated with the move noted above.

Staff Recommended Action: Recommends passage

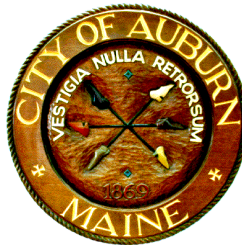
Previous Meetings and History:

- June 1st, 2015 City Council Workshop
- June 15th 2015 City Council Workshop
- September 21, 2015 Council Workshop

Attachments:

Order 80-10052015

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. LaBonte, Mayor

IN CITY COUNCIL

ORDER 80-10052015

ORDERED, that the City Council hereby authorizes the relocation of the Great Falls TV Facility from Central Maine Community College to Auburn Hall and the studio facility to be temporarily relocated to the Auburn Library.



City Council Information Sheet

City of Auburn

Council Workshop or Meeting Date: 10/05/2015

Author: Howard Kroll

Subject: Credit Enhancement Agreement- 62 Spring St

Information: This resolve is being brought forward to modify the tax increment finance (TIF) relationship and credit enhancement agreement (CEA) approved by the City Council in Order 74-09082014 to change the term from 20 to 15 years and to clarify that the developer's proceeds can be used for both credit enhancement and operating subsidy, and to authorize the City Manager to execute all documents needed to implement the TIF and CEA.

Advantages:

City Budgetary Impacts:

Staff Recommended Action: Recommends passage

Previous Meetings and History:

Attachments:

CREDIT ENHANCEMENT AGREEMENT

Between

CITY OF AUBURN, MAINE

And

Auburn Housing Development Corporation (AHDC)

Dated as of September 8, 2014

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CREDIT ENHANCEMENT AGREEMENT
BETWEEN THE
CITY OF AUBURN
AND
Auburn Housing Development Corporation (AHDC)

This **Credit Enhancement Agreement** dated as of September 8, 2014 between the **City of Auburn, Maine** (the "City"), a municipal body corporate and politic and a political subdivision of the State, and **Auburn Housing Development Corporation (AHDC)** (the "Developer").

WITNESSETH THAT:

Whereas, the City designated the #10 Downtown Omnibus Municipal Tax Increment Financing District (the "District") pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes by action of the Auburn City Council on July 7, 2014 (the "Vote"), and pursuant to the same Vote adopted a Development Program and Financial Plan for the District (the "Development Program"); and

Whereas, the City submitted the Development Program to Department of Economic and Community Development for the Department's review and approval of the District and a Development Program on July 23, 2014; and

Whereas, the Development Program contemplates the execution and delivery of this Agreement by the City and the Developer; and

Whereas, the execution and delivery of this agreement by the City has been authorized and approved pursuant to a resolution and vote of the City Council on September 8, 2014; and

Now therefore, in consideration of the foregoing and in consideration of the mutual promises and covenants set forth herein, the parties hereby agree as follows:

ARTICLE 1: DEFINITIONS

Section 1.1. Definitions.

The terms defined in this Article 1 shall, for all purposes of this Agreement, have the meanings herein specified, unless the context clearly requires otherwise:

"Act" means Chapter 206 of Title 30-A of the Maine Revised Statutes and regulations adopted hereunder, as amended from time to time.

"Administrative expense(s)" means the costs incurred by the City in administering the Development Program and this Agreement.

"Agreement" means this Credit Enhancement Agreement between the City and the Developer dated as of the date set forth above.

City of Auburn

"City" means the City of Auburn, Maine.

"Department" means Department of Economic and Community Development.

"Developer" means Auburn Housing Development Corporation (AHDC), their successors and assigns.

"Developer's Share" means 60% of the tax revenues derived from the new added value of the project in tax fiscal years 2016-36.

"Development Program" means the #10 Downtown Omnibus Municipal Tax Increment Financing District Development Program AMD-1, which was approved by the Department on July 23, 2014.

