



City Council Workshop & Meeting Agenda

Februaury 2, 2026

Auburn Hall, Council Chambers

1. 5:30 PM Workshop

- FY27 Budget - City Manager Phil Crowell & Superintendent Dr. Susan Dorris
- Syringe Service Program - Continued Discussion

2. 7:00 PM Meeting

Pledge of Allegiance & Roll Call - *Roll call votes will begin with Councilor Duvall*

3. I. Consent Items

All items with an asterisk () are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member or a citizen so requests, in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Passage of items on the Consent Agenda requires majority vote.*

4. II. Minutes

File: [January 20, 2026 - Draft Meeting Minutes](#)

5. III. Communications, Presentations, and Recognitions

- Winter Storm Operations Update - Scott Holland, Public Works Director

File: [2025 Economic Development Update](#)

File: [Lake Auburn Watershed Subsurface Wastewater \(SSWW\) System Inspections Update](#)

File: [Vacant & Abandoned Buildings Update](#)

6. IV. Open Session

Members of the public are invited to speak to the Council about any issue directly related to City business or any item that does not appear on the agenda.

7. V. Unfinished Business

- 1. 1) ORDINANCE 03-01202026 - Granting a 180 day moratorium extension regarding Needle Exchange Services.**

Second reading/public hearing. ROLL CALL VOTE.

File: [ORDINANCE 03](#)

- 2. 2) ORDINANCE 04-01202026 – Granting a 180 day moratorium prohibiting rent or fee increases at Mobile Home Parks.**

Second reading/public hearing. ROLL CALL VOTE.

File: [ORDINANCE 04](#)

8. VI. New Business

9. VII. Reports

- a. Mayor's Report**
- b. City Councilors' Reports**
- c. Student Representative Report**
- d. City Manager Report**

10. VIII. Open Session

Members of the public are invited to speak to the Council about any issue directly related to City business or any item that does not appear on the agenda.

11. IX. Executive Session

12. X. Adjournment

The City of Auburn welcomes everyone. Language assistance, accessibility supports, and other accommodations are available for public meetings upon request. If possible, please contact the City Clerk's Office at least 48 hours in advance so we can assist you.

IN COUNCIL MEETING JANUARY 20, 2026 VOL 38 PAGE 71

Mayor Harmon called the meeting to order at 7:00 P.M. in the Council Chambers of Auburn Hall and led the assembly in the salute to the flag. Student Representatives Abdulahi and Edwards were absent. Councilor Randall was absent.

I. Consent Items

- 1) ORDER 13-01202026 – Comprehensive Plan Committee appointments.
- 2) ORDER 14-01202026 – Appointing City Manager Phil Crowell as Representative to the Maine Service Centers Coalition, and Assistant City Manager Denis D’Auteuil as Alternate.
- 3) ORDER 15-01202026 – Confirming Chief Moen’s appointment of John Nguyen as Constable with Firearm for the Auburn Police Department.

Councilor Walker moved for passage, seconded by Councilor Gerry. Motion passed 6-0.

II. Minutes – January 5, 2026 Regular Council Meeting

Councilor Walker moved to accept the minutes, seconded by Councilor Cowan. Motion passed 6-0.

III. Communications, Presentations and Recognitions

IV. Open Session

None.

V. Unfinished Business

- 1) ORDINANCE 01-01052026 - Recommendation by the Auburn Planning Board pursuant to Chapter 60, Article XVII, Division 2, Amendment to the Zoning Ordinance or Zoning Map to rezone Airport-owned land from Suburban Residential (Parcel ID: 156-015) to the Industrial zoning district. Second reading/public hearing. ROLL CALL VOTE.

Councilor Walker moved for passage, seconded by Councilor Cowan. There was no comment from the public. Motion passed 6-0 on a roll call vote.

- 2) ORDINANCE 02-01052026 - Recommendation by the Auburn Planning Board pursuant to Chapter 60, Article XVII, Division 2, Amendment to the Zoning Ordinance or Zoning Map to rezone Airport-owned land from Low-Density Country Residential (Parcel ID: 107-011) to the Industrial zoning district. Second reading/public hearing. ROLL CALL VOTE.

Councilor Walker moved for passage, seconded by Councilor Duvall. There was no comment from the public. Motion passed 6-0 on a roll call vote.

VI. New Business

1) ORDER 16-01202026 - Initiating a Chapter 60 (Zoning Ordinance) amendment for Planning Board consideration to increase protections for important farmland and natural resources.

Councilor Platz moved for passage to refer this to the Planning Board and to the Sustainability and Natural Resources Management Board and that they report back to the city council no later than 2/25/2026. Seconded by Councilor Cowan. There was no comment from the public. Motion passed 6-0.

2) ORDINANCE 03-01202026 – Granting a 180 day moratorium extension regarding Needle Exchange Services. First reading. ROLL CALL VOTE.

Councilor Gerry moved for passage, seconded by Councilor Cowan. There was no comment from the public. Motion passed 6-0.

3) ORDINANCE 04-01202026 – Granting a 180 day moratorium prohibiting rent or fee increases at Mobile Home Parks. First reading. ROLL CALL VOTE.

Councilor Platz moved for passage, seconded by Councilor Butler. There following spoke on this item:

Frank LeClair, Washington Park Rd
Juliette St Amand, Washington Park Rd
Sharon Dickinson, Jayland
Julie FRANCOEUR, Lexis Ln

Motion passed 6-0 on a roll call vote.

VII. Reports

a. Mayor's Report – Attended the open house and master plan meeting for the airport and provided an update on that meeting.

b. City Councilors' Reports – Councilor Gerry thanked the Age Friendly Community Committee for their clothing drive event held at 121 Mill St. Councilor Cowan shared updates of the Homelessness Committee and The Drop In Center; working on budget requests and counts for individuals identifying as homeless in the community; provided an update on the Lewiston warming center; 500 individuals have been served and averaging about 113 people per night; transportation is being provided between the warming center and 121 Mill St. Councilor Duvall provided an update of the SNRB. Councilor Butler provided an update on the LA 911 Committee. Councilor Walker thanked the Age Friendly

Community Committee for their clothing drive event held at 121 Mill St. Councilor Platz provided an update on the School Committee' fund balance project.

c. Student Representative Report – None.

d. City Manager Report – Notified the public about enrollment options to receive update notifications from the City; the application for the Senior Tax Assistance Program is now available on the website; next week, Public Works will be launching Salt Week to include information about the use of salt on roads.

e. Quarterly Finance Report (Q2) – Kelsey Earle, Finance Director
Councilor Walker moved to accept the report, seconded by Councilor Cowan.
Motion passed 6-0.

