

STATE OF MAINE

COUNTY OF YORK

CITY OF SACO

The following are minutes of the November 6, 2006 Council Meeting.

- I. **CALL TO ORDER** – On Monday November 6, 2006 at 6:32 P.M. a Council Meeting was held in the City Hall Conference Room.
- II. **ROLL CALL OF MEMBERS** – Mayor Johnston conducted a roll call of the members and determined that the Councilor present constituted a quorum. Councilors present: David Tripp, Leslie Smith, Jr., Ronald Morton, Roland Michaud, Arthur Tardif and Eric **Cote**.

Lucette S. Pellerin, City Clerk was also present.

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES:

V. GENERAL

VI. AGENDA ITEMS:

Councilor Michaud moved, Councilor Smith seconded, that the Council move into executive session to discuss item A on the Agenda. The motion passed with six (6) yeas. Time: 6:33 p.m.

- A. “Be it Ordered that the City Council, Pursuant to M.R.S.A. Chapter 13, Subchapter 1, § 405 (6)(D) move to enter into EXECUTIVE SESSION to discuss Labor Union Contracts:
 - (1) “Agreement Between the City of Saco and Maine Association of Police for the Saco Police Command Unit”;
 - (2) “Agreement Between the City of Saco and Maine Association of Police for the Saco Police Patrol Unit”; and
 - (3) Agreement Between the City of Saco and Maine Association of Police for the Saco Police Safety Support Unit”.

Richard R. Michaud, City Administrator, arrived at 6:45 p.m.

There was no report from the executive session this evening.

At 7:20 p.m. Mayor Johnston conducted a roll call of the members and determined that the Councilor present constituted a quorum. Councilors present: David Tripp, Leslie Smith, Jr., Ronald Morton, Roland Michaud, Arthur Tardif and Eric Cote.

Consent Agenda:

- A. Confirm Appointment to the Recreation Advisory Board**
- B. Error and Omission abatement – Map 101-Lot 2-6**
- C. Acceptance of Morgan Circle**
- D. Energy Efficient Monitor Replacement**
- E. Recommendation for Personal Property Write-offs**
- F. Combined Establishment/Message Therapist License Application
– Meagan Binette**
- G. Solid Waste Permit for R. W. Herrick, Inc.**

Councilor Smith moved, Councilor Morton seconded to approve the Consent Agenda. The motion passed with six (6) yeas.

AGENDA ITEM

C. (Public Hearing) New Liquor License/Entertainment Permit for Ratigan’s Midwest Grill and Lounge

Ryan Ratigan d/b/a Ratigan’s Midwest Grill and Lounge has applied for a liquor license and entertainment permit for one year.

The applicant has paid all applicable permit fees and the clerk has properly advertised the public hearing in accordance with M.R.S.A., Title 28-A, Subsection 653 and in accordance with Saco City Code, Chapter 93, Entertainment sub-section 93-2.

Councilor Cote moved, Councilor Morton seconded, to open the Public Hearing on the new Liquor License/Entertainment Permit for Ryan Ratigan d/b/a Ratigan’s Midwest Grill and Lounge. The motion passed with six (6) yeas.

There be no comments from the public Councilor Cote moved, Councilor Morton seconded, to close the Public Hearing and Be it Ordered that the City Council approve the applications submitted by Ratigan’s Midwest Grill and Lounge for a Liquor License and Entertainment Permit for one year to expire on February, 2006. Further move to approve the order. The motion passed with six (6) yeas.

B. (Public Hearing) Saco Island LLC – Tax Increment Financing Agreement

Saco Island LLC is planning an \$80 to \$100 million mixed use redevelopment of Saco Island, including the rehabilitation of three mills into 100,000 sq. ft. of commercial space, the construction of 33 luxury condominiums with boat slips, and condominiums in the third floor and a portion of the second floors of the renovated Mill 4.

The Council previously reviewed a development program and a Tax Increment Financing (TIF) proposal for 100 percent TIF for 30 years. After discussion with Mayor Johnston a

TIF proposal emerged that would give the developer 95 percent for 15 years and 90 percent for the following 15 years. This was before the Council October 23, October 30, and has been advertised for a public hearing on November 6.