"Development Program Fund" means the development program fund described in the Financial Plan section of the Development Program and established and maintained pursuant to Article III hereof.

"District" means the #10 Downtown Omnibus Municipal Tax Increment Financing District more particularly described in the Development Program and to be designated by the City pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, by vote at the City Council meeting.

"Effective Date" means the date hereof.

"Financial Plan" means a financial plan described in the "Financial Plan" section of the Development Program.

"Original Assessed Value" means \$495,100.00.

"Project" means the renovation of a building to be used as a low income rental housing project as described in the Development Program.

"Property" means all real property located within the District.

"Property Taxes" means any and all valorem property taxes assessed against the Property within the District by the City or on its behalf.

"Qualified Investments" means any and all securities, obligations or accounts in which municipalities may invest their funds pursuant to 30-A MRSA subsections, as amended from time to time.

"Regulations" means the regulations enacted by the Department pursuant to the Act.

"State" means the State of Maine.

"Affordable Housing Tax Increment" has the meaning set forth in 30-A M.R.S.A. Chapter 206.

"Tax Increment Revenues" means the portion of all real property taxes assessed in any Tax Year by the City, in excess of any state, county or special district tax, upon the captured assessed value of property in the District.

"Tax Payment Date" means the date(s), as determined by the City from time to time, on which property taxes assessed by the City are due and payable without interest from owners of property located within the City.

"Tax Year" means the twelve-month period beginning July 1 and ending June 30 or any other tax year hereafter adopted by the City.

Section 1.2. Interpretation and Construction.

In this Agreement unless the context otherwise requires:

The terms "hereby," "hereof," "hereto," "herein," "hereunder" and any similar terms, as used in this Agreement, refer to this Agreement, and the term "hereafter" means after, and the term "heretofore" means before, the date of delivery of this Agreement.

Words importing a particular gender mean and include correlative words of every other gender and words importing a singular number mean and include the plural number and vice versa.

Words importing persons mean and include firms, associations, partnerships (including limited partnerships), trusts, corporations and other legal entities, including public or governmental bodies, as well as any natural persons.

Any headings preceding the texts of the several Articles and Sections of this Agreement, and any table of contents or marginal notes appended to the copies hereof, shall be solely for convenience of reference and shall not constitute a part of this Agreement, nor shall they affect its meaning, construction or effect.

All notices to be given hereunder shall be given in writing and, unless a certain number of days is specified, within a reasonable time.

If any clause, provision or Section of this Agreement shall be ruled invalid by any court of competent jurisdiction, the invalidity of such clause, provision or Section shall not affect any of the remaining provisions hereof except as expressly provided in Section 3.5.

Any term used herein and in the Act or the Regulations and not defined herein shall have the meaning ascribed to such term in the Act or the Regulations.

ARTICLE II: DEVELOPMENT PROGRAM FUND AND FUNDING REQUIREMENTS

Section 2.1. Creation of Development Program Fund.

Within thirty (30) days after the Effective Date, the City shall create and establish a segregated sub-account in the name of the City designated as the "Auburn Housing Development Corporation (AHDC) Fund" within the #10 Downtown Omnibus Municipal Tax Increment Financing District Development Program Fund" or "Development Program Fund" pursuant to, and in accordance with the terms and conditions of, the Development Program and within the Development Program Fund will establish a segregated account for the benefit of the Developer "Auburn Housing Development Corporation (AHDC) Project Cost Account".

Section 2.2. Liens.

Except as provided in this Agreement, the City shall not create any lien or encumbrance on, or create or transfer any other interest of any nature whatsoever in, nor shall it hypothecate, the Auburn Housing Development Corporation (AHDC) Project Cost Account or any funds therein or revenues resulting from investment of funds therein, other than the interest of the Developer hereunder; provided, however, nothing herein shall prohibit creation of real and personal property tax liens on the Developer's property in accordance with, and, entitled to the priority provided under, State law.

Section 2.3. Deposits into Development Program Fund.

