

**BUCKSPORT INFRASTRUCTURE & PROPERTY COMMITTEE
MEETING
6:00 P.M., THURSDAY, JANUARY 28, 2021**

This meeting will be held virtually and can be viewed on local cable channel 1303 or via the internet by going to townhallstreams.com and selecting Bucksport. You can email questions or comments prior to or during the meeting to slessard@bucksportmaine.gov or call during the meeting at 469-7368

- 1. Roll Call**
- 2. Election of Chair**
- 3. 27 Main Street Proposals**
- 4. Request from Dino Kisamitakis for Parking on Franklin Street**
- 5. Adjournment**

Committee Members:

**Mark Eastman
Paul Bissonnette
Ed Rankin, Jr.**

January 12, 2021

Ms. Sue Lessard
Town Manager
Town of Bucksport
50 Main Street
Bucksport, Me 04416

Ms. Lessard,

Please accept this as our formal interest in collaborating with the Town on the parcel it owns on Main Street. For over 50 years, Penquis has been working to eliminate the causes of poverty in the Eastern Maine region. We accomplish this work through a comprehensive set of programs and services in lock step with many local, state and federal partners. For nearly 20 years we have been active in developing affordable housing. We have developed over 300 rental homes in Penobscot, Waldo and Hancock counties for families and for older Mainers.

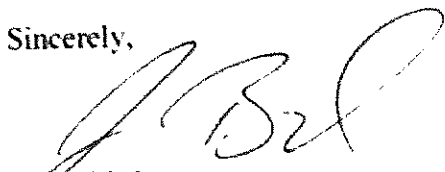
We would welcome the opportunity to help address the Town's affordable housing needs by developing the site into housing for older Mainers (those 55 and older) who make 60% or less of area median income. We envision 35-40, mostly one bedroom units, in a 2 or 3 story building with sufficient onsite parking. We also will explore the possibility of adding some commercial space to the ground floor.

We would expect the investment to exceed \$6 million of hard construction costs and it would be funded through a combination of hard debt, MaineHousing financing and private investment.

If the Town were willing to partner with us, we would propose entering into an option agreement with an initial term of one year, allowing us to complete our due diligence and financing application. We would request a \$1 acquisition price. If we are not able to make the project viable, we would provide the Town with all of our field reports and due diligence so that a future developer will have a better understanding of the property from the start. That work will include soil testing and test borings, natural resource investigations, topography and other architectural and engineering work. We estimate the value of this work to be over \$30,000.

I look forward to discussing this with you and Council.

Sincerely,



Jason Bird
Housing Development Director

262 Harlow Street	(207) 973-3500
PO Box 1162	Fax (207) 973-3699
Bangor, Maine 04402	TDD (207) 973-3520
www.penquis.org	1-800-215-4942



Lessard, Susan <slessard@bucksportmaine.gov>

(no subject)

1 message

Sara Hayman <rev.sara.hayman@gmail.com>

Wed, Jan 13, 2021 at 1:50 PM

To: "Lessard, Susan" <slessard@bucksportmaine.gov>

Cc: Jeanette Tardif <fidratj@gmail.com>, Mary Jane Bush <maryjanebush@gmail.com>, Valorie Shaffner <valorie1949@gmail.com>, Geoffrey Bellows <g.bellows@yahoo.com>, Lilly McCoy <lilly.mccoy@bucksportbayhealth.org>

Hello, Sue.

This is Sara Hayman, Board President at BBHCC.

I hope you're doing well, particularly given all that's going on in the world now.

I'm following up now (much later than I intended) to ask for your input and assistance re: BBHCC's MOU and our arrangement re: having a Town Council Representation on our Board. Jim Morrison is our Board Liaison and he hasn't been able to be present at meetings for at least 7-8 months, maybe longer. I sent an email 4 months and didn't hear back and I understand that it's been a particularly hard year for him personally.

