



**City Council Workshop & Meeting
Agenda
October 5, 2026
Auburn Hall, Council Chambers**

5:30 PM Workshop

- Proposed Transfer of Property from the Town of New Gloucester
- Rec Revenue & Programming - Report

7:00 PM Meeting

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

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.*

- 1) **ORDER 86-10052026** – Designating Assistant City Manager Denis D'Auteuil as the City's Voting Delegate for the Maine Municipal Association's Annual Business Meeting to be held October 7, 2026.

II. Minutes – September 21, 2026, Regular Council Meeting

III. Communications, Presentations and Recognitions

- Absentee Voting now available at Auburn Hall until October 29
- Reminder: Comprehensive Plan Public Hearing, October 14
- Manufacturing Month – Proclamation
- Sen. Bruce Bickford, District 20 – Legislative Sentiment recognizing Tony Harrington

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.*

V. Unfinished Business

- 1) **ORDINANCE 16-09212026** – Amending Chapter 60, "Zoning", of the City's Code of Ordinances regarding eliminating the number of people employed in sawmills within the Agriculture and Resource Protection zoning district. *Second reading. ROLL CALL VOTE. Passage requires majority vote.*
- 2) **ORDER 77-09082026** – Business License Appeal Hearing (Websters Trading Co, 150 Minot Ave). *Postponed on September 8, 2026. Passage requires five affirmative votes.*

VI. New Business

- 1) **ORDINANCE 17-10052026** – Amending Chapter 24, “Human Relations and Services”, Article II, Sec. 24-23 of the City’s General Assistance Program regarding annual adjustment of maximum benefits. *First reading. ROLL CALL VOTE. Passage requires majority vote.*
- 2) **ORDER 87-10052026** – 81 Minot Ave, Dangerous Building. *Public hearing. Passage requires majority vote.*
- 3) **ORDER 88-10052026** – Establishing a municipal special election on March 2, 2027 for the purpose of conducting a referendum vote on citizen’s initiated ordinance titled “Automated License Plate Recognition (ALPR) Ordinance”. *Passage requires majority vote.*

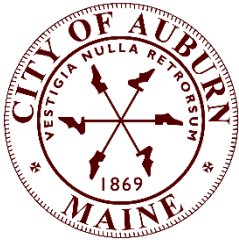
VII. Reports

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

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.*

IX. Executive Session

X. Adjournment



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: October 5, 2026

Author: Phil Crowell, City Manager

Subject: Proposed Transfer of Property from the Town of New Gloucester

Information:

The Town of New Gloucester has approached the City regarding the property located at 0 Poland Spring Road (PID 079-014-000-000). This property was identified during the city's revaluation efforts. At the May 2026, New Gloucester Town Meeting, it was decided not to sell this property and to express their desire to transfer the property to the City of Auburn and eliminate its ongoing tax obligation.

City Budgetary Impacts: The property is currently subject to an annual tax bill of approximately \$230.

Staff Recommended Action: Although the property has limited immediate use, retaining ownership would preserve a potential future opportunity for transportation, access, connectivity, infrastructure, or other municipal purposes. Staff recommends authorizing the acceptance of the property.

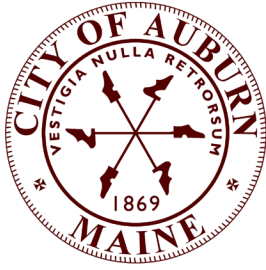
Previous Meetings and History: NA

City Manager Comments:



I concur with the recommendation. Signature:

Attachments: Memo from Finance Director Earle and the parcel map for PID 079-014-000-000



City of Auburn, Maine

Financial Services Department

Kelsey Earle | Director

60 Court Street | Auburn, Maine 04210
www.auburnmaine.gov | 207.333.6601

MEMORANDUM

Subject: Proposed Transfer of Property from the Town of New Gloucester

To: City Council

From: Kelsey Earle, Finance Director

Date: September 28, 2026

Background

The Town of New Gloucester has approached the City regarding the property located at 0 Poland Spring Road (PID 079-014-000-000). In correspondence to the City, the Town explained that, following a City revaluation, Auburn identified New Gloucester as the owner of the parcel and began assessing real estate taxes. The property is currently subject to an annual tax bill of approximately \$230.

New Gloucester reported that its residents considered the disposition of the property at the May 2026 Town Meeting but chose not to sell it. The Town has subsequently expressed interest in working collaboratively with Auburn to transfer the property and eliminate its ongoing tax obligation. The Town has characterized the property as landlocked and as serving little current purpose for them.

Discussion

While the property may have limited immediate use, its location abuts the turnpike and is proximate to Hotel Road. Retaining ownership would preserve a potential future opportunity for transportation, access, connectivity, infrastructure, or other municipal purposes.

Strategically located property can provide flexibility as surrounding development and transportation needs change. Once property is transferred to private ownership or developed, future connectivity opportunities may be difficult or costly to recreate. Accepting the property would allow the City to preserve that option at no acquisition cost.

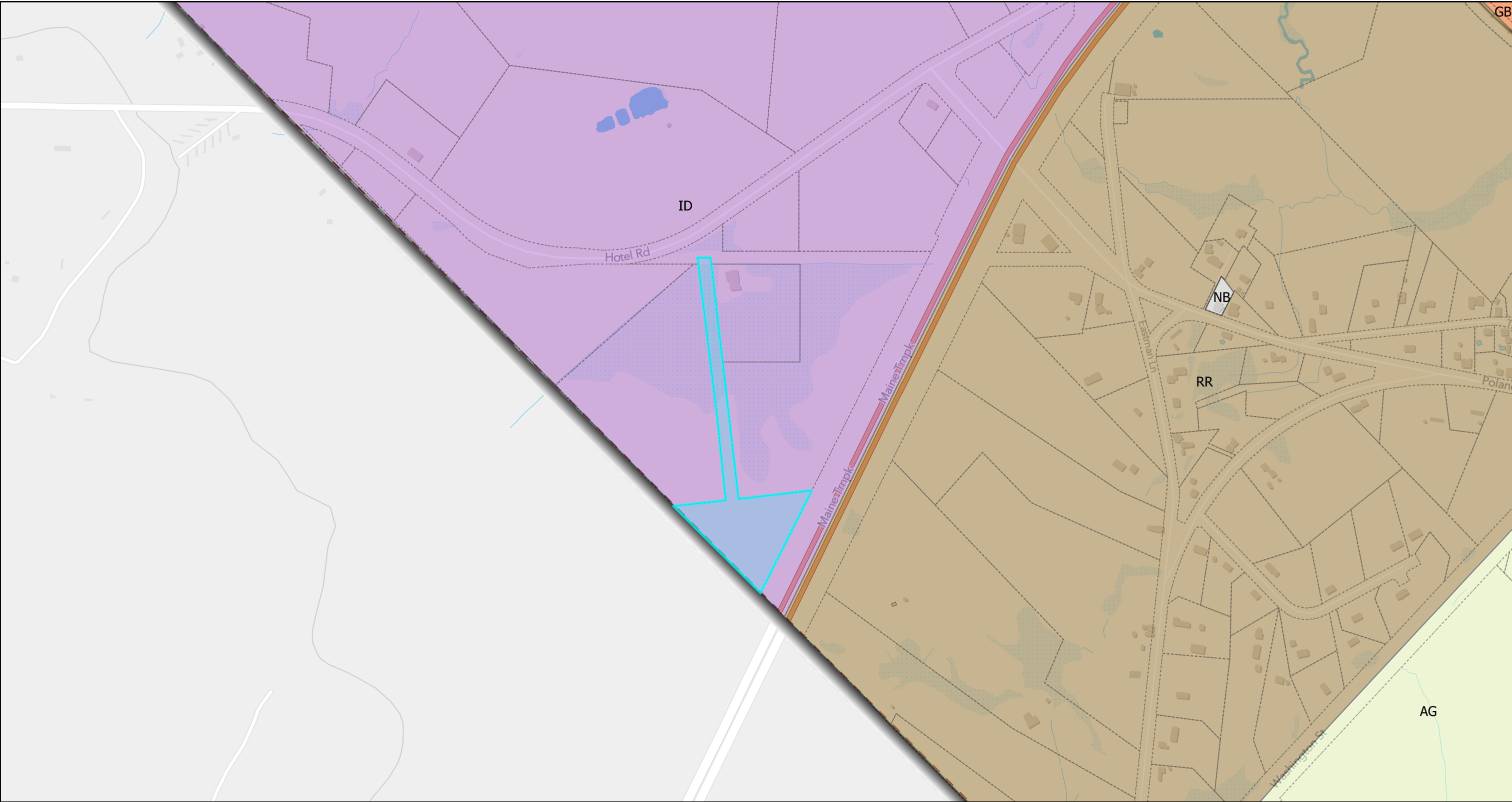
Fiscal Impact

The property currently generates approximately \$230 per year in property-tax revenue. Acceptance of the property would result in the loss of this annual revenue. The transfer itself would have no acquisition cost to the City.

Recommendation

Staff recommends that the City Council authorize the acceptance of the property from the Town of New Gloucester at no cost to the City, with the property to be secured and retained for potential future public use.

ArcGIS Web Map



10/1/2026, 8:27:28 AM

Current Parcels _ Public

Auburn Zoning

AG - AGRICULTURE AND RESOURCE PROTECTION

GB - General Business

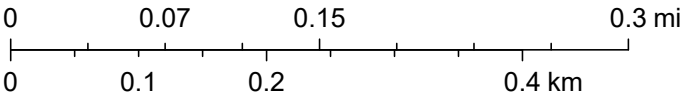
ID - Industrial

NB - Neighborhood Business

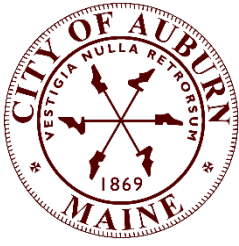
RR - Rural Residential

Boundary (for AOI)

1:8,204



COA
, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, ©
OpenStreetMap contributors, and the GIS User
Community



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: October 5, 2026

Author: Phil Crowell, City Manager

Subject: Recreation Programming and Fee Report

Information:

During the FY27 budget process, council requested an update on the FY26 Recreation Program and Fee actuals. At the time, spring and summer programs had not occurred. A current year-ending report will be shared and discussed. Some accounts have encumbered expenses, and some revenues are on a monthly payment plan (summer recreation camp) requiring some actuals to be estimated.

Staff is still reviewing the new process and will be making recommendations during the FY28 budget process.

City Budgetary Impacts: N/A

Staff Recommended Action: Discussion only

Previous Meetings and History: FY27 Budget meeting

City Manager Comments:

I concur with the recommendation. Signature:



Attachments:



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: October 5, 2026

ORDER 86-10052026

Author: Emily F. Carrington, City Clerk

Subject: MMA Voting Delegate – October 2026

Information: The City of Auburn must designate one voting delegate for Auburn to participate in the MMA Annual Business Meeting, to be held October 7, 2026 at the Augusta Civic Center in Augusta. Following appointment, the City Clerk will return the form to MMA as indicated on the attached document.

City Budgetary Impacts: N/A

Staff Recommended Action: Motion for passage.

Previous Meetings and History: N/A

City Manager Comments:

Phillip Crowell Jr.

I concur with the recommendation. Signature:

Attachments: ORDER

**MAINE MUNICIPAL ASSOCIATION
VOTING DELEGATE CREDENTIALS**

_____ Is hereby designated as the official Voting
(print name) Delegate and
_____ as the alternative Voting Delegate for
(print name)

(municipality)

to the Maine Municipal Association's Annual Business Meeting, which is scheduled to be held, on Wednesday, October 7, 2026, at 1:15 p.m., at the Augusta Civic Center, Augusta, Me.

The voting delegate credentials may be cast by a majority of the municipal officers, or by a municipal official designated by a majority of the municipal officers of each municipal member.

Date: _____ Municipality: _____

Signature of a Municipal Official designated by a majority of Municipal Officers:

Name: _____ Position: _____

Or signature of the majority of municipal officers:

_____	_____
_____	_____
_____	_____
_____	_____

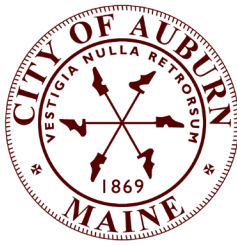
Please return this form no later than Tuesday, October 6, 2026, or bring it with you to the MMA Annual Business Meeting. If mailing send to:

**MMA Annual Business Meeting
Maine Municipal Association
60 Community Drive
Augusta, Maine 04330
Email: kmaines@memun.org**

**Maine Municipal Association
Annual Business Meeting
Wednesday, October 7, 2026
1:15 p.m. – 2:30 p.m.
Augusta Civic Center
Augusta, Maine**

AGENDA

1. **Introductions and Welcoming Remarks** – MMA President Justin Poirier, Monmouth Town Manager will welcome members to the business meeting.
2. **Election Results** – Justin Poirier will share the results of the Maine Municipal Election that took place August 28, 2026.
3. **Approval of 2025 MMA Annual Business Meeting Minutes** – Justin Poirier will ask for approval of the 2025 Annual Business Meeting minutes as presented.
4. **MMA President's Report** – Justin Poirier will discuss his term in office and the remainder of the year.
5. **Executive Director's Report** – Catherine Conlow, MMA Executive Director will discuss MMA business taking place throughout the year.
6. **Other Business** (*comments from the floor*)
7. **Adjournment**



ORDER 86-10052026

City Council Order

ORDERED, that Assistant City Manager Denis D'Auteuil be and hereby is designated as the City of Auburn's Voting Delegate at the Maine Municipal Association's Annual Business Meeting to be held October 7, 2026.

Rachel B. Randall, Ward One
Kelly L. Butler, Ward Four
Belinda A. Gerry, At Large

Timothy M. Cowan, Ward Two
Leroy G. Walker, Sr., Ward Five
Jeffrey D. Harmon, Mayor

Mathieu L. Duvall, Ward Three
Adam R. Platz, At Large
Phillip L. Crowell, Jr., City Manager

**City of Auburn
City Council Meeting
September 21, 2026**

Mayor Harmon called the meeting to order at 7:00 PM and led the assembly in the Pledge of Allegiance. Student Representatives Edwards and Robinson were present. Councilor Platz was absent.