Starting with the 2015-2016 tax year and for each year thereafter until 2035-2036 there shall be deposited into the Development Program Fund contemporaneously with each payment of property tax by the Developer during the term of this Agreement an amount equal to 75% of the property tax payment constituting Tax Increment Revenues from within the District for the period to which the payment relates; provided, however that such deposits to the Development Program Fund shall be due and payable solely from such property tax payments. The City shall retain any and all revenues resulting from investment of moneys on deposit in the Development Program Fund and shall be reimbursed for the City's Administrative Expense in administering the Program and this Agreement, which sum shall not exceed \$10,000 per year from the Development Program Fund out of the City's share. Contemporaneously with the deposit into the Development Program Fund, the City shall deposit into the Auburn Housing Development Corporation (AHDC) Cost Account, an amount equal to the Developer's Share, provided that the aggregate amount paid under this agreement shall not exceed the total Project Cost incurred by the Developer for the term of the Development Program within the District.

Section 2.4. Use of Monies in Development Program Fund.

Monies deposited in the Auburn Housing Development Corporation (AHDC), exclusive of investment earnings thereon, shall be used and applied exclusively to fund the City's payment obligation described in Article III hereof. All investment earnings shall be for the benefit of the

City of Auburn

City and free of any interest of the Developer under this Agreement.

Section 2.5. Monies Held for Benefit of Developer.

All monies actually paid into the Development Program Fund under the provisions hereof and the provisions of the Development Program and all investment earnings thereon shall be held by the City for the benefit of the Developer and the City as their interest may appear.

All monies actually paid into the Auburn Housing Development Corporation (AHDC) Project Cost Account under the provisions hereof and the provisions of the Development program shall be held by the City, in trust, for the benefit of the Developer.

Section 2.6. Investments.

The monies in the Development Program Fund shall be invested and reinvested in Qualified Investments as determined by the City. The City shall have discretion regarding the investments of such monies, provided such monies are invested in Qualified Investments. As and when any amounts thus invested may be needed for disbursements, the City shall cause a sufficient amount of such investments to be sold or otherwise converted into cash to the credit of the Development Program Fund. The City shall have the sole and exclusive right to designate the investments to be sold and to otherwise direct the sale or conversion to cash of investments made with monies in the Development Program Fund. The City shall not be liable on account of its investment decisions as long as such decisions are made in accordance with this section.

Section 2.7. Administrative Expenses.

Annually the City shall be reimbursed from the Development Program Fund, from interest earned on the deposited funds, its administrative costs and administering the Program and this Agreement up to the maximum sum per year of \$10,000. Such Administrative Expense shall not be paid from the Developer's Share.

ARTICLE III: PAYMENT OBLIGATIONS

Section 3.1. Developer Payments.

The Developer shall pay, when due, all amounts due pursuant to this Agreement. The City may withhold from any payment to be made by the City pursuant to this Agreement at any time any amount due from the Developer pursuant to this Agreement that is due and unpaid.

Section 3.2. Credit Enhancement Payments.

Within thirty (30) days following the date of receipt of each tax payment with respect to property within the District, the City shall pay to the Developer all amounts then on deposit in the Auburn Housing Development Corporation (AHDC) Project Cost Account, exclusive of investment earnings thereon. Such payments shall be used to satisfy debt service on

City of Auburn

indebtedness incurred to finance qualified "Project Costs" incurred by the Developer as that term is defined under Chapter 206 of Title 30-A. of the Maine Revised Statutes and as described in the Development Program or used to pay directly, or reimburse Developer for payment of, such Project Costs. Said payments shall commence with respect to tax payments made in the 2015-2016 tax year and continue for the period described in Section 2.3 hereof.

If, with respect to any tax payment date, Developer fails to pay any portion of the Property Taxes assessed by the City, because of a valuation dispute or otherwise, the Property taxes actually paid by Developer with respect to such tax payment date shall, first, be applied to taxes due on account of Original Assessed Value and, second constitute Retained Tax Increment Revenues.

