



Town Manager's Report to the Town Council

Town of Winslow - In the heart of Central Maine representing People, Pride and Progress.

Submitted by:
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VISIT FROM WATERVILLE CITY HALL

Representatives from Waterville City Hall have accepted an invitation from Winslow Town Council Chairman Gerald Saint Amand to attend our March 12th Town Council Meeting.

Mayor Karen Heck, City Council Chairman Charles Stubbert and City Manager Mike Roy will be at our meeting to make introductions and to reflect upon the many things that our two communities are successfully collaborating on.

Attached to this report is a spreadsheet I have created that summarizes all of our collaborative regional relationships. As you will see I estimate those relationships save the Town of Winslow approximately \$3,119,833. If we consider only those collaborative relationships that include the City of Waterville our savings is estimated to be \$2,989,289.

Also at this meeting we will be conducting our annual review of our contract with the City of Waterville for Fire Chief Services (see attached contract). As I have done in the past, I highly recommend that we continue with this contract which is working very well for us.

LOHMANN TIF AMENDMENT

In your packet is Order No 4-2012, which if approved will authorize the amendment of the existing Lohmann TIF to include an additional 6.2 acres of land plus improvements. The TIF amount has actually been reduced by \$1,598,100 because personal property was removed from the original TIF. The second reading of this Order will need to be waived in order to meet the DECD's submission deadline.

Since the inception of their TIF in 2010, Lohmann has added 12 new jobs and they plan to add 9 more by July of 2012.

SCOTT PAPER TIF DISSOLUTION

Also in your packet is Order No 3-2012, which if approved will authorize the Dissolution of Scott Paper Municipal Development and Tax Increment Financing District. This district was established in 1996 for the Scott Paper Company and was intended to remain in effect until 2015.

Since this TIF is no longer needed I am requesting that the second reading of this order be waived so that it does not interfere with the Lohmann TIF amendment.

ORION ROPEWORKS CDBG

As I mentioned last month, Orion Ropeworks (Orion) is planning to purchase equipment from outside the United States and then relocate the equipment to the Winslow facility, which will result in approximately 25 new jobs. To complete the equipment acquisition Orion needs approximately \$400,000 in CDBG funds.

In February I submitted a Letter of Intent on Orion's behalf to the DECD and they responded by inviting us to submit a CDBG application with a deadline of March 30th.

In your packet is Resolution No 10-2012, which if approved will authorize me to submit a CDBG application on behalf of Orion in the amount of \$400,000. I will be working with Orion and Darryl Sterling of the Central Maine Growth Council to finalize the application before the March 30th deadline.

Also in your packet is Resolution No 11-2012, which if approved will authorize me to sign an MOU with Orion, which is needed to clarify the responsibilities of both parties as they relate to the CDBG grant if it should be awarded.

TOWN CDBG APPLICATION?

As you may recall we have roof and other repairs that are needed at our Industrial Building. In the past I have considered applying for a CDBG Economic Development (ED) grant to help pay for the cost of improvements but the ED grant requires some form of job creation.

With Orion's ongoing expansion plans they will be adding approximately 25 new employees. If we are successful with their CDBG application then they are only required to create 15 new jobs (1 job for every \$30,000 in grant funds). That leaves 10 new jobs that we could use to support an ED grant on the Town's behalf to make improvements at our Industrial Building.

I estimate the costs of improvements as follows:

\$126,840 > Roof Repairs & Replacement

\$70,000 > Sewer System Upgrade

\$32,000 > Replace 3 Furnaces

Total project cost is **\$228,840**. The ED grant requires a 1:1 match so our share of the project would be \$114,420. Therefore, we could apply for an ED grant in the amount of \$114,420, which will require the creation of 4 new jobs. Since Orion leases space at our Industrial Building and the improvements will help support their expansion efforts then we can use 4 of the new jobs created by them for our application. If we intend to apply we need to submit a letter of intent on or about April 1st.

I will discuss this further at the March 12th Town Council meeting.

LIVE BROADCAST OF COUNCIL MEETINGS

Time Warner Cable is willing to provide us with a live broadcast feed to the Fairfield CATV office for a one time cost of \$5,000 so that our Council meetings could be broadcast live. The cost could be deducted from our franchise fees

paid to us by them. This year those fees totaled \$71,554 and we budgeted to receive \$58,000.

I will discuss this further at the March 12th meeting.

FORECLOSURES

On February 23rd we foreclosed on six (6) properties, three of which contained structures. I will now be sending the prior owners a letter articulating the cost and process for them to redeem their property if they wish.

ANNUAL REVIEW

In the Council Packet is an envelope with the material needed to complete my annual review, which is due this month.