VIII. Open Session

None.

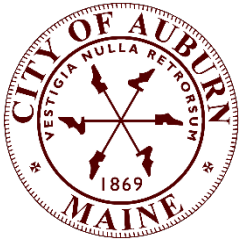
IX. Executive Session

X. Adjournment

Councilor Cowan moved to adjourn, seconded by Councilor Walker. Motion passed 6-0.

A TRUE COPY ATTEST

Emily F. Carrington, City Clerk



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: February 2, 2025

Author: Jay Brenchick, Director, Economic Development Department

Subject: Economic Development Update

Information: Jay Brenchick, Director, Economic Development Department will present the 2025 Economic Development Department Update.

City Budgetary Impacts: N/A

Staff Recommended Action: N/A

Previous Meetings and History: An Economic Development Update is present annually.

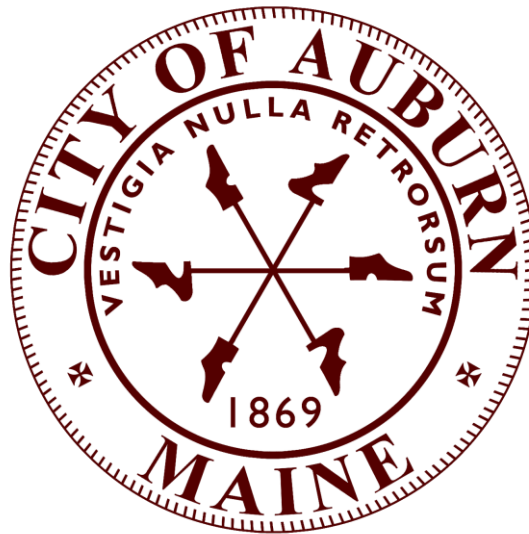
City Manager Comments:

I concur with the recommendation. Signature:

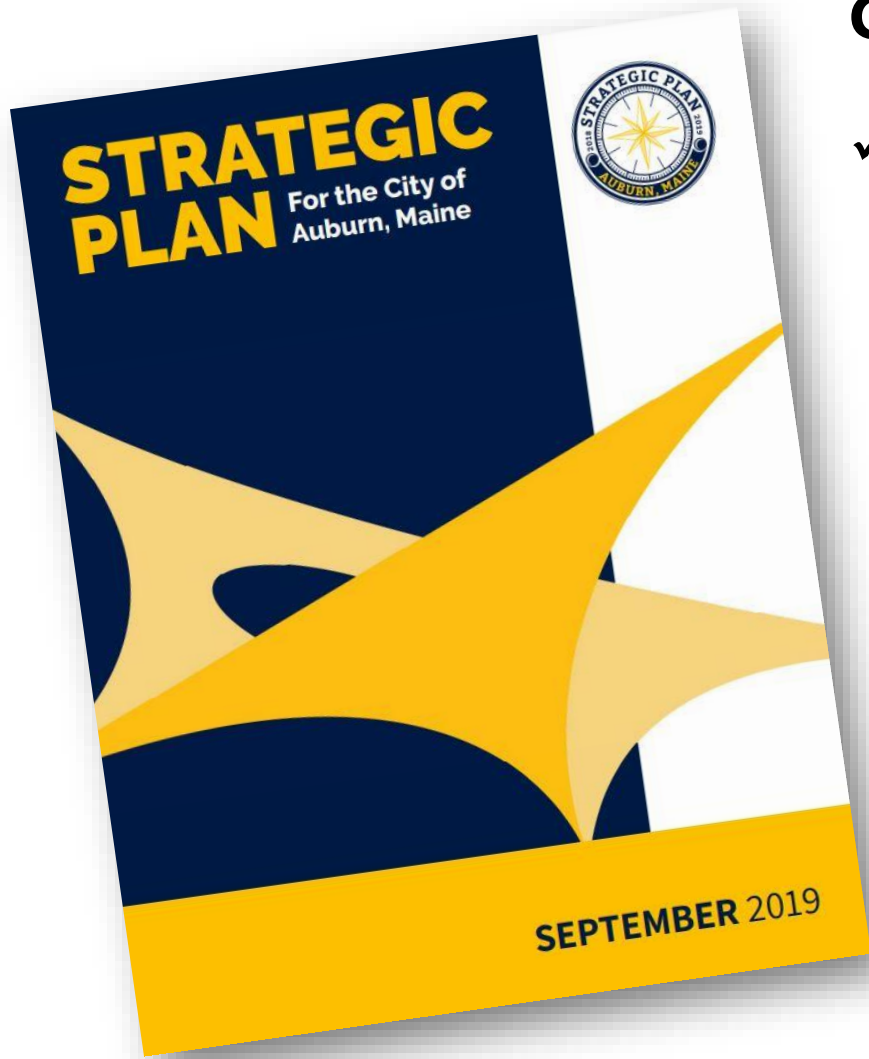
Attachments: See attached PowerPoint

2025 Calendar Year Update

Economic Development Department

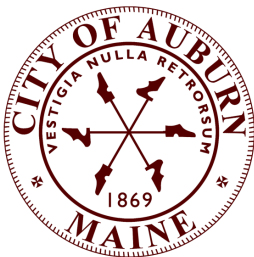


Primary Focus from 2023 to Present



Growth Goal 2

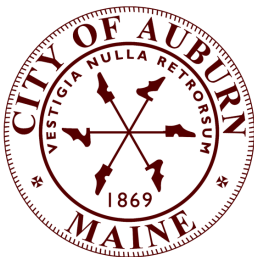
- ✓ Industrial Area(s)/Park Solutions
 - ✓ Define/Promote Clusters & Business Parks
 - ✓ Take Advantage of Energy Initiatives
 - ✓ Map Industry Types
 - ✓ Vertical Integration and Supply Chain Partners
 - ✓ Develop Linkages and Connectivity
 - ✓ Utilize Transit
 - ✓ Advertise/Create Industry Tours
- ✓ Define Look, Feel, Function of Corridors/Gateways
- ✓ Make Auburn a Valuable Statewide Economic Development Partner (Not in Strategic Plan)