The Developer (and its successors and assigns, as owners of property in the District) shall pay to the City, when due, all Property Taxes and assessments with respect to property of the Developer in the City of Auburn. If such Property Taxes and assessments are not paid when due, the City may withhold and suspend all payments under this Agreement until such Property Taxes and assessments and all interest thereon and other costs relating thereto are paid in full. In addition, if the Developer institutes any tax abatement proceedings with respect to any Property in the district, the City may withhold and suspend all payments of the Developer's Share of the Tax Increment with respect to the items of Property subject to the abatement proceedings, and shall deposit the withheld amount into a separate interest-bearing escrow account. Upon final action and completion of such abatement proceedings, the proper amount (based on the results of the abatement proceedings plus an allocable share of the interest accrued thereon) held in escrow account shall be paid to the Developer.

Section 3.3. Failure to Make Payment.

If the City should fail to, or be unable to, make any payment pursuant to this agreement, any such payments shall continue as a limited obligation of the City as provided in this Agreement. The Developer shall have the right to initiate and maintain an action to specifically enforce the City's obligation hereunder, including without limitation, the City's obligation to deposit Tax Increment Revenues to the Development Program Fund and thereafter to the Auburn Housing Development Corporation (AHDC) Project Cost Account and its obligation to make payment to the Developer.

Section 3.4. Manner of Payments.

The payments provided for in this Article III shall be paid directly to the Developer in the manner provided hereinabove for its own use and benefit. A City of Auburn check will be acceptable.

Section 3.5. Obligations Unconditional.

Except as otherwise expressly provided in this Agreement, the obligations of the City to make the payments from the Development Program Fund described in this Agreement in accordance with the terms hereof shall be absolute and unconditional irrespective of any defense or any right of set off, recoupment or counterclaim it might otherwise have against the Developer.

City of Auburn

Except as otherwise expressly provided in this agreement, the City shall not suspend or discontinue any such payment or terminate this agreement for any cause, including without limitation, any act or circumstance that may constitute failure of consideration or frustration of purpose or any damage to or destruction of the Project or any change in the tax or other laws of the United States, the State or any political subdivision of either thereof, or any failure of the Developer to perform and observe any agreement or covenant, whether expressed or implied, or any duty, liability or obligation arising out of or connected with this Agreement. Notwithstanding the above, the City and the Developer each reserve the right to terminate this Agreement (except section 8.11 pertaining to indemnification) upon a final judgment by a court of competent jurisdiction that the Agreement or Development Program adopted in connection herewith is illegal or invalid. In such event, the termination shall be effective as of the date of such decision and neither party shall have any obligation or liability hereunder, under the Development Program or in respect of any of the transactions contemplated hereby, and shall be left in whatever positions, financial or otherwise, they may be in as of the date of termination. Such termination shall not, however, affect the Developer's obligation to defend and indemnify the City, which obligation shall survive any such termination.

Section 3.6. Limited Obligation.

The City's obligation to make payment in accordance with this Agreement shall be a limited obligation of the City payable solely from the Development Program Fund, excluding any earnings thereon, pledged therefore under this Agreement. The City's obligation hereunder shall not constitute a general debt or a general obligation or charge against or pledge of the faith and credit or taxing power of the City, the State, or any municipality or political subdivision thereof, but shall be payable solely from the Development Program Fund, excluding any earnings thereon. This Agreement shall not directly or indirectly or contingently obligate the City, the State, or any other municipality or political subdivision to levy or to pledge any form of taxation whatever therefore or to make any appropriation for payment due pursuant to this Agreement, except in the City's obligation to assess Property taxes upon the Project and the pledge of the Developer's Auburn Housing Development Corporation (AHDC) Project Cost Account, excluding earnings thereon, established under this Agreement.

