

Mayor Casavant called the meeting to order at 6:30 p.m.

There were no adjustments to the agenda.

Orders of the Day:

Motion by Councilor McCurry, seconded by Councilor Clearwater to grant the order.
Vote: Unanimous.

- Increase homeownership within the community from 48% to 51% by January 1, 2026;
- Create at least two hundred (200) ‘next home’ opportunities by January 1, 2026 (a ‘next home’ refers to a home that provides for more space to serve a growing family);
- Create at least 200 first time homeownership opportunities, meaning that they are affordable to households between 80% to 120% of median income;
- Create or preserve ninety (90) units of affordable rental units per year for five years, with half of the units targeted to serve the 40% to 80% median income community and a desired goal of having at least half the units being created by new construction; and
- Rehabilitate at least sixty-five (65) rental units per year for the next three years so that the units are healthy homes and lead free.

Motion by Councilor Clearwater, seconded by Councilor McCurry to grant the order.

Vote on order, as amended: 8/1; Councilor St. Cyr opposed.
Councilors Emhiser, McCurry, Quattrone, Clearwater, Belanger, Ready, Ortiz and Lessard in favor. Motion carries.

2020.104

IN BOARD OF CITY COUNCIL..NOVEMBER 10, 2020

BE IT ORDERED, that the City Council of the City of Biddeford does hereby authorize the City Manager, or his designee, to enter into a Joint Development Agreement with TOM WATSON & CO., LLC (aka Port Properties) to further the redevelopment of the so-called Saco-Lowell Building, located at 59 Elm Street for the purposes of establishing a credit enhancement agreement.

Motion by Councilor McCurry, seconded by Councilor Lessard to move into Executive Session per 1MRSA 405(6)(C)...Economic Development.
Vote: Unanimous. Time: 6:56 p.m.

Motion by Councilor McCurry, seconded by Councilor Clearwater to move out of Executive Session.
Vote: Unanimous. Time: 7:39 p.m.

Motion by Councilor Belanger, seconded by Councilor Lessard to grant the order.

Motion by Councilor Belanger, seconded by Councilor Lessard to amend the JDA as follows:

- In Section 2, wherever it currently provides any decision to be TWC's "sole and absolute discretion" shall be changed "subject to the City's consent which won't be unreasonably withheld or delayed."
- In Section 2, removal of the requirement that TWC's lenders consent is required.
- The addition of the word "at" after the first comma in subsection (3) of Section 2.
- The insertion of agreed upon timeliness to meet required goals.
- The provision that any breach by TWC will result in the loss of the Credit Enhancement

Vote on amendments: 7/2; Councilors McCurry and Ready opposed.
Councilors Emhiser, St. Cyr, Quattrone, Clearwater, Belanger, Ortiz and Lessard in favor.
Motion carries.

Motion by Councilor Belanger, seconded by Councilor Clearwater to further amend the JDA to include language that the City Manager may not execute the JDA until TOM WATSON & CO., LLC, or an affiliate, enters into an agreement to acquire and develop the property at or near 30 Gooch Street and commits to not request any credit enhancement from the City in connection with its development of said additional property.
Vote on second amendment: Unanimous.

Vote on order as amended: 5/4; Councilors McCurry, Ortiz, Ready and Quattrone opposed.
Councilors Emhiser, St. Cyr, Clearwater, Belanger and Lessard in favor.
Motion carries.

2020.105 IN BOARD OF CITY COUNCIL..NOVEMBER 10, 2020
BE IT ORDERED, that the City Council of the City of Biddeford does hereby authorize the sale of property on Acorn Street, to be split equally between the two abutting property owners in the amount of \$5,000, plus associated costs involved in transferring ownership of the property.

Motion by Councilor McCurry, seconded by Councilor Lessard to grant the order.
Vote: Unanimous.

Public Addressing the Council...(5 minute limit per speaker; 30 minute total time limit):
One citizen addressed his comments to the Council.

City Manager Report:

City Manager, James Bennett had the following items:

- Publicly thanked the City Clerk, Carmen Morris and all who were involved in last week's election. He is pleased with how well everything went leading up to and on election day.
- The City is seeking citizen input on the proposed designs for the Lincoln Street greenspace.
- The dredging of Biddeford Pool is currently underway.
- As a result of the current spikes in COVID cases, as well as the most recent Governor's Order, face coverings are now required to enter any city building. Anyone needing to access a city building and cannot wear a face covering will need to contact the appropriate department to make alternate arrangements.

Other Business:

Councilor Clearwater: echoed the thanks to Carmen, her Staff and all the election workers. She is grateful for the great job everyone did.
She thanked the Heart of Biddeford for the wonderful Halloween event they put on; and she encouraged folks to check out the pictures on the HOB website.

She noted that the holiday lighting is underway and hopes that folks will make their way downtown during the holiday season to check it out.

Councilor Ready: feels that it is important to promote public awareness of the Comp Plan. He congratulated Carmen on the success of last week's election. He noted that Carmen had applied for and was awarded a Grant in the amount of \$261,721.50 to help cover the costs for the additional election-related expenses due to the pandemic, which saved the City a lot of money.

Councilor McCurry: informed the public that smoke tests are being conducted in the city's sewer system to help determine where combines sewer still needs to be worked on. This testing also helps with the DEP plan for the next five years. He suggested to multi-unit buildings, when putting out their trash and recycling containers, to put the trash containers together and the recycling containers together, as this makes it much easier for the pickup operations.

Council President Addressing the Council: With tomorrow being Veterans Day, he thanked all our Veterans for their service. He also thanked the City Clerk, Carmen Morris for a job well done with last week's election. He also recognized Holly Culloton's group, Stand Up for Social Justice for all they did on election day, as well as Domino's and Otto's pizza for the free pizza deliveries.

Motion by Councilor Clearwater, seconded by Councilor Belanger to adjourn.
Vote: Unanimous. Time: 8:27 p.m.

Attest by: _____
Carmen J. Morris, City Clerk