Section 1.06 includes the following list of public improvements: a sidewalk of the east side of Maine Street; new street lighting and street trees on Main Street and Gooch Street; a new sidewalk on south side of Gooch Street; and to construct sewage pump station – east side of Maine Street.

Councilor Smith moved, Councilor Morton seconded, to open the Public Hearing on the Saco Island LLC Tax Increment Financing Agreement. The motion passed with six (6) yeas.

Mr. Sam Spencer, one of the developers thanked the Mayor and Council for working with the group on this project.

Mr. Chris Tucker, Winterport, Maine, spoke of the fact that the TIF does not address the hiring of local labor, wages or benefits. He suggested that the language of the TIF needed to be addressed to include the local labor market.

Ms. Erika Donneson, a resident of Saco since 1984 and a candidate for the Ward 7 Council seat requested that a vote on this matter be tabled until the Ward 7 seat was filled.

Kathleen Stryker, 1 Goosefare Lane, suggested that a 15-year TIF be offered. The matter would be reviewed after 15 years and an extension of the TIF to be considered at that time.

Mr. John Andrews suggested that a river walk trail should be considered. Mr. Andrews supports the project, which could bring excitement and revenues to downtown.

Mr. Chris Jacques, 4 Village Green Lane, said that the inclusion of Ward 7 in the discussion would have been nice. He stated that this was a great development, but the City should proceed with due diligence.

The following individuals were in favor of the project.

Mr. Bill Mann, senior lender at Pepperell

Ms. Bonnie Poithier, former Mayor of Biddeford.

Mr. Vincent Keely, former Councilor of Biddeford

Residents in favor of the project were:

Mr. David Versel

Ms. Tracy Sullivan

Mr. David Flood

Former Mayor William D. Johnson

Ms. Andrea Strassner

Mr. Ted Baar

Mr. Al Sicard

Ms. Peg Poulin

Mr. A. William Kany, Jr.

Ms. Danette Archambault

Mr. Bernard Gaines

Mr. Richard Buhr

Mr. Chuck Homler

Mr. Eddie Anderson

Councilor Smith moved, Councilor Morton seconded, to close the Public Hearing. The motion passed with six (6) yeas.

Councilor Smith moved, Councilor Morton seconded, that it be Ordered that the City Council approve the prepared motion entitled “CITY OF SACO, MAINE MUNICIPAL DEVELOPMENT AND TAX INCREMENT FINANCING DISTRICT DEVELOPMENT PROGRAM (SACO ISLAND, LLC), dated November 6, 2006, and further move to dispense with the reading of the prepared motion. Further move to approve the Order. The motion passed with four (4) yeas and two (2) nays Councilor Cote and Tardif voted in the negative.

Councilor Cote moved, Councilor Tardif seconded to table the matter for two (2) weeks. The motion failed with two (2) yeas and four (4) nays. Councilors Tripp, Smith, Michaud and Morton voted in the negative.

C. Saco Island Parking Lot Purchase Agreement

WHEREAS, The CITY OF SACO (the “City”) has contemporaneously approved a Tax Increment Financing Development District Program with Saco Island, LLC in order to facilitate the economic redevelopment of Saco Island; and

WHEREAS, a key component of said program is the provision of adequate parking for said redevelopment of Saco Island; and

NOW, THEREFORE, be it hereby voted by the Saco City Council;

1. That a certain Real Estate Purchase and Sale Agreement, attached hereto as Exhibit A, with Saco Island, LLC in regard to approximately 3.8 acres of land owned by the City on the southerly side of Gooch Street and .1 acre right-of-way area adjacent thereto, is hereby approved.
2. The City Administrator is hereby authorized and directed to execute said Real Estate Purchase and Sale Agreement on behalf of the City.

The motion passed with six (6) yeas.

Councilor Smith moved, Councilor Morton seconded, to move to an executive session at 8:55 p.m. The motion passed with six (6) yeas.

VII. ADJOURNMENT

Councilor Smith moved, Councilor Morton seconded, to adjourn. The motion passed with six (6) yeas. TIME: 8:55 p.m.