ARTICLE IV: PLEDGE AND SECURITY INTEREST

Section 4.1. Pledge of Auburn Housing Development Corporation (AHDC) Project Cost Account.

In consideration of this Agreement and other valuable consideration and for the purpose of securing payment of the amounts provided for hereunder to the Developer by the City, according to the terms and conditions contained herein, and subject to the City's right pursuant to this agreement, the City does hereby grant a security interest in and pledge the Developer the Auburn Housing Development Corporation (AHDC) Project Cost Account and sums of money and other securities and investments therein, excluding earnings thereon.

Section 4.2. Protection of Interest.

City of Auburn

The City shall cooperate with the Developer in causing appropriate financing statements and continuation statements setting forth the Developers interest in the Auburn Housing Development Corporation (AHDC) Project Cost Account to be duly filed and recorded in the appropriate State offices as required by and permitted under the provisions of the Uniform Commercial Code or other similar law as adopted by the State and any other applicable jurisdiction, as from time to time amended, in order to perfect and maintain the security interests created hereunder. To the extent deemed necessary by the Developer, the City will at such time and from time to time as requested by Developer establish the Auburn Housing Development Corporation (AHDC) Project Cost Account as a segregated fund under the control of an escrow agent, trustee or other fiduciary so as to perfect Developer's interest therein.

Section 4.3. Further Instruments.

The City shall, upon the reasonable request of the Developer, from time to time execute and deliver such further instruments and take such further action as may be reasonable and as may be required to carry out the provisions of this Agreement; provided, however, that no such instruments or actions shall pledge the credit of the City, materially disadvantage the City, or materially change this Agreement.

Section 4.4. No Disposition of Auburn Housing Development Corporation (AHDC) Project Cost Account.

Except as permitted hereunder, the City shall not sell, lease, pledge, assign or otherwise dispose, encumber or hypothecate any interest in the Auburn Housing Development Corporation (AHDC) Project Cost Account.

Section 4.5. Access to Books and Records.

All books, records and documents in the possession of the City relating to the District, the Development Program, the Agreement and the monies, revenues and receipts on deposit or required to be deposited into the Auburn Housing Development Corporation (AHDC) Project Cost Account shall at all reasonable times be open to inspection by the Developer, its agents and employees.

ARTICLE V: DEFAULTS AND REMEDIES

Section 5.1. Events of Default.

Each of the following events shall constitute and be referred to in this Agreement as an "Event of Default":

Any failure by the City to pay any amount from the Auburn Housing Development Corporation (AHDC) Project Cost Account to the Developer when the same shall become due and payable;

City of Auburn

Any failure by the City to make deposits of Tax Increment Revenues into the Development Program Fund as and when due;

Any failure by the City to make deposits into Auburn Housing Development Corporation (AHDC) Project Cost Account as and when due;

Any failure by a party hereto to observe and perform in all material respects any covenant, condition, agreement or provision contained herein on the part of the party to be observed or performed; and

If a decree or order of a court or agency or supervisory authority having jurisdiction in the premises for the appointment of a conservator or receiver or liquidator of, any insolvency, readjustment of debt, marshaling of assets and liabilities or similar proceedings, both for the winding up or liquidation of a party's affairs shall have been entered against the party or the party shall have consented to the appointment of a conservator or receiver or liquidator and any such proceedings of or relating to the party or of or relating to all or substantially all of its property, including without limitation, the filing of a voluntary petition in bankruptcy by the party or the failure by the party to have a petition in bankruptcy dismissed within a period of 90 consecutive days following its filing or in the event and order for release has been entered under the Bankruptcy Code with respect to the party.

Section 5.2. Remedies on Default.

Whenever any Event of Default referred to in section 5.1 hereof shall have occurred and be continuing for a period of fifteen (15) days after a party's receipt from the other party of written notice of an Event of Default by the party, the other party may (a) specifically enforce the performance or observance of any obligations, agreement or covenants of the defaulting party under this Agreement and any documents, instruments and agreements contemplated hereby or to enforce any rights or remedies available hereunder or (b) suspend its performance under this Agreement for so long as the Event of Default continues or remains uncured.

