BUCKSPORT TOWN COUNCIL MEETING
7:00 P.M., THURSDAY, OCTOBER 26, 2017
TOWN COUNCIL CHAMBERS – BUCKSPORT TOWN OFFICE
AGENDA

1. **Call Meeting To Order**
2. **Roll Call**
3. **Presentation of any Town Council Recognitions**
4. **Consider minutes of previous meetings**
5. **Receive and review correspondence and documents**
6. **New Ordinances to Consider/Introduce**
7. **Discussion Items** **(Manager Clarification and Direction, or Council Discussion and/or Input on Issues)**
   a. Wilson Hall Proposal
   b. Historical Society Request – Finance Committee Recommendation
8. **Agenda Items**
   a. To approve Resolve 2018-23 to approve the use of $5,000 to assist in the roof replacement at the Bucksport Historical Society Building.
9. **Resignations, Appointments, Assignments, and Elections**
10. **Approval of Quit Claims, Discharges, and Deeds**
11. **Town Manager Report**
12. **Set Public Hearings, and/or Hold Public Hearings and Approval of any Licenses or Permits**
13. **Discussion of Items Not on the Agenda for Council and Public**
14. **Designation of Topics for Committee Assignment, and Scheduling of Committee Meeting**
15. **Adjournment**

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October 9, 2017

Town of Bucksport
Main Street
Bucksport, Maine

LETTER OF INTENT- THE WILSON HALL PROJECT

It is with excitement and enthusiasm that we, The Wilson Hall Project, submit our interest in developing the building on your property known as Wilson Hall.

Our request is to secure Designated Developer Status for a period of six months, with a three month extension if needed, to perform due diligence, explore opportunities for a potential boutique healthcare services facility, ownership, financing and ultimately negotiate an amicable proposal to purchase the property for property taxable development and will include an element of space for community organizations. The outcome will include a business model and full Design/Build concept, which will provide concept sketches for construction of the ultimate building uses. The Wilson Hall Project will periodically report progress to the Bucksport Town Council to insure mutual interests and maximize success of this exciting concept.

The Wilson Hall Project is a collaborative team of John Sites, a retired developer from Virginia who has extensive experience dealing with site selection, development, construction and sales for the Washington D. C. market, Jenny Cook, a resident of Virginia and long time resident of Old Town who has followed long term care facilities from the east coast to Texas, and Dick Campbell, a Design/ Build Contractor in Maine for 44 years who has served as a local representative for development projects from Sugarloaf to Calais, MDI, Bangor to Portland. He has combined experience in community involvement, developing, planning, designing and constructing reuse energy efficient, passive solar, green, sustainable projects. It is our hope to come together to capitalize on Bucksport's tradition, historical value and location to make this project a model for Maine.

Coastal Enterprises Inc, CEI, is also a member of our team and will lend valuable experience in building the operations model with a regional home healthcare provider who has identified a need for this unique type of project. CEI will also guide the financing of our project to insure its success.

This agreement between the Town of Bucksport and The Wilson Hall Project is for six months with a possible three month extension if mutually agreed and is for the amount of one dollar ($1.00) upon the execution of this agreement.

Sincerely,

Richard H. Campbell
321 River Road
Orrington, Maine 04474
207-745-7748
dickcampbellllc@gmail.com

John Sites
106 Sussex Street
Fredericksburg, Va 22405

Jenny Cook
1203 Yacht Basin Dr.
Colonial Heights, Va 23834

THE WILSON HALL PROJECT- AGREEMENT

This agreement between the Town of Bucksport and The Wilson Hall Project is for six months with a possible three month extension if mutually agreed and is for the amount of one dollar ($1.00) upon the execution of this agreement.