I. Consent Items

- 1) ORDER 78-09212026– Appointing members to City Boards & Committees, as nominated by the Appointment Committee.
- 2) ORDER 79-09212026 – Approving the renewal of an Auto Graveyard/Junkyard permit for Randy’s Auto, 899 Broad St.
- 3) ORDER 80-09212026 - Approving the renewal of an Auto Graveyard/Junkyard permit for M&P Auto, Inc., 227 Merrow Rd.
- 4) ORDER 81-09212026 - Approving the renewal of an Auto Graveyard/Junkyard permit for Prolerized New England Company d/b/a Radius Recycling, LLC., 522 Washington St. North.
- 5) ORDER 82-09212026 – Nominating City Manager Phil Crowell to be appointed the Androscoggin County Budget Committee (District 5) for an unexpired term ending 2028.

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

II. Minutes – September 8, 2026, Regular Council Meeting

Councilor Walker moved to accept the minutes, seconded by Councilor Cowan. Motion passed 5-0 (Cowan abstained).

III. Communications, Presentations and Recognitions

- Littlefield Dam Update with Conservation Working Group – Presentation

Eric Cousens, Public Services Director, presented an update on the Littlefield Dam project.

- Memo: Denial of Auto Graveyard/Junkyard license for 79 & 80 Hotel Rd.

IV. Open Session

Quentin Chapman, Eastman Ln

V. Unfinished Business

VI. New Business

1) ORDER 83-09212026 – Accepting the 2026 Edward Byrne Memorial Justice Assistant Grant (JAG) for the Auburn Police Department. Passage requires majority vote.

Councilor Walker moved for passage, seconded by Councilor Cowan.

There was no public comment.

Motion passed 6-0.

2) ORDINANCE 15-09082026 – Automated License Plate Recognition (ALPR) Ordinance. Proposed by initiative petition filed July 30, 2026. First reading. ROLL CALL VOTE. Passage requires majority vote.

Councilor Gerry moved for passage, seconded by Councilor Randall.

Mayor Harmon opened this item for public comment. There was no comment.

Mr. Stockford, City's legal counsel, presented a memorandum to the Council regarding the impacts of the proposed ordinance and presented the synopsis of this memo.

Motion failed 1-5 (Cowan, Duvall, Butler, Walker, Gerry) on a roll call vote.

3) ORDINANCE 16-09082026 – Amending Chapter 60, "Zoning", of the City's Code of Ordinances regarding eliminating the number of people employed in sawmills within the Agriculture and Resource Protection zoning district. First reading/public hearing. ROLL CALL VOTE.

Councilor Walker moved for passage, seconded by Councilor Duvall.

Mayor Harmon opened this item for public comment.

Steven Beale, Johnson Rd, spoke on this item

Motion passed 6-0 on a roll call vote.

4) ORDER 84-09212026 – Authorizing the City Manager to execute the Collective Bargaining Agreement between the City of Auburn and the Maine State Employees Association – Service Employees International Union Local 1989 covering 07/01/2026 to 06/30/2029. Passage requires majority vote.

Councilor Walker moved for passage, seconded by Councilor Cowan.

Mayor Harmon opened this item for public comment. There was no comment.

Motion passed 6-0.

5) ORDER 85-09212026 - Authorizing the City Manager to execute the Collective Bargaining Agreement between the City of Auburn and the Teamsters Local 340 for Auburn Public Works covering 07/01/2026 to 06/30/2029. Passage requires majority vote.

Councilor Walker moved for passage, seconded by Councilor Duvall.

Mayor Harmon opened this item for public comment. There was no comment.

Motion passed 6-0.

VII. Reports

a. Mayor's Report – Provided an update on the Comprehensive Plan Committee project timeline, public hearing will be held on October 14. Thanked Chief Chase for coordinating the 9/11 Remembrance event. Thanked city staff for organizing the Blues & Brews festival. Attended the MEREDA event (real estate & developers) concerning the city's housing goals; attended the Black Poster Project held in Lewiston memorializing those who have died from substance abuse.

b. City Councilors' Reports – Councilor Butler noted that the Womens Literary Union of Androscoggin County is seeking members; Councilor Walker reminded the public of an upcoming Neighborhood Watch meeting. Councilor Cowan noted the annual Library meeting is being held this week.

c. Student Representative Report – Representative Edwards provided a ELHS sports update and fundraisers to support classes. Representative Robinson provided an update on tutoring and recognized Mr. Little, founder of Edward Little High School, who passed away on September 21.

d. City Manager Report – Auburn Hall will be closed during staff recognition luncheon on Wednesday 9/23 from 11am-1pm.

VIII. Open Session

None.

IX. Executive Session

X. Adjournment

Councilor Walker moved to adjourn, seconded by Councilor Randall. Motion passed 6-0. Council adjourned 8:21pm.

A TRUE COPY ATTEST

Emily F. Carrington, City Clerk



PROCLAMATION | **MANUFACTURING MONTH**

WHEREAS, the City of Auburn boasts 40 Transportation and Warehousing businesses and 49 Manufacturers within minutes of Exit 75 making it "Maine's Manufacturing, Warehousing, and Distribution Hub"; and

WHEREAS, Maine is home to approximately 1,870 manufacturing business establishments; and

WHEREAS, the manufacturing sector is Maine's fourth largest business sector; and

WHEREAS, there are over 3,000 manufacturing, warehouse, and distribution careers within minutes of Exit 75 in Auburn; and

WHEREAS, manufacturers in Maine employ over 56,700 people, with an average annual wage of over \$67,000; and

WHEREAS, manufacturers help to drive the Maine economy, with \$1.93 billion in manufactured goods export; and

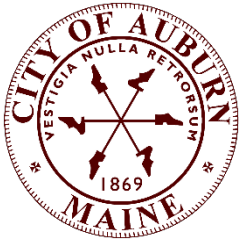
WHEREAS, manufacturing sectors in Auburn include sectors in advanced materials and composites, aerospace and defense, biotech and medical devices, blue and forest bioeconomy, and food and beverage.

NOW THEREFORE, I, Jeffery D. Harmon, Mayor of the City of Auburn, do hereby proclaim the month of October 2026 as: Manufacturing Month in the City of Auburn.



IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Auburn, Maine to be fixed this 5th day of October 2026.

Mayor Jeffrey D. Harmon



City of Auburn City Council Information Sheet

Council Workshop or Meeting Date: October 5, 2026

ORDINANCE 16-09212026

Author: DeCarlo Brown, Planning and Permitting Director

Subject: Zoning Ordinance Text Amendment – Number of Employees in Sawmills

Information: OVERVIEW

The Agriculture and Resource Protection zoning district allows commercial uses to operate that are compatible with traditional agriculture and use of nature resources. This draft ordinance proposes edits that increase the number of employees allowed to operate sawmills in the Agriculture and Resource Protection District in order to strengthen the economic viability of a natural resource processing use.

The current ordinance restricts the number of employees operating a sawmill to 4 people. This includes operators, administrators, mechanics, and drivers. These restrictions would prohibit the establishment of any modern commercial sawmill in the district. The draft ordinance proposes to remove the employee restriction for the operation of sawmills. No additional changes are proposed.

RELEVANT SECTIONS

Chapter 60 Section 145 (b) lists Sawmills as a Special Exception Use which requires a review and approval of any land seeking to establish a sawmill. It lists a number of conditions for the use including the following:

b. Wood processing operation shall be located no closer than 75 feet from any river or perennial stream, 250 feet from any zoning district boundary or residential dwelling and shall be limited to four persons employed.

While the provision includes location and proximity standards of the use, it also includes a user-based restriction. The employee provision is unrelated to the former location and proximity restrictions of land use. The proposed amendment seeks to eliminate the restriction on the number of people employed in sawmills as it has no direct relationship to the use of the land.

There is an expectation that this use is appropriate for the Zone. The current locational restrictions are sufficient to not affect the public health, safety, convenience, or welfare of the City of Auburn

RELEVANT ACTIONS

The Planning Board held a public hearing on August 27, 2026, to receive comments on the proposed amendment. Following the public hearing, the planning board voted 7- 0 to recommend the City Council adopt the amendment.

City Budgetary Impacts: None

Staff Recommended Action: Hold second reading to approve the proposed text amendment pursuant to Chapter 60, Article XVII, Division 2, Charter, Article II, Section 2.6.(C), and Title 30-A, §4352

Previous Meetings and History: Passed first reading at public hearing held September 21, 2026.

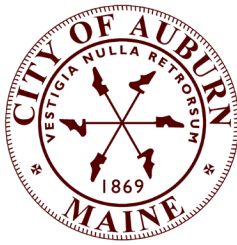
City Manager Comments:



I concur with the recommendation. Signature:

Attachments:

Draft Zoning Ordinance Text Amendment



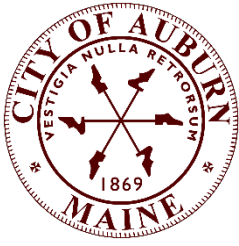
City Council Ordinance

IN CITY COUNCIL

BE IT ORDAINED, that Chapter 60, Article IV, Division 2, Section 60-145 of the Code of Ordinances, City of Auburn, Maine, is hereby amended to read as follows:

Sec. 60-145. Use regulations.

- (b) *Special exception uses.* The following uses are permitted by special exception after approval by the planning board in accordance with the provisions of division 3 of article XVII of this chapter:
- (1) Sawmills and their customary accessory land uses and buildings incidental to the harvesting of forest products, subject to the following conditions:
- a. Sawmill and accessory activity shall not be detrimental to the neighborhood or the city by reason of special danger of fire or explosion, pollution of rivers or perennial streams or accumulation of refuse.
 - b. Wood processing operation shall be located no closer than 75 feet from any river or perennial stream and 250 feet from any zoning district boundary or residential dwelling ~~and shall be limited to four persons employed.~~
 - c. Where natural vegetation is removed, it shall be replaced within six months with other vegetation which will be equally effective in retarding erosion and will preserve natural beauty.



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: October 5, 2026

ORDER 77-09082026

Author: Emily F. Carrington, City Clerk

Subject: License Appeal Hearing – Websters Trading Co, 150 Minot Ave

Information: On July 20, 2026, the City Clerk issued notice of denial of Pawnshop/Pawnbroker and Secondhand Dealer business licenses to Shawn Copeland, owner of Websters Trading Co, located at 150 Minot Ave. Sec. 14-39 of the City's Code of Ordinances outlines the process for appeal. On August 18, 2026, the City Clerk received written notice of appeal from Mr. Copeland. The license appeal hearing has been scheduled for September 8, 2026 before the City Council and notice of the hearing has been sent to the applicant as required. Following the hearing, the City Council may approve any application previously denied by the affirmative vote of five or more members of the Council. The draft order will need to be amended as needed to include the final decision of the Council.

City Budgetary Impacts: None.

Staff Recommended Action: Appeal hearing regarding license denial and passage of ORDER.

Previous Meetings and History: Item postponed on 9/8/26 to 10/5/26 to give the property owner time to obtain answers and work to obtain the required permit(s).

City Manager Comments:



I concur with the recommendation. Signature:

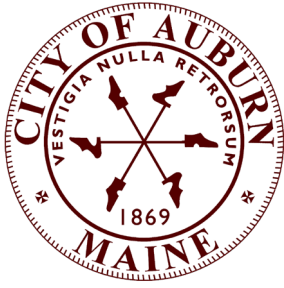
Attachments: ORDER, business license documents

Sec. 14-38. Grounds and procedure for denial of license applications; exceptions.

- (a) Except as otherwise specifically provided in this section, a license under this chapter shall be denied if the council makes a finding that:
 - (1) The applicant is a corporation that is not licensed to do business in the state;
 - (2) The applicant is a corporation, of which, at any time during the previous five years, a principal officer, or a person having an actual or beneficial ownership interest or management authority therein has been convicted of (a) any Class A, Class B, or Class C crime, or (b) a crime committed under the laws of the United States of America or of any other state or territory thereof, that is punishable (whether or not such punishment was actually imposed) by a sentence at least as harsh as that that is authorized for the commission of a Class C crime under state law; provided that such conviction was for an offense that is rationally related to the regulation of the business sought to be licensed;
 - (3) The applicant has been convicted of (a) any Class A, Class B or Class C crime, or (b) a crime committed under the laws of the United States of America or of any other state or territory thereof, that is punishable (whether or not such punishment was actually imposed) by a sentence at least as harsh as that that is authorized for the commission of a Class C crime under Maine law; provided that such conviction was for an offense that is rationally related to the regulation of the business sought to be licensed;
 - (4) The applicant has had his business license revoked within the five years preceding the date of the application;
 - (5) The applicant is a corporation, person or other business entity which does or will employ a person (a) who will be substantially in the ownership or management of the business and the employee's business license has been revoked within the five years preceding the application; or (b) who was a principal of any corporation whose business license has been revoked within the five years preceding the application;
 - (6) The applicant is a corporation, person or other business entity of which any person is a principal who will be substantially involved in the ownership or management of the business and the principal's business license has been revoked within the five years preceding the application;
 - (7) The proposed licensed premises or its use fails to comply with zoning or other land use ordinances;
 - (8) The proposed licensed premises or its use fails to comply with any municipal ordinance or regulation;
 - (9) There exist on or about the premises proposed to be licensed conditions such as waste disposal violations, health or safety violations or other such conditions 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 or enjoy their property in a reasonable manner;
 - (10) The applicant has knowingly furnished false or misleading information on his application.
- (b) No license or permit shall be issued by the city clerk or designee following a hearing at which the city council has disapproved any application for such license. In addition, the city clerk or designee shall deny a license or permit to any person whose application was disapproved by any city official whose approval was required.
- (c) No license or permit shall be issued to any person who is indebted to the city upon any claim, tax or account that is more than 60 days delinquent. The city treasurer shall be responsible for making available to the city clerk or designee and any other license-issuing officers such information as is essential for compliance with this section.

-
- (d) In case an application is disapproved, the city clerk or designee shall then notify the applicant in writing of such denial and shall refund the fee paid in. The city clerk or designee shall also notify the city council of such action at the next regularly scheduled meeting of the city council.
 - (e) In the event that the council, in an exercise of its sound discretion, determines that there exist extenuating circumstances with respect to the grounds for denial of a license or that the circumstances giving rise to the denial can be ameliorated by the imposition of conditions or limitations to the grant of a license, the council may, notwithstanding the grounds set forth in this section, grant a license to the applicant upon such conditions as the council in an exercise of its sound discretion deems to be just and appropriate.

