

**AGENDA**  
**FREEPORT TOWN COUNCIL MEETING #16-20**  
**FREEPORT TOWN HALL COUNCIL CHAMBERS**  
**TUESDAY, JULY 21, 2020**  
**6:30 PM**

**Zoom:** Please click the link below to join the webinar using a video enabled device:  
<https://us02web.zoom.us/j/82393479443>

To participate by telephone, please dial:

US: +1 646 558 8656 or +1 312 626 6799 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782

And enter Webinar ID: 823 9347 9443 when prompted

**FROM:** Peter E. Joseph, Town Manager

**TO:** Council Chair, John Egan, 38 Curtis Road  
Council Vice Chair, Tawni Whitney, 56 Baldwin Road  
Councilor Chip Lawrence, 93 Hunter Road  
Councilor Sarah Tracy, 2 Pettengil Road  
Councilor Daniel Piltch, 25 Quarry Lane  
Councilor Douglas Reighley, 2 Harbor Ridge Road  
Councilor Eric Horne, 62 Pine Street

**FIRST ORDER OF BUSINESS:** Pledge of Allegiance

**SECOND ORDER OF BUSINESS:** To waive the reading of the minutes of Meeting #15-20 held on July 7, 2020 and to accept the minutes as printed.

**THIRD ORDER OF BUSINESS:** Announcements (15 minutes)

**FOURTH ORDER OF BUSINESS:** Information Exchange (15 minutes)

**FIFTH ORDER OF BUSINESS:** Town Manager's Report (15 minutes)

**SIXTH ORDER OF BUSINESS:** Public Comment Period – (30 Minutes)  
(Non-Agenda Items Only)

**SEVENTH ORDER OF BUSINESS:** To take action on the following items of business as read by the Council Chairperson:

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ITEM # 125-20 To consider action relative to adopting the July 21, 2020 Consent Agenda.

**BE IT ORDERED:** That the July 21, 2020 Consent Agenda be adopted.

(Council Chair Egan) (5 minutes)

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ITEM # 126-20 To consider action relative to Special Amusement Permits. PUBLIC HEARING.

Motion: To open the Public Hearing

Motion: To close the Public Hearing

**BE IT ORDERED:** That the following Special Amusement Permits be approved pending Code Enforcement and Fire Rescue approval and payment of all fees due for licensure.

Cadenza, 5 Depot Street, Freeport

Harraseeket Inn, 162 Main Street, Freeport

Stars and Stripes Brewing, 8 Varney Road, Freeport

(Town Manager, Peter Joseph)(10 minutes)

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ITEM # 127-20 To consider action relative to an Affordable Housing TIF request from Freeport Housing Trust for Property at Quarry Ridge Apartments.

WHEREAS, the Town is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to designate an Affordable Housing Development District and adopt a related Development Program; and

WHEREAS, the Town has identified a need for the development of affordable rental housing within the Town and has identified certain property that is available and suitable for such development; and

WHEREAS, the Town has received a proposal for the development of said property, including the rehabilitation of 34 rental housing units, which will be in line with the Town's goal to provide safe and affordable housing opportunities to lower and moderate income households in the Town, as well as improve and broaden the tax base of the Town and improve the general economy of the Town; and

WHEREAS, the Town has held a public hearing on the proposed Quarry Ridge Affordable Housing Tax Increment Financing District (the "District") in accordance with the requirements of 30-A M.R.S. § 5250(1) upon at least ten (10) days' prior notice published in a newspaper of general circulation within the Town; and,

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WHEREAS, the Town desires to designate the proposed District and adopt the proposed Development Program as presented to the Town Council this day and as has been on file in the Town Clerk's Office at Town Hall; and

WHEREAS, it is anticipated that the Director of the Maine Department of the Maine State Housing Authority ("MSHA") will approve the designation of the District and adoption of the Development Program;

NOW THEREFORE, **BE IT ORDERED:**

Section 1. The Town Council hereby finds and determines that:

(a) Designation of the District and adoption and implementation of the Development Program will contribute to the expansion of affordable housing opportunities within the Town, and therefore constitute a good and valid public purpose, and will contribute to the expansion of affordable housing opportunities within the Town or to the betterment of the health, welfare, or safety of the inhabitants of the Town; and

(b) The Town Council has considered all evidence presented to it with regard to any detriment to any party's property interests or adverse economic effect on or existing business and has found and determined that designation of the District and adoption and implementation the Development Program will not result in a detriment to any party's property interest or an adverse economic effect on any existing business in the Town, and any such detriment or adverse economic effect is outweighed by the contributions expected to be made by the projects and improvements described in the District and the Development Program to the availability of affordable housing within the Town or to the betterment of the health, welfare, or safety of the inhabitants of the Town.

Section 2. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town Council hereby designates the Quarry Ridge Affordable Housing Tax Increment Financing District as presented to the Town Council.

Section 3. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town Council hereby adopts the Development Program for the Quarry Ridge Affordable Housing Tax Increment Financing District in the form presented to the Town Council.

Section 4. The foregoing designation of the District and adoption of the Development Program shall automatically become final and shall take full force and effect upon approval of the District and Development Program by the Director of the Maine Department of the Maine State Housing Authority (MSHA), without requirement of any further action by the Town, the Town Council, or any other party.

Section 5. Pursuant to the provisions of 30-A M.R.S. § 5250-A, the percentage of the Increased Assessed Value to be retained as Captured Assessed Value in the District and the term of said District is confirmed as set forth in the Development Program.

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Section 6. The Town Manager be and hereby is authorized and directed, on behalf of the Town of Freeport, Maine, to submit to the Director of MSHA for review and approval, pursuant to the requirements of 30-A M.R.S. § 5250, the application and such other documentation as may be necessary or appropriate for the final approval of this District and the Development Program. The Town Manager is further authorized and empowered, at his or her discretion from time to time, to make such technical revisions to the District or the Development Program for the District, as the Town Manager deems reasonably necessary or convenient in order to facilitate the process for review and approval of the District and Development Program by MSHA, or for any other reason, so long as such revisions are not inconsistent with these resolutions or the basic structure and intent of the District and the Development Program.

Section 7. The Town Manager be and hereby is authorized, empowered, and directed to enter into the Credit Enhancement Agreement contemplated by the Development Program, in the name of and on behalf of the Town, such agreement to be in such form and to contain such terms and provisions, not inconsistent with the Development Program, as the Town Manager may approve, the Town Manager's approval to be conclusively evidenced by his or her execution thereof.

This Order shall take effect immediately upon adoption.

(Council Chair Egan) (30 minutes)

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ITEM # 128-20 To consider action relative to a bid award for a Fire Rescue ambulance.

**BE IT ORDERED:** That Autotronics be awarded the bid for a Braun Ambulance in the amount of \$268,246.00.

*Note: The Rescue Reserve balance is \$719,274.56 as of 6/30/2020. The Council Appropriation for Ambulance purchases stands at \$286,335.25.*

(Fire Chief, Charles Jordan)( 5 minutes)

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**OTHER BUSINESS:**

1. Discussion on Main Street Closure (Council Chair Egan)(30 minutes)
2. Discussion of Library reopening (Library Director, Arlene Arris)( 15 minutes)
3. Discussion regarding request to vacate paper street as shown on Town Plan 114, located roughly parallel to Lower Flying Point Road as depicted on the Plan of Flying Point Shores, section III, dated October 1939. (Town Manager, Peter Joseph)(30 minutes)

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4. Discussion regarding acceptance of 10.86 acre open space parcel from Warren Gerow, located on Pownal and Murch Roads (adjacent to Pownal Road Field and Hedgehog Mountain conservation property). (Town Manager, Peter Joseph) (15 minutes)

**END OF AGENDA (Estimated time of adjournment 9:35 PM)**