MINUTES FOR THE CITY COUNCIL BUSINESS MEETING  
COUNCIL CHAMBERS  
THURSDAY, October 19, 2017  
7:00 P.M.

There was a pre-meeting of the City Council at 6:30 p.m. in Conference Room A.

Present: Mayor Rollins, Councilors Conti, Grant, Elliott, Blodgett, O’Brien and Day.

Absent: Councilors Wilson and Alexander.

PUBLIC HEARING: Maple Street Workforce Housing Affordable Housing Tax Increment Financing (“TIF”) District and Development Program

PUBLIC COMMENTS ON ITEM LISTED ON THE AGENDA:

CONSENT AGENDA:
17-165 City Manager (Bureau of City Clerk)
BE IT ORDERED, that the minutes of the Regular City Council Meeting held October 5, 2017 submitted by the City Clerk’s office be approved.

Motion for passage of the Consent Agenda 17-165
By: O’Brien Second by: Elliott
Yeas: 6
Nays: 0

NEW BUSINESS
17-166 Mayor and Council
BE IT ORDERED that the Council hereby approves an Order of Discontinuance regarding a portion of Wade Street which was filed with the City Clerk pursuant to 23 M.R.S.A. §3026 by vote of the Council taken October 5, 2017. The discontinuance shall be effectuated in accordance with said Order only upon determination by the City Manager that the terms and conditions of an agreement executed between the City of Augusta, FDS State of Maine, LLC, the United States and Augusta Plaza Associates, LLC have been met. The City Manager is further authorized to execute and deliver a quitclaim deed to FDS State of Maine, LLC in accordance with said agreement.

Motion to suspend further reading of 17-166
By: O’Brien Second by: Elliott
Yeas: 6
Nays: 0
Order of Discontinuance
A Portion of Wade Street

BE IT ORDERED, THAT a portion of Wade Street, described as below, be discontinued as a town way, with no public easement retained.

A portion of a public way known as Wade Street, which was acquired by action of the City Board of Aldermen taken May 15, 1922 (see City records at Vol. 18, Page 95) and August 21, 1922 (see City records at Vol. 18, Page 105), being the entire portion of said public way which is located west of Sewall Street and which terminates at the easterly boundary of property described in a deed to the State of Maine recorded in the Kennebec County Registry of Deeds at Book 1786, Page 239, and shown on the City’s tax maps as Map 27, Lot 226.

No public easement shall be retained. A public utility easement shall be retained for the benefit of the Greater Augusta Utility District across the discontinued road, as set forth in 23 M.R.S.A. § 3026-A(6).

Having given best practicable notice to all abutting property owners, the City Council hereby orders the above discontinuance. The abutting property owners, described below, have each waived damages pursuant to a separately executed agreement with the City of Augusta.

<table>
<thead>
<tr>
<th>Owner</th>
<th>Address of Abutting Property</th>
<th>City of Augusta Tax Map / Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>FDS State of Maine, LLC as successor to State of Maine</td>
<td>Wade Street</td>
<td>Map 27, Lot 233</td>
</tr>
<tr>
<td>FDS State of Maine, LLC as successor to Maine Public Employees Retirement System</td>
<td>96 Sewall Street</td>
<td>Map 27, Lot 229</td>
</tr>
<tr>
<td>FDS State of Maine, LLC as successor to Maine Public Employees Retirement System</td>
<td>84 Sewall Street</td>
<td>Map 27, Lot 235</td>
</tr>
<tr>
<td>FDS State of Maine, LLC as successor to Maine Public Employees Retirement System</td>
<td>25 Wade Street</td>
<td>Map 27, Lot 235A</td>
</tr>
<tr>
<td>FDS State of Maine, LLC as successor to State of Maine</td>
<td>109 Capitol Street</td>
<td>Map 27, Lot 226</td>
</tr>
<tr>
<td>Augusta Plaza Associates, LLC</td>
<td>48/56/60 Western Avenue</td>
<td>Map 27, Lot 195</td>
</tr>
</tbody>
</table>

So ordered and approved this 19th day of October, 2017.
Motion for passage of order 17-166
By: Day Second by: Blodgett
Yeas: 6
Nays: 0

17-167 City Manager

WHEREAS, the City of Augusta (the “City”) is authorized pursuant to Chapter 206 of Title 30-A §5250-A of the Maine Revised Statutes, as amended, to designate a specific location within the City as the “Maple Street Workforce Housing Affordable Housing Tax Increment Financing (“TIF”) District” (the “District”) and to adopt a Development Program for the District (the “Development Program”); and

WHEREAS, there is a need for new, affordable and code-compliant housing in the City of Augusta; and

WHEREAS, the Augusta Housing Authority has identified city-own lots identified on city tax Map 39, Lots 14 and 15 which are zoned appropriately for residential multi-family development; and

WHEREAS, implementation of the Development Program will help to facilitate additional investment in the City of Augusta; improve and broaden the tax base in the City of Augusta and improve the rental housing stock in the City of Augusta and the State of Maine; and

WHEREAS, the City desires to designate the Maple Street Workforce Housing Affordable Housing Tax Increment Financing (“TIF”) District, and to adopt a Development Program for the District; and

WHEREAS, it is expected that approval will be obtained from the Maine State Housing Authority, approving the designation of the District and the adoption of the Development Program for the District.

NOW THEREFORE BE IT ORDERED, that the development program, which creates the Maple Street Workforce Housing Affordable Housing Tax Increment Financing (“TIF”) District, be approved and that the City Manager is authorized to sign a Credit Enhancement Agreement with the developer consistent with the Development Program adopted herein.

Motion for passage of order 17-167
By: Grant Second by: Day
Yeas: 3 – Grant, Elliott and Day
Nays: 3 – Conti, Blodgett and O’Brien
Mayor Rollins voted in favor.
Motion passed.
**17-168 City Manager**

**BE IT ORDERED,** that the City Manager is authorized to enter into an agreement, subject to review and approval by Corporation Counsel, for an option to lease with Augusta Housing Service Corporation a three acre parcel of land located at Map 39 Lots 14 & 15.

Motion for passage of order 17-168
By: Grant Second by: Day
Yeas: 3 – Grant, Elliott and Day
Nays: 3 – Conti, Blodgett and O’Brien
Mayor Rollins voted in favor.
Motion passed.

**17-169 Mayor and Council**

**BE IT ORDERED,** that the revised City Administrative Regulations be adopted per the attached version. Furthermore, that new language in the ordinances is indicated by underline and removed language by strikeout, and upon adoption of this amendment to the ordinance, such indications shall be removed.

Motion for passage of order 17-169
By: Grant Second by: Elliott
Yeas: 6
Nays: 0

**COMMUNICATIONS**

Committee Reports
City Manager’s Report

Motion to adjourn at 8:50 p.m.
By: O’Brien Second by: Day
Yeas: 6
Nays: 0

Respectfully submitted,
Roberta L. Fogg, City Clerk
October 19, 2017