(Ord. No. 38-02072011-05, att. §§ 24-36, 24-37, 2-7-2011; Ord. No. 07-12172012, § 24-36, 24-37, 1-7-2013)



City of Auburn, Maine

Emily F. Carrington, City Clerk

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

MEMO FROM THE CITY CLERK - LICENSE APPEAL HEARING - WEBSTERS TRADING CO

On February 12, 2025, Websters Trading Co, 150 Minot Ave, applied for business licenses: Pawnshop/Pawnbroker and Secondhand Dealer. Upon staff review by Code Enforcement, a Notice of Violation was sent to the then property owner of 150 Minot Ave on or about March 24, 2025 informing the owner of several code violations concerning the property (EXHIBIT A). The property owner was given the date of April 25, 2025 to come into compliance. At the same time, outstanding personal property tax was owed, and the license application remained pending while the property violations and tax bills remained outstanding and the city delayed taking legal action.

On June 8, 2026, a new notice of violation was mailed to the property owner and business owner of 150 Minot Ave informing the owner that the business was operating without the required licenses and given the date of July 8, 2026 to come into compliance (EXHIBIT B). A letter requesting an appeal was not received by the deadline, and the business owner was notified via the email address on file (EXHIBIT C). Following the process outlined in the City's Code of Ordinances, Chapter 14, the City Clerk formally denied the business license application and informed the business owner in a letter dated July 20, 2026 (EXHIBIT D).

On August 18, 2026, Mr. Copeland filed a written request to appeal the license denial and enclosed documentation regarding improvement of the property conditions that led to the initial notice of violation (EXHIBIT E). Payment was also made on the outstanding personal property tax, bringing the account current. Mr. Floyd Jenkins, current property owner, is planning to attend the license hearing and speak to the current status of the property.

Sincerely,

Emily F. Carrington
City Clerk
City of Auburn, Maine



City of Auburn, Maine

Office of Permitting & Code Enforcement

Kris Beaudoin, Code Enforcement

Supervisor/Building Inspector/LPI

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

NOTICE OF VIOLATION **CODE-00012-025**

March 24, 2025

DT AND DW PROPERTIES INC
C/O DONALD WEBSTER
515 MIDDLE RD
SABATTUS, ME 04280

9489 0090 0027 6269 5794 13

RE: 150 Minot Ave, PID # 230-157

Dear property owner:

It has come to the attention of this office that violation(s) of the Code of Ordinances of the City of Auburn, hereafter referred to as the (Code), exists at:

150 MINOT AVE
AUBURN, ME 04210
PID#: 230157000

Violation: Chapter 12, Section 12-226; MAINTENANCE

- Deterioration of building components were observed at the front and rear of the structure.

Revision: All structures and structural elements shall be maintained structurally sound, in good repair, hazard free and suitable for the intended use.

Violation: Sec. 44-32. - Accumulations of refuse.

- Debris has been allowed to accumulate at the rear of the property.

Revision: No person shall allow any material to collect or lie on property which he owns, occupies or controls in such a manner that it attracts flies, annoys or interferes with the safety, health, comfort or repose of the public, emits odors, or is unsightly or is offensive.

Violation: Sec. 60-1363. - Final approval and filing.

- Modifications to the March 11, 2003 planning board approval have occurred without approval.

Revision: No changes, erasures, modifications, or revisions shall be made in any final

plan after approval has been given by the planning board and endorsed in writing on the plan, unless the plan is first resubmitted and the director of planning and permitting or their designee approves any modifications.

Corrective actions:

- **Repair, replace or remove areas of the building where deterioration and structural hazards are present. ***PERMIT(S) REQUIRED*****
- **Remove the trash and debris located at the rear of the property.**
- **Come into compliance with the March 11, 2003, planning board approval.**

Compliance date: April 25, 2025

Therefore, in accordance with the above referenced ordinance requirements, you are hereby ordered to complete the above corrective action by the compliance date given. Your prompt attention to this matter is advised to avoid legal action. It is our sincere desire to work with you in devising an implementation schedule for the correction of these conditions. Please contact this office immediately if circumstances do not permit the timely compliance with this order and abatement of the violations or if you have any questions regarding this matter.

In the event that you do not comply with this order, this office may issue a citation pursuant to Chapter 2, Article VIII of the aforementioned Code. Said citation shall require you to pay a penalty of one hundred and five dollars (\$105.00) for the first citation and you will be reordereed to abate the outstanding violations in the previous Notices and Orders. In the event that you do not comply with the first citation, additional citations may be issued. The second citation imposes a civil penalty of two hundred and ten dollars (\$210.00), the third is four hundred and twenty dollars (\$420.00), the fourth and subsequent citations are eight hundred and forty dollars (\$840.00), and penalties are cumulative. In the future, if any of the above violations are repeated, you are not entitled to receive any further notification, and this office may serve you with a citation.

In lieu of or in addition to the issuance of citations, this office may initiate a land use complaint pursuant to 30 A M.R.S.A. § 4452 et seq. as amended, and M.R. Civ. P. 80K. A judgment from such a lawsuit in the City's favor will result in a court order that any violations be abated, the imposition of a mandatory fine of between one hundred dollars (\$100.00) and two thousand five hundred dollars (\$2,500.00) per violation, per day, and the payment of court costs and the City's legal fees.

If you disagree with this Notice of Violations and order, you may appeal to the Auburn Board of Appeals pursuant to 30-A M.R.S. § 2691(4). You must do so within 30 days of the date of this order, pursuant to Section 60-1151 of the City Code, or you will be deemed to have waived your right to appeal. The decisions of timely appeals to the Auburn Board of Appeals may be reviewed by the Superior Court subject to the terms and conditions stated in M.R. Civ. P. 80B. A failure to appeal this Notice of Violation does not preclude you from opposing any further enforcement action the City may pursue against you.

If you have any questions about what you need to do to comply with this Notice and

Order, please contact this office immediately. I can be reached directly at (207)333-6601 Ext.1150

Sincerely,



Kris R. Beaudoin

Kris Beaudoin

Code Compliance Team Leader/Building Inspector/LPI

60 Court Street | Auburn, Maine 04210 | 207.333.6601 X1150

kbeaudoin@auburnmaine.gov

Cc: Eric Cousens, Director of Public Safety



COPY

March 25, 2003

Donald Webster
80 Mill Street
Auburn ME 04210

Dear Mr. Webster:

At the March 11, 2003 meeting of the Auburn Planning Board, the Board voted unanimously to grant your request for a Special Exception to redevelop the former Jimmy's Restaurant property located at 150 Minot Avenue into Webster Trading Company. The Board cited the findings listed in the staff report as reasons for granting the Special Exception. The Board in granting this Special Exception attached the following conditions:

- A. The building must meet or exceed current National Fire Protection Association Codes, American Insurance Association Fire Prevention Code and conform to local ordinances and state regulations.
- B. This property is currently served with three separate water service entrances. It appears the complex may, at one time, have been three separate buildings. Under current rules and regulations promulgated by the Maine Public Utilities Commission, water customers can only have a single water service entrance. Mr. Lamie of the Auburn Water District stated that he would initiate a discussion with the owner/developer to determine the feasibility of reducing the number of water service entrances.
- C. The water service entrance will require the installation of a commercial grade Reducer Pressure Zone (RPZ) backflow preventer.
- D. The Engineering Department believes that the existing on-site catch basin is currently not operational/functioning. The basin shall be made to function properly as a condition of this development.
- E. The proposed northern most Minot Avenue (one-way) curb-cut should be reduced in width.

Donald Webster
March 25, 2003
Page Two

F. Handicap access ramps shall be provided at all driveway/curb-cut crossings.

G. The parking lot shall be striped with parking stalls that meet City standards (9' x 18' stalls).

H. The proposed dumpster shall include a solid/screen enclosure.

I. The landscape area along the northern parking lot should be widened and shall include additional landscape materials, similar to what the Planning Board approved with the Jimmy's redevelopment proposal. Whenever possible a ten foot wide (minimum) landscaped area shall be provided. A revised plan shall be submitted for staff review and approval prior to occupancy of the building. All landscaping (as required) shall be installed by the fall of 2003.

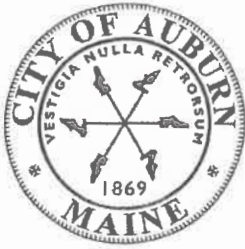
J. There shall not be any outside storage or sale of cars or storage of storage boxes and/or containers. The outside storage or sale of any motorized or non-motorized vehicles and trailers, including but not limited to snow mobiles, campers, motorcycles, boats, trailers, all terrain vehicles are limited to designated areas to be shown on the revised plan.

K. All signs shall fully conform to the City's Sign Ordinance.

L. Plan approval is also conditioned upon compliance by the applicant with the plans and specifications which have been received by the Planning Board in connection with the development proposal as well as with any oral commitments regarding the project which were specifically made by the applicant to the Planning Board in the course of its deliberations.

Prior to construction activity, all building and engineering permits must be obtained and all fees paid.

Approval of a site plan/special exception shall expire one year after the date of approval unless all building permits have been obtained to begin construction in accordance with the approved site plan.



City of Auburn, Maine

Planning, Permitting & Code

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

NOTICE OF VIOLATION **CC-00115-026**

June 8, 2026

DT AND DW PROPERTIES
515 MIDDLE RD
SABATTUS, ME 04280

9489 0090 0027 6259 3655 07

WEBSTER TRADING CO
c/o SHAWN COPELAND
150 MINOT AVE
AUBURN, ME 04210

9489 0090 0027 6259 3655 14

RE: 150 MINOT AVE, PID # 230-157

Dear property owner:

It has come to the attention of this office that violation(s) of the Code of Ordinances of the City of Auburn, hereafter referred to as the (Code), exist at:

150 MINOT AVE
AUBURN, ME 04210
PID: 230157000

- **Webster Trading Co, located at: 150 Minot Ave is operating without the required licenses, in violation of the following municipal ordinances.**

Violation: Sec. 14-26. Compliance with state and local law and rules required.

Revision: (a) Except as otherwise provided, no person shall engage in any business or activity, nor maintain any equipment or device, for which a license or permit is required, without having first complied with all applicable rules and regulations and having paid the proper fee and obtained a license therefore.

(b) Specifically, all licensees and applicants for licenses are required to comply with state statutes and rules, city ordinances and rules and regulations of city departments which pertain to the business or activity for which a license is desired. State rules include and are not limited to:

Violation: Sec. 14-28. License for each location required.

Revision: A license is required for each place or premises where a business regulated by this chapter, or any part thereof, including storage, is conducted. No licensee shall engage in such business in any manner at any place without first obtaining such license.

Violation: Sec. 14-29. Written application to be on approved form; submitted with appropriate fee.

Revision: Except when otherwise provided by the ordinances of the city, every application for a license shall be made in writing to the city clerk or designee upon a form to be provided by the clerk. Such application shall be signed by the applicant. The proper fee shall be paid to the clerk at the time of filing the application.

Violation: Sec. 14-41. Display of licenses.

Revision: Every license shall be kept prominently displayed at the place of business of the licensee named in the license, or, in the case of equipment licenses, the license shall be affixed to such machines or equipment as required to allow such license to be inspected at any time by any proper city official.

Corrective actions: All business operations subject to licensure shall be suspended immediately and shall not resume until all required licenses have been approved and issued by the City of Auburn.

Compliance Date: July 8, 2026

Therefore, in accordance with the above referenced ordinance requirements, you are hereby ordered to complete the above corrective action by the compliance date given. Your prompt attention to this matter is advised to avoid legal action. It is our sincere desire to work with you in devising an implementation schedule for the correction of these conditions. Please contact this office immediately if circumstances do not permit timely compliance with this order and abatement of the violations or if you have any questions regarding this matter.

In the event that you do not comply with this order, this office may issue a citation pursuant to Chapter 2, Article VIII of the aforementioned Code. Said citation shall require you to pay a penalty of one hundred and five dollars (\$105.00) for the first citation and you will be reordereed to abate the outstanding violations in the previous Notices and Orders. In the event that you do not comply with the first citation, additional citations may be issued. The second citation imposes a civil penalty of two hundred and ten dollars (\$210.00), the third is four hundred and twenty dollars (\$420.00), the fourth and subsequent citations are eight hundred and forty dollars (\$840.00), and penalties are cumulative. In the future, if any of the above violations are repeated, you are not entitled to receive any further notification, and this office may serve you with a citation.

In lieu of or in addition to the issuance of citations, this office may initiate a land use complaint pursuant to 30-A M.R.S.A. § 4452 et seq. as amended, and M.R. Civ. P. 80K. A judgment from such a lawsuit in the City's favor will result in a court order that any violations be abated, the imposition of a mandatory fine of between one-hundred dollars (\$100.00) and two-thousand five-hundred dollars (\$2,500.00) per violation, per day, and the payment of court costs and the City's legal fees.

If you disagree with this Notice of Violations and order, you may appeal to the Auburn Board of Appeals pursuant to 30-A M.R.S. § 2691(4). You must do so within 30 days of the date of this order, pursuant to Section 60-1151 of the City Code, or you will be deemed to have waived your right to appeal. The decisions of timely appeals to the Auburn Board of Appeals may be reviewed by the Superior Court, subject to the terms and conditions stated in M.R. Civ. P. 80B. A failure to appeal this Notice of Violation does not preclude you from opposing any further enforcement action the City may pursue against you.

If you have any questions about what you need to do to comply with this Notice and Order, please contact this office immediately. I can be reached directly at (207)333-6601 Ext.1160

Sincerely,



Benjamin Westman
Code Compliance Officer

City of Auburn
60 Court Street
Auburn, ME 04210
(207) 333-6601 Ext. 1160
bwestman@auburnmaine.gov

Cc: Kris Beaudoin, Code Supervisor

Kris Beaudoin

From: Kris Beaudoin
Sent: Monday, July 20, 2026 2:32 PM
To: 'sharpshot_05@yahoo.com'; websterstrade@aol.com
Cc: Emily Carrington; Eric Cousens
Subject: 150 Minot Ave.

Good afternoon Shawn,

I'm writing in response to the letter you sent requesting an appeal of the notice of violation for operating a pawnshop/pawn broker/secondhand store at 150 Minot Ave. without a license. I attempted to reach you at 207-795-6402, but I was unable to leave a message.

At this time, I'm not able to approve your appeal request because it does not meet the requirements outlined in Section 60-1151 of the ordinance. You can review that section here:

https://library.municode.com/me/auburn/codes/code_of_ordinances?nodeId=PTIICOOR_CH60ZO_ART_XVBOAP_DIV3APPR_S60-1151PEb

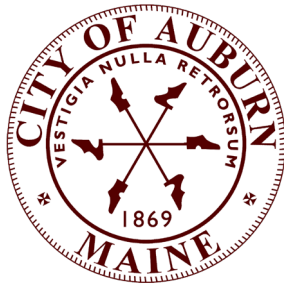
I've spoken with the City Clerk who oversees license approvals, and she will be sending you a license denial letter. That letter will outline the process for appealing the decision and explain the steps you'll need to take. Once you receive it, time will be of the essence, so please feel free to reach out right away if you have any questions about the appeal process.