Recommendation Implementation

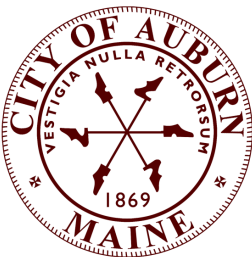
- ✓ Created Monthly Manufacturers Meetings to Carryout Recommendations
 - ✓ Define and Promote Clusters and Parks

Maine's Manufacturing, Warehousing, and Distribution Hub



Recommendation Implementation

- ✓ Define and Promote
 - ✓ Partnered in Maine Federal Tech Hub Designation (Only Municipality)
 - ✓ Developed Auburn's Tech Hub to Align with Federal and State Initiatives



Recommendation Implementation

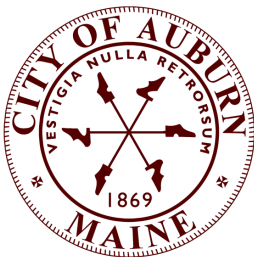
- ✓ Take Advantage of Energy Initiatives/Map Industry Types
 - ✓ Maine Community Energy Redevelopment Program
 - ✓ Industry and Land Assessment
 - ✓ Marketing Dashboard



MAINE DEPARTMENT OF
Energy Resources



Department of
Economic &
Community Development

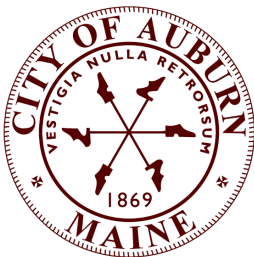


Recommendation Implementation

- ✓ Map Industry Types
 - ✓ Vertical Integration and Supply Chain
 - ✓ Agstrom Testing & Developing for Auburn Manufacturing
 - ✓ Tariff Concerns Led to Supply Chain Assistance



MAINEMEP

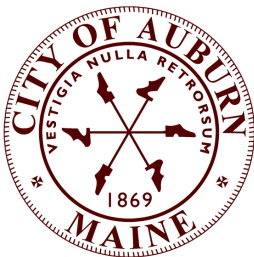


Recommendation Implementation

- ✓ Develop Linkages and Connectivity
 - ✓ Utilize Transit
 - ✓ Partnered with Western Maine Transportation Services
 - ✓ WorxLink is a public subscription bus service in Lewiston-Auburn, providing reservation-based, curb-to-curb workforce transportation

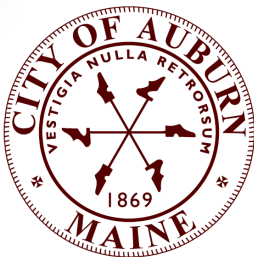


Western Maine
Transportation Services



Recommendation Implementation

- ✓ Advertise/Create Industry Tours
 - ✓ Partnered with Public Schools, MAME, Maine MEP, City of Lewiston
 - ✓ Specialized Tours for Industry Professionals, Students, Citizens
 - ✓ Tours are year-round, but advertised and Promoted in October

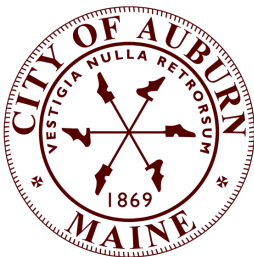


Recommendation Implementation

- ✓ Advertise/Promote
 - ✓ In 2024 Created Auburn Manufacturing Month (October)
 - ✓ In 2025 Lunched Statewide Manufacturing Month



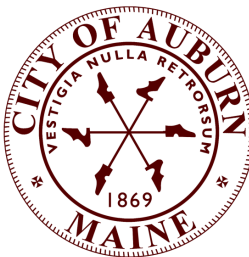
LEWISTON
Maine



Manufacturing Month Details

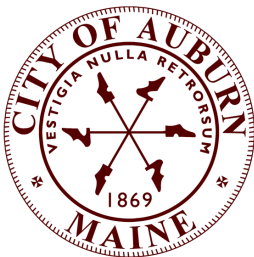
Advertise/Promote

- ✓ 2024 Manufacturing Month Held in Auburn
 - ✓ Tours of Four Manufacturing Facilities
 - ✓ Manufacturing Appreciation Event at CMCC
 - ✓ Free Event with heavy hors d'oeuvres
 - ✓ Tours of CMCC
 - ✓ Advertising
 - ✓ Social Media
 - ✓ Lewiston Sun Journal



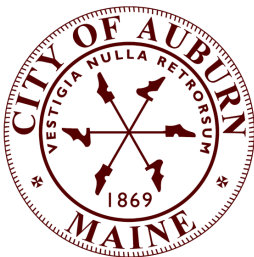
Manufacturing Month Details

- ✓ 2025 Manufacturing Month Held Statewide
 - ✓ Tours of 19 Manufacturing Facilities Statewide
 - ✓ 11 of the Manufacturing Facility Tours where in Auburn and Lewiston
 - ✓ 800 Participants throughout October (350 Participants in 2024)
 - ✓ Octoberfest for Manufacturers
 - ✓ UMaine Advance Manufacturing Center Tour
 - ✓ TechPlace Tour at Brunswick Landing
 - ✓ Big Room MFG Tech Open House
 - ✓ Maine Maritime Academy Workforce Training Center Tour
 - ✓ STEM Coliseum Tour
 - ✓ MAME Manufacturer's Meeting at the Roux Institute



Manufacturing Month Numbers

- ✓ Lewiston Sun Journal Daily Headlines Email
 - ✓ 157,092 Impressions
 - ✓ 712 Clicks