We would love to have him back on the Board, and, if that's not possible, then we'd appreciate having another council member be a part of the BBHCC Board. We deeply value our roots and partnership with the Town of Bucksport!

Many, many thanks for your input and assistance here.

Sincerely,

Sara Hayman

cell/text: 207-610-2872



Lessard, Susan <slessard@bucksportmaine.gov>

Housing

2 messages

Kathleen Coogan <tworiverskc@aol.com>

Thu, Jan 14, 2021 at 6:32 PM

To: slessard@bucksportmaine.gov

Susan, I want to convey my strong support for the Penquis housing proposal. The need for more low and moderate housing is critical and this proposal will provide positive results. Thank you.

Kathleen Coogan, Broker
Two Rivers Realty, LLC
207-632-5246
Sent from my iPhone

Lessard, Susan <slessard@bucksportmaine.gov>

Thu, Jan 14, 2021 at 6:34 PM

To: Jim Morrison <jmorrison@bucksportmaine.gov>, Paul Bissonnette <pbissonnette@bucksportmaine.gov>, Dan Ormsby <dormsby@bucksportmaine.gov>, Ed Rankin <erankin@bucksportmaine.gov>, Kathy Downes <kdownes@bucksportmaine.gov>, Peter Stewart <pstewart@bucksportmaine.gov>, "Eastman, Mark" <meastman@bucksportmaine.gov>, Jacob Gran <jgran@bucksportmaine.gov>

Another letter regarding Penquis

Susan Lessard | Town Manager

Town of Bucksport, Maine | Incorporated June 25, 1792
50 Main Street | P.O. Drawer X | Bucksport, Maine 04416
207.469.7368, ext. 226 (office) | 207.469.7369 (fax)
slessard@bucksportmaine.gov | www.bucksportmaine.gov

Under Maine's Freedom of Access law, all email and email attachments received or prepared for matters concerning Town business are likely to be regarded as public records which may be inspected by any person upon request, unless otherwise made confidential by law. If you have received this message in error, please notify this office immediately by return email. Thank you in advance for your cooperation.

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Lessard, Susan <slessard@bucksportmaine.gov>

Penquis Main St. Proposal

2 messages

Pearl Swenson <pas770@gmail.com>
To: "Lessard, Susan" <slessard@bucksportmaine.gov>

Thu, Jan 14, 2021 at 6:12 PM

Dear Sue & Town Council members,

Please strongly consider inviting the Senior Resource Committee members to all meetings concerning the Penquis housing developments in Bucksport.

There could not be a group of seniors MORE interested in developing much needed housing which would enable us to stay right here in our own home town.

Pearl Swenson, Volunteer
Senior Resource Committee

Lessard, Susan <slessard@bucksportmaine.gov> Thu, Jan 14, 2021 at 6:13 PM
To: Jim Morrison <jmorrison@bucksportmaine.gov>, Paul Bissonnette <pbissonnette@bucksportmaine.gov>, Dan Ormsby <dormsby@bucksportmaine.gov>, Ed Rankin <erankin@bucksportmaine.gov>, Kathy Downes <kldownes@bucksportmaine.gov>, Peter Stewart <pstewart@bucksportmaine.gov>, "Eastman, Mark" <meastman@bucksportmaine.gov>, Jacob Gran <jgran@bucksportmaine.gov>

Another Penquis related email.
Sue

Susan Lessard | Town Manager
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Lessard, Susan <slessard@bucksportmaine.gov>

Comments on Town Council Agenda Item by Penquis

2 messages

Mary Jane Bush <maryjanebush@gmail.com>
To: "Lessard, Susan" <slessard@bucksportmaine.gov>

Thu, Jan 14, 2021 at 5:57 PM

Dear Susan,

Please share with town councilors my support for further reviewing the proposal by Penquis on the 27 Main Street property. For over 20 years the need for moderate income housing has been identified in multiple Comprehensive Plans, studies, and most recently in the Project ADAPT report, Heart and Soul recommendations, and the Age and Ability Friendly action plan.