Section 5.3. Remedies Cumulative.

No remedy herein conferred upon or reserved to a party is intended to be exclusive of any other available remedy or remedies but each and every such remedy shall be cumulative and shall be in addition to the remedy given under this Agreement or now or hereafter existing at law, in equity or by statute. Delay or omission to exercise any right or power accruing upon any Event of Default, to insist upon the strict performance of any covenant or Agreement herein set forth or to exercise any right or remedy upon the occurrence of an Event of Default shall not impair any such right or power or be considered or taken as a waiver or relinquishment for the future of the rights to insist upon and to enforce, from time to time and as often as may be deemed expedient, by injunction or other appropriate legal or equitable remedy, strict compliance by the party with all of the covenants and conditions hereof, or of the rights to exercise any such right or remedy, if such Events of Default be continued or repeated.

Section 5.4. Waiver of Governmental Immunity.

City of Auburn

To the extent allowed by law, the City hereby waives its governmental immunity (but not any tort immunity) with respect to any action or suit undertaken by Developer, its successors or assigns, arising out of, resulting from or involving any alleged default by the City hereunder or failure by the City to observe or perform any of its obligations hereunder, it being understood and agreed that such waiver is a material inducement to the Developer entering into this Agreement and continuing its pursuit of the Project. The parties agree that in the event of any dispute or disagreement hereunder the City shall continue to make payment of all amounts due hereunder in the manner and at the times specified herein until final resolution of such dispute, whether by mutual agreement or final decision of a court, arbitrator or otherwise dispute resolution mechanism. Except as expressly provided in this Agreement, the City hereby waives any right to withhold, suspend or setoff payments during the pendency of any such dispute. Provided, however, that nothing herein shall be deemed a waiver to the City's tort immunity. The City agrees that it will not in any manner challenge or contest the validity of this Agreement, the Development Plan or the proceedings for the adoption and approval of the same.

Section 5.5. Tax Laws.

The parties acknowledge that all laws of the state now in effect or hereafter enacted with respect to taxation of property shall be applicable and that the City, by entering into this Agreement, is not excusing any nonpayment of taxes by Developer. Without limiting the foregoing, the City and the Developer shall always be entitled to exercise all rights and remedies regarding assessment, collection and payment of taxes assessed on Developer's property.

ARTICLE VI: EFFECTIVE DATE, TERM AND TERMINATION

Section 6.1. Effective Date and Term.

This agreement shall remain in full force from the Effective Date and shall expire July 1, 2036 upon the payment of all amounts due to the Developer hereunder and the performance of all obligations on the part of the City hereunder unless sooner terminated pursuant to Section 3.5, this Section 6.1, Section 8.3 or any other applicable provision of this Agreement. Thereafter, all property within the district shall be taxable by the City to the extent provided by law.

Section 6.2. Cancellation and Expiration of Term.

At the termination or other expiration of this Agreement and following full payment of all amounts due and owing to the Developer hereunder or provision for payment thereof, the City and the Developer shall each execute and deliver such documents and take or cause to be taken such actions as may be necessary to evidence the termination of this Agreement.

ARTICLE VII: ASSIGNMENT AND PLEDGE OF DEVELOPER'S INTEREST

Section 7.1. Consent to Pledge and/or Assignment.

City of Auburn

The City hereby acknowledges that it is the intent of the Developer to pledge and assign its right, title and interest in, to and under this Agreement as collateral for financing for the project, although no obligation is hereby imposed on the Developer to make such assignment or pledge. Recognizing this intention, the City does hereby consent and agree to the pledge and assignment of all the developers right, title and interest in, to and under this Agreement and in and to the payments to be made to Developer hereunder, to third parties as collateral or security for indebtedness, on one or more occasions during the term hereof.