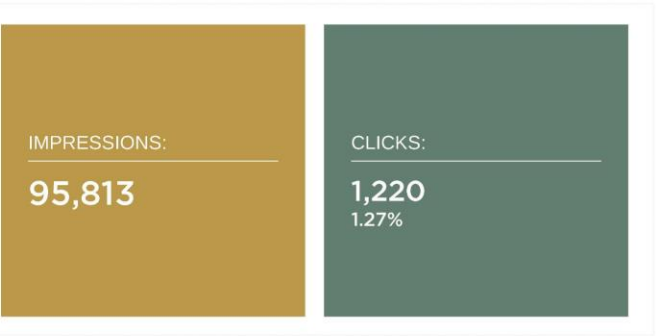


Manufacturing Month Numbers

SOCIAL ADS

— National Trust for —
LOCAL NEWS

Overview

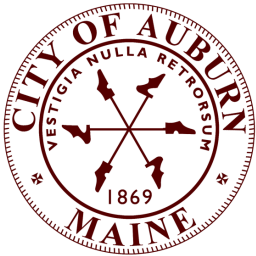


Top Creative



Demographics

MALE	13-17	18-24	25-34	35-44	45-54	55-64	65+
Impressions:	0	1,442	9,071	21,161	29,603	0	2
CTR:	0.00%	1.32%	1.16%	1.24%	1.29%	0.00%	0.00%
FEMALE	13-17	18-24	25-34	35-44	45-54	55-64	65+
Impressions:	0	1,087	4,493	12,219	16,734	0	1
CTR:	0.00%	1.01%	1.27%	1.15%	1.45%	0.00%	0.00%
UNKNOWN	13-17	18-24	25-34	35-44	45-54	55-64	65+
Impressions:	0	0	0	0	0	0	0
CTR:	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%



Full Page Print Ad & Social Media Ads

MANUFACTURING
In the Twin Cities

LEWISTON ME 

Throughout the month of October, the Twin Cities have partnered in facilitating tours for students and citizens interested in manufacturing careers



Learn more about Manufacturing Month



mainemfg.com/manufacturing-month



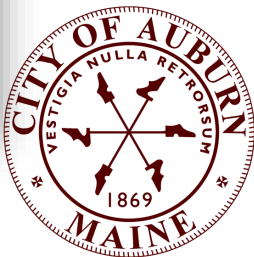
City of Auburn appreciates all our manufacturers!

► Sign up to tour a local manufacturer today!



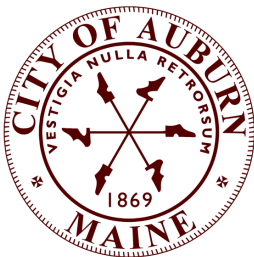
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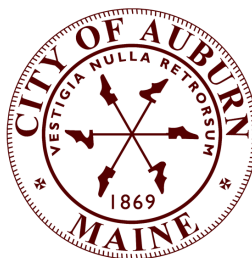


Manufacturing Month Numbers

- ✓ MAME Manufacturing Month Landing Page had 3,362 Views in September/October
- ✓ MAME Website Gets 8,000 Views in a Year
- ✓ MAME LinkedIn got 5,000 More Impressions then is Typical in September/October

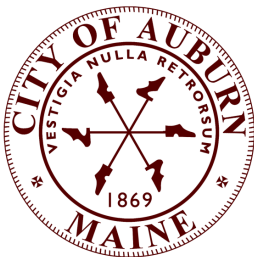


Monthly Meeting Presenters



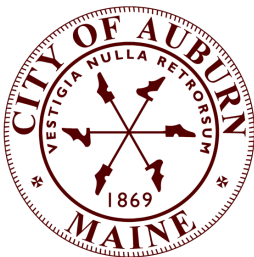
Additional Meeting Results

- ✓ 100% of Participants in Auburn's Manufacturing Group are receiving
 - ✓ Technical Assistance
 - ✓ Workforce Development, Attraction, and/or Retention Assistance
 - ✓ Workforce Transportation Assistance
 - ✓ Financial Assistance
- ✓ Examples Include
 - ✓ LEAN and OSHA Training
 - ✓ Sales Training
 - ✓ Manufacturing Layout, Space Utilization
 - ✓ Internal Auditor Training



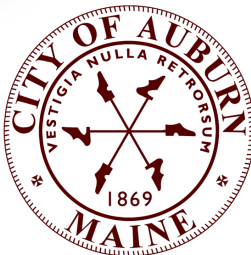
Additional Meeting Results

- ✓ Examples Include (Continued)
 - ✓ Tariffs Guidance
 - ✓ International Trade Education Programming
 - ✓ General Business Consulting
 - ✓ Tax Incentive Programs and Financial Tools
 - ✓ International Market Data
 - ✓ Grant Advising
 - ✓ 3D Printing Models
 - ✓ Equipment Automation
 - ✓ Artificial Intelligence Integration



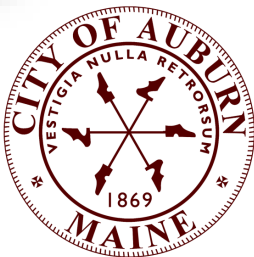
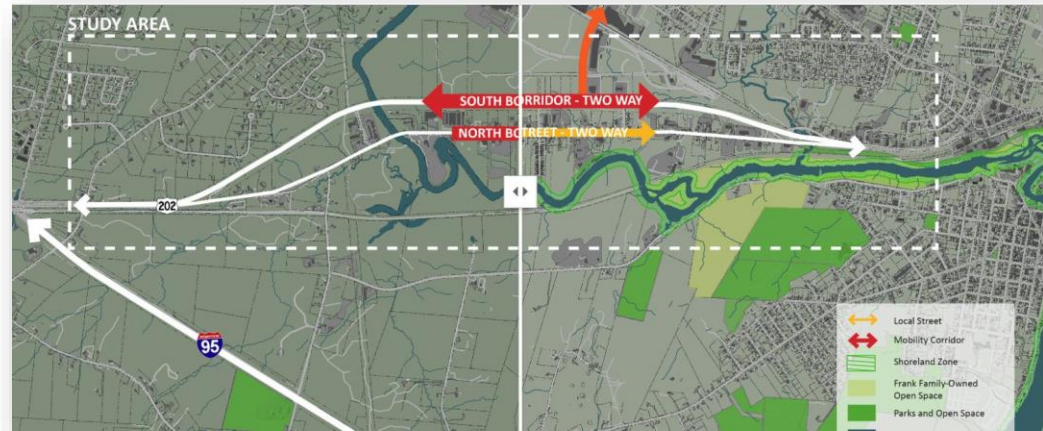
Additional Meeting Results

- ✓ Make Auburn a Valuable Statewide Economic Development Partner
 - ✓ Auburn ED Served on Governor's Artificial Intelligence Taskforce
 - ✓ Auburn ED Consulted State on Real Estate Database
 - ✓ Auburn ED Consulted State on Workforce Attraction/Retention