Best Regards,

Kris Beaudoin

Code Compliance Team Leader/Building Inspector/LPI
60 Court Street | Auburn, Maine 04210 | 207.333.6601 X1150
kbeaudoin@auburnmaine.gov

The City of Auburn is subject to statutes relating to public records.
E-mail sent or received by City employees are subject to these laws.
Senders and receivers of City e-mail should presume that messages are subject to release.



City of Auburn, Maine

Emily F. Carrington, City Clerk

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

July 20, 2026

Webster's Trading Co
Attn: Shawn Copeland
116 Bog Road
Leeds, ME 04263

Mr. Shawn Copeland,

This letter is to inform you that the PAWNSHOP/PAWNBROKER and SECONDHAND DEALER business licenses applied for on February 12, 2025 to WEBSTER'S TRADING CO, 150 Minot Avenue, Auburn Maine, have been denied by the city clerk under Section 14-38 of the City of Auburn's Code of Ordinances, specifically:

(7) The proposed licensed premises or its use fails to comply with zoning or other land use ordinances;

(8) The proposed licensed premises or its use fails to comply with any municipal ordinance or regulation;

Sec. 14-34 requires certification from city officials in order for a business license to be granted.

(c) The code enforcement officer was not able to certify that the facilities are sanitary and in compliance with the provisions of land use regulations, building standards and codes as well as all state and city rules and regulations for the type of business activities intended to be conducted as of the date of this letter.

(f) The city treasurer was not able to certify that all taxes and any monies due to the city have been paid or are current as of the date of this letter.

This denial comes after a notice of violation was sent on or about March 24, 2025 regarding concerns about the property not being in compliance with code and land use regulations and informing you of the need to have the situation resolved in order for your business license to be renewed by April 25, 2025.

A separate notice of violation was sent on or about June 8, 2026 informing you that the business was operating without the required licenses and giving a correction date of July 8, 2026 to come into compliance. The ongoing property and maintenance issues noted in the notice of violation letter sent in March 2025 were not resolved to satisfaction. In addition, the City is unable to issue the license due to the fact outstanding personal property taxes exist for this business in the amount of \$91.11 (2025) and \$44.15 (2024), as of the date of this letter.

Per ordinance, a refund will be issued to you for the amount paid for both license fees and notice of this denial will be given to the City Council at their next regularly scheduled meeting (August 3, 2026).

You have a right to appeal this denial, as outlined in Sec. 14-39 of the City's Code of Ordinances, below:

Sec. 14-39. - Appeal.

(a) Except as otherwise provided, appeals shall be made by filing a written notice of appeal with the office of the city clerk or designee within 30 days of the date of any such denial (August 19, 2026) to the council in writing, whereupon a hearing will be scheduled, at which time the applicant shall have the right to be heard. It shall be the duty of the city clerk or designee to notify such applicants who have appealed, of the time and place of the hearing.

(b) Such notice shall be mailed by the city clerk, postage prepaid, to the applicant at the address furnished on the application form at least 48 hours prior to the date set for hearing. The city council may, at that time, approve any application previously denied by the affirmative vote of five or more members of the council.

Sincerely,

A handwritten signature in black ink, appearing to read "Emily F. Carrington".

Emily F. Carrington
City Clerk
City of Auburn, Maine

Enclosures

August 18, 2026

City Of Auburn
Emily F Carrington, City Clerk
60 Court St
Auburn, ME 04210

RE: 150 Minot Ave, Webster Trading Company- License Appeal

Dear Ms. Carrington,

Please accept this memo as representation of my notice of appeal under Section 14-39. For the record, I also appealed against the June 8th notice to which I have received no reply other than your notice denying my license renewal.

I would also like to state, for the record, the status of the issues that I understand may have been used to justify the denial of my license renewal. (I will also note that in the best interest of all concerned, Mr. Floyd Jenkins has assumed responsibility for the 150 Minot Ave property while the legal transfer of ownership is completed, and he has been working diligently on these matters for some weeks.)

1. A structural engineer has been retained to review the conditions of the structures and in fact conducted a thorough inspection of the buildings. While we await the letter of findings, the engineer did state that there is neither structural compromise nor life safety concerns.
2. The concrete parking curbs have been aligned and painted.
3. Parking lines have been repainted.
4. The Shrubbery installation has been completed.
5. The dumpster enclosure has been constructed.
6. Construction debris at the rear of the building has been removed.
7. Trees and shrubs approaching the railroad tracks have been cut and removed.
8. Outstanding property taxes in the amount of \$91.11 and \$44.15 have been paid.

Photos are enclosed.

Sincerely,



Shawn Copeland
Websters Trading Co

ENCL. ENGINEER CONTRACT



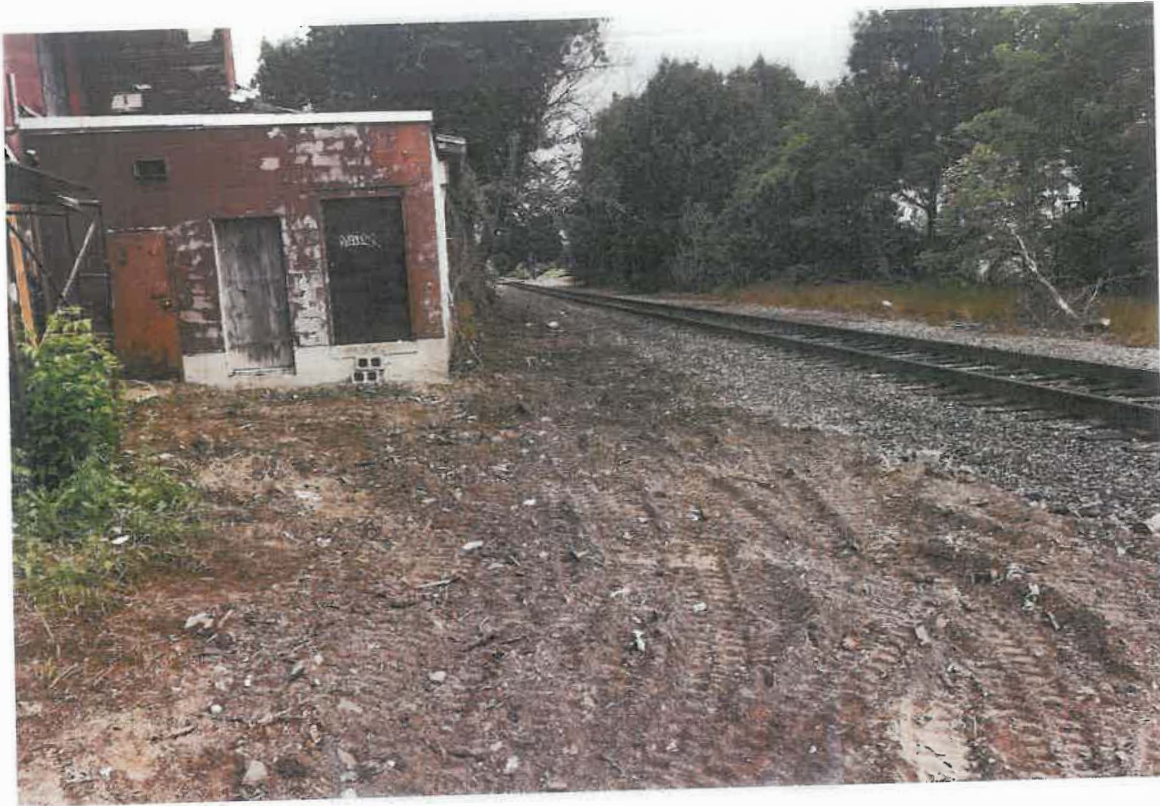
CONCRETE CURBING

PARKING LINES

SHRUBBERY



DUMPSTER ENCLOSURE



DEBRIS REMOVAL

52-7276/2112		5037
Floyd Jenkins PO Box 2323 Lewiston, ME 04241 (207) 576-1459		
DATE 8-18-26		
PAY TO THE ORDER OF	CITY OF AUBURN	\$ 91.11
NINETY ONE & 11/100		DOLLARS
MAINE COMMUNITY BANK		
MEMO	150 MINOT	Floyd Jenkins
TAXES PAID REDACTED REDACTED REDACTED		

52-7276/2112		5038
Floyd Jenkins PO Box 2323 Lewiston, ME 04241 (207) 576-1459		
DATE 8-18-26		
PAY TO THE ORDER OF	CITY OF AUBURN	\$ 44.15
FORTY FOUR & 15/100		DOLLARS
MAINE COMMUNITY BANK		
MEMO	150 MINOT	Floyd Jenkins
TAXES PAID REDACTED REDACTED REDACTED 5038		

HELEN WATTS ENGINEERING, PLLC

455 Litchfield Road
Bowdoin, ME 04287
(207) 522-9366 · fax (207) 666-3920
hewatts@pm.me

CLIENT AUTHORIZATION

DATE: August 5, 2026

CLIENT:

Floyd Jenkins
PO Box 2323
Lewiston, ME 04241
cajjenkins@msn.com

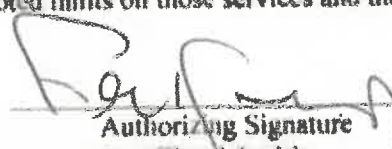
PROJECT TITLE: 150 Minot Avenue, Auburn, Maine
HCW Project No. 26-059

LUMP SUM FEE: \$780.

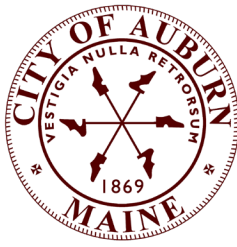
PROJECT ENGINEER: Helen C. Watts, P.E.

I hereby authorize Helen Watts Engineering PLLC to perform the engineering services as described in the accompanying letter dated August 5, 2026, and guarantee payment of all fees at the inspection. I agree to pay for the services in accordance with the enclosed Standard Terms and Conditions of Helen Watts Engineering PLLC, dated August 2025. I have read and understand the description of services to be provided, any noted limits on those services and the Standard Terms and Conditions.

August 8th
Date


Authorizing Signature
For: Floyd Jenkins

NOTE: Please return a signed copy of this Client Authorization to Helen Watts Engineering PLLC. Thank you.

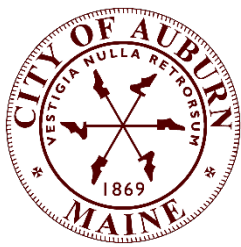


City Council Order

ORDERED, that the Pawnshop/Pawnbroker and Secondhand Dealer business licenses for WEBSTERS TRADING CO, 150 Minot Avenue, be issued by the City Clerk following reapplication and positive recommendation and inspection, as required, from Code Enforcement, Planning, Police, and Fire departments.

BE IT FURTHER ORDERED, the following be completed prior to license issuance:

- 1) The building must be repaired in accordance with the Notice of Violation issued March 24, 2025.
- 2) The applicant or property owner must either remove all truck rental vehicles from the property or obtain an amendment approval from the Planning Board. This condition is documented in the March 24, 2025 Notice of Violation, citing the Planning Board's March 11, 2003 approval.
- 3) Licensed activity must cease at the property until all business licenses are issued.



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: October 5, 2026

ORDINANCE 17-10052026

Author: Emily F. Carrington, City Clerk

Subject: Amending Chapter 24 regarding adoption of GA Ordinance & Maximums

Information: Each year, the City Council is asked to adopt annual appendices of MMA's General Assistance ordinance. This traditionally has been accomplished through amending the City's ordinance (Sec. 24-23) to revise the date of the latest version of the MMA General Assistance ordinance.

The proposed amendment changes the process by allowing the adoption of the annual appendices by Council order, requiring one vote, rather than through ordinance amendment which requires two separate readings. Following passage, a companion order for the adoption of the 2026-2027 annual appendices will be presented at the second meeting in October. Going forward, annual appendices will appear as an order on Council agendas at the first meeting in October.

City Budgetary Impacts: N/A

Staff Recommended Action: Motion for passage.

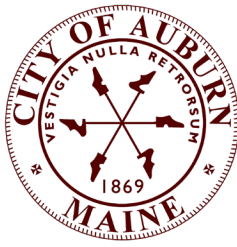
Previous Meetings and History: N/A

City Manager Comments:

Phillip Crowell Jr.

I concur with the recommendation. Signature:

Attachments: ORDINANCE



City Council Ordinance

IN CITY COUNCIL

BE IT ORDAINED, that the City Council hereby amends Sec. 24-23 of the City's Code of Ordinances as follows:

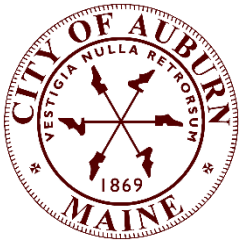
Sec. 24-23. - Annual adjustment of maximum benefits.

(a) The City of Auburn adopts the Maine Municipal Association's General Assistance Ordinance, ~~dated September 2025, as may be amended from time to time~~, and a copy thereof is available in the office of the city clerk.

(b) Each year the Maine Municipal Association provides the city Appendices A-H providing maximum benefits applicable for the period beginning October 1 and ending September 30 as mandated by state law and based on certain federal values effective on October 1 of each year, as follows:

- (1) Appendix A, a listing of overall maximum levels of general assistance relating to all Maine municipalities.
- (2) Appendix B, a listing of maximum levels of assistance for food.
- (3) Appendix C, a listing of maximum levels for heated and unheated housing.
- (4) Appendix D, a listing of maximum levels of assistance for electricity.
- (5) Appendix E, a listing of maximum levels of assistance for heating fuel.
- (6) Appendix F, a listing of maximum levels of assistance for personal care & household supplies.
- (7) Appendix G, adopting the State of Maine travel expense reimbursement rate.
- (8) Appendix H, a listing of maximum levels of assistance for funeral expenses.
- (9) Recovery Residence Maximums for the Lewiston/Auburn MSA.

(c) The portion of these annual appendices applicable to the city, as adopted each year by order of the city council, are made a part of this chapter as though fully set forth herein and a copy thereof is available in the office of the city clerk.