Section 7.2. Pledge, Assignment or Security Interest.

Subject to the limitations set forth in Section 3.3, City agrees to execute and deliver any assignments, pledge agreements, consents or other confirmations required by the protective pledge or assignee, including without limitation recognition of the pledge or assignee as the holder of all right, title and interest herein (to the extent provided by the Act) and as the payee of amounts due and payable hereunder and any and all such other documentation as shall confirm to such pledge or assignee the position of such assignee or pledge and binding nature of this Agreement and provide to the pledge or assignee such rights and/or remedies as the Developer under this Agreement for the establishing, protection and protection of its interest herein.

Section 7.3. Assignment.

The Developer shall have the unrestricted right to transfer and assign all or any portion of its rights in, to and under this Agreement, at any time, and from time to time, as Developer may, in its sole discretion, deem appropriate, provided that the Developer is not in default of this Agreement at the time of such assignment. An assignment to a party which is not an affiliate of the Developer may be made only with the consent of the City, which consent will not unreasonably be withheld.

ARTICLE VIII: MISCELLANEOUS

Section 8.1. Successors.

In the event of the dissolution of the City or the Developer or any sale or other transfer of all or substantially all of the Project, the covenants, stipulations, promises and Agreement set forth herein, by or on behalf of or for the benefit of such party shall bind or inure to the benefit of the successors and assigns thereof from time to time and any entity, officer, board, commission, agency or instrumentality to whom or to which any power or duty of such party shall be transferred.

Section 8.2. Parties in Interest.

Except as herein otherwise specifically provided, nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person, firm or corporation other than the City and the Developer any right, remedy or claim under or by reason of this

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Agreement, it being intended that this agreement shall be for the sole and exclusive benefit of the City and the Developer.

Section 8.3. Non-Severability.

In case any one or more of the material provisions of this agreement shall, for any reason, be held to be illegal or invalid, then this Agreement (except Section 8.11 pertaining to indemnification) may, at the option of either party, be terminated as of the date on which such holding becomes final. To exercise such option, the terminating party shall send written notice of termination to the other party within sixty (60) days after the date on which such holding becomes final.

Section 8.4. No Personal Liability of Officials of the City.

No covenant, stipulation, obligation or agreement of the City contained herein shall be deemed to be a covenant, stipulation or obligation of any present or future elected or appointed official, officer, agent, servant or employee of the City in his or her individual capacity and neither any member of the City Council, the City Manager or the Assessor of the City, nor any registered voter of the City nor any official, officer, employee or agent of the City shall be liable personally with respect to this Agreement or be subject to any personal liability or accountability by reason hereof.

Section 8.5. Counterparts.

This Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be an original, but such counterparts shall together constitute but one and the same Agreement.

Section 8.6. Governing Law.

The laws of the State shall govern the construction and enforcement of this agreement in all respects.

Section 8.7. Notices.

All notices, certificates, requests, requisitions or other communications by the City or the Developer pursuant to this Agreement shall be in writing and shall be sufficiently given and shall be deemed given when mailed by first-class mail, postage prepaid, addressed as follows:

If to the City:

Clinton Deschene, City Manager City of Auburn
60 Court Street, Suite 243
Auburn, ME 04210 With a copy to:
Roland Miller, Economic Development Director City of Auburn
60 Court Street, Suite 102



City of Auburn

Auburn, ME 04210

If to the Developer:

Auburn Housing Development Corporation (AHDC)
145 Newbury Street, 3rd Floor
Portland, ME 04101

Either of the parties may, by written notice given to the other, designate any different address to its subsequent notices, certificates, requests or other communications shall be sent hereunder.

Section 8.8. Amendments.

Neither this Agreement nor the Development Program may be amended without the express written consent of the parties hereto.

Section 8.9. Integration.

This Agreement completely and fully supersedes all other prior or contemporaneous understandings or agreements, both written and oral, between the City and the Developer relating to the specific subject matter of this Agreement and the transactions contemplated hereby.