The Wilson Hall Project Agreement signature page;

Town of Bucksport Date:

_____ _____
Name Name

_____ _____
Name Name

The Wilson Hall Project Date:

_____ _____
Name Name

_____
Name

Town of Bucksport

Lessard, Susan <slessard@bucksportmaine.gov>

Proposal

Main Street Bucksport <mainstreetbucksport@gmail.com> Tue, Oct 24, 2017 at 12:03 PM
To: "Lessard, Susan" <slessard@bucksportmaine.gov>

Thank you, Sue. As a follow up, I just spoke to Maggie Drummond-Bahl who is the Program Officer at Maine Community Foundation that deals with the Steeples Fund Grant. She said that in light of this newest development, if the Council votes to accept this proposal on Thursday, we would not be eligible to apply at this time. She did not think the donor (it's just a single donor that decides how Steeple Fund moneys may be used) would support the application if the Town has made a commitment such as this to a group of private investor. There is however another deadline for the Steeple Fund on May 1.

In light of that, I wonder if the Council might want to consider a five month period of Designated Developer Status rather than six? Up to them, of course, but if they vote to pass a six month period, we will still not be eligible to apply for the up to $60,000 in matching funds to properly restore the bell tower and roof. It's a lot of money, from an outside source, that is very specific to a project like this.

Obviously if the developers are willing and able to just take on the entire project, that's great too. But, if we find ourselves in May or June, and they walk away, we're another year down the road where we've missed the opportunity to receive this money.

It would be great for the Council to factor this into their decision, not that I expect it to sway anyone one way or another, but it is a factor nevertheless. If you think it's appropriate, you can just share this email with them or I'm happy to contact them directly to let them know. And just to be clear, I'm not really advocating one or way or the other as to whether or not they should accept this proposal. I think the best and highest use for the space is private business that puts the building back on the tax rolls. But I also think that a large chunk of money, from outside the community, to fix a very specific need, makes a lot of sense.

And while I'm on it, I realize this is the only viable proposal the Council has received for Wilson Hall to date but I hope they might at least consider that others could come along that might make for a more dynamic use of the building. I completely understand that there is a need for Alzheimer's Care and I've watched my own family struggle to find appropriate care for our elders. However, I'm not so sure that a gorgeous, historic building in need of a million or more dollars is the best place for such a facility.

Why not mis to high-end condos? Why not mixed income housing that brings people from across the age spectrum to town? I understand that the Council cannot just snap their fingers and make investors with those types of projects appear but we need people in this town who will send their children to the schools, join committees, volunteer their time, run for public office, and contribute to the tax base and overall viability of the community. None of that will come from people struggling with Alzheimers and while I do not in any way want to sound heartless (because I'm really not, I swear!) I hope the Council will take into account that this proposal came along and others very well might too. And the developers who are currently interested could certainly continue to pursue the project while the building stays on the market and grant and foundation funds are utilized to stabilize the building. Just my two cents.

I'll be at the meeting Thursday night and look forward to hearing the discussion and the Council's decision.

Thanks for your time and the birthday wishes!
Brook
[Quoted text hidden]
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Main Street Bucksport
PO Drawer P
Bucksport, ME 04416
207-479-3933
mainstreetbucksport.org
https://www.facebook.com/mainstreetbucksport/

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RESOLVE #R-2018-23 TO APPROVE THE USE OF $5000 TO ASSIST THE HISTORICAL SOCIETY WITH ROOF REPLACEMENT

Whereas, the Town of Bucksport owns the property on which the Bucksport Historical Society is located, and

Whereas, the Bucksport Historical Society received a grant for the majority of the funds necessary to re-shingle the roof, and

Whereas, during the course of the project it was discovered that roof sheathing was deteriorated in some sections of the roof requiring replacement, and

Whereas, the Bucksport Historical Society had committee funding to the roof project, and the additional repairs depleted the funding for the Bucksport Historical Society,

Be it resolved by the Bucksport Town Council in town council assembled to approve the donation of the $5,000 returned from the Bucksport 225th Celebration budget to the Bucksport Historical Society to assist with the overage in the roof project budget.

Acted on October 26, 2017

Yes____No____Abstained_____

Attested by Kathy Downes, Town Clerk

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