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: October 5, 2026

ORDER 87-10052026

Author: Kris Beaudoin, Lead Code Compliance Officer

Subject: 81 Minot Avenue: Dangerous Buildings Hearing

Background: The building is chronically unsecured, open to the elements and attractive to trespassers.

Information: The Auburn City Council is asked to hold a hearing tonight at 60 Court Street, Auburn, Maine to determine whether the commercial structure located at 81 Minot Avenue in Auburn, Maine (the "Structure") poses a threat to the public health and safety, pursuant to 17 M.R.S. § 2856. The Council is asked to make findings of fact and conclusions of law, and order that the Structure is a threat to the public health and order that it be repaired or demolished within 30 days.

City Budgetary Impacts: Approval by the Council will give the owner a deadline to remedy the hazards or enable the City to remedy the hazard if needed and invoice the property owner for the costs associated demolishing the structure and assess a special tax if not paid. The city has dangerous building funds available to demolish the structure if the owner fails to do so. The anticipated cost of demolition is approximately \$20,000 to \$40,000.

Staff Recommended Action: Hold a hearing and consider any evidence presented and vote on proposed findings of fact, conclusions of law, and order to ratify and adopt the proposed Order.

Previous Meetings and History: None.

City Manager Comments:

Signature:



Attachments: Procedure for a dangerous buildings hearing to secure a building, and background information. Draft Findings of Fact and Conclusions of Law, records of service.

Auburn City Council

Mayor's Dangerous Building Hearing Procedures

State statute provides the standards for the Auburn Council to use at this hearing. Under section 2856, “a municipality has the right to secure buildings that pose a serious threat to the public health and safety.” Under section 2851, to adjudge a building to be a nuisance or dangerous the Council “must find that the building is structurally unsafe, unstable or unsanitary; constitutes a fire hazard; is unsuitable or improper for the use or occupancy to which it is put; constitutes a hazard to health or safety because of inadequate maintenance, dilapidation, obsolescence or abandonment; or is otherwise dangerous to life or property.” The statutory text of the standards are appended to these procedures.

The procedures that I will use to conduct this hearing follows:

- (1) Any documents to be used in this proceeding will be marked as an Exhibit.
- (2) The presentation of evidence for the property will occur in the following order:
 - a. Planning, Permitting and Code Department will present an opening statement, relevant evidence about why staff believe the Structure poses a serious threat to the public health and safety and, if so, what remedies staff believe the Council should order.

[SKIP TO (e.) IF NO OWNER OR PARTY-IN-INTEREST APPEARED]

- | |
|---|
| <ol style="list-style-type: none">b. Following the completion of the staff presentation, any other party will have an opportunity to speak one at a time. |
|---|

Each party may present an opening statement, any comment about the staff evidence and argument, any relevant evidence it wants the City Council to consider and, what any remedy that the Council should order.
--

Each party can ask questions of staff and any of its witnesses.

c. Staff can then ask questions of any other party and any witness it presents and make additional comments regarding any other party's presentation.

d. Any other party can then make additional comments regarding the presentation of the staff.

e. City Council Members can ask questions of staff, any party, or any witness.

f. Each side can then make closing remarks of not more than two minutes each.

(3) Only parties to these hearings will be allowed to participate. Comments from the public will not be taken at this hearing.

(4) After all information has been presented, the record will be closed.

(5) The City Council will deliberate and determine whether the structure in question is a threat to public health and safety that requires prompt action. If the Council so determines, it shall deliberate and take a vote on the appropriate order to be made to remedy the situation.

(6) This is an administrative hearing and not a court proceeding or trial. Therefore, the formal rules of evidence will not apply.

(7) As Mayor, I will determine the appropriateness and admissibility of evidence, on the advice of the City Attorney.

TO: City of Auburn, City Council
FROM: Michael E. Carey, City Attorney
DATE: September 30, 2026
RE: 81 Minot Avenue, Auburn – Dangerous Building Hearing

On October 5, 2026, the City Council will hold a hearing to determine whether the structure at 81 Minot Avenue is a nuisance or dangerous building, whether disposal should be made of it, whether it poses a serious threat to the public health and safety, and whether it must be secured.

On September 10, 2026, a notice of this hearing was recorded in the Androscoggin County Registry of Deeds in Book 12193, Page 233, as attached as Exhibit A. The structure is located on land identified as Parcel ID 230-066 on the City of Auburn Tax Maps. Property information for the parcel is attached as Exhibit B. The parcel and the structure is owned by Miracle Enterprise LLC by virtue of a quitclaim deed, recorded in the Androscoggin County Registry of Deeds, a copy of which is attached hereto as Exhibit C. There is no mortgage on the property.

On September 14, 2026 and September 18, 2026, Auburn served Miracle Enterprise LLC with the notice of hearing. The proofs of delivery are attached as pages 1 - 2 of Exhibit D. At pages 3 - 4 is an agreement with the Owner regarding service. At pages 5 - 8 is an email providing the notice of hearing to a number of recipients. The agreement provides for service either by UPS delivery to a Hong Kong address, or by email to five email recipients. Auburn effected service of the Notice of Hearing by both methods. In addition, at pages 9 - 11 is an email update from the Owner providing an additional address, to which Auburn also sent the Notice of Hearing by UPS. Finally, Auburn sent the notice of hearing by United States Postal Service and Sheriff to the principal address and by Sheriff to an address at which the Sheriff thought he lived. The Sheriff's affidavit of service is attached at page 12. See 31 M.R.S. §1662 and 5 M.R.S. § 113.

NOTICE OF HEARING
Pursuant to 17 M.R.S. §§ 2851-59
Dangerous Buildings

VIA SHERIFF, CERTIFIED & FIRST-CLASS MAIL

Miracle Enterprise LLC
60 Wales Road
Sabattus, ME 04280

VIA UPS

Miracle Enterprise LLC
c/o Mason Resources Finance Limited
19/F, Lee Garden Three
1 Sunning Road
Causeway Bay, Hong Kong

Miracle Enterprise LLC
c/o Ta Yang Group Holdings Ltd.
22/F, H Code
45 Pottinger Street
Central, Hong Kong

VIA ELECTRONIC MAIL ONLY

Miracle Enterprise LLC
c/o Steve Percival
alsteve21@yahoo.co.uk

Miracle Enterprise LLC
c/o lincoln@pinecone.uk.com

Miracle Enterprise LLC
c/o 798938883@qq.com

Miracle Enterprise LLC
c/o ding.he@tayanggroup.com

Miracle Enterprise LLC
c/o liuhaishan978@gmail.com

Miracle Enterprise LLC
c/o Xilia.chen@tayanggroup.com

Miracle Enterprise LLC
c/o Lixia.chen@tayanggroup.com

81 MINOT AVENUE, AUBURN, MAINE

You are hereby notified that the City Council of the City of Auburn, Maine will hold a hearing
on:

October 5, 2026 at 7:00 pm
Auburn City Hall
60 Court Street, Auburn, Maine 04240

The hearing is regarding the building at 81 Minot Avenue, Auburn, Maine, identified as Parcel ID 230-066 on the City of Auburn Tax Maps, and further described in a Quitclaim Deed dated July 10, 2015 and recorded in the Androscoggin County Registry of Deed at Book 9180, Page 151. The hearing is to determine whether the building is a nuisance or dangerous, within the meaning of 17 M.R.S. § 2851, and if so, what is the appropriate remedy.

If the City Council finds that the building is a nuisance or dangerous, it may order the appropriate corrective action, including, but not limited to, demolition and removal of the building. This

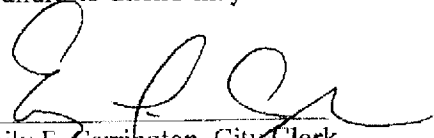
Exhibit

A

hearing is also to determine whether the building poses a serious threat to public health and safety, within the meaning of 17 M.R.S. § 2856, and must be secured. The City may then recover all of its expenses, by means of a special tax or civil action, including reasonable attorneys' fees and costs, costs of removal of the building, and any costs incurred in securing the building. If the corrective action is not taken by the deadline established by the City Council's order, and no appeal is taken, the City may take the corrective action.

This hearing is your opportunity to present evidence as to why the building is not a nuisance or dangerous, why the building does not pose a serious threat to public health and safety, and/or to oppose any corrective action ordered by the City Council. Failure to attend may result in the waiver of certain rights with regard to this property.

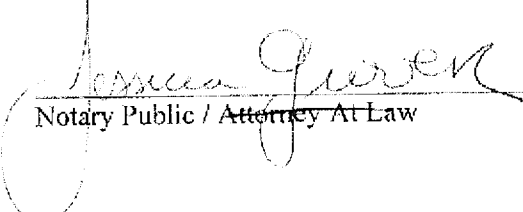
September 10, 2026


Emily F. Carrington, City Clerk

STATE OF MAINE
ANDROSCOGGIN, ss

September 10, 2026

Before me this day personally appeared Emily F. Carrington, who acknowledges the foregoing instrument to be her free act and deed.


Notary Public / Attorney At Law

JESSICCA GROVER
Notary Public, State of Maine
My Comm. Exp. Mar. 22, 2030

Parcel ID 230-066
Loc 81 MINOT AVE
Parcel Type
Use COMMERCIAL
LUC 54
Account Number 230066000
Location 81 MINOT AVE
Owner1 MIRACLE ENTERPRISE, LLC
Owner2
Owner3 MIRACLE ENTERPRISE, LLC
Billing Address 60 WALES RD
Billing Address2
City SABATTUS
State ME
Zip 04280
Owner Occupied
LUC 54
Year Built 1936
Effective Year
Total Acres 1.02
Building Type
Building Type2
Building Type3
Legal Reference 9180.0 151.0
Legal Ref Date
Sale Price 1,200,000
NAL MULTIPLE PAR
Grantor
Prev Sale Price 1,200,000
Total Yard Item Value 6,300
Total Building Value 12,400
Total Value 153,000
Legal Description 9180.0 151.0
Total Land SF

<https://auburnme.maps.arcgis.com/apps/webappviewer/index.html?id=8baefdffe25846e48a6a688155dd7809>

Accessed on 09/29/2026

Exhibit

B



Adv

230-066



Show search results for 230...



Public

Parcel

Viewer

(1 of 3)

230-066

Parcel ID	230-066
Loc	81 MINOT AVE
Parcel Type	
Use	COMMERCIAL
LUC	54
Account Number	230066000
Location	81 MINOT AVE
Owner1	MIRACLE ENTERPRISE, LLC
Owner2	
Owner3	MIRACLE ENTERPRISE, LLC
Billing Address	60 WALES RD
Billing Address2	
Zoom to	

-70.230 44.095 Degrees

40ft

N O T N O T
A N A N
O F F I C I A L O F F I C I A L

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That **Lake Region Waterfront, LLC** a Maine limited liability company with a place of business in Naples Maine, for consideration paid grants to **Miracle Enterprise LLC**, a Maine limited liability company with an address of 37 Sherri's Way, Mechanic Falls, ME 04256, with QUITCLAIM COVENANTS:

O F F I C I A L O F F I C I A L

Four certain parcels of land situated in Auburn, County of Androscoggin, State of Maine, bounded and described as follows:

PARCEL ONE: Beginning at a point in the westerly line of Minot Avenue, 200 feet southerly from the southeasterly corner of a lot of land conveyed by Franklin Company to George Bearce by Deed No. 933, dated December 27, 1890; said point being the southeasterly corner of land now or formerly owned by Cushman-Hollis Company; thence in a southerly direction, by the said westerly line of Minot Avenue 6.85 feet to an angle in said street; thence by an angle to the left and by the westerly of said Minot Avenue, 353.65 feet to an angle in said street; thence by an angle to the left and by the said westerly line of Minot Avenue 196.8 feet to the northeasterly corner of a lot of land conveyed by Alfred J. Sweet, Inc. to Thelma R. Kerr by deed dated December 13, 1939, recorded in the Androscoggin County Registry of Deeds in Book 505, Page 467, said point being in a line 25 feet southerly from and measured at right angles to the southerly face of the brick factory building located on the land herein described; thence in a westerly direction by a line 25 feet southerly from and measured at right angles to the southerly face of said factory building, and by the northerly line of land of said Kerr 195.3 feet to the easterly line of a proposed street known as South Goff Street; thence in a general northerly direction, by various courses and by the said easterly line of South Goff Street, 468.12 feet, more or less, to the southwesterly corner of a lot of land conveyed to Joseph Gendron and Cecile M. Gendron by Warranty Deed dated August 20, 1946, and recorded in said Registry at Book 586, Page 293; thence in an easterly direction by land of said Gendron 70.46 feet; thence in a northerly direction by land of said Gendron 86.76 feet to the southerly line of land owned now or formerly by the said Cushman-Hollis Company; thence in an easterly direction, by land now or formerly of said Cushman-Hollis Company, approximately 152 feet to the point of beginning.

PARCEL TWO: Beginning at a point in the easterly line of South Goff Street at the northwesterly corner of land owned formerly by Philip Lown, Samuel White, Nison Lown, and Benjamin Rubin; thence in an easterly direction at right angles to the easterly line of South Goff Street 23.78 feet; thence in a northeasterly direction 43.45 feet to the southwesterly corner of land owned by Cushman-Hollis Shoe Company; thence in an easterly direction by land of said Cushman-Hollis Shoe Company 24.6 feet to a point which is in a line 3 feet easterly from and parallel with the easterly line of the brick foundation of the house situated on the land herein described; thence in a southerly direction by said line last referred to 86.76 feet; thence in a westerly direction 70.46 feet to the said easterly line of South Goff Street; thence in a northerly direction by the said easterly line of South Goff Street 50.57 feet to the point of beginning.

PARCEL THREE: Beginning in the northwesterly line of Minot Avenue at its intersection with a line 25 feet southwesterly from, measured normal to, and parallel with the southwesterly line of the factory building situated on the land northeasterly of the lot herein described; thence in a northwesterly direction by said line 195.3 feet to the easterly line of a proposed street, known as South Goff Street; thence in a southerly direction by a curved line, the said easterly line of South Goff Street, the long chord of which is 270.45 feet to the northwesterly corner of land of Franklin Company; thence in an easterly direction by

RE: 2014-33874

Exhibit

C

MAINE REAL ESTATE
TRANSFER TAX PAID

land of said Franklin Company ^{N O T} 159.08 feet to the said northwesterly ^{N O T} line of Minot Avenue; thence in a northeasterly direction by the said northwesterly ^{N O T} line of Minot Avenue, 223.22 feet to the point of beginning.