Section 8.10. Authority of the City.

The Developer and the City waive any right to which either may have to contest, and shall not take any action to challenge, the other's authority to enter into, perform or enforce the Agreement or to carry out the Development Program or the validity or enforceability of this Agreement, the District or the Development Program. The City and the Developer shall each utilize their respective best efforts to uphold the District, the Development Program, this Agreement and the City's authority to enter into this Agreement and the validity and enforceability of the District, the Development Program and this Agreement, including without limitation opposing, to the extent permitted by law, any litigation or proceeding challenging such authority, validity or enforceability.

Section 8.11. Indemnification.

Developer shall at its own expense defend, indemnify, and hold harmless the City, its officers, agents, and employees from and against any and all liability, claims, damages, penalties, losses, expenses, or judgments relating in any manner to the District, the Project, the Development Program or this Agreement or arising from injury or death to any person or property damage sustained by anyone in and about the District or the Project or as a result of activities or services at the Project, resulting from any negligent act or omission of Developer, its officers, agents, servants, employees, or persons in privity with Developer, except to the extent that such injury, death, or property damage results from any negligent act or omission of the City, its officers, agents, employees or servants. Developer shall, at its own cost and expense, defend any and all suits or actions, just or unjust which may be brought against City upon any such above-mentioned matter, claim or

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claims, including claims of contractors, employees, laborers, material men, and suppliers. In cases in which the City is a party, the City shall have the right to participate at its own discretion and at its own expense and no such suit or action shall be settled without prior written consent of the City.

Without limiting the foregoing, the Developer agrees to reimburse any expenses incurred by the City in connection with this Agreement, the Project, the Development Program or any other instrument executed and delivered by the City in connection with this Agreement or the Development Program.

Notwithstanding any other provisions of this Agreement, this section shall survive any termination of this agreement.

The foregoing indemnification shall not apply to any action brought by the Developer to enforce this Agreement or to realize the benefit of this Agreement.

Section 8.12. Net Agreement.

This Agreement shall be deemed and construed to be a "net agreement," and the City shall pay absolutely net during the term hereof all payments required hereunder, free of any deductions, and without abatement, deductions or setoffs; provided, it is understood that the City's payment obligations are to be satisfied solely from Retained Tax Increment Revenues actually paid in by the Developer and received by the City, and earnings thereon.

Section 8.13. Benefit of Assignees or Pledges.

The City agrees that this Agreement is executed in part to induce assignees or pledges to provide financing for the Project and accordingly all covenants and agreements on the part of the City as to the amounts payable hereunder are hereby declared to be for the benefit of any such assignee or pledge from time to time of the Developer's right, title and interest herein.

INWITNESS WHEREOF, the City of Auburn and the Developer have executed this Agreement this ____ day of _____, 2014.

Witness By: _____
Its City Manager

State of Maine Androscoggin County

Before me personally appeared _____ who swore that the above was her true fact and deed.

Notary Public
My commission expires: _____

Witness By: _____
Its Secretary
(AHDC) Auburn Housing Development Corporation

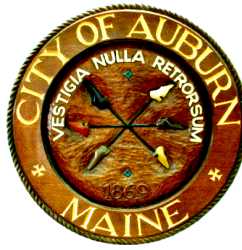
Date: _____

State of Maine
Androscoggin County

Before me personally appeared _____ who swore that the above was her true fact and deed.

Notary Public
My commission expires: _____

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. LaBonte, Mayor

IN CITY COUNCIL

ORDER 81-10052015

ORDERED, that the City Council hereby modifies the tax increment finance (TIF) relationship and credit enhancement agreement (CEA) approved by the City Council in Order 74-09082014 to change the term from 20 to 15 years and to clarify that the developer's proceeds can be used for both credit enhancement and operating subsidy, and to authorize the City Manager to execute all documents needed to implement the TIF and CEA.