

# CITY OF LEWISTON

**CITY COUNCIL**

**MARCH 20, 2001**

## **REGULAR MEETING HELD IN THE COUNCIL ROOM AT 7:00 P.M.**

THE HONORABLE KAILEIGH A. TARA, MAYOR, PRESIDING.

PRESENT: Councilors Gousse, Bernier, Carignan, Jean, Bilodeau, Adams, City Administrator Bogdan Vitas Jr., City Clerk Kathleen Montejo, and Student Representatives Karen Gagnon and Marc Moreau.

Pledge of Allegiance to the Flag.  
Moment of Silence.

### **COMMITTEE APPOINTMENTS**

Mayor Tara appointed the following residents to the Community Forestry Committee:

Patricia Buls, 25 Delcliff Lane, to a three year term, said term to expire March 2004  
Carl Straub, 28 Franklin Street, to a three year term, said term to expire March 2004  
Kate Flewelling, 153 Sabattus Street, to a two year term, said term to expire March 2003  
Michael McGraw, 21 Martha Avenue, to a one year term, said term to expire March 2002

### **VOTE (1)**

Motion by Councilor Bilodeau, seconded by Councilor Carignan:

To dispense with the reading of the minutes of the March 8, 2001, meeting and to accept and place them on file as prepared by the City Clerk. Passed - Vote 6-0

### **TAX INCREMENT FINANCING DISTRICT FOR LEPAGE BAKERIES , INC.**

Development Director Greg Mitchell presented to the Council the background information on this project. He noted that LePage Bakeries is a family-owned business which has been in operation since 1903 and is an independent, commercial baking company which services the New England area. LePage is the 5<sup>th</sup> or 6<sup>th</sup> largest tax payer in the City with 75 percent of their sales outside of Maine.

For this expansion to work, the City will need to close a small section of Birch Street, to allow for the facility expansion. A similar process was done to accommodate the recent Sun Journal expansion. LePage will be expanding their distribution capacity.

Mr. Mitchell noted this project will need to be brought back before the Planning Board and the Council for future action regarding the development itself and the Birch Street closure.

The Development Director also noted the zoning is mixed use. The company needs to

expand to say financially competitive and needs to be able to use the land where Birch Street is located. There will be a return of 75% of the new tax revenue. He noted that ten tenement apartment buildings will be demolished for this project as well, due to the need for the land to expand the facility. It was noted the return on the investment that is needed to break even on this project is two years.

Councilor Gousse asked about the 75 percent amount, when the TIFs are normally done at 40 percent. Mr. Mitchell noted that historically, 55 percent has been the largest the City has done. He noted that LePage offered many challenges, such as their location in the middle of the downtown and the need for so much additional real estate and land in order to expand the facility. After two years, this becomes a net gain for the City. Councilor Adams noted the two year payback as well.

Councilor Carignan noted the TIF policy calls for the expansion of the tax base, addition of new jobs, the percentage of support at 40 percent and projects of one million dollars or more. He noted the proposed LePage TIF is at 75 percent and is \$750,000.

Councilor Carignan commented this is a major departure from City policy, he had no understanding from previous meetings that this expansion would have such a deep impact into residential areas, that mixed use was not intended to include parking, that he believes this project is against the Downtown Mast Plan and that he was surprised overall at the impact of this proposed expansion.

Mayor Tara thanked the staff for their work on this project and noted that LePage has made a commitment to Lewiston, when perhaps it would have been easier for the company, from a business operation perspective, to relocate to another community rather than deal with the limitations that a production plant located in a downtown location faces on a regular basis, such as truck deliveries, etc. She noted that LePage is one of the top tax payers in the City and they have pledged to work with the downtown area and the landscape of the downtown.

Mr. Mitchell stated that in his opinion LePage has missed opportunities and will continue to do so if they can not operate at full capacity and may have to leave the downtown congestion if this expansion is not able to be done. He noted the need to upgrade and modernize the plant and increase their distribution space. He also noted that 75% of the company's sales are outside of Maine and that from a business efficiency standpoint, Maine is not the most ideal location for the company, but LePage is committed to Lewiston.