C O P Y

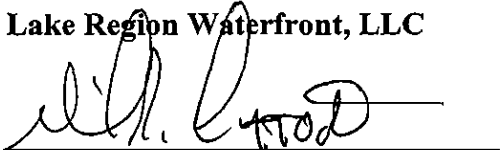
C O P Y

PARCEL FOUR: Beginning at a point on the easterly line of South Goff Street, so-called, said point being the southwesterly corner of Lot #26 as shown on a plan made by Richard Dresser entitled "Plan of Land Belonging to James Goff, Esq." and recorded in said Registry in Book of Plans, Vol. 1, Page 20,1124; thence easterly ^{N O T} along the southerly ^{N O T} side of Lot #26, 22 feet more or less to the southeasterly corner of said lot; thence northeasterly ^{N O T} along the "Old Little Line" so-called 42 feet more or less to a point marking the northwesterly corner of land of Central Maine Charter Corporation; thence in a westerly direction by a continuation of the northerly line of said Central Maine Charter Corporation westerly to the easterly side of South Goff Street, so-called; thence southerly along the easterly side of the street to the point of beginning.

Being the same premises as conveyed to Lake Region Waterfront, LLC by Quitclaim Deed without covenant from Minot Street Properties, LLC dated April 28, 2015, recorded in Book 9141, Page 266.

Executed this 10th day of July, 2015.

Lake Region Waterfront, LLC

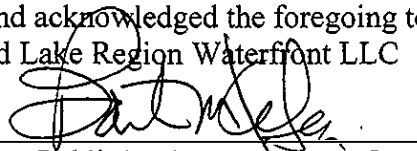


Daniel R. Lajoie, Member
Duly Authorized

State of Maine
County of Androscoggin

July 10, 2015

Personally appeared the above named Daniel R. Lajoie and acknowledged the foregoing to be his free act and deed in said capacity and the free act and deed of said Lake Region Waterfront LLC



Notary Public/Maine Attorney at Law
Commission expiration:

BARTON M. KELSEA
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES
AUGUST 28, 2016

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

Proof of Delivery

Dear Customer,
This notice serves as proof of delivery for the shipment listed below.

Tracking Number
1ZF52F42DA99342386

Service
UPS Worldwide Saver®

Additional Information
Adult Signature Required

Delivered On
14/09/2026 11:12 A.M.

Delivered To
45 POTTINGER ST
22
CENTRAL, 35000, HK

Reference Number(s)
201201.090, F52F42VSBP7

Weight
8.00 LBS

Shipped/Billed On
11/09/2026

Received By
MS WONG


Delivery Location
Office

Sincerely,
UPS

Tracking results provided by UPS as of 29/09/2026 3:05 P.M. EST

Proof of Delivery

Dear Customer,
This notice serves as proof of delivery for the shipment listed below.

Tracking Number
1ZF52F42DA98148393

Service
UPS Worldwide Saver®

Additional Information
Adult Signature Required

Delivered On
18/09/2026 10:41 A.M.

Delivered To
22 45 POTTINGER. ST
CENTRAL, 35000, HK

Reference Number(s)
2012012.090, F52F42VKHZV

Weight
0.80 LBS

Shipped/Billed On
11/09/2026

Received By
MS CHAN


Delivery Location
Office

Sincerely,
UPS

Tracking results provided by UPS as of 18/09/2026 10:30 A.M. EST

AGREEMENT

The City of Auburn, a Maine municipality, and Miracle Enterprise LLC, a Maine limited company, (the Owner) enter into this agreement, with the Effective Date of April 1, 2026.

WHEREAS, the Owner has title and possession of real property located at 1 Minot Avenue, Auburn, identified as City of Auburn Parcel ID 240-272 and more particularly described in the quitclaim deed to Miracle Enterprise LLC, recorded in the Androscoggin County Registry of Deeds (the Registry) on October 1, 2015 in Book 9234, Page 206; 67 Minot Avenue, Auburn, Parcel ID 240-271 and more particularly described in the quitclaim deed to Miracle Enterprise LLC, recorded in the Registry on July 10, 2015 in Book 9180, Page 151; and 81 Minot Avenue, Auburn (collectively, with 1 Minot Avenue and 67 Minot Avenue, the Property), identified as Parcel ID 230-066 and more particularly described in the municipal quitclaim deed without covenants to Miracle Enterprise LLC, recorded in the Registry on March 14, 2019 in Book 10045 at Page 85.

WHEREAS, 60 Wales Road, Sabattus, Maine 04280 is the last known address of the Owner but the company no longer has control of that real estate;

WHEREAS, members and managers of the Owner are no longer regularly located in the United States, but still wish to timely receive legally significant summons, pleadings, notices, or other documents related to the Property, and specifies how the City of Auburn may serve it with such summons, pleading, notice, or other document;

WHEREAS, Mason Resources Finance Limited (the Lender), a Hong Kong Corporation, holds a mortgage on the real property located at 1 Minot Avenue and 67 Minot Avenue; and

WHEREAS Shi Qi, an individual, is the sole member of the Owner and the sole member or shareholder of the Lender.

THEREFORE, Miracle Enterprise and the City of Auburn agree that:

1. Miracle Enterprises grants permission to the Auburn City Manager, and his agents and designees, to enter the Property at any time. The City Manager will notify Miracle Enterprises when the Manager or Manager's agents or designees enters the Property.
2. Miracle Enterprises agrees that the structure located at 1 Minot Avenue is not secured because a window is broken, that the structure poses a serious threat to the public health and safety, and that Auburn has the right to secure the structure. Auburn agrees that it will be able to secure the structure for less than \$400; Miracle Enterprises agrees that, before May 1, 2026, it shall pay Auburn \$400; and Miracle Enterprises agrees that Auburn may credit any amount remaining after Auburn reimburses the actual costs to secure the structure located at 1 Minot Avenue towards attorneys' fees and costs that Miracle Enterprises owes to Auburn.
3. The Owner consents to accept service and waives any defect in service of any summons, pleading, notice, or other document from the City of Auburn in any court or

administrative proceeding relating to the Owner or the Property, or for any notice regarding the Owner or the Property issued under municipal ordinance or state law, by any of the following methods:

- a. Shipping via Federal Express, UPS, or other carrier providing international service to the following address:

Miracle Enterprise LLC
c/o Mason Resources Finance Limited
19/F, Lee Garden Three
1 Sunning Road
Causeway Bay, Hong Kong

The Owner agrees that service of any summons, pleading, notice, or other document shall be deemed effected five days after the delivery of the summons, pleading, notice, or other document to said carrier.

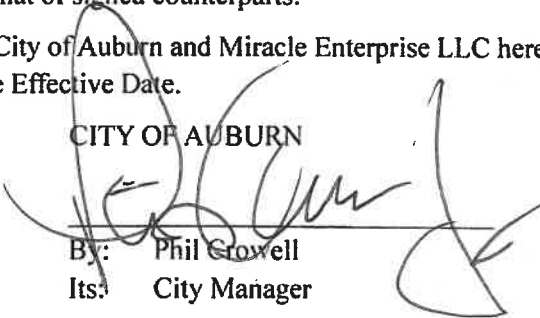
- b. By electronic mail sent to a1steve21@yahoo.co.uk, lincoln@pinecone.uk.com, 798938883@qq.com, ding.he@tayanggroup.com, and liuhaishan978@gmail.com.

The Owner agrees that service of any summons, pleading, notice, or other document shall be deemed effected the same day that such summons, pleading, notice, or other document is sent by electronic mail. The Owner agrees and promises to provide Auburn with one or more new electronic mail addresses as they become available.

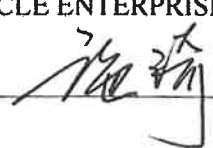
4. This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but all such counterparts when taken together shall constitute but one Agreement. This Agreement may be delivered by facsimile transmission or electronic transmission in portable document format of signed counterparts.

IN WITNESS THEREOF, the City of Auburn and Miracle Enterprise LLC hereto each have executed this Agreement as of the Effective Date.

CITY OF AUBURN

By: 
Its: City Manager

MIRACLE ENTERPRISE LLC

By: 
Its:

04/09/2016

Sara Cadwell

From: Sara Cadwell
Sent: Friday, September 11, 2026 14:03
To: a1steve21@yahoo.co.uk; lincoln@pinecone.uk.com; 798938883@qq.com; ding.he@tayanggroup.com; liuhaishan978@gmail.com; Xilia.chen@tayanggroup.com; Lixia.chen@tayanggroup.com
Cc: Eric Cousens; Michael Carey
Subject: Notice of Dangerous Building Hearing: 81 Minot Avenue, Auburn, Maine
Attachments: 2026-09-10 81 Minot - Notice of Hearing Bk 12193 Pg 233.pdf

Good afternoon,

On behalf of the City of Auburn, Maine, City Attorney, Michael Carey, and pursuant to 17 M.R.S. § 2851, et. seq., attached please find the September 10, 2026, *Notice of Dangerous Building Hearing* relating to the building located at 81 Minot Avenue, Auburn, Maine. Please note, the dangerous building hearing is scheduled to occur at 7pm on October 5, 2026, at Auburn City Hall, located at 60 Court Street, Auburn, Maine.

Please note, a copy of the attached has been sent by UPS to the following addresses in Hong Kong:

Miracle Enterprise LLC
c/o Mason Resources Finance Limited
19/F, Lee Garden Three
1 Sunning Road
Causeway Bay, Hong Kong

Miracle Enterprise LLC
c/o Ta Yang Group Holdings Ltd.
22/F, H Code
45 Pottinger Street
Central, Hong Kong

Additional copies have been sent for service by sheriff at the following addresses:

Miracle Enterprise LLC
c/o Jianhua Liu
60 Wales Road
Sabattus, ME 04280

Miracle Enterprise LLC
c/o Haishan Liu
132 Copper Ridge Road
Greene, ME 04236

Thank you for your prompt attention to this matter.

Thank you,

Sara Cadwell



Sara Cadwell | Brann & Isaacson
Legal Assistant & Municipal Paralegal
scadwell@brannlaw.com | 207.786.3566

113 Lisbon Street, Box 3070, Lewiston, ME 04243

brannlaw.com

NOTICE OF HEARING
Pursuant to 17 M.R.S. §§ 2851-59
Dangerous Buildings

VIA SHERIFF, CERTIFIED & FIRST-CLASS MAIL

Miracle Enterprise LLC
60 Wales Road
Sabattus, ME 04280

VIA UPS

Miracle Enterprise LLC
c/o Mason Resources Finance Limited
19/F, Lee Garden Three
1 Sunning Road
Causeway Bay, Hong Kong

Miracle Enterprise LLC
c/o Ta Yang Group Holdings Ltd.
22/F, H Code
45 Pottinger Street
Central, Hong Kong

VIA ELECTRONIC MAIL ONLY

Miracle Enterprise LLC
c/o Steve Percival
alsteve21@yahoo.co.uk

Miracle Enterprise LLC
c/o lincoln@pinecone.uk.com

Miracle Enterprise LLC
c/o 798938883@qq.com

Miracle Enterprise LLC
c/o ding.he@tayanggroup.com

Miracle Enterprise LLC
c/o liuhaishan978@gmail.com

Miracle Enterprise LLC
c/o Xilia.chen@tayanggroup.com

Miracle Enterprise LLC
c/o Lixia.chen@tayanggroup.com

81 MINOT AVENUE, AUBURN, MAINE

You are hereby notified that the City Council of the City of Auburn, Maine will hold a hearing on:

October 5, 2026 at 7:00 pm
Auburn City Hall
60 Court Street, Auburn, Maine 04240

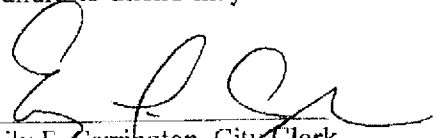
The hearing is regarding the building at 81 Minot Avenue, Auburn, Maine, identified as Parcel ID 230-066 on the City of Auburn Tax Maps, and further described in a Quitclaim Deed dated July 10, 2015 and recorded in the Androscoggin County Registry of Deed at Book 9180, Page 151. The hearing is to determine whether the building is a nuisance or dangerous, within the meaning of 17 M.R.S. § 2851, and if so, what is the appropriate remedy.

If the City Council finds that the building is a nuisance or dangerous, it may order the appropriate corrective action, including, but not limited to, demolition and removal of the building. This

hearing is also to determine whether the building poses a serious threat to public health and safety, within the meaning of 17 M.R.S. § 2856, and must be secured. The City may then recover all of its expenses, by means of a special tax or civil action, including reasonable attorneys' fees and costs, costs of removal of the building, and any costs incurred in securing the building. If the corrective action is not taken by the deadline established by the City Council's order, and no appeal is taken, the City may take the corrective action.

This hearing is your opportunity to present evidence as to why the building is not a nuisance or dangerous, why the building does not pose a serious threat to public health and safety, and/or to oppose any corrective action ordered by the City Council. Failure to attend may result in the waiver of certain rights with regard to this property.

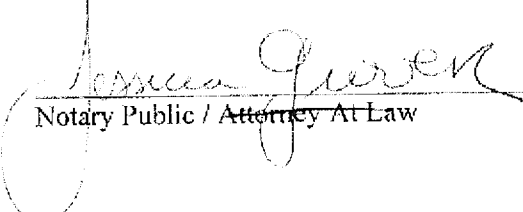
September 10, 2026


Emily F. Carrington, City Clerk

STATE OF MAINE
ANDROSCOGGIN, ss

September 10, 2026

Before me this day personally appeared Emily F. Carrington, who acknowledges the foregoing instrument to be her free act and deed.


Notary Public / Attorney At Law

JESSICCA GROVER
Notary Public, State of Maine
My Comm. Exp. Mar. 22, 2030

Sara Cadwell

From: Eric Cousens <ECousens@auburnmaine.gov>
Sent: Monday, August 10, 2026 8:04
To: Michael Carey
Subject: Fw: [External]Acknowledgment of Receipt – Notices of Violation for Properties at 1, 67, 81 Minot Ave & 13 Lake St

FYI

Eric J. Cousens

Executive Director of Public Services
60 Court Street | Auburn, Maine 04210 | 207.333.6601 X1402
www.auburnmaine.gov

The City of Auburn is subject to statutes relating to public records. E-mail sent or received by City employees are subject to these laws. Senders and receivers of City e-mail should presume that messages are subject to release.