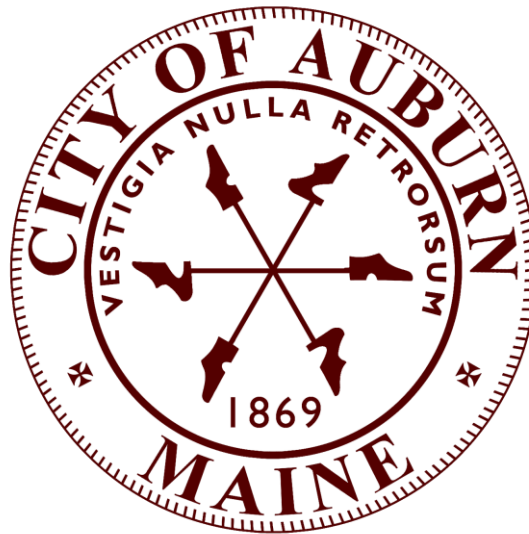
Recommendation Implementation

- ✓ Define Look, Feel, Function of Corridors/Gateways
- ✓ 2026 Comprehensive Plan
- ✓ Washington Street Reimagined



End Calendar Year Update

Economic Development Department





City of Auburn, Maine

Public Services

Eric Cousens, Executive Director

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

To: Phillip L. Crowell, City Manager

From: Eric J. Cousens, Public Services Director

Re: Lake Auburn Watershed Subsurface Wastewater (SSWW) System Inspections Update

Date: January 27, 2026

Year 1, Year 2 and Year 3 Notices have been sent to property owners with the most recent Year 3 Notice sent this month. Follow up letters for Years 1 and 2 are planned for the next couple of weeks. Those notices will reinforce the deadlines and explain that enforcement efforts will begin this summer if properties are not in compliance with the inspection requirements. A review of properties that have sold will be updated this year and new notices will be sent.

Zone/Year	Developed Property (SSWW System)	Notices Sent	Inspections Received	Inspections Received at time of Sale
Year 1	67	Spring 2025	12	0
Year 2	70	Summer 2025	21	0
Year 3	96	Winter 2026	0	0
Year 4	98+/-	TBD	1	2
Year 5	64+/-	TBD	1	1

To date 31 reimbursements have been issued by the Lake Auburn Watershed Protection Commission to property owners complying with the inspection requirement. We encourage people to comply and seek reimbursement and ask that Councilors approached by homeowners also direct people to the city for compliance questions and LAWPC Staff for reimbursement questions. Most systems passed in good or fair condition with 4 failures for repairs required. Failures included clogged outlet filters that needed cleaning or replacement, a distribution box needing replacement/repair and a disposal field that requires repair or replacement.

Useful Links for more information on the SSWW Inspection Program

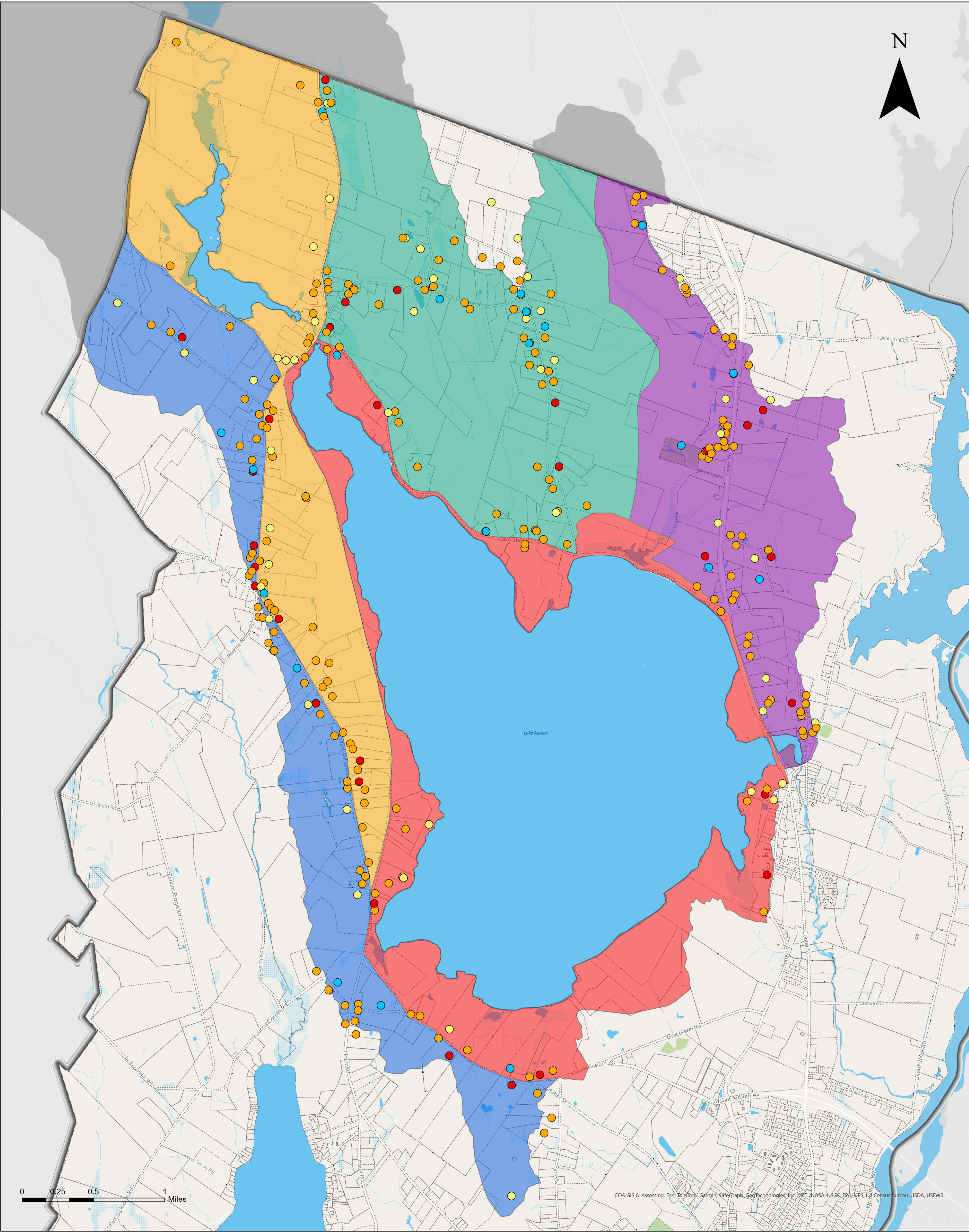
City Ordinance Information:

https://www.auburnmaine.gov/departments/planning_permitting_code/floodplain_and_watershed.php