The Penquis proposal will look at the potential use of this property for both residential and commercial use. Additionally, this organization has a strong track record of successfully developing similar properties in Bangor and northern Maine communities.

I hope the council will thoroughly review this proposal and also include the input from the town's Age and Ability Friendly Leadership Team.

Thank you!

Mary Jane
Mary Jane Bush
406 Bucksmills Road
Bucksport, Maine 04416
207-469-2335

Lessard, Susan <slessard@bucksportmaine.gov>

Thu, Jan 14, 2021 at 6:01 PM

To: Jim Morrison <jmorrison@bucksportmaine.gov>, Paul Bissonnette <pbissonnette@bucksportmaine.gov>, Peter Stewart <pstewart@bucksportmaine.gov>, Dan Ormsby <dormsby@bucksportmaine.gov>, Ed Rankin <erankin@bucksportmaine.gov>, "Eastman, Mark" <meastman@bucksportmaine.gov>, Kathy Downes <kldownes@bucksportmaine.gov>, Jacob Gran <jgran@bucksportmaine.gov>

Another email related to the Penquis proposal.
Sue

Susan Lessard | Town Manager
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Lessard, Susan <slessard@bucksportmaine.gov>

Penquis proposal

2 messages

Michelle Rhodes <micrhodes408@gmail.com>
To: Susan Lessard <slessard@bucksportmaine.gov>

Thu, Jan 14, 2021 at 5:52 PM

Hello Susan,

I am a member of the Senior Resource Committee, a retiree living in Bucksport and a realtor at Two Rivers Realty. I want to express my support for the Penquis proposal and ask the Town Council to seriously consider it; Bucksport needs to provide/develop moderate income housing for senior citizens.

Thank you,

Michelle Rhodes

Lessard, Susan <slessard@bucksportmaine.gov>

Thu, Jan 14, 2021 at 5:54 PM

To: Paul Bissonnette <pbissonnette@bucksportmaine.gov>, Peter Stewart <pstewart@bucksportmaine.gov>, Dan Ormsby <dormsby@bucksportmaine.gov>, Ed Rankin <erankin@bucksportmaine.gov>, "Eastman, Mark" <meastman@bucksportmaine.gov>, Jim Morrison <jmorrison@bucksportmaine.gov>, Kathy Downes <kldownes@bucksportmaine.gov>, Jacob Gran <jgran@bucksportmaine.gov>

An email I received just a few minutes ago about the Penquis proposal.

Sue

Susan Lessard | Town Manager

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Lessard, Susan <slessard@bucksportmaine.gov>

Penquis

2 messages

David Doane <drdoane08@gmail.com>

Thu, Jan 14, 2021 at 5:51 PM

To: Sue Lessard <slessard@bucksportmaine.gov>

It was with interest that I read in today's Enterprise that Pinquis has expressed some interest in our Downtown Vacant lot. As pointed out in several studies Bucksport could use additional low to moderate-income housing and I believe we should extend them the invitation to provide such a proposal to the town for consideration.

Thank You
David Doane
Silver Lake Rd
Bucksport, ME

Please join me on twitter @drdoane08

" I CHOOSE to Live with ALS rather than Die with ALS"

ALS is not an incurable disease, it is an underfunded disease.



Lessard, Susan <slessard@bucksportmaine.gov>

Thu, Jan 14, 2021 at 5:55 PM

To: Paul Bissonnette <pbissonnette@bucksportmaine.gov>, Peter Stewart <pstewart@bucksportmaine.gov>, Dan Ormsby <dormsby@bucksportmaine.gov>, Ed Rankin <erankin@bucksportmaine.gov>, "Eastman, Mark" <meastman@bucksportmaine.gov>, Jim Morrison <jmorrison@bucksportmaine.gov>, Kathy Downes <kldownes@bucksportmaine.gov>, Jacob Gran <jgran@bucksportmaine.gov>

Another email that I just received regarding the Penquis proposal.
Sue

Susan Lessard | Town Manager

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU"), is made and entered into as of January 15, 2021.

