



Town Manager's Report to the Town Council

Submitted by:
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Town of Winslow - In the heart of Central Maine representing People, Pride and Progress.

April 7, 2009

ALCOM TIF Proposal

On Tuesday March 31st the TIF Advisory Committee (*Gerald Saint Amand, Don Plourde, John Butera, Kelly Karter and Michael Heavener*) met to discuss ALCOM's request for a TIF related to their proposed project at the Town's Industrial Park.

ALCOM is proposing to build a new 70,000 square foot production plant on a 12.5 acre parcel of land in the Town's Industrial Park at a total project cost of just over three million (3,000,000). ALCOM has requested a 20 year TIF (*Credit Enhancement Agreement*) to help offset the ongoing cost of the project.

The TIF Advisory Committee is recommending that the ALCOM project be TIFed at 100% for 15 years as follows:

<u>ALCOM</u>	<u>TOWN</u>	<u>YRS</u>
75%	25%	5
60%	40%	5
35%	65%	5

If the Council supports this arrangement then we will contract with Pierce Atwood (*at ALCOM's expense*) to prepare the TIF application for submission to the State. Before being submitted to the State, however, the application will need to be formally approved by the Town Council.

Union 52 Central Office Dissolution Agreement

In your council packet is Resolution No. 14-2009, which involves a Dissolution Agreement for the Union 52 Central Office Building.

Dwyer Associates conducted an appraisal to determine the replacement cost less depreciation of the building, as well as, fixtures and equipment (*see attached cover letter*). They concluded the structural costs less depreciation to be **\$210,000** and the fixtures and equipment to be **\$4,800** for a total of **\$214,800**.

Using our current Union 52 allocation formula, Winslow (56%) will be paying China and Vassalboro for their share of the total costs as follows:

- China \$48,544.80 (22.6%)
- Vassalboro \$45,967.20 (21.4%)

At their meeting on April 6th, the School Committee unanimously voted to approve of the Dissolution Agreement.

If you accept Resolution No. 14-2009, then someone from the School Department will be at the Council meeting on the 13th with the Dissolution Agreement to be signed.



Meeting Regarding the Dallaire Street Slope

I have scheduled a public meeting between the Winslow Town Council, the Dallaire Street Residents, the Maine Emergency Management Agency and the Federal Emergency Management Agency. The meeting will be next Tuesday (04/14/2009) at 7:00 PM and will be held here at the Town Office. The meeting is expected to last 2.5 hours.

The purpose of the meeting is to discuss the stability of the Dallaire Street slope and the options available to address the issue. Before we can apply for grant funding the Town Council and the Dallaire Street residents must agree on a solution. The grant application deadline is May 29th.

I do not expect a final decision to be made at this meeting, however, a final decision will likely be needed at the May 11th Town Council meeting.

Sustainability Committee

On Friday March 6th, the Town's Sustainability Committee (*Frank Stankevitz, Elery Keene, Ken Fletcher, Jim Veilleux, Shelley Phillips, Sally Harwood and Michael Heavener*) met for the first time.

The committee decided to focus their efforts on improving energy efficiency in the Town's municipal government, including the schools. The Committee chose the Town Library as their

first project. I met with the Library Trustees and they agreed to work with the Sustainability Committee to improve the Library's energy efficiency.

I have contacted Efficiency Maine to conduct an energy audit on the library and I am waiting to hear back from them.

Bizier Property Boundary Issue

Shannon Bizier and her husband, Jeremiah Bizier, are requesting that the town assist them with a property boundary issue they have with the town.

Attached to this report is a site location plan prepared by Cary Land Surveys for the Bizier's who are trying to sell their property on the Albion Road that abuts the Town Forest land.

During the preparation of the site location plan it was discovered that a portion of the Bizier's structure crosses over their property line and onto Town property.

At this point there appears to be only two options to resolve the matter. The Town can either force the Biziers to remove their structure from town property or we can sell them the sliver of land their structure is on. We will be discussing this in more detail at the Council meeting on April 13th.

Vigue Retaining Wall Issue

Brad Vigue owns a home at the intersection of Victor Ter-

race and Monica Avenue. He has discovered that his retaining wall facing Victor Terrace (*see attached photos*) is actually on town property (*the right of way*). Since Mr. Vigue is trying to sell his home he is asking the town to give him an easement for the retaining wall, a picket fence and a child's playhouse. The retaining wall was built around 1995 by a previous owner and there is no official record of the town giving its authorization. We will be discussing this matter in more detail at the Council meeting.

Rodney Cloutier Land Purchase Proposal

Approximately 6 years ago Richard Cloutier gave a large parcel of land to the town in the vicinity of Anthony Avenue and Whipple Street. Approximately two years ago the town added some fill to a section of the land so that it could be used for snow sledding.

Rodney Cloutier, the son of Richard Cloutier, would like to purchase a piece of this land that abuts Anthony Avenue (*see attached tax map*) so that he can build a two family apartment building. He is offering the town \$6,000 for the land. The Assessor has valued the land at \$22,000 and the Parks & Rec Committee is in favor of selling the land.

We will discuss this offer in more detail at the Council meeting.