Mr. Mitchell noted that the proposal before the Council is the best proposal and partnership that the Development Department could prepare, and he feels that the intent of the City's TIF policy has been met, and noted that "in the ground" investment will take place this year.

Paul Poliquin, 1501 Main Street, addressed the Council and stated he is in full support of

this project. He praised the Council for the recent investments in the City and stated this project is an excellent example of public/private partnerships.

**VOTE (2)**

Motion by Councilor Bilodeau, seconded by Councilor Jean:

To approve the establishment of the tax increment financing district for LePage Bakeries, Inc., to authorize the City Administrator to execute the attached Development Assistance and Tax Increment Financing Agreement, and to authorize \$350,000 from a future bond issue to support demolition and road investment in support of the LePage Bakeries Expansion project. Passed - Vote 6-0

**SPECIAL AMUSEMENT PERMIT FOR THE CENTRE-VILLE SOCIAL CLUB**

**VOTE (3)**

Motion by Councilor Carignan, seconded by Councilor Jean:

To grant a Special Amusement Permit for Dancing and Entertainment to the Centre-Ville Social Club, 413 Lisbon Street. Passed - Vote 6-0

**DISCONTINUANCE OF A PORTION OF HINES ALLEY**

**VOTE (4)**

Motion by Councilor Carignan, seconded by Councilor Bilodeau:

That the Order vacating and discontinuing a portion of Hines Alley, from Chestnut Street southerly to Cross Canal Number 2, be adopted. Passed - Vote 6-0

**POWER AGGREGATION AGREEMENT FOR ELECTRICAL COSTS**

**VOTE (5)**

Motion by Councilor Bilodeau, seconded by Councilor Jean:

To authorize the City Administrator to enter into a power aggregation agreement with a provider for electrical service for the City, providing the agreement is in the best interest of the City of Lewiston. Passed - Vote 6-0

**AUTHORIZATION OF ACCEPT TRANSFER OF FORFEITURE FUNDS**

**VOTE (6)**

Motion by Councilor Bilodeau, seconded by Councilor Adams:

That pursuant to Title 15, Maine Revised Statutes Annotated, Section 5824(3) and Section 5826(6) the City Council hereby acknowledges and approves of the transfer of \$2,296.63, or any portion thereof, in the case of State of Maine vs. Gary T. Dethlefs, et all, Crime Number 94-34-P-C Patch Mountain Investigation. Being funds forfeited pursuant to court

process. It is further acknowledged that these funds shall be credited to the 'City of Lewiston Drug Enforcement Program', funds to be deposited in Account No. 590-3514050 at People's Heritage Bank. Passed - Vote 6-0

**LEWISTON MILL REDEVELOPMENT CORPORATION UPDATE**

Finance Director Richard Metivier noted a new edition of the Lewiston newsletter was just distributed and the newsletter reviews recent developments at the Mill complex.

**REPORT FROM SCHOOL COMMITTEE**

Councilor Samson was not present at this Council meeting and therefore a School Committee report was not available.

**OTHER BUSINESS**

The Youth Advisory Council public meeting will be held on April 4 and Councilors are urged to attend.

The City Administrator's Budget Presentation will be held on Thursday evening at 5:00pm.

The deadline for nominations for the Shining Stars program is coming up soon and the Mayor urged Councilors to nominate youth from their wards.

Councilor Gousse inquired about the LCIP funding for the Farwell School and Pettingill School playground.

The City Councils from Bangor and Brewer have been invited to Lewiston for a joint meeting; the date will be announced soon.

A Housing Sub-Committee activities report will be presented to the Council during the March 27 workshop.

Councilor Bernier suggested another joint meeting with the School Committee in order to discuss school violence and Lewiston's preparation for any potential issues.

The meeting with Governor King went very well and two issues that were discussed were the idea of a local option sales tax and the need for service center communities to receive additional funding.

**VOTE (7)**

Motion by Councilor Bilodeau, second by Councilor Adams:

To adjourn at 8:30 p.m. Passed - Vote 6-0

A true record, Attest:

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Kathleen M. Montejo, CMC  
City Clerk  
Lewiston, Maine