

STATE OF MAINE

COUNTY OF YORK

CITY OF SACO

I. CALL TO ORDER – On Tuesday, October 28, 2014 at 7:04 p.m. a Special Council Meeting was held in the City Hall Auditorium.

II. ROLL CALL OF MEMBERS – Mayor Donald Pilon conducted a roll call of the members and determined that the Councilors present constituted a quorum. Councilors present: David Precourt, Leslie Smith Jr., Bette Brunswick, Kevin Roche, Arthur Tardif, Eric Cote and Nathan Johnston. City Administrator Rick Michaud was also present.

III. PLEDGE OF ALLEGIANCE

IV. GENERAL:

V. AGENDA:

**A. NOTICE OF ELECTION – SPECIAL MUNICIPAL REFERENDUM ELECTION
NOVEMBER 4, 2014**

The Notice of Election is submitted to Mayor and Council to authorize the Special Municipal Referendum Election scheduled for November 4, 2014.

The Clerk, as required by Title 21-A, Article §622-A, has prepared the Notice of Election which will be posted in all Wards on or before October 28, 2014.

Councilor Precourt moved, Councilor Smith seconded “Be it Ordered that the City Council approve the Notice of Election for the Special Municipal Referendum Election scheduled for November 4, 2014”. Further move to approve the Order. The motion passed with seven (7) yeas.

**B. TAX INCREMENT FINANCING 120 MAIN STREET – SACO – (CONTINUATION OF
THE OCT. 20TH PUBLIC HEARING)**

Mayor Pilon explained to the audience that this item was a continuation of the Oct. 20th Public Hearing.

Councilor Roche moved, Councilor Precourt seconded to re-open the 10/20/2014 Public Hearing on Saco Island Mill 4 – 120 Main Street Tax Increment Financing proposal. The motion passed with unanimous consent.

Neil Schuster, 433 Ferry Rd – Chair of Planning Board – Speaking as a resident – Mr. Schuster was in support of the TIF and the project. Ideally we all would like to see a tax paying project. The TIF is an opportunity to be used as a development tool. He looked at the presentation online and the history of the developer. This developer does have a track record of working on mill projects. Some of the questions pertaining to traffic etc, can be done in the Planning Board meetings through the standards code. I do support the project and encourage the Council to support the TIF.

John Harkins, Christopher Terr. – Mr. Harkins was in support of the project. It is often hard to get a seasoned developer backing this kind of project. This building is a blight and should be renovated I hope the Council sees fit to approve the project.

Jacob Johnston, 62 Pleasant St. - Mr. Johnston took the time to research a TIF. He noted that a TIF is a tax break to a business that will be creating jobs in the community. This is a TIF to a developer to create housing in the community. Every student is \$8,000 on average. There are 150 units which equals \$1,200,000. This impact will not be paid for by the developer or renters, but by the property tax payers. Seven years ago I was here, and the developers make promises with their mouths and not on paper. They put less than 3 windows in that building. This developer doesn't deserve a TIF.

Jim, Brosseau, 18 Glenhaven Circle West – Mr. Brosseau noted that the Ward 4 Councilor had some real good points last week. That was a win win for both. In 50 years this could go to a subsidized housing.

Sam Zaitlin, Resident of Biddeford and former resident of Saco – Mr. Zaitlin noted that having been familiar with the activities of the last group trying to develop the building, due to unforeseen circumstances in the economy, which had an impact on being able to develop the project. This project will enhance the community and surrounding communities. What I think Chinburg is proposing is good. Seeing the building filled with people and all the money being spent is advantageous to the County. I have very few concerns, I take the developer at their word that the families attracted to previous developments of theirs is that these housing units will not be filled with families with several children. If not this then what?

Elizabeth Johnston, 62 Pleasant St. – Ms. Johnston stated that she personally loves this building and I walk through Biddeford and Saco regularly. I am concerned with whether this is the best project for the building. I would like to see something good happen to this building and not have it add to the already over-crowded street out here. So sometimes having too much traffic stops people from being able to stop at the businesses downtown. This is a serious problem when pedestrians don't feel safe trying to patronize the downtown businesses. The Police and Fire protection goes without saying as well. I was talking to a man at retirement age and he is thinking about downsizing, and apparently there is a complex that has rents for \$1,400 and I don't know how we can ask for rents at \$1,800 in Saco. This project could be the answer to our prayers or the nightmare of our dreams. Why would the city allow a project like this before it completes its visioning project. Not many people in this community are aware of this project. The project looks like a very nice project and building. Would like to see something wonderful done with this building, but don't think this is the right project. Don't be scared into making a decision that isn't right for this building.

Councilor Smith moved, Councilor Precourt seconded to close the Public Hearing on Saco Island Mill Building 4, 120 Main Street, Tax Increment Financing. The motion passed with seven (7) yeas.

Councilor Roche moved, Councilor Brunswick seconded "Be it Ordered that the City Council adopt the TIF Resolution, as presented in Exhibit H, and to dispense with the reading thereof and to amend the TIF to 80% - 20% for 1-8 years and 60% – 40% for the remaining 9-30 years. The motion passed with four (4) yeas and three (3) nays – Councilors Smith, Cote and Johnston.

The City Administrator will advertise for Public Hearing for Nov. 12th.

VI. ADJOURNMENT

Councilor Smith moved, Councilor Precourt seconded to adjourn the meeting at 8:03 p.m. The motion passed with unanimous consent.

Attest: _____
Michele L. Hughes, City Clerk