Reimbursement Program: <https://lakeauburnwater.org/>

Lake Auburn Watershed Overlay

District Septic Systems Inspection Map



VACANT & ABANDONED BUILDING PERMIT APPLICATION UPDATE

01/06/2026

OVERVIEW

STATISTICS

383 Streets out of 455 are cleared as of 12/31/2025 (72 Streets remaining)

139 Letters were sent out

105 Responses received to the letters

33 Responses indicated that they were **Not Vacant**

51 Responses indicated they are **Vacant**

7 Responses indicated **Not Permitted Use**

5 Responses resulted in being exempt for **Active construction permits**

6 Responses resulted in being exempt for being listed **For sale less than 180 days**

1 Exempt for a **Demo permit**

2 Reported to be **Seasonal**

70 Confirmed Vacant properties, with 19 being exempt or needing a change of use

43 Vacant Buildings have been registered to date (16 are city owned properties)

Identified 10 city owned properties that currently have people living in them (also known as "Party in Possession")

8 upcoming scheduled inspections on vacant buildings within the next 2 weeks

ROLLOUT PROGRESS

- V&A Permits were created. These are being placed on buildings during inspection per section 12-278 E.
- 40 Notice of Violations have been sent due to no response or had previously responded but are not yet registered.
- 7 1st Citations have been sent.
- 8 New potential vacant letters have gone out since the original rollout.
- 2 Change of Use have been completed.
- 3 Change of Use are pending additional information.
- Applications are being mailed with all Notice of Violations.
- Registry spreadsheet has been created and shared with First Responders.
- Spreadsheet for tracking 1st Letters, Notice of Violations, and 1st Citations is successfully tracking what properties are due for next steps, thus preventing a backlog of work to catch up on.

NOTABLE MENTIONS

- **Identified 9 vacant properties that were receiving Homestead Exemption. Assessors can go back up to 3 years, which is about \$600 per year/per property for collection on these taxes.**
- 3 of the buildings that had registered as vacant ended up listing their properties for sale with real-estate agents. **All Sold within DAYS of listing.**
- Bron Inc (a property registration and preservation company) registered an additional 4 Buildings we didn't send a single letter to since learning of the ordinance.
- **We have identified 2 buildings that are not safe for emergency responders to enter.**
- Implemented a new process for tracking and following up with Citation Fee's. (These are all being sent to the Financial Department to track and collect).
- Met with Tax Collector Department to identify City owned properties, and upcoming foreclosures opening communication for ongoing collaborations.

DIFFICULTIES

Vacant or Abandoned Building Fees are more expensive than other permits that have longer expiration periods. We have started to monitor demo permits that are pulled on these vacant buildings and issue them for 6 month periods to better align with the V&A Building permit.

Registry of deeds is not updated timely. Researching new owner information or bank lenders for foreclosures can take a couple months.

Not receiving responses from registration and preservation companies that are supposed to be keeping the more problematic bank owned properties up to date with code compliances.

Lack of procedure for party in possession properties.

Obtaining keys to city owned properties (All city owned properties are currently still pending inspections).

NEXT STEPS & TIMELINE

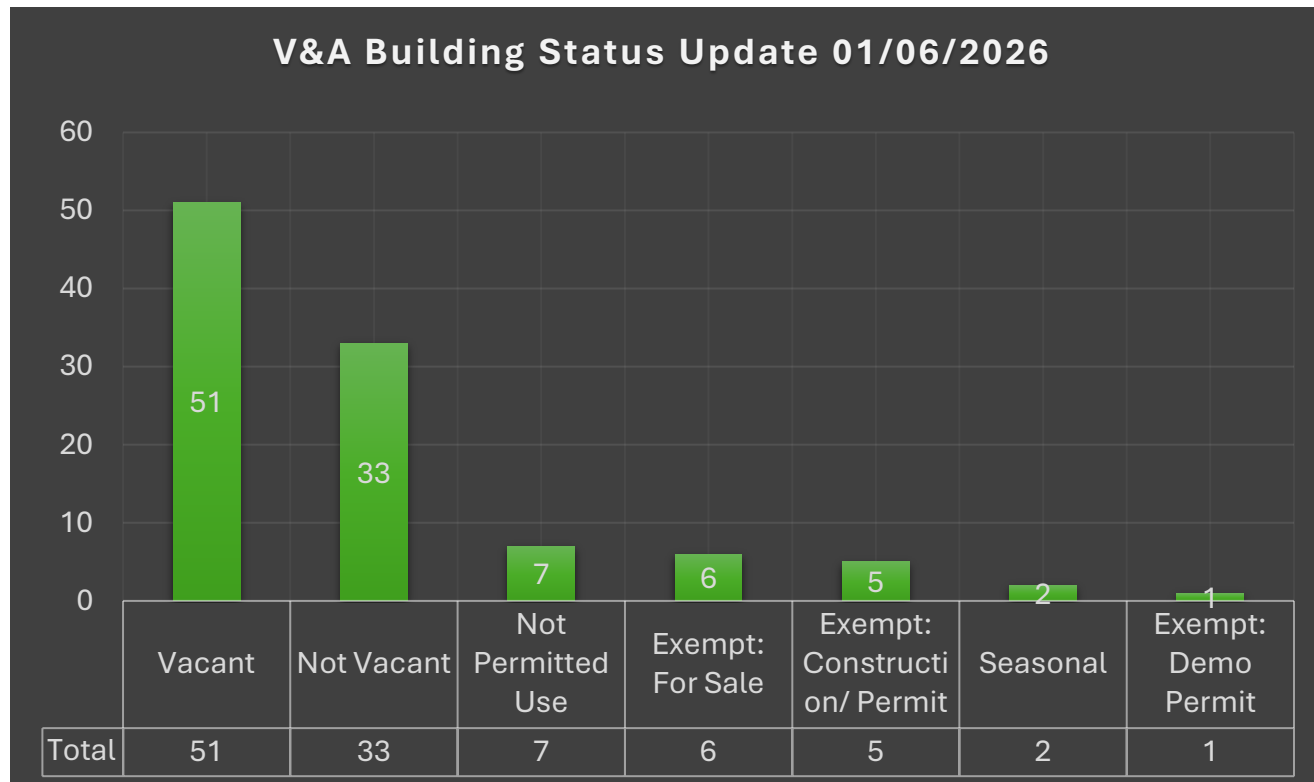
Finish sending Notice of Violations for the unresponsive/ or unregistered. Completion by January 31, 2026.