BETWEEN: **The Town of Bucksport**, a municipality organized and existing under the laws of Hancock County of the State of Maine, with its office located at:

50 Main Street
PO Drawer X
Bucksport, ME 04416

AND: **John Gordon**, an individual with his main address in Bucksport, Maine:

17 Bayview Avenue
Bucksport, ME 04416

1. PURPOSE AND SCOPE

The purpose of this MOU is to clearly identify the roles and responsibilities of each party as they relate to 27 Main Street. In particular, this MOU is intended to assist the Town of Bucksport successfully design a project plan for 27 Main Street that will lead to development of the property and in return the Town of Bucksport will pay Mr. Gordon for his services. Mr. Gordon has agreed to waive payment requirements if he is selected as either the architect or developer of the project.

2. BACKGROUND

The Town of Bucksport, which is located in Hancock County in the State of Maine owns a parcel of land located at 27 Main Street and has been unsuccessful in selling this land since it took ownership in 2014. John Gordon is a local architect, who resides in Bucksport, and has a strong affinity to see the Town prosper and believes that he can prepare an architectural concept design that will help to sell the property located at 27 Main Street.

3. TOWN OF BUCKSPORT'S RESPONSIBILITIES UNDER THIS MOU

The Town of Bucksport shall undertake the following activities:

- a. The Town will provide any documents pertaining to 27 Main Street that will help Mr. Gordon with his work such as a land survey.
- b. The Town will continue to maintain the property's appearance.
- c. The Town will pay Mr. Gordon for his services not to exceed \$10,000.

4. JOHN GORDON'S RESPONSIBILITIES UNDER THIS MOU

Mr. Gordon shall undertake the following activities:

- a. Mr. Gordon will complete a feasibility study for the highest and best use of 27 Main Street.
- b. Mr. Gordon will prepare a concept design that is code compliant and that takes into account site impacts for development.
- c. Mr. Gordon will prepare a concept design of a finished project that includes land and building improvements.
- d. Mr. Gordon's concept design drawings will likely include site plan, floor plan(s), exterior elevations and 3D sketch perspective.
- e. Mr. Gordon will waive his right to payment if he is selected as either the developer or architect of the project that takes place at 27 Main Street.

5. UNDERSTANDINGS

It is mutually understood and agreed by and between the parties that this MOU will be in effect for 12 months after the acceptance of the MOU ending on the date of January 15, 2022. Upon completion of the finished product, if Mr. Gordon is not interested in becoming the owner/developer for the project, the Town agrees to recommend Mr. Gordon as the architect to the party that becomes the developer. If Mr. Gordon is neither the developer nor the architect of the project, The Town of Bucksport agrees to pay Mr. Gordon a fee for his services not to exceed \$10,000. Mr. Gordon agrees to prepare a concept design that will help bolster the town's opportunity to sell the property located at 27 Main Street with a project or building(s) that is code compliant. Mr. Gordon agrees to waive his right to payment if he is selected as either the developer or architect of the project that takes place at 27 Main Street.

6. SIGNATURES

Susan Lessard
Town Manager
Town of Bucksport

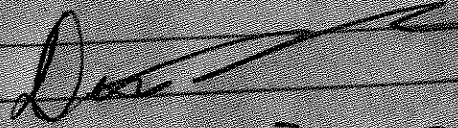
Date

John P. Gordon, AIA
john gordon | architect
Bucksport, Maine

Date

1/13/21

Hello. to everyone concerned I
Dino Kusmitka's owner of 70 Franklin
would like to purchase the adjoining
property may 32 lot 133 from the
town to increase my parking.
my builder is a 7 unit unit
four spots.



207.949-3537



* = map 32 Lot 133

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