



TOWN OF WINSLOW, MAINE

OFFICE OF TOWN MANAGER
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Monthly Report to the Town Council – January 11, 2021

Happy New Year!

December was a short month with the holidays, but we accomplished a lot!

Sale of Tax Acquired Properties

17 Minnow Lane closed on December 30. The Town received a check in the amount of \$37,000 after commission was paid to the realtor. Lots 77-001 and 78-002 were purchased by Tom and Betty-Ann Davis for \$12,010. The check was received on December 16.

The bid opening for the Maple Ridge Farm was on December 29, 2020. We received 3 bids. High bid was \$175,000. Chris Franklin at MFT is in agreement with the bidder's proposal and the bid acceptance is on the agenda for tonight's meeting.

55 Ellis Road is under contract for \$55,000. As stated in my last report the property is in very poor condition, the roof having failed some time ago and with significant interior damage to the ceilings and walls as a result. The realtor also found evidence of new active leaks after the last rainstorm we had just prior to Christmas. The house is likely not salvageable which reduces the value of the property to the value of the land. Based on discussions with the realtor the \$55,000 offer was reasonable given the property's deficiencies. Expect the property to close on or before February 4, 2021.

79 Clinton Avenue remains listed for \$75,000. We received an offer of \$25,000 which we declined. That property was listed below assessment due to the fact that the house has no furnace, and the rear portion of the roof is in very poor condition and in danger of collapse, however the realtor thinks we can expect better offers closer to spring when house flippers will be getting active again.

The abutter that showed interest in South Reynolds Rd Lot 3-H has not responded to the proposed \$5,000 sales price. I reached out to her again on January 4 and am awaiting a response.

Orion Ropeworks Building

Orion has tendered an offer of \$1.8 million for the space they occupy at the Industrial Building on Heywood Road. The Town has countered at \$2.35 million based on discussions among the Council with the realtor. The list price of \$2.6 million is at the low end of market value, and the property could be worth much more on the commercial market. However, it is in the Town's best interests to keep Orion Ropeworks in town. They are experiencing rapid growth and they employ approximately 40 people, some of whom have been there for more than 30 years.

Sale of Vehicles

Vehicle auctions are currently ongoing on the Public Surplus website. The old Quint ladder truck, the Fire Rescue unit and a 2001 Ford pickup are currently listed at www.publicsurplus.com. The Town of



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Unity has shown significant interest in the ladder truck. The links to all 3 auctions were also posted on the Town's website and Facebook pages. Bidding closes on January 14.

Projects

The bid opening for the 2020 Benton Avenue Storm Sewer project was held on December 18. Seven bids were received ranging from a low of \$1.36 million to a high of \$2.83 million. As hoped when the bids for both the storm sewer and Kennebec Water District were advertised the same contractor won both projects. This will make coordinating the work between both agencies much easier. Ranger Construction is the presumptive winner.

Budget Preparation

Budget development is ongoing. I am working with department heads to gather their numbers and hold meetings to determine budget priorities.

Respectfully submitted by,
Erica LaCroix
Town Manager