



THE CITY OF AUGUSTA

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WILLIAM R. BRIDGEO, CITY MANAGER

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TO: Mayor and City Council
FROM: City Manager Bill Bridgeo
RE: Administrative Report
DATE: April 28, 2014

Meetings:

On Thursday, May 1, 2014 beginning at **6:30pm** there will be a City Council Business Meeting immediately followed by a Budget Review Meeting in Council Chambers. There will be no pre-meeting. As the Budget Review Schedule indicates, we will cover the School Department budget as well as The Department of Finance and Administration.

There will be a Senior Staff Meeting on Friday May 2nd at 9:15 AM at the **City Center** in Conf. Rm. A. Please note this change in meeting place.

Other Items:

As I mentioned during the budget workshop last week, the Augusta Housing Authority (AHA) is working with housing developer Kevin Bunker on a plan to convert the former Hodgkins School to elderly housing. As contemplated, the deal would involve a long term lease from the City for the property. The AHA would create a for-profit subsidiary so as to take advantage of both federal and state historic tax credits. It would also need to succeed in securing low-income housing tax credits from the Maine State Housing Authority. For the City's part, the lease payment would be nominal and a tax increment financing agreement would be required. Depending on how the project costs out, there may be some opportunity for the City to negotiate a payment-in-lieu-of-taxes (PILOT) as part of the package.

The benefits to the City with this proposal include reuse of a public building that is in a state of significant disrepair (including the presence of asbestos and mold); the creation of a substantial number of new affordable elderly housing units; a project that compliments the surrounding neighborhood; and follow-through on the City's goal of working more closely with the AHA.

I have a meeting tomorrow afternoon to go over in more detail what Mr. Bunker and AHA Director Amanda Bartlett have in mind and will share that with you. The Council order on this Thursday's agenda would authorize me to negotiate the particulars of an agreement (in consultation with the City Attorney) and bring back a final draft for your review and approval. This process and the elements discussed above are almost identical to the two senior housing projects that the City has entered into with non-profit developer Cyndy Taylor of Housing Initiatives Old City Hall and the Flatiron Building).

In response to an e-mail inquiry today from Councilor Paradis, I advised that as of last week the asphalt plants are open for the season and our DPW crews are beginning the process of addressing the numerous street defects resulting from the rough winter. As long as the weather cooperates (hot patch and cold rain don't mix well) we will do our best to remedy the current conditions. Also, the State has started its capital improvement program for the season and is milling Eastern Avenue as I write this. Tomorrow morning, I am hosting a meeting of the MDOT project manager (Ernie Martin) for the Mt. Vernon Avenue reconstruction project and GAUD General Manager Brian Tarbuck and DPW Director Lesley Jones and me to discuss project timing, in particular that of the interim overlay MDOT has proposed. I will advise you of the outcome of that discussion.

Finally, Chief Gregoire (our intrepid advocate for proper channels for charitable donations) has advised me of a couple of upcoming PD-related events of note. I encourage you to participate to the extent possible:

- May 15th is Maine Law Enforcement Officer Memorial Service. This will take place at 11:00 am at the memorial on State Street. A procession of law enforcement officers will leave APD at 10:45 and march to the service. The ceremony takes less than an hour.
- Shortly thereafter, beginning at about noon on May 15th members of the police department will be going to Mt. Hope cemetery to lay wreaths at the locations of our two officers who died in the line of duty. Rufus Lishness and Selden Jones. Sgt. Behr will read the news articles on each of the officer's deaths. Ceremony should be less than 15 mins.
- May 21st at 6:30pm at the City Center, Sgt. Christian Behr will be presenting "The History of the Augusta Police" for the Kennebec Historical Society. For more information they can call KHS at 622-7718.

C: Department and Bureau Directors
Augusta Legislative Delegation