Sending 1st Citations out and forwarding to financial department for collecting and tracking the penalty fees. These are currently being mailed out the day after Notice of Violations are due!

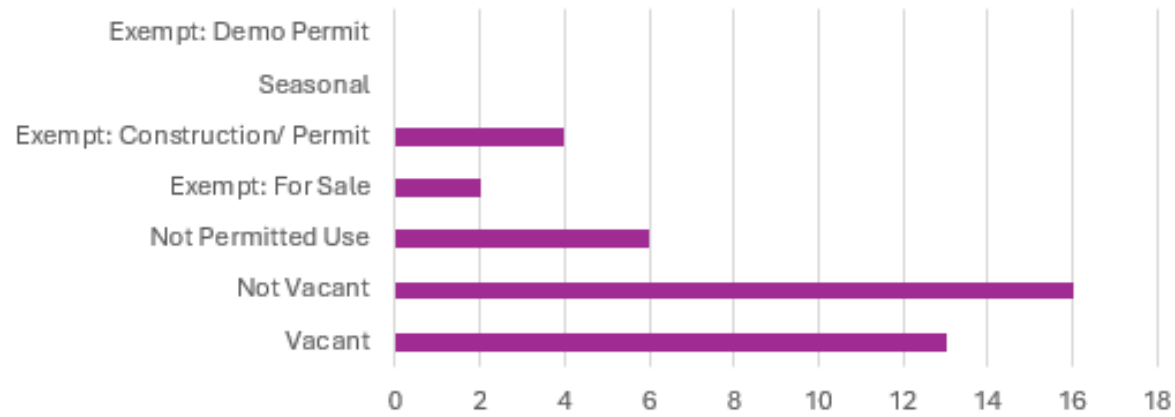
Get keys for city owned properties. Collaborate with public works to meet at these properties for the required vacant and abandoned building inspection. This will ensure these buildings can be boarded up for preservation and monitored ongoing.

Discussing creating a new spreadsheet for Police and Fire that includes **all Vacant buildings** whether registered or not. Completion by January 31, 2026.

Meet with Tax Collector to determine if City Owned properties were correctly foreclosed on. Completed by January 10, 2026.

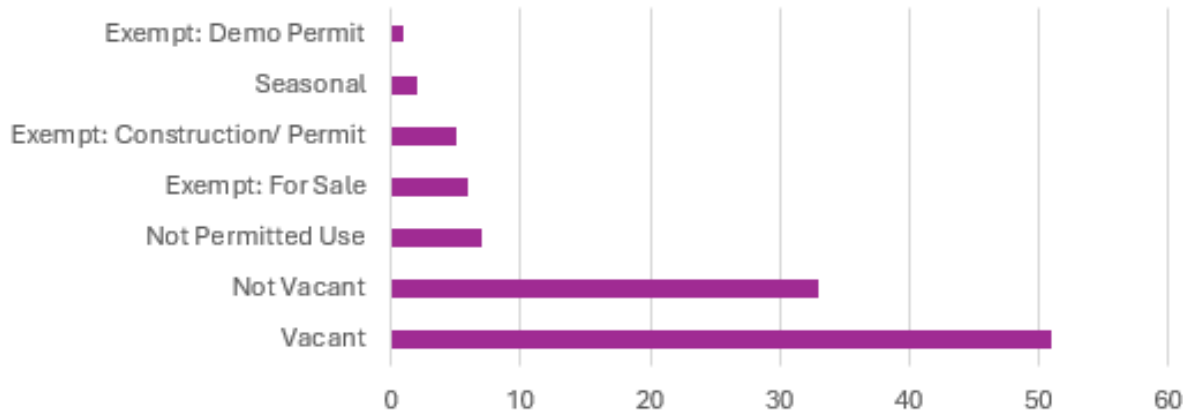


10/24/2025

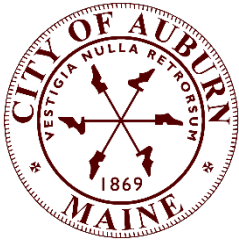


	Vacant	Not Vacant	Not Permitted Use	Exempt: For Sale	Exempt: Construction/ Permit	Seasonal	Exempt: Demo Permit
■ Series1	13	16	6	2	4	0	0

01/06/2026



	Vacant	Not Vacant	Not Permitted Use	Exempt: For Sale	Exempt: Construction/ Permit	Seasonal	Exempt: Demo Permit
■ Series1	51	33	7	6	5	2	1



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: January 20, 2026

ORDINANCE 03-01202026

Author: Glen E. Holmes Director of Business and Community Development

Subject: 180 day Extension of Moratorium on Syringe Service Programs

Information: On September 2, 2025, the City Council adopted a Moratorium Ordinance on Syringe Service Programs in order to temporarily halt the establishment, expansion, or operation of needle exchange services in Auburn while City staff and the Council undertake a comprehensive review of policy options.

The purpose of the moratorium remains to protect public health, safety, and welfare while the City evaluates best practices, legal considerations, and potential impacts on the community, and considers whether to adopt appropriate ordinance amendments addressing these services.

Staff is requesting that the City Council extend the current moratorium for an additional 180 days to provide sufficient time to complete the ongoing review, stakeholder engagement, and legal analysis, and to prepare potential ordinance options for Council consideration.

City Budgetary Impacts: Minimal direct cost. Staff time will continue to be required to conduct research, engage stakeholders, legal review, and prepare workshop materials.

Previous Meetings and History: August 18, 2025 – First Reading / September 2, 2025 Second Reading and adoption of initial 180-day moratorium.

