

## IN COUNCIL WORKSHOP & MEETING MARCH 3, 2025 VOL 38 PAGE 11

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

### I. Consent Items – None.

### II. Minutes – February 18, 2025 Regular Council Meeting

Councilor Walker made a motion to accept the minutes, seconded by Councilor Milks. Passed 6-0.

### III. Communications, Presentations and Recognitions

- LATC Presentation - Larry Allen, MPO Transportation Director

### IV. Open Session

None.

### V. Unfinished Business

#### VI. New Business

1) **ORDER 19-03032025** – Authorizing the Finance Director to execute an agreement with the Auburn Lewiston Municipal Airport to refinance the outstanding principal on the Hangar #5 loan for 20 years at zero percent interest.

Councilor Platz moved for passage, seconded by Councilor Weisner. Jonathan LaBonte, Transportation Director, presented on this item.

Motion passed 6-0.

2) **ORDER 20-03032025** – Authorizing the City Clerk to consolidate to one polling place for the June 10, 2025 School Budget Validation Referendum. *Public hearing.*

Councilor Walker moved for passage, seconded by Councilor Milks. Mayor Harmon opened the item for public hearing. There was no public comment. Councilor Gerry asked the overall savings to the City. The City Clerk answered the overall savings would be approximately \$4,000.

Motion passed 6-0.

3) **ORDER 21-03032025** – Authorizing the City Manager to sell 15 Academy Street (Parcel ID 230-132) and 261 Main Street (Parcel ID 231-004).

Councilor Walker moved for passage, seconded by Councilor Weisner.

The following spoke:

John Cleveland, Davis Ave

Mr. Cleveland asked questions that were answered by Mr. Glen Holmes, Director of Business & Community Development:

- 1) Is the Purchase and Sale agreement for a sale price of \$50,000 for both lots combined (15 Academy & 261 Main).
  - a. Yes, the agreement that was approved in the P&S agreement is for a total sale price of \$50,00 for both lots.

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- 2) Does the agreement require 16 Market Rate units?
  - b. Yes, the agreement calls for a minimum of 16 Market Rate units. The current number of planned units is 53.
- 3) Does the P&S agreement offer downtown incentive program funds provide up to \$250,000 for the project?
  - c. Yes, the agreement does provide for up to \$250,000 in downtown incentive funds.
- 4) There is a TIF and CEA attached for this project—what is the percentage of capture for the TIF?
  - d. Yes, a Tax Increment Financing (TIF) district has been created to cover this development. The capture rate for the TIF District is 100% of taxes on increased new value of the district.
- 5) What is the amount that is being provided to the Credit Enhancement Agreement for the developer for this project?
  - e. The Credit Enhancement Agreement (CEA) calls for 50% of the taxes paid on the increased new value to be returned to the developer up to and not to exceed \$1,000,000.00 (One Million Dollars) over the 30-year life of the TIF. (For clarity for the developer to receive the million dollars over the time frame they will have needed to increase the value of the property enough to be required to pay over two million dollars in taxes over the same period. This will be on property or properties that prior to this paying no taxes as it was owned by the city and not being used.)
- 6) How long is this TIF for?
  - f. The TIF is a 30-year TIF Approved by the State on March 20<sup>th</sup>, 2024, and has a start date of July 1, 2024 and an end date of June 30, 2054.
- 7) Is that Tax incentive program still available to the developer?
  - g. Yes, as part of the P&S agreement the incentive (CEA) is still available.
- 8) What is the benefit being derived to the community for providing the Credit Enhancement Agreement?
  - h. On the application to the State of Maine Department of Economic & Community Development the Benefit is listed as Tax Base Improvement and Public Facilities Improvement.
- 9) Matt Leonard is listed as the manager and signee, is he also the sole manager and owner of the LLC? If not, who are the other owners?
  - a. Auburn Town Center Apartments, LLC Registered Agent is Avery T. Day.
  - b. Highgate Development, LLC Registered Agent, is also Avery T. Day.

Motion passed 5-1-0 (Milks abstained).

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4) **ORDER 22-03032025** – Directing that final design and costs of the public safety facility building project be submitted to City Council for approval.

Councilor Whiting moved for passage, seconded by Councilor Platz. This item was opened for public comment, the following spoke:

Andy Titus, Rubellite Ln

Motion passed 6-0.

### **VII. Reports**

**a. Mayor's Report** – Congratulated St. Dom's Boys Basketball Team for Class D Championship. Attended a briefing at Central Maine Healthcare regarding legislative items impacting the healthcare industry. Shared the upcoming Council schedule for March: March 18, 2025 - Executive Session with action, March 24, 2025 - Budget Workshop, and March 31, 2025 - Budget Workshop, starting at 5:30pm. Two Budget Town Hall meetings held by Mayor Harmon on March 27 in the Community Room at Auburn Hall from 6pm-7:30pm and on March 29 at APL Conference Room at 2:30pm.

**b. City Councilors' Reports** – Councilor Gerry reported on the success of the Drop In Center at 121 Mill St. Councilor Whiting noted an upcoming art auction to be held at APL on March 29. Councilor Platz gave an update on the School Committee's budget process starting this Wednesday, March 5 and a recent meeting of the Sustainability Initiatives meeting combining the SNRB and all working groups.

**c. Student Representative Report** – None.

**d. City Manager Report** – None.

### **VIII. Open Session**

None.

### **IX. Executive Session**

### **X. Adjournment**

Councilor Walker moved to adjourn, seconded by Councilor Milks. Motion passed 6-0. Council adjourned at 8:02pm.

**A TRUE COPY ATTEST**

**Emily F. Carrington, City Clerk**