From: Vanessa White <vwhite@auburnmaine.gov>
Sent: Monday, August 10, 2026 7:50 AM
To: Eric Cousens <ECousens@auburnmaine.gov>; Kris Beaudoin <kbeaudoin@auburnmaine.gov>
Subject: FW: [External]Acknowledgment of Receipt – Notices of Violation for Properties at 1, 67, 81 Minot Ave & 13 Lake St

I'm not sure if you received the same email. So I wanted to pass it along.

Vanessa White, Code Compliance Officer

City of Auburn, Maine
60 Court Street, Auburn, ME 04210
207.333.6601 X 1119

The City of Auburn is subject to statutes relating to public records. E-mail sent or received by City employees are subject to these laws. Senders and receivers of City e-mail should presume that messages are subject to release.

From: 马鲜 <kelly.ma@tayanggroup.com>
Sent: Monday, August 10, 2026 3:34 AM
To: Vanessa White <vwhite@auburnmaine.gov>
Cc: Candy <lixia.chen@tayanggroup.com>
Subject: [External]Acknowledgment of Receipt – Notices of Violation for Properties at 1, 67, 81 Minot Ave & 13 Lake St

You don't often get email from kelly.ma@tayanggroup.com. [Learn why this is important](#)

Dear Mr. Cousens and Ms. White,

Thank you for your correspondence dated July 31, 2026, as well as the Notices of Violation for the properties located at 1 Minot Avenue, 67 Minot Avenue, 81 Minot Avenue, and 13 Lake Street in Auburn, Maine.

We acknowledge receipt of all documents, including:

- The Notices of Violation for Vacant or Abandoned Buildings for 1 Minot Ave, 67 Minot Ave, and 81 Minot Ave;
- The Third Citation for Vacant or Abandoned Building for 13 Lake Street;
- The Vacant Building Registration Permit Applications; and
- Your correspondence regarding the update of our mailing address and email contacts.

We are currently reviewing the documents and coordinating internally to address the violations as soon as possible. We take these matters seriously and are committed to bringing the properties into compliance with the City's ordinances.

With respect to the updated mailing address, we confirm that the new address for all future correspondence should be:

Ta Yang Group Holdings Ltd.

22/F, H Code
45 Pottinger Street
Central, Hong Kong

We also confirm that the email address lixia.chen@tayanggroup.com is valid and should be included in your distribution list.

Regarding the payment for the Vacant Building Registration Permit fees and any other outstanding amounts, could you please advise on the accepted payment methods (e.g., check, wire transfer, credit card, online portal) and provide the exact total amount due for each property? This will help us expedite the payment process.

We will provide you with a more detailed action plan and timeline for the required corrective measures by **August 5, 2026**. Should you need to reach us directly in the meantime, please contact us at:

- **Phone:** +852 6671 3944
- **Email:** lixia.chen@tayanggroup.com

Thank you for your patience and assistance. We look forward to resolving this matter promptly.

Yours sincerely,

Ta Yang Group Holdings Ltd.

22/F, H Code, 45 Pottinger Street
Central, Hong Kong

大洋硅胶  

马鲜 

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.



ANDROSCOGGIN COUNTY SHERIFF'S DEPARTMENT

2 TURNER ST. UNIT 9
AUBURN, ME 04210
207-753-2500

ERIC G. SAMSON
SHERIFF

WILLIAM GAGNE
CHIEF DEPUTY

Alternative Service Request

Date: 09/17/2026

ASO Control #: 26CIV-02884

RE: City of Auburn vs Miracle Enterprise Jianhua and Haishan Liu

60 Wales Rd

Wales ME 04280

To Whom It May Concern:

I, Deputy Donald Olivier, attempted to serve the above-named defendants at the given address but have been unsuccessful. Below are the dates and times of my attempts along with observations I made.

09/14/26 at 1150 Knocked on the door and told they moved.

09/15/26 at 1145 Knocked on the door, and no answer. Left business card.

09/16/26 at 1438 Knocked on the door and no answer. Left business card.

09/22/26 at 0850 Knocked on the door and no answer.

I have made several attempts without success to serve Miracle Enterprise, Jianhia and Haishan Liu a Notice of Hearing. I went to 60 Wales Rd in Sabattus ME. A woman answered the door and told me both parties had moved to their Greene ME address of 132 Copper Ridge RD. I went to that address and the home appeared vacant. I sent a postal request for both addresses and also spoke with the Green Post Master. I was informed both individuals live at the 60 Wales Rd Sabattus ME. An Alternative Service Order will be needed to complete the process.

Sincerely,

Deputy Donald Olivier

Androscoggin County Sheriff's Department

2 Turner St.

Auburn, ME 04210

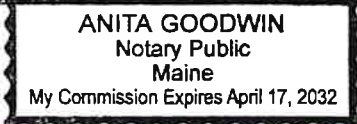
(207) 753-2500 ext 1844

(207) 754-1605

County Fee	25.00
Affidavit Fee:	8.00
Non-Service:	40.00
Travel:	14.00
Postage:	6.00
CPC:	2.00
Total:	\$95.00

Subscribed and Sworn to me this 23rd day of September 2026

Notary Public



81 Minot Ave.



PID#230-066

Exhibit

E

Title 17, §2851: Dangerous buildings

The municipal officers in the case of a municipality or the county commissioners in the case of the unorganized or deorganized areas in their county may after notice pursuant to section 2857 and hearing adjudge a building to be a nuisance or dangerous, in accordance with subsection 2-A, and may make and record an order, in accordance with subsection 3, prescribing what disposal must be made of that building. The order may allow for delay of disposal if the owner or party in interest has demonstrated the ability and willingness to satisfactorily rehabilitate the building. If an appeal pursuant to section 2852 is not filed or, if an appeal pursuant to section 2852 is filed and the Superior Court does not order, stay or overturn the order to dispose of the building, the municipal officers or the county commissioners shall cause the nuisance to be abated or removed in compliance with the order. After recording an attested copy of the notice required by section 2857 in the registry of deeds located within the county where the building is situated, the municipality or the county may seek a writ of attachment of the property on which the building is located in accordance with Title 14, chapter 507 and the Maine Rules of Civil Procedure. [PL 2019, c. 557, §1 (AMD).]

2-A. Standard. To adjudge a building to be a nuisance or dangerous, the municipal officers or county commissioners must find that the building is structurally unsafe, unstable or unsanitary; constitutes a fire hazard; is unsuitable or improper for the use or occupancy to which it is put; constitutes a hazard to health or safety because of inadequate maintenance, dilapidation, obsolescence or abandonment; or is otherwise dangerous to life or property.

Title 30-A, §5153: Definitions

Functionally obsolete. "Functionally obsolete" with reference to a property means a property that is unable to be used to adequately perform the functions for which it was intended.

Photo taken July 30, 2026. The building is less secure than when the previous visit in September 2025.





July 30, 2026, Interior photos showing:

Fallen and/or comprised structural members

Water damage impairs structural integrity and suggests rot and mold, in addition to evident moss

The fire barrier is destroyed, as seen from sheetrock and other wall and ceiling covering now on the floor.

Evidence that unauthorized people are accessing the interior of the property

Deterioration of the structure is increasing, compared with the September 2025 inspection

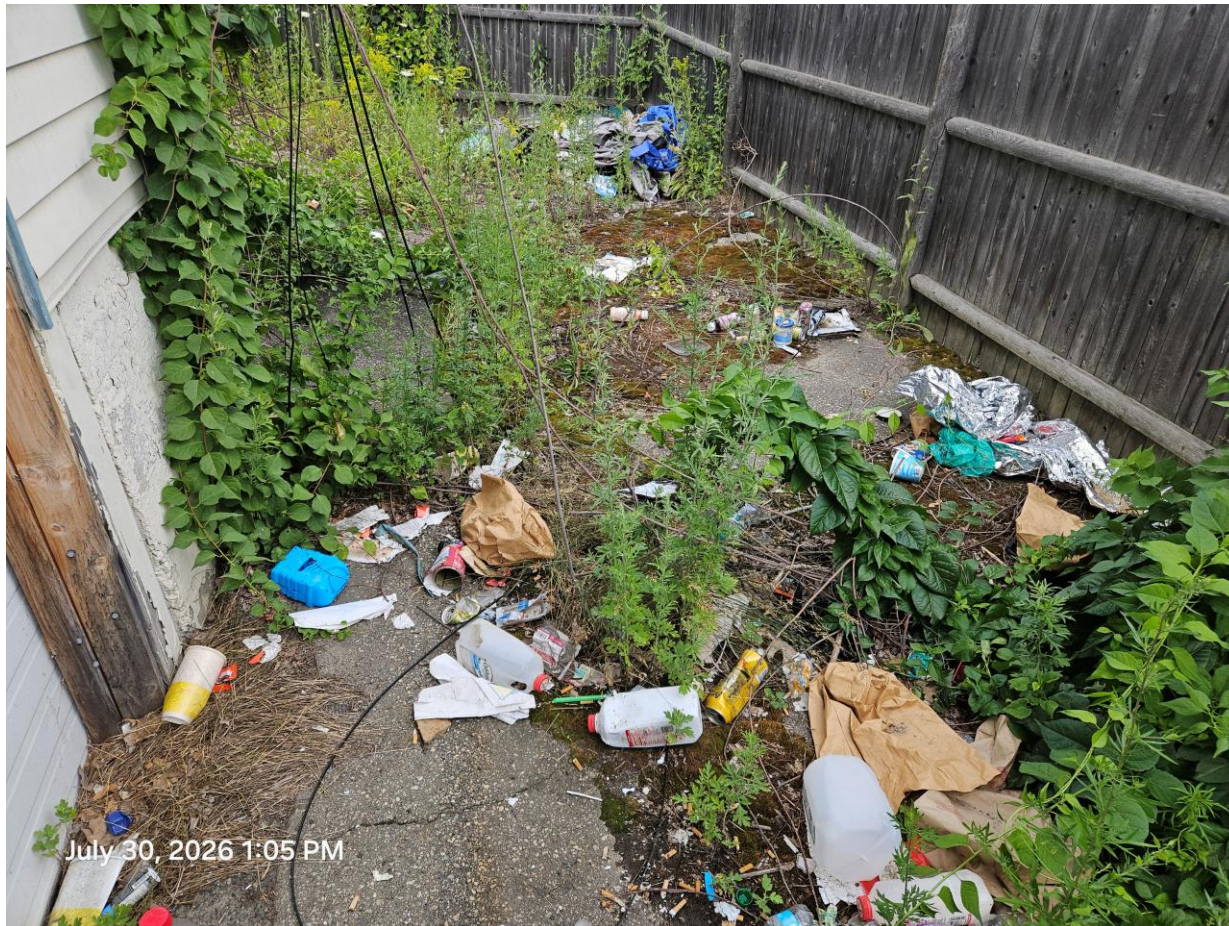
Roof has fully collapsed in part of the interior of the structure.

Plants and trees have access to the water and sunlight they need to live.

Peeling and flaking paint raises questions about possible lead hazard.



July 30 photos shows increased trash and debris associated with greater activity from the unhoused population



Combined Summary of Property Conditions

There is no regular presence of an owner or responsible party.

Significant amount of personal trash and debris indicates that the fence does not keep the property secure from unauthorized access.

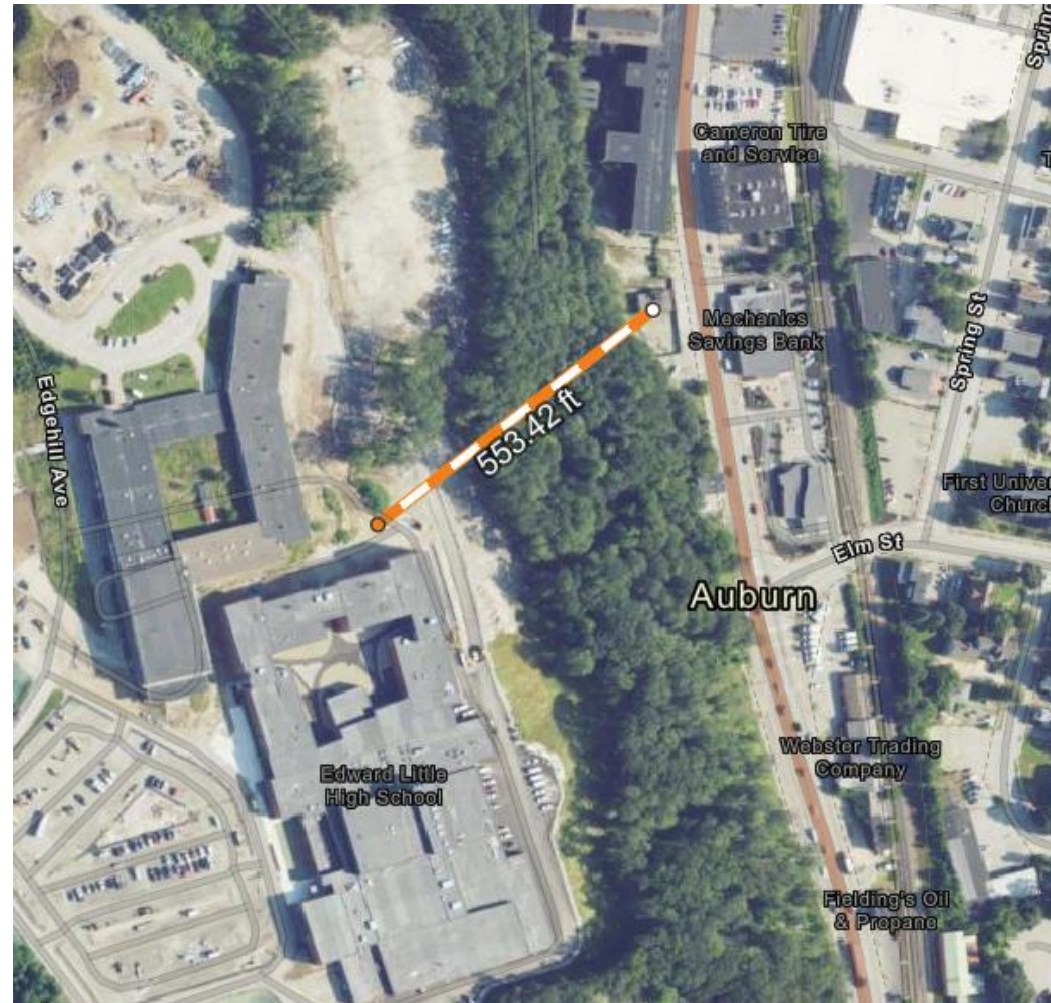
There is a fire risk when unauthorized people access a property. This risk increases as the weather gets colder.

An unsecure property that is screened from public safety professionals increases the fire hazard risks because a fire may be more fully involved before it is visible to the naked eye.

The location, less than 555 linear feet downhill from Edward Little High School (see next slide), increases the public health and safety risk of a fire.

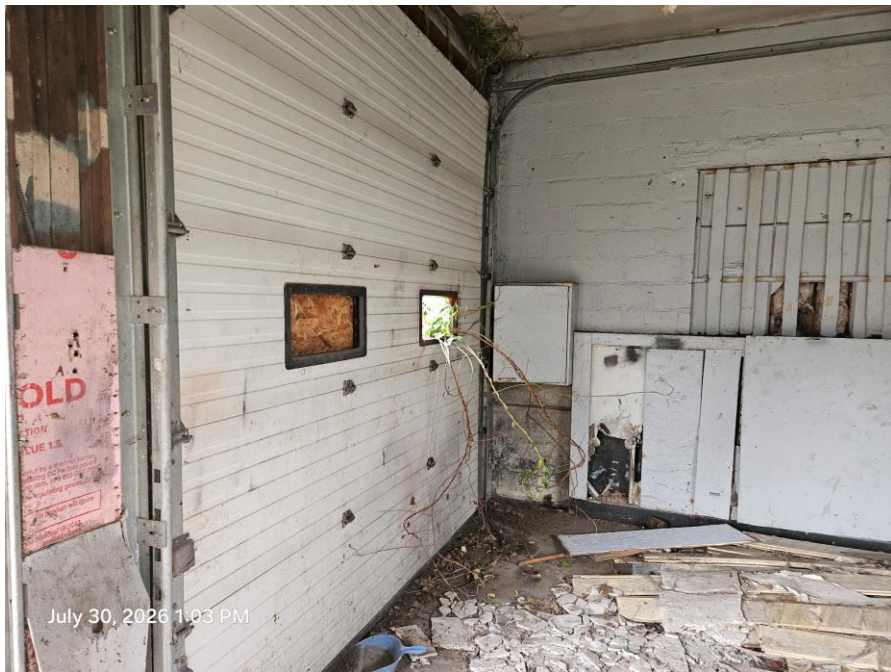
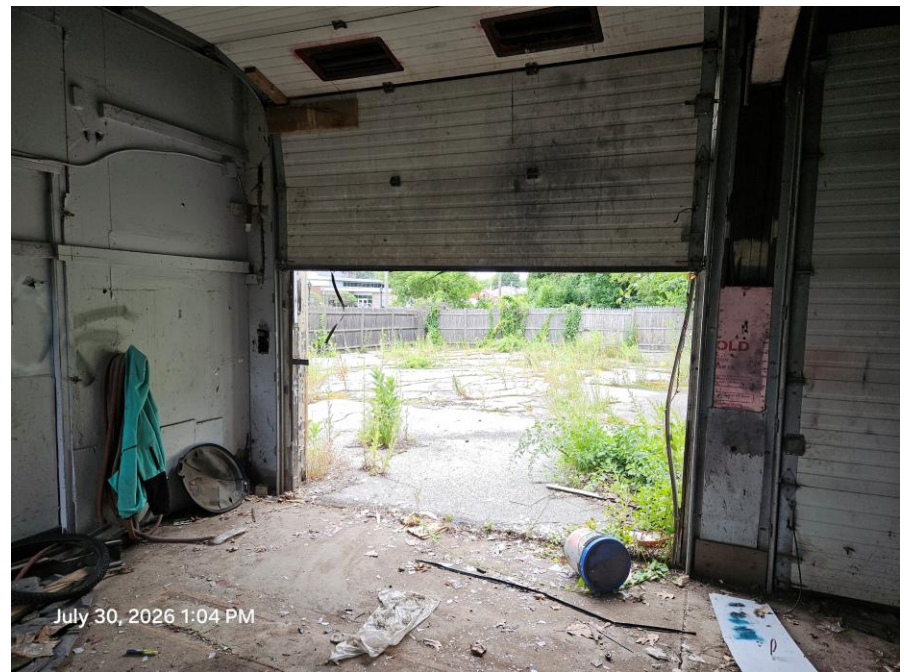
A commonly used footpath provided near-direct access to the property from uphill. Debris and intentional property damage appears to be increasing, suggesting that this site is being increasingly visited

Overhead view showing distance to Edward Little High School



Other Photos





CHAPTER 91

NUISANCES

SUBCHAPTER 4

DANGEROUS BUILDINGS

§2851. Dangerous buildings

...

2-A. Standard. To adjudge a building to be a nuisance or dangerous, the municipal officers or county commissioners must find that the building is structurally unsafe, unstable or unsanitary; constitutes a fire hazard; is unsuitable or improper for the use or occupancy to which it is put; constitutes a hazard to health or safety because of inadequate maintenance, dilapidation, obsolescence or abandonment; or is otherwise dangerous to life or property.

...

SECTION HISTORY

PL 1965, c. 284 (RPR). PL 1967, c. 401, §1 (AMD). PL 1973, c. 143, §1 (AMD). PL 1979, c. 27, §§1-3 (AMD). PL 1997, c. 6, §1 (AMD). PL 2017, c. 136, §1 (AMD). PL 2019, c. 557, §§1, 2 (AMD).

...

§2856. Securing dangerous buildings

In addition to other proceedings authorized by this subchapter, a municipality has the right to secure buildings that pose a serious threat to the public health and safety and to recover its expenses in so doing as provided in section 2853. If a building is secured under this section, notice in accordance with section 2857 must be given. This notice need not be given before securing the building if the threat to the public health and safety requires prompt action.

SECTION HISTORY

PL 1979, c. 27, §6 (NEW). PL 2017, c. 136, §4 (AMD).

...

The State of Maine claims a copyright in its codified statutes. If you intend to republish this material, we require that you include the following disclaimer in your publication:

All copyrights and other rights to statutory text are reserved by the State of Maine. The text included in this publication reflects changes made through the First Regular and First Special Session of the 131st Maine Legislature and is current through November 1, 2023. The text is subject to change without notice. It is a version that has not been officially certified by the Secretary of State. Refer to the Maine Revised Statutes Annotated and supplements for certified text.

The Office of the Revisor of Statutes also requests that you send us one copy of any statutory publication you may produce. Our goal is not to restrict publishing activity, but to keep track of who is publishing what, to identify any needless duplication and to preserve the State's copyright rights.

PLEASE NOTE: The Revisor's Office cannot perform research for or provide legal advice or interpretation of Maine law to the public. If you need legal assistance, please contact a qualified attorney.
--

**CITY OF AUBURN CITY COUNCIL
FINDINGS OF FACT, CONCLUSIONS OF LAW**

81 MINOT AVENUE

On October 5, 2026, at 7:00 pm, the Auburn City Council held a hearing at 60 Court Street, Auburn, Maine to determine whether the commercial structure located at 81 Minot Avenue in Auburn, Maine (the “Structure”) is a nuisance or dangerous pursuant to 17 M.R.S. § 2851 and whether it poses a serious threat to public health and safety, pursuant to 17 M.R.S. § 2856. Based on the information presented at the hearing, the Council makes the following findings of fact and conclusions of law, and orders that the Structure be secured and demolished.

Findings of Fact

Present at the hearing on this matter for the City were Eric Cousens, City of Auburn Executive Director of Public Services and Kris Beaudoin, City of Auburn Code Compliance Building Inspector. The following individual(s) appeared on behalf of the Owner: _____. After considering the testimony and evidence presented, the City Council makes the following findings of fact:

1. On September 10, 2026, a copy of the notice of hearing (the “Notice of Hearing”) was recorded in the Androscoggin County Registry of Deeds at Book 12193, Page 233. Exhibit A.
2. The Structure is located on land (the “Property”) which is identified as Parcel ID 230-066 on the City of Auburn Tax Maps. Exhibit B.
3. The Structure has a commercial use.
4. The Property and Structure are owned by Miracle Enterprise LLC, (the “Owner”) by virtue of a deed recorded in the Androscoggin County Registry of Deeds on July 10, 2015, in Book 9180 at Page 151. Exhibit C.
5. The Owner was served with a copy of the Notice of Hearing on September 14, 2026 and September 18, 2026. Exhibit D.
6. A portion of the roof of the Structure has collapsed, leaving the interior of that portion of the Structure open to the elements. Exhibit E, for this and the following findings.
7. The interior of the Structure contains organic growth, rot, moss, and trees. These conditions suggest that the Structure’s remaining structural elements may have water damage.
8. In the part of the Structure that still has a roof, sheetrock and other wall and ceiling covering are on the floor removing the barrier from the spread of fire.
9. The Property and Structure are not secure from unauthorized access.
10. Fire risk increases when unauthorized people access the Property, and further increases in colder weather.
11. A fire’s potential consequences are heightened both by the fence that shields a portion of the Property from view and by the location of Edward Little High School 555 feet away.

Conclusions of Law

Applying the legal standards in 17 M.R.S. §§ 2851 and 2856 to the findings of fact, the Auburn City Council reaches the following conclusions of law:

12. The Structure poses a serious threat to the public health and safety.

13. The Structure is structurally unsafe or unstable.
14. The Structure constitutes a fire hazard.
15. The Structure is unsuitable or improper for a commercial use or occupancy.
16. The Structure constitutes a hazard to health or safety due to inadequate maintenance, obsolescence or abandonment.

The conclusion in paragraph 12 supports a finding that the Structure must be secured, pursuant to 17 M.R.S. § 2856, and the Council hereby concludes that the Structure at 81 Minot Avenue must remain secure at all times. Any one of conclusions in paragraphs 13 through 16 would be sufficient to support a finding that the Structure is a nuisance or dangerous building, and the Council hereby concludes that the Structure at 81 Minot Avenue is a nuisance or dangerous building within the meaning of 17 M.R.S. § 2851.

Order

Having found that the Structure at 81 Minot Avenue is a nuisance or dangerous building within the meaning of 17 M.R.S. § 2851 and that the Structure must be secured pursuant to 17 M.R.S. § 2856, the City of Auburn City Council hereby ORDERS:

17. That the Owner and/or its successors and/or assigns shall immediately secure the Property and keep it secure.

18. That within thirty (30) days of service of this Order, the owners and/or their successors and assigns shall demolish or remove the Structure, remove all debris, and stabilize the site. If the Owner timely provides to the Executive Director of Public Services ("Director") a rehabilitation plan that demonstrates, in the Director's sole discretion, the ability and willingness to satisfactorily rehabilitate the Structure, the demolition and disposal required by this paragraph shall be delayed. If the Director subsequently determines that the Owner has not sufficiently carried out and completed the rehabilitation plan to timely, satisfactorily rehabilitate the structure, the Director may issue such a written determination and order that within thirty (30) days of written notice of such determination the Owner shall demolish the Structures, remove all debris, and stabilize the site.

19. That if the owners and/or their successors and assigns fail to comply with this Order in the time frames set forth herein, the City shall have the authority to carry out this Order.

20. That within thirty (30) days after demand by the City, the owners and/or their successors and assign assigns shall reimburse the City for all expenses incurred in connection with this proceeding, including, but not limited to, expenses for securing and maintaining the Structure, service and other costs incurred, and attorneys' fees, if applicable.

21. That if the owners and/or their successors and assigns fail to timely reimburse the City for its expenses, the City shall assess a special tax against the Property, as provided for in 17 M.R.S. § 2853, and/or recover its costs by means of a collection action.

This decision may be appealed to Superior Court under Maine Rule of Civil Procedure 80B.

I, Emily F. Carrington, City Clerk for the City of Auburn, certify that on October 5, 2025, the City of Auburn City Council adopted the above Order.

Dated: October __, 2026

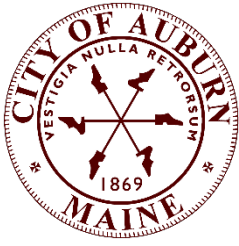
Emily F. Carrington
City Clerk

STATE OF MAINE
ANDROSCOGGIN, ss

October __, 2026

Personally appeared before me on this day, Emily F. Carrington, who acknowledges the foregoing instrument to be her free act and deed.

Notary Public/Attorney at Law



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: October 5, 2026

ORDER 88-10052026

Author: Emily F. Carrington, City Clerk

Subject: Establishing date of special municipal election

Information: On September 21, 2026 the City Council failed to adopt the proposed citizens initiated ordinance titled "Automated License Plate Recognition (ALPR) Ordinance". Per City Charter, the proposed initiated ordinance shall be submitted to the voters of the city. As no regular election is to be held within the prescribed period, the attached order provides for a special election to be held on Tuesday, March 2, 2027. The City Clerk is recommending one consolidated polling place in the city, to be held at Auburn Hall, 60 Court St, for this special election.

"Submission to voters. The vote of the city on a proposed or referred ordinance, order, or resolve shall be held not less than 120 days and not later than six months from the date of the final city council vote thereon. In the case of a recall petition, the election shall be held not later than six months after the petition is finally determined to be sufficient. If no regular city election is to be held within the period prescribed in this subsection, the city council shall provide for a special election; otherwise, the vote shall be held at the same time as such regular election except that the city council may, in its discretion, provide for a special election at an earlier date within the prescribed period. Copies of the proposed or referred matter shall be available for view at the polls."

City Budgetary Impacts: Approximately \$2000.

Staff Recommended Action: Motion for passage.

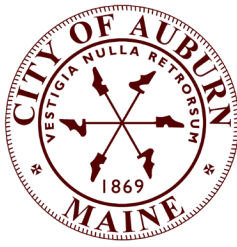
Previous Meetings and History: N/A

City Manager Comments:

Phillip Crowell Jr.

I concur with the recommendation. Signature:

Attachments: ORDER



ORDER 88-10052026

City Council Order

ORDERED, that a special municipal election shall be held on March 2, 2027 for the purpose of submitting the proposed citizen initiated ordinance titled “Automated License Plate Recognition (ALPR) Ordinance” to the voters of the city.

BE IT FURTHER ORDERED, said special election shall consist of one city-wide consolidated polling place to be established at Auburn Hall, 60 Court Street, Auburn ME 04210 and that absentee voting be made available 30 days prior to election day.

Rachel B. Randall, Ward One
Kelly L. Butler, Ward Four
Belinda A. Gerry, At Large

Timothy M. Cowan, Ward Two
Leroy G. Walker, Sr., Ward Five
Jeffrey D. Harmon, Mayor

Mathieu L. Duvall, Ward Three
Adam R. Platz, At Large
Phillip L. Crowell, Jr., City Manager