Staff Recommended Action: Staff recommends adoption of the proposed ordinance extending the moratorium by an additional 180 days to ensure the City has adequate time to evaluate regulatory options and make an informed, deliberate policy decision that best serves the health and well-being of Auburn residents.

City Manager Comments:

I concur with the recommendation.

Signature:

Attachments:



City Council Ordinance

IN CITY COUNCIL

BE IT ORDAINED, that the City of Auburn amends the Moratorium Ordinance on Needle Exchange Services (Ordinance 06-08182025) as follows:

WHEREAS, pursuant to the Auburn City Charter, the Code of Ordinances, and Maine law at 30-A M.R.S. § 4356, the City Council has the authority to enact and extend moratoria to protect the public health, safety, and welfare of the residents of Auburn;

WHEREAS, the City Council previously adopted Ordinance 06-08182025, imposing a moratorium on the establishment, expansion, or operation of needle exchange services within the City of Auburn while the City reviews and evaluates policy and ordinance options;

WHEREAS, the City Council finds that the establishment, expansion, or operation of needle exchange services within the City of Auburn have significant public health, safety, and community impacts that require careful study and possible amendment of existing ordinances;

WHEREAS, the City Council finds that an extension of the moratorium is necessary to allow sufficient time for municipal staff, the Planning Board, and the City Council to complete its review, evaluate options, and, if necessary, amend the City's ordinances governing needle exchange services;

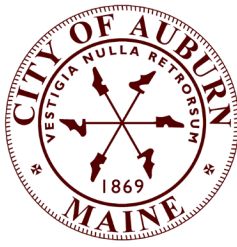
WHEREAS, in the judgment of the City Council, the foregoing findings constitute a necessity within the meaning of 30-A M.R.S. § 4356;

NOW, THEREFORE, the Auburn City Council hereby ordains that Ordinance 06-08182025 is amended as follows:

1. **Amendment to Duration.** Section 3 ("Duration") of Ordinance 06-08182025 is hereby amended to read as follows (new language Bolded for drafting purposes only):

3. Duration. This Moratorium Ordinance shall become effective immediately upon its final passage by the City Council ("Effective Date") and shall remain in effect for a period of **180 days from its effective date, and is hereby extended for an additional 180 days (for a total of 360 days from the Effective Date)**, unless extended, modified, or repealed by the City Council.

2. **All Other Provisions Unchanged.** Except as expressly amended herein, all other sections and provisions of Ordinance 06-08182025, including the moratorium imposed and applicability language, shall remain in full force and effect.



City Council Ordinance

IN CITY COUNCIL

BE IT ORDAINED, that THE CITY OF AUBURN adopts a Temporary Moratorium Ordinance on Rent Increases in Mobile Home Parks as follows:

WHEREAS, the City of Auburn has Mobile Home Parks that provide much-needed housing to individuals at or below median income levels;

WHEREAS, the City of Auburn is committed to the preservation of affordable housing within the City;

WHEREAS, rates for rental of Mobile Home Park lots in the City have been increasing rapidly in recent years;

WHEREAS, such increases are beyond the financial means of many mobile home park lot renters;

WHEREAS, many Mobile Home Park lot renters do not have the means or ability to move their mobile homes to alternate locations, which causes a reduction in their bargaining power and their ability to avoid the impact of rent increases;

WHEREAS, residents, especially senior residents, of mobile home parks are uniquely vulnerable to displacement when significant rent increases occur, and significant rent increases create undue hardship for residents through additional relocation costs, stress, anxiety, and the threat of homelessness due to the lack of alternative affordable housing;

WHEREAS, such lot rental increases may result in some lot renters being evicted and becoming homeless;

WHEREAS, certain Mobile Home Parks may be raising rents in response to the enactment of a State Law, P.L. 2025, ch. 399, An Act to Amend the Laws Governing Manufactured Housing Communities to Prevent Excessive Rent and Fees Increases;

WHEREAS, the City of Auburn does not currently regulate rental amounts or rent increases in Mobile Home Parks to ensure that rents remain affordable; and

WHEREAS, the City of Auburn needs time to study and explore options for addressing rent increases in Mobile Home Parks including but not limited to a potential rent stabilization program to prevent excessive rent increases on Mobile Home Park residents and to ensure that Mobile Home Park owner(s) receive a just and reasonable return on their investment(s).

NOW THEREFORE, the Auburn City Council hereby ordains that the following Temporary Moratorium Ordinance be, and is, enacted:



City Council Ordinance

1. **Moratorium Imposed.** No Mobile Home Park owner or manager may impose or implement an increase of Lot Rent on any person or entity who is a tenant of the Mobile Home Park while this Temporary Moratorium is in effect.
2. **Definitions.** For the purposes of this Temporary Moratorium Ordinance, the terms “Mobile Home Park” and “Lot Rent” shall have the following meanings:

Mobile Home Park—A parcel of land under unified ownership approved by the City of Auburn or otherwise used for the placement of three (3) or more manufactured homes.

Lot Rent—The total amount owed, per month, to maintain a manufactured home, as defined in 10 M.R.S. § 9081, at a Mobile Home Park, including but not limited to any mandatory, fixed charges or fees such as a connection, road maintenance, or recreation fee, but not including utility, telephone or broadband expenses.

3. **Applicability.** This Temporary Moratorium shall prevent the implementation of any Lot Rent increase while this ordinance is in effect, regardless of whether the Mobile Home Park owner or manager previously informed the tenant of its intent to raise the Lot Rent.
4. **Duration.** This Temporary Moratorium shall become effective immediately upon its final passage by the City Council (“Effective Date”) and shall remain in effect for a period of one hundred eighty (180) days from its Effective Date, unless extended, modified, or repealed by the City Council.
5. **Purpose.** The purpose of this Temporary Moratorium is to allow the City sufficient time to study the causes and impacts of rent increases in Mobile Home Parks and to consider and adopt appropriate amendments to the City’s ordinances.
6. **Enforcement.** This Temporary Moratorium shall be enforced by the City of Auburn City Manager or designee.



City Council Ordinance

- 7. Penalties.** Violation of any provision of this ordinance shall be punished by a civil penalty of \$200.00 per offense. Each act of violation and every day upon which any such violation shall occur shall constitute a separate offense. In the event that the City shall prevail in any action to enforce this section, the City shall recover its costs of suit, including reasonable attorney's fees.
- 8. Severability.** If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance.