Please Check the Town Website (www.bridgtonmaine.org) For Meeting Cancellation Notices.

BRIDGTON BOARD OF SELECTMEN'S MEETING AGENDA

DATE: Tuesday, July 27, 2021

TIME: 5:00 P.M.

PLACE: Board of Selectmen's Meeting Room, 10 Iredale Street, Bridgton Please join the meeting from your computer, tablet or smartphone.

https://www.gotomeet.me/BridgtonMaine/bos

You can also dial in using your phone. United States (Toll Free): 1 866 899 4679 United States: +1 (571) 317-3116

Access Code: 189-387-141

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

https://global.gotomeeting.com/install/189387141

- 1. <u>Call to Order</u>
- 2. Pledge of Allegiance
- 3. Approval of Minutes
 - a. July 13, 2021
- 4. Public Comments on Non-Agenda Items (Each speaker may be limited to 3 minutes.)
- 5. <u>Committee/Liaison Reports</u>
- 6. Correspondence, Presentations and Other Pertinent Information
 - a. Presentation of Concept Plan for the Re-Development of the Memorial School; Bridgton Economic Development Corp
- 7. New Business
 - a. Awards and Other Administrative Recommendations
 - 1. New Road Name, Timshel Road (Map 2, Lot 37-2); E-911 Addressing Officer
 - 2. Woodard and Curran Bridgton Sewer Extension Preliminary Engineering Report (PER) and Environmental Review (ER); Brent Bridges, P.E.
 - 3. Disposal of Tax Acquired Property; Deputy Town Manager
 - 4. Jumpstart Bridgton Business; Community Development Director
 - 5. Adoption of Domestic Partner Coverage
 - b. Permits/Documents Requiring Board Approval
 - 1. MMA Annual Election Vice-President and Executive Committee Members
 - 2. Marijuana Establishment License Applications
 - a. Medical Marijuana Registered Dispensary to Wellrick, Inc. at 152 Portland Rd
 - b. Adult Use Marijuana Cultivation Facility to Wellrick, Inc. at 152 Portland Rd
 - c. Adult Use Marijuana Store to Wellrick, Inc. at 152 Portland Rd
 - 3. Victualer's License to Standard Gastropub (233 Main Street)
 - 4. Certificate of Commitment of Sewer User Rates Commitment #253
 - c. Selectmen's Concerns
 - d. Town Manager's Report/Deputy Town Manager's Report

- 8. Old Business (Board of Selectmen Discussion Only)
 - a. Wastewater Status Update
 - b. Streetscape: Upper and Lower Main Street Status Update
 - c. Request to Purchase Town Owned Property on Kendall Ham Drive
- 9. <u>Treasurer's Warrants</u>
- 10. Public Comments on Non-Agenda Items (Each speaker may be limited to 3 minutes.)
- 11. Dates for the Next Board of Selectmen's Meetings

August 10, 2021 August 24, 2021

12. Adjourn

Future Agenda Items:

1. Workshop for Review of Committees

Town Manager's Notes Board of Selectmen's Meeting July 27, 2021

- 1. Call to Order
- 2. Pledge of Allegiance
- 3. Approval of Minutes
 - a. July 13, 2021

Suggested motion: Move to approve the July 13th Meeting Minutes.

- 6. Correspondence, Presentations and Other Pertinent Information
 - a. The Bridgton Economic Development Corp (BEDC) will be providing a presentation of their Concept Plan for the Re-Development of Memorial School.

7. New Business

- a. Awards and Other Administrative Recommendations
 - 1. In your binder, is a private road name request from Matthew and Emily Delamater (Map 2 Lot 37-2). The E-911 Addressing Officer recommends Timshel Road. Please refer the application.
 - Suggested motion: Move to approve Timshel Road for the private road sited on Map 2 Lot 37-2.
 - 2. The Town submitted earmark requests to Senators King and Collins for three extensions to the sewer system currently under construction: specifically, Route 302 from Creamery Street to Route 93, 400' on South High Street, and along Sustainable Way to the Mount Henry Subdivision. Application, if approved, will be also made to the USDA Rural Development and the Economic Development Agency for both grants and funding. Application to the Agencies require a Preliminary Engineering Report (PER) and an Environment Review (ER). The cost estimate submitted by Woodard & Curran for the scope of work is a lump sum of \$20,000. It is suggested that the funding come from the Sewer Department Unrestricted Fund Balance. Please refer to the paperwork in your binder.

Suggested motion: Move to approve Woodard & Curran Work Order #5 for a lump sum fee of \$20,000 with the funds to come from the Sewer Department Unrestricted Fund Balance.

- 3. In your binder, please find a list of tax-acquired properties to put out to bid pursuant to Article 24 Town Meeting Warrant (June 8, 2021). Please note the suggested minimum bids and required deposits.
 - Suggested motion: Move to approve placing the listed properties out to bid.
- 4. The Community Development Director has provided a PowerPoint presentation on re-starting the Micro-Loan Program. A copy of the presentation is in your binder.
- 5. In your binder, please find information provided by the Maine Municipal Employee Health Trust (MMEHT) regarding allowing health care for domestic partners. The current Personnel Policy recognizes domestic partners, but the MMEHT requires a formal vote by the Board beyond your approval of the Policy. To conform to their requirements a revision is also made to the Personnel Policy (pertinent section is in your binder with the updated language in red).

Suggested motion: Move to adopt Domestic Partner Coverage and the revision to the Town's Personnel Policy.

- b. Permits/Documents Requiring Board Approval
 - 1. Annually Maine Municipal Association (MMA) holds an Election. This year, Towns are electing a Vice-President and three (3) Executive Committee Members. Please refer to the information provided by MMA found in your notebooks.

Suggest Motion: Move to approve the slate of officers proposed by the MMA Nominating Committee.

- 2. Marijuana Establishment Licenses Applications
 - a. Medical Marijuana Registered Dispensary to Wellrick, Inc. Suggested Motion: Move to approve a Medical Marijuana Registered Dispensary License to Wellrick, Inc.
 - b.Adult Use Cultivation Facility to Wellrick, Inc.

 Suggested Motion: Move to approve an Adult Use Marijuana
 Cultivation Facility License to Wellrick, Inc.
 - c. Adult Use Marijuana Store to Wellrick, Inc.

 Suggested motion: Move to approve an Adult Use Marijuana
 Store License to Wellrick, Inc.
- 3. The Standard Gastropub has applied for a Victualer's License renewal.

 Suggested motion: Move to approve a Victualer's License for the Standard Gastropub.
- 4. Pursuant to 30-A M.R.S. § 3406 (copy of statute in your packet), please refer to Certificate of Commitment of Sewer User Rates: #253 in your packet. Suggested motion: Move to commit the April 1, 2021, to June 30, 2021 Sewer User Rate Commitment #253 comprising 2 pages totaling \$2,774.21 to the Treasurer for collection.

8. Old Business

- a. Wastewater Update
- b. Upper and Lower Main Street Status Update
- c. Ginger Morton town property acquisition request: She is offering \$3,000 to purchase a 100' by 160' parcel of land carved from Town owned property (M54 L 10). The sale of Town-owned land deemed surplus by the Board of Selectmen may be sold according to the procedure adopted by the voters at the 2020 Annual Town Meeting in Article 33 (copy in your binder). Please refer to the memo from the Town Attorney regarding the disposition of surplus property. (Tabled 06/23/21).

Suggested motion: Move to take matter off the table.

Suggested motion: Move to declare a portion of Map 54 Lot 10 as surplus

property. Said surplus property to be placed out to bid.

Board of Selectmen's Meeting Minutes July 13, 2021; 5:00 P.M.

Board Members Present: Carmen E. Lone, Chairman; Glenn R. Zaidman, Vice-Chairman; Paul A. Tworog;

G. Frederick Packard; Robert J. McHatton, Sr.

Administration Present: Town Manager Robert Peabody; Deputy Town Manager Georgiann Fleck;

Town Clerk Laurie Chadbourne; Community Development Director Linda LaCroix

1. Call to Order

Chairman Lone called the meeting to order at 5:00 P.M.

2. Pledge of Allegiance

The Board recited the "Pledge of Allegiance."

3. Approval of Minutes

a. June 22, 2021

Motion was made by Selectman McHatton for approval of the minutes from the June 22, 2021 Board Meeting; second from Vice-Chairman Zaidman. 5 approve/0 oppose

4. Public Comments on Non-Agenda Items

Deb Brusini made a public announcement about the joint Planning Board and Select Board workshop on July 20th at 5:00 P.M. review codes and land use consolidation. She encouraged public attendance. Community Development Director LaCroix will ensure that the documents are made available to the public in paper copy and on the website.

5. Committee/Liaison Reports

Selectman Tworog reported that the Pondicherry Park Committee sent out minutes to the Board.

6. Correspondence, Presentations, and Other Pertinent Information

There were no correspondence, presentations, or other pertinent information.

7. New Business

- a. Awards and Other Administrative Recommendations
 - 1. Discussion of Kennard St. and Church St. Sidewalks

Selectman Tworog noted that a few streets had been selected for sidewalks and it impacted the drainage work. He would like to have a Board discussion with public input to review priority order. Town Manager Peabody reported that "at a recent workshop, questions were raised regarding the choice of sidewalks for construction. It is also on the agenda this evening. It is important to note that the decisions were not without public input. The 2011 Bridgton Walkability Study, November 2011, mentions Church Street several times as being heavily utilized by pedestrians, but lacking a sidewalk. Regarding access to Highland Lake Beach, it both mentions the extension of Highland Road sidewalk as well as "extending the sidewalks and upgrading pedestrian access" to the beach. The Comprehensive Plan which was approved by a Town-wide vote in 2014, calls for creating a network of sidewalks and walking trails that link the district areas of the Downtown Village Business District and village residential neighborhoods. It further calls for enhancing access to Highland Lake Beach. A sidewalk on Church Street and on Kennard/Bacon Streets meet those mid-term goals of the Comprehensive Plan approved by the voters." Selectman Tworog believes that the Board has a responsibility to review the plan and conduct a workshop session. Vice-Chairman Zaidman requested that Brent Bridges, P.E., prepare of list of roads in Town that may not be wide enough for a sidewalk.

- 2. Woods Pond Beach Enhancements
 - a. Little Free Library
 - b. Lake Smart Gold Award Sign

Motion was made by Vice-Chairman Zaidman to approve the siting of a free-standing Little Free Library to be set up, monitored, maintained, and removed by WPA volunteers from Memorial Day to Labor Day and to approve the installation of the Gold Award sign at Woods Pond Beach in a location approved by the Parks Foreman; second from Selectman McHatton. 5 approve/0 oppose

- b. Permits/Documents Requiring Board Approval
 - 1. Victualer's Licenses
 - a. Depot Street Tap House
 - b. Hannaford Supermarket & Pharmacy
 - c. Lakeside Pines Campground
 - d. CNSL, LLC dba McDonald's

Motion was made by Vice-Zaidman for approval of a Victualer's License to Depot Street Tap House, Hannaford Supermarket & Pharmacy, Lakeside Pines Campground, CNSL LLC dba McDonald's; second from Selectman McHatton. 5 approve/0 oppose

2. Approval of Carryforwards

Motion was made by Vice-Zaidman to approve the 2021 carry forward requests as submitted; second from Selectman Packard. 5 approve/0 oppose

2021 Enhanced BETE Municipal Tax Rate Calculation Form

Town Manager Peabody reported that the tax rate calculation form was not available at the time of agenda setting. Two options were provided to the Board for their consideration (mil rate of 14.80 or mil rate of 14.75) with the difference between them being the amount of overlay which is used to offset tax abatements. **Motion** was made by Vice-Chairman Zaidman to set the 2021 mil rate at 14.80; second from Selectman McHatton. 5 approve/0 oppose

Selectman Tworog requested a list of new properties on the tax records to include any properties with a significant change in value.

- c. Selectmen's Concerns
- Selectman Packard had no concerns.
- Selectman Tworog asked if the repair estimate for the crosswalks has been received to which Chairman Lone responded that we are waiting for more information to arrive. Vice-Chairman Zaidman reminded the Town Manager of his request to obtain information from the manufacturer and confirmation of proper installation/application. This item will be added to the next agenda.
- Selectman McHatton asked what the procedure is for staff contact with the Town Attorney as there is over \$100,000 in legal fees to which Town Manager Peabody responded that each department has a budget and reaches out to legal as needed. Discussion ensued. Selectman McHatton suggested that a policy and procedure be established.
- Chairman Lone has received communication that people are pleased with the repairs to the gazebo with suggestion that a town owned gazebo surrounded by park benches be constructed; the suggestion that two more speed bumps be further down Highland Road to encourage people to break before they hit the fence line; concerns with Bridgton Hospital discontinuing the birthing center and concerns with the signs at Woods Pond and Highland Lake.

d. Town Manager's Report/Deputy Town Manager's Report

Town Manager Peabody submitted and read the following report into the record:

General: A reminder that masks are no longer required at the Town Office, Town Hall and Transfer Station for vaccinated individuals. Unvaccinated individuals are asked to wear a mask.

The Board of Selectmen and Planning Board will be holding a joint workshop on July 20th at 5:00pm in the Selectmen's Meeting Room to review the Bridgton Consolidated Code. This proposed ordinance will be combining the five land use ordinances into one consolidated ordinance.

Recreation Department: The Narragansett Number One Foundation awarded the Rec Department a \$35,000 grant. The money will be used to fund the before and after school program. Programming includes athletics, homework help Lego Robotics, STEM club, outdoor recreation, drama, music and other enrichment programs. Operating out of the Stevens Brook Elementary School gym, Town Hall and the Ice Rink at a cost of \$5.00 per day.

The Zerbini Family Circus will be in town Thursday and Friday, August 12th and 13th at Stevens Brook Elementary School. Buy tickets online at www.zerbinifamilycircus.com or call 813-655-5264.

The Cabbage Island Clam Bake Adult Trip is scheduled for August 10th. To register, contact Gary Colello at gcolello@bridgtonmaine.org or 647-1126.

Parks Department: We are currently repairing the town-owned gazebo at Stevens Brook Elementary School. The work includes replacing an area of floorboards, steps, handrail, and painting. We will be installing a section of rain gutter over the entrance area to move water away from the stairs.

Finance Department: The auditing services contract was awarded to RHR Smith for the next three years.

Financials: Before you tonight are the May financials and the Revenue and Expenditure Summary Report. As you will note, the benchmark is 92% for the month. Revenues are at 94.5% and Expenditures at 83.4%.

Deputy Town Manager Fleck submitted and read the following report into the record: General: To alert the public...the fourth boardwalk in from Dunning Bridge in Pondicherry Park has been roped off with caution tape due to an active nest of wasps. Knapp Pest Control has been contacted for removal.

Health Officer: Catherine Pinkham, Health Officer, is working with Loretta Ferraro, Community Navigator, to update the Resource book for Community Services. Catherine is also going to be at Highland Lake Beach to assist in monitoring in the absence of a lifeguards.

8. Old Business

a. Wastewater Status Update

Town Manager Peabody provided a brief wastewater status update.

- b. Streetscape: Upper and Lower Main Street Status Update
 Town Manager Peabody provided a brief upper and lower Main Street status update.
- c. Request to Purchase Town Owned Property on Kendall Ham Drive This item will be reviewed at the next meeting on July 27th.

9. Treasurer's Warrants

Motion was made by Selectman Tworog for approval of Treasurer's Warrants numbered 163, 164, 154, 166, 167, 168, 169, 170, 171, 172, and 173; second from Selectman McHatton. 5 approve/0 oppose

10. Public Comments on Non-Agenda Items

It was noted that the parking lot on Main Hill looks nice.

11. Dates for the Next Board of Selectmen's Meetings July 20, 2021 (Planning Board Workshop), July 27, 2021, August 10, 2021, and August 24, 2021 The Board will also be attending a training session on July 22, 2021.

12. Adjourn

Chairman Lone adjourned the meeting at 6:30 P.M.

Respectfully submitted,

Laurie L. Chadbourne, Town Clerk

Laurie Chadbourne

From:

Georgiann M Fleck

Sent:

Tuesday, July 20, 2021 7:43 PM

To:

Laurie Chadbourne

Subject:

FW: Economic Development Corp. Selectboard Material

Attachments:

Concept.pdf

Laurie,

I can't find where I forwarded this to you, if I did please disregard.

Thanks Georgiann

From: Peter Lowell < lakesmoose@gmail.com>

Sent: Monday, July 19, 2021 12:04 PM

To: Georgiann M Fleck <gmfleck@bridgtonmaine.org>; Jim Chalmers <jchalmers@chalmersinsurancegroup.com>; Mark

Lopez <mrklopez@comcast.net>; George Szok <gszoksbox@gmail.com>

Subject: Economic Development Corp. Selectboard Material

Hi Georgiann-

I wanted to get the following statement to the board members in advance of our meeting on July 27. I assume you are the person preparing the agenda.

Thanks, Peter

Dear Selectboard Members,

The Bridgton Economic Development Corporation is resuming its efforts to pursue the creation of a multi-use regional, activity center at the Memorial School property on Depot Street. The corporation has developed a concept plan which might include a conference center, kitchen, bathrooms, multi-purpose rooms, a railroad museum, offices, a field house or gymnasium, locker rooms, a climbing wall, a pool, community space for such uses as a food pantry or pre-K, and parking. The project would interface with the Magic Lantern 4-H project, the Bridgton Community Center, and Pondicherry Park to enhance the cultural features of Depot Street and expand its regional resources and attractions.

The impetus is to create a center that is funded and supported without reliance on tax revenues utilizing property currently owned by SAD 61. District policy places restrictions on the types of uses that could be conducted on the property should it

be transferred. The school board requires the future use of the property be civic, educational, and/or recreational. The corporation's concept incorporates all three aspects. SAD 61 Superintendent, Al Smith, and the district's facilities committee have been continually consulted and are very supportive of the concept. Bridgton's Director of Recreation and Community Development Director, along with community partners and user groups have been involved in helping to develop the concept – a two year process.

The BEDC is looking for the June 2022 town meeting as a target date for transfer of the property to the town and town approval of transfer to BEDC for project commencement. This is the process that must take place before final design, work or significant fundraising can begin.

We look forward to discussing this exciting project with you on July 27th,

BEDC board members, Jim Chalmers, Mark Lopez, Peter Lowell, George Szok

There have been questions raised....... Here is information:

A concept plan is attached, but final design is a long way off and will follow a full vetting process. The concept simply shows what might be possible.

SAD 61 will transfer the property to the town ONLY for enhancement of community education, culture, and recreation. It cannot be sold to offset taxes.

The center is being designed to be self-supporting with no reliance on municipal tax revenues.

The BEDC was formed to create a public-private partnership to provide a legal entity that could apply for and receive grants.

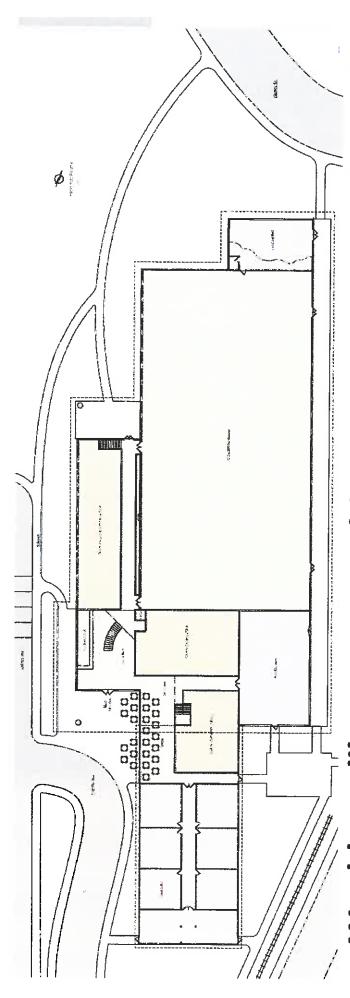
The existing building will be razed or re-purposed based on economic and architectural findings.

Asbestos removal will be required regardless of the fate of the building. A professional abatement estimate was received in 2020 for \$160-190,000.

Design is being driven through needs as defined by user groups, municipal officials, and community partners.

The center is being developed to complement and enrich downtown development and the Depot Street area.

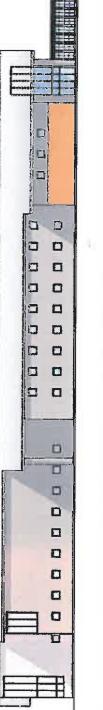
There is no firm plan, but a first step will be to hire a specialized architect for concept design and eventual final design.



Would you like to see a multi-purpose center on this site?

A conference center, commercial kitchen, bathrooms, multi-purpose rooms, a railroad museum,

offices, a field house, locker rooms, a climbing wall, a pool, and parking

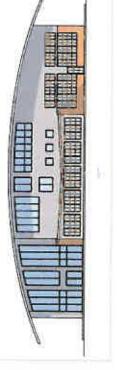


Contact the Bridgton Economic

Development Corporation for more
Information - Peter Lowell, President

lakesmoose@gmail.com

Concept design by Christine Erickson





Town of Bridgton

3 Chase Street, Suite 1 Bridgton, ME 04009

> Laurie L. Chadbourne, Town Clerk Town Clerk's Office

MEMORANDUM

To: Bridgton Board of Selectmen

Robert A. Peabody, Jr., Town Manager David Madsen, Public Services Director

From: Brenda Day, E-911 Addressing Officer

Date: July 16, 2021

Re: Timshel Road

The property owner of Map 2 Lot 37-2 has proposed the following names for the private road:

First Choice: Timshel Road

Second Choice: Mossy Pond Road

Third Choice: Eden Road

This office recommends approval of Timshel Road and Cumberland County E911 Dispatch Center supports this recommendation.

Thank you for your consideration.

Attachments: Proposed Street Name Request Application

Location Maps

Phone: (207) 647-8786 • Fax: (207) 647-8789 • Email: lchadbourne@bridgtonmaine.org



TOWN OF BRIDGTON, MAINE STREET NAME REQUEST FORM

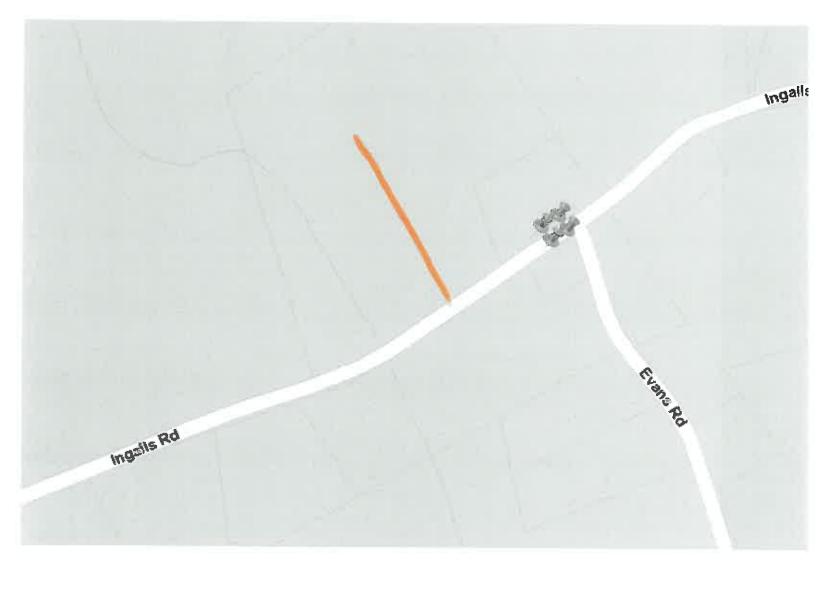
Application fee \$50.00 per sign

Date paid: 5 / 7 / 221

Check tropsed

(Sketch)

Ingalls Road Gate (ABEN) Parky Area; Turn around





WOODARD & CURRAN TERMS & CONDITIONS

WORK ORDER NUMBER _ 05	
------------------------	--

Issued Pursuant to the Engineering Services Agreement – Work Order Basis Between Woodard & Curran, Inc. and <u>Town of Bridgton</u>, dated as of <u>June 26, 2019</u>.

This Work Order is issued pursuant to, and in accordance with the Agreement, the terms and conditions of which are incorporated herein by this reference. Unless otherwise specified, all capitalized terms used in this Work Order shall have the same meaning as used in the Agreement. This Work Order will not be deemed valid and binding upon the Parties until both Engineer and Client have signed below.

Project: Bridgton Sewer Extension - Preliminary Engineering Report (PER) and Environmental Review (ER)

Scope of Services:

It is our understanding that the Town would like to complete a Preliminary Engineering Report and Environmental Review to aid in the funding request from USDA Rural Development (RD) for a proposed sewer extension along Route 302/North High Street from the point where the current proposed sewer ends at Creamery Street/Route 302 to a point along Route 302/North High approximately 0.6 miles. In addition, the USDA RD PER/ER will include the proposed sewer work along Sustainable Way up to the Mount Henry Subdivision and including tie ins to Eco Estates Drive and Efficiency Way. The work will also include a 400° +/- extension on South High Street to service the Pike's Farm Apartments and the lot recently acquired by the hospital. The total sewer work for all areas included in the RD application will be less than one mile in length. In addition, the work will include a PER for the purposes of requesting funding from the Economic Development Administration (EDA) which will cover the entire proposed sewer along Route 302/North High from the point where the current proposed sewer ends at Creamery Street/Route 302 to Route 93/New Sweden Road, approximately one mile in length. Engineer agrees to provide the following Services to Client:

Task 1 - USDA Preliminary Engineering Report (PER):

- A. The Preliminary Engineering Report (PER) is a planning document required by the USDA RD as part of obtaining financial assistance for development of wastewater projects. The PER describes the proposed project from an engineering perspective, analyzes alternatives to the proposal, defines project costs and provides information critical to the underwriting process. The PER will build on the existing information the Town has developed with the current sewer projects in Town and will recommend alternatives and a selected approach for the additional sewer extension. The report will be formatted to meet USDA RD requirements and will included the following sections:
 - Project Planning
 - Existing Facilities
 - Need for Project
 - Alternatives Considered
 - Selection of an Alternative
 - Proposed Project (Recommended Alternative)
 - Conclusions and Recommendations



WOODARD & CURRAN TERMS & CONDITIONS

Compensation:

For all Services duly rendered hereunder	, Client will pay Engineer as described herei
--	---

<u>X</u>	Lump Sum Fixed Fee Basis: The services to be provided pursuant to this Work Order shall be provided on a lump sum basis, billed monthly in a total amount of \$20,000 for Tasks 1, 2, and 3.
	Not to Exceed Basis: The total compensation to be provided pursuant to this Work Order shall not exceed \$, without written authorization, inclusive of the following:
	Reimbursable Expenses shall not exceed \$ Fees and Expenses for Subconsultants shall not exceed \$
a	Time and Materials Basis: The services to be provided pursuant to this Work Order for Task 3 are not sufficiently defined at the date of this Work Order and shall be completed on a Time and Materials basis for services rendered, with the following amount only to serve as an estimate of compensation: \$
Designated I	Project Representatives
Client:	Robert Peabody, Jr.
Engineer: _	Brent Bridges
Effective da	ate: As of July 27, 2021
IN WITNES set forth belo	SS WHEREOF, the undersigned have caused this Work Order to be duly executed by their authorized representatives ow.
Town of Bri	idgton Woodard & Curran, Inc.
Ву	By Jarth Dilas
Title	Town Manager Title Senior Principal

Robert "Bob" Peabody, Jr.

From:

Requests, CongressionallyDirectedSpending (King)

<CongressionallyDirectedSpending_Requests@king.senate.gov>

Sent:

Monday, July 19, 2021 3:24 PM

To:

Robert "Bob" Peabody, Jr.

Cc:

Lachman, Adam (King); Burke, Jeffrey (King); Kezer, Gail (King)

Subject:

CDS Request

Follow Up Flag:

Follow up

Flag Status:

Flagged

You don't often get email from congressionallydirectedspending_requests@king senate.gov Learn why this is important

Thank you for submitting a Congressionally Directed Spending (CDS) request to the Office of Senator Angus S. King, Jr., this message is to inform you that Senator King has officially requested that the Bridgton Sewer Main Extension project be funded by the Senate Committee on Appropriations. It was a pleasure to learn about this project from your application, particularly how it will benefit your community in Maine.

Now that your proposal has been submitted to the Senate Committee on Appropriations, Senators who sit on that committee will begin reviewing the projects. They will then need to decide which projects to fund with only a limited amount of money. This means that many CDS requests will not end up being funded. If a project is included in the Committee's Fiscal Year 2022 appropriations bill, it will still need to be passed by the full Senate and House of Representatives.

While not all requests will ultimately be funded, Senator King is committed to working closely with his colleagues in the coming weeks and months to ensure that as many Maine projects as possible are supported. CDS funding is just one of many avenues of federal funding, if your project does not end up receiving funding, Senator King's office is committed to working with you going forward to identify other potential federal sources to help support your efforts.

As this process moves forward, you may receive updates or requests for more information if the committee requires it. Thank you again for submitting this request. Please don't hesitate to reach out to Senator King's office at 202-224-5344 or email CongressionallyDirectedSpending_Requests@king.senate.gov with any additional questions you may have.

Office of Senator Angus S. King, Jr., Maine

133 Hart Senate Office Building | Washington, D.C. 20510

Robert "Bob" Peabody, Jr.

From:

Brent Bridges

bbridges@woodardcurran.com>

Sent:

Monday, July 19, 2021 3:46 PM

To: Cc: Robert "Bob" Peabody, Jr. Nikki Hamlin; Georgiann M Fleck

Subject:

FW: Senator Collins Congressionally-Directed Spending Interior and Environment

Supplement

Follow Up Flag:

Follow up

Flag Status:

Flagged

Bob

I thought I sent this to you. I did tell you last week. Now we really need to do the USDA and EDA Per's

Brent

From: Simson, Kate (Collins) < Kate_Simson@collins.senate.gov>

Sent: Monday, July 12, 2021 11:26 AM

To: Brent Bridges

bbridges@woodardcurran.com>

Subject: RE: Senator Collins Congressionally-Directed Spending Interior and Environment Supplement

Brent,

I wanted to reach out to let you know we are working our way through all of the CDS requests and the individual appropriations subcommittees. At this point, Senator Collins has requested \$1,400,000 for the Bridgton Sewer Main Extensions! This request still has to go through multiple phases before we know if it makes it into the final bill, and I will keep you posted as it works its way through the process. Please let me know if you have any questions at any point.

Best,

Kate

Kate Simson State Office Representative Senator Susan M. Collins One Canal Plaza, Suite 802 Portland, Maine 04101 207-780-3575 202-573-0190

This message, together with any attachments, is intended only for the use of the individual or entity to which it is addressed. It may contain information that is confidential and prohibited from disclosure. If you are not the intended recipient, you are hereby notified that any dissemination or copying of this message or any attachment is strictly prohibited. If you have received this message in error, please notify the original sender immediately by telephone or by return e-mail and delete this message, along with any attachments, from your computer. Thank you.

TOWN OF BRIDGTON, MAINE Statement of Net Position Proprietary Funds

June 30, 2020

		Sewer Department	Salmon Point Campground	Total Proprietary Funds
ASSETS				
Current assets:				
Cash and cash equivalents	\$	66,647		66,647
Cash held in escrow		2,000,000	-	2,000,000
Accounts receivable		22,794	_	22,794
Interfund loans receivable		423,503	289,932	713,435
Total current assets		2,512,944	289,932	2,802,876
Noncurrent assets:	1/2		·	
Capital assets, not being depreciated		1,989,481	650,000	2,639,481
Capital assets, net of depreciation		498,715	87,340	2, 039,4 61 586,055
Total noncurrent assets		2,488,196	737,340	3,225,536
i i	· · · · · · · · · · · · · · · · · · ·		107,040	3,223,330
Total assets		5,001,140	1,027,272	6,028,412
LIABILITIES				2
Current liabilities:				
Accounts payable		163,119	_	163,119
Accrued wages		586	738	1,324
Bond anticipation note		2,005,001	-	2,005,001
Total current liabilities		2,168,706	738	2,169,444
Noncurrent liabilities:		· · · · · · · · · · · · · · · · · · ·		
Notes payable		1,000,000	_	1,000,000
Total noncurrent liabilities		1,000,000	-	1,000,000
Total liabilities		3,168,706	738	3,169,444
NET POSITION		<u> </u>		
NET POSITION				
Net investment in capital assets		1,483,195	737,340	2,220,535
Unrestricted	 .	349,239	289,194	638,433
Total net position	\$	1,832,434	1,026,534	2,858,968

See accompanying notes to basic financial statements.





THREE CHASE STREET, SUITE #1 **BRIDGTON, MAINE 04009**

Phone- 207-647-8786 Fax- 207-647-8789

MEMO

FROM: Nikki L. Hamlin, Executive Secretary

TO: **Bridgton Board of Selectmen**

> Carmen Lone, Chairman, Glenn Zaidman, Vice Chairman Robert McHatton Sr., Fredrick Packard, Paul Tworog

Robert A. Peabody, Jr, Town Manager Georgiann M. Fleck, Deputy Town Manager

RE: Tax Acquired Property Sale

DATE: 07/27/2021

Enclosed please find copies of the bid notice and complete bid packages for the below list of tax-acquired land:

Property Location	Мар#	Lot#	Taxes Due	Land Value	Suggested Minimum Bid	Suggested Required Deposit
0 Sunnybrook Farm Road	19A	49	\$4,535.93	\$23,464.00	\$5,000.00	\$1,000.00
0 Quarterhorse Road	19A	9	\$4,051.61	\$21,880.00	\$5,000.00	\$1,000.00
0 Quarterhorse Road	19A	12	\$4,595.03	\$22,288.00	\$5,000.00	\$1,000.00
0 Quarterhorse Road	19A	40	\$3,244.07	\$22,948.00	\$4,000.00	\$1,000.00
0 Pinhook Road	5	61C	\$205.33	\$480.00	\$300.00	\$100.00
0 North Road	8	43-1A	\$580.78	\$3,975.00	\$600.00	\$500.00
0 North High Street	12	42	\$3,593.13	\$17,896.00	\$5,000.00	\$1,000.00
0 Main Street	24	98	\$1,539.99	\$6,816.00	\$2,000.00	\$500.00
0 Frost Farm Road	13	48	\$4,132.71	\$36,800.00	\$5,000.00	\$1,000.00
0 Noncarrow Way	13	37	\$8,468.94	\$75,950.00	\$9,000.00	\$2,500.00
0 Sweden Road	17	15-3	\$5,016.59	\$25,636.00	\$5,500.00	\$1,000.00
0 Whitney Road	17	20-D	\$1,369.64	\$9,076.00	\$2,000.00	\$500.00
179 North Bridgton Road	40	12A	\$4,049.15	\$19,380.00	\$5,000.00	\$1,000.00
394 Burnham Road	3	62-4	\$5,251.51	\$25,792.00	\$5,500.00	\$1,000.00

Copies of the bid packages for each property are attached and notices will be posted as follow:

Town of Bridgton Municipal Building Lobby Posting Town of Bridgton Website Town of Bridgton Facebook Page Maine Municipal Association Bridgton News - 07/29/21 & 08/05/21

Greater Bridgton Lakes Region Chamber of Commerce Site & Facebook Page Lake Region Television Site & Facebook Page

Bid packages will be made available to the public following the Tuesday, July 27th, 2021, Selectboard Meeting.

Sincerely,

Nikki L. Hamlin **Executive Secretary**



Bid Proposal

Sale of Tax Acquired Property Bridgton, ME



Notice of Tax Acquired Property Sale

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax Acquired Property 0 Sunnybrook Farm Road – Map: 19A Lot: 49 All bids must be received no later than Tuesday. August 17th at 2:00 p.m. at which place and time they will be opened and read aloud.

Minimum Bid Required:	\$ 5,000.00	Required Deposit:	\$ 1,000.00
Notes:	Property will be a There	sold As-Is, Where Is, with a Muni are no warranties or guarantees o	cipal Quitclaim Deed.

General Conditions

- 1.) Bidders are required to submit:
 - This completed and signed Bidder Information Form.
 - b) A deposit in the form of a certified check, cashier's check, or money order in an amount of \$1,000.00 Personal checks will not be accepted. The successful bidder's deposit will be credited against the purchase price. The successful bidder will be responsible for the cost of the recording the deed and paying its share of transfer tax owed on the transaction, in accordance with Maine Law.
- 2.) The town of Bridgton acquired this property through tax lien foreclosure and will convey whatever interest it has in the property. The property will be sold as-is, where-is, by Municipal Quitclaim Deed, with no warranties or guarantees of any kind, including without limitation as to title, environmental, or permitting. It is each bidder's responsibility to perform its own due diligence.
- 3.) Closing must occur by the thirtieth (30th) day following the date of execution of the purchase and sale agreement by seller. A copy of the purchase and sale agreement is included in this package but only needs to be completed and returned by the successful bidder.
- 4.) Deposits will be returned to unsuccessful bidders within twenty-one (21) days of the date the successful bidder is announced. The Town of Bridgton will notify bidders when they are available for pickup or mail return.
- 5.) In the event that a successful bidder fails to timely complete the purchase, for any reason, the town may terminate the Purchase and Sale Agreement. Required deposit amount will be refunded within twenty-one (21) days upon the termination of the agreement. The Board of Selectmen may thereafter negotiate a sale of the property with any or all unsuccessful bidders.
- 6.) The municipal officers reserve the right to reject any and all bids.
- 7.) Bids that do not conform to these conditions will be rejected. Late or incomplete bids will not be opened or considered. No emailed or faxed bids shall be accepted.

Process/Timeline

This Request for Bids will be posted on the Town website, and the Town will advertise the fact of this bid request in the local newspaper.

All bids must be received no later than <u>Tuesday, August 17th, 2021, at 2:00 p.m.</u> in the municipal clerk's office: Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, Maine, 04009

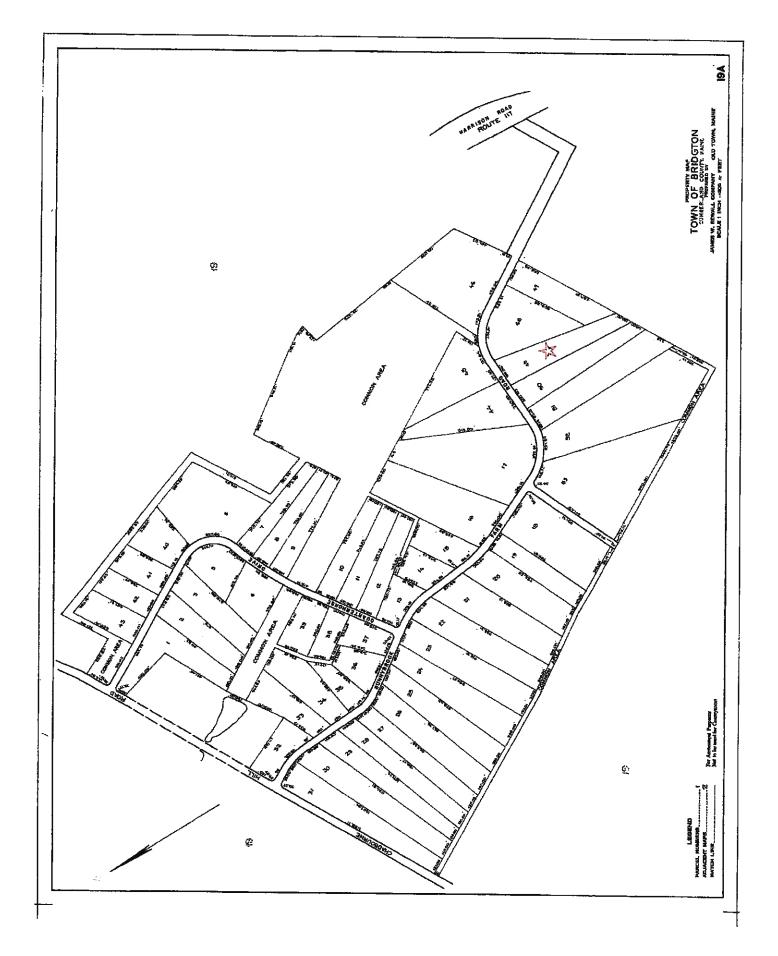
Each bid must be received in writing and in a sealed envelope marked "<u>Tax-Acquired Property Bid — 0 Sunnybrook Farm Road Map 19A Lot 49"</u> on the outside, including this completed form and the required deposit.

Bids will be opened and read aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, ME 04009 on Tuesday, August 17th, 2021, at 2:00 p.m.

Received bids will be reviewed and the winning bidder will be selected by the Board of Selectmen on <u>Tuesday, August 24th. 2021</u>, at the scheduled Selectboard Meeting. The awarded bidder will be notified within 3-business days.

Bidder Information (Required)

Bidder Name (First &	Last)		Bid Amount \$	
Street Address				
City		State	Zip Code	
Telephone #		E-mail Address		
Payment Method	☐ Certified Check #_	☐ Cashier's Check #	☐ Money Order #	-
				



REQUEST FOR BIDS

SALE OF TAX-ACQUIRED PROPERTY BRIDGTON, MAINE

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax-Acquired Property located at OSunnybrook Farm Road, Map 19A Lot 49

Minimum Bid Requirement

\$ 5,000.00

Required Deposit

\$ 1,000.00

Special Requirements (if applicable)

Property will be sold As-Is, Where Is, with a Municipal Quitclaim Deed.

There are no warranties or guarantees of any kind.

- All bids must be received in writing in a sealed envelope clearly marked on the outside:
 "Tax-Acquired Property Bid 0 Sunnybrook Farm Road, Map 19A Lot 49"
- All bids must be received no later than <u>Tuesday</u>, <u>August 17th</u>, <u>2021</u>, <u>at 2:00 p.m</u>. at which date and time they will be opened and reviewed aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase Street, Suite 1.

FOR MORE INFORMATION ON GENERAL CONDITIONS OF MUNICIPAL TAX-ACQUIRED PROPERTY SALES, PLEASE CONTACT:

Robert A. Peabody, Jr., Town Manager or Georgiann M. Fleck, Deputy Town Manager at: 207-647-8786

or visit the Town of Bridgton's web-site: www.bridgtonmaine.org.



Bid Proposal

Sale of Tax Acquired Property Bridgion, ME



Notice of Tax Acquired Property Sale

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax Acquired Property 0 Quarterhorse Road – Map: 19A Lot: 9 All bids must be received no later than Tuesday. August 17th at 2:00 p.m. at which place and time they will be opened and read aloud.

Minimum Bid Required:	\$ 5,000.00	Required Deposit:	\$ 1,000.00
Special Requirements:	Property will be sold As-Is, Where Is, with a Municipal Quitclaim Deed. There are no warranties or guarantees of any kind.		cipal Quitclaim Deed.

General Conditions

- 1.) Bidders are required to submit:
 - This completed and signed Bidder Information Form.
 - b) A deposit in the form of a certified check, cashier's check, or money order in an amount of \$1,000,00 Personal checks will not be accepted. The successful bidder's deposit will be credited against the purchase price. The successful bidder will be responsible for the cost of the recording the deed and paying its share of transfer tax owed on the transaction, in accordance with Maine Law.
- 2.) The town of Bridgeon acquired this property through tax lien foreclosure and will convey whatever interest it has in the property. The property will be sold as-is, where-is, by Municipal Quitclaim Deed, with no warranties or guarantees of any kind, including without limitation as to title, environmental, or permitting. It is each bidder's responsibility to perform its own due diligence.
- 3.) Closing must occur by the thirtieth (30th) day following the date of execution of the purchase and sale agreement by seller. A copy of the purchase and sale agreement is included in this package but only needs to be completed and returned by the successful bidder.
- 4.) Deposits will be returned to unsuccessful bidders within twenty-one (21) days of the date the successful bidder is announced. The Town of Bridgton will notify bidders when they are available for pickup or mail return.
- 5.) In the event that a successful bidder fails to timely complete the purchase, for any reason, the town may terminate the Purchase and Sale Agreement. Required deposit amount will be refunded within twenty-one (21) days upon the termination of the agreement. The Board of Selectmen may thereafter negotiate a sale of the property with any or all unsuccessful bidders.
- 6.) The municipal officers reserve the right to reject any and all bids.
- 7.) Bids that do not conform to these conditions will be rejected. Late or incomplete bids will not be opened or considered. No emailed or faxed bids shall be accepted.

Process/Timeline

This Request for Bids will be posted on the Town website, and the Town will advertise the fact of this bid request in the local newspaper.

All bids must be received no later than <u>Tuesday, August 17th, 2021, at 2:00 p.m.</u> in the municipal clerk's office: Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, Maine, 04009

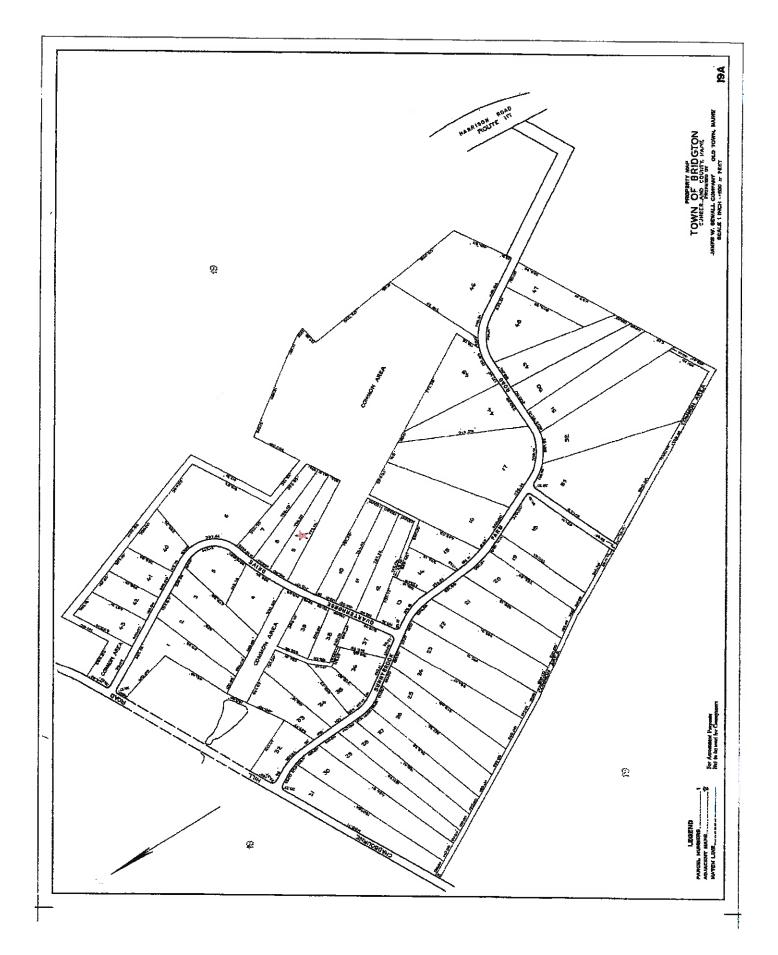
Each bid must be received in writing and in a sealed envelope marked "Tax-Acquired Property Bid — 0 Quarterhouse Road Map 19A Lot 9" on the outside, including this completed form and the required deposit.

Bids will be opened and read aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, ME 04009 on Tuesday, August 17th, 2021, at 2:00 p.m.

Received bids will be reviewed and the winning bidder will be selected by the Board of Selectmen on <u>Tuesday, August 24th, 2021</u>, at the scheduled Selectboard Meeting. The awarded bidder will be notified within 3-business days.

Bidder Information (Required)

Bidder Name (First &	Last)		Bid Amount \$	
Street Address				
City		State	Zip Code	
Telephone #		E-mail Address		
Payment Method	☐ Certified Check #	Cashier's Check #	☐ Money Order #	_
	C Coldines Creek B	Li Casmer's Crieck #	\(\triangle \text{ Money Order } \(\frac{\pi}{2} \)	
gnature				



REQUEST FOR BIDS

SALE OF TAX-ACQUIRED PROPERTY BRIDGTON, MAINE

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax-Acquired Property located at <u>0 Quarterhorse Road, Map 19A Lot 9</u>

Minimum Bid Requirement

\$ 5,000.00

Required Deposit

\$ 1,000.00

Special Requirements (if applicable)

Property will be sold As-Is, Where Is, with a Municipal Quitclaim Deed.

There are no warranties or guarantees of any kind.

- All bids must be received in writing in a sealed envelope clearly marked on the outside:
 "Tax-Acquired Property Bid 0 Quarterhorse Road, Map 19A Lot 9"
- All bids must be received no later than <u>Tuesday</u>. <u>August 17th</u>, <u>2021</u>, <u>at 2:00 p.m</u>. at which date and time they will be opened and reviewed aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase Street, Suite 1.

FOR MORE INFORMATION ON GENERAL CONDITIONS OF MUNICIPAL TAX-ACQUIRED PROPERTY SALES, PLEASE CONTACT:

Robert A. Peabody, Jr., Town Manager or Georgiann M. Fleck, Deputy Town Manager at: 207-647-8786 or visit the Town of Bridgton's web-site: www.bridgtonmaine.org.



Bid Proposal

Sale of Tax Acquired Property Bridgion, MIE



Notice of Tax Acquired Property Sale

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax Acquired Property 0 Quarterhorse Road – Map: 19A Lot: 12 All bids must be received no later than Tuesday. August 17th at 2:00 p.m. at which place and time they will be opened and read aloud.

Minimum Bid Required:	\$ 5,000.00	Required Deposit:	\$ 1,000.00
Special Requirements:	Property will be so	Property will be sold As-Is, Where Is, with a Municipal Quitclaim Deed. There are no warranties or guarantees of any kind.	

General Conditions

- 1.) Bidders are required to submit:
 - This completed and signed Bidder Information Form.
 - b) A deposit in the form of a certified check, cashier's check, or money order in an amount of \$ 1.000.00 Personal checks will not be accepted. The successful bidder's deposit will be credited against the purchase price. The successful bidder will be responsible for the cost of the recording the deed and paying its share of transfer tax owed on the transaction, in accordance with Maine Law.
- 2.) The town of Bridgeon acquired this property through tax lien foreclosure and will convey whatever interest it has in the property. The property will be sold as-is, where-is, by Municipal Quitclaim Deed, with no warranties or guarantees of any kind, including without limitation as to title, environmental, or permitting. It is each bidder's responsibility to perform its own due diligence.
- 3.) Closing must occur by the thirtieth (30th) day following the date of execution of the purchase and sale agreement by seller. A copy of the purchase and sale agreement is included in this package but only needs to be completed and returned by the successful bidder.
- 4.) Deposits will be returned to unsuccessful bidders within twenty-one (21) days of the date the successful bidder is announced. The Town of Bridgton will notify bidders when they are available for pickup or mail return.
- 5.) In the event that a successful bidder fails to timely complete the purchase, for any reason, the town may terminate the Purchase and Sale Agreement. Required deposit amount will be refunded within twenty-one (21) days upon the termination of the agreement. The Board of Selectmen may thereafter negotiate a sale of the property with any or all unsuccessful bidders.
- 6.) The municipal officers reserve the right to reject any and all bids.
- 7.) Bids that do not conform to these conditions will be rejected. Late or incomplete bids will not be opened or considered. No emailed or faxed bids shall be accepted.

Process/Timeline

This Request for Bids will be posted on the Town website, and the Town will advertise the fact of this bid request in the local newspaper.

All bids must be received no later than <u>Tuesday, August 17th, 2021, at 2:00 p.m.</u> in the municipal clerk's office: Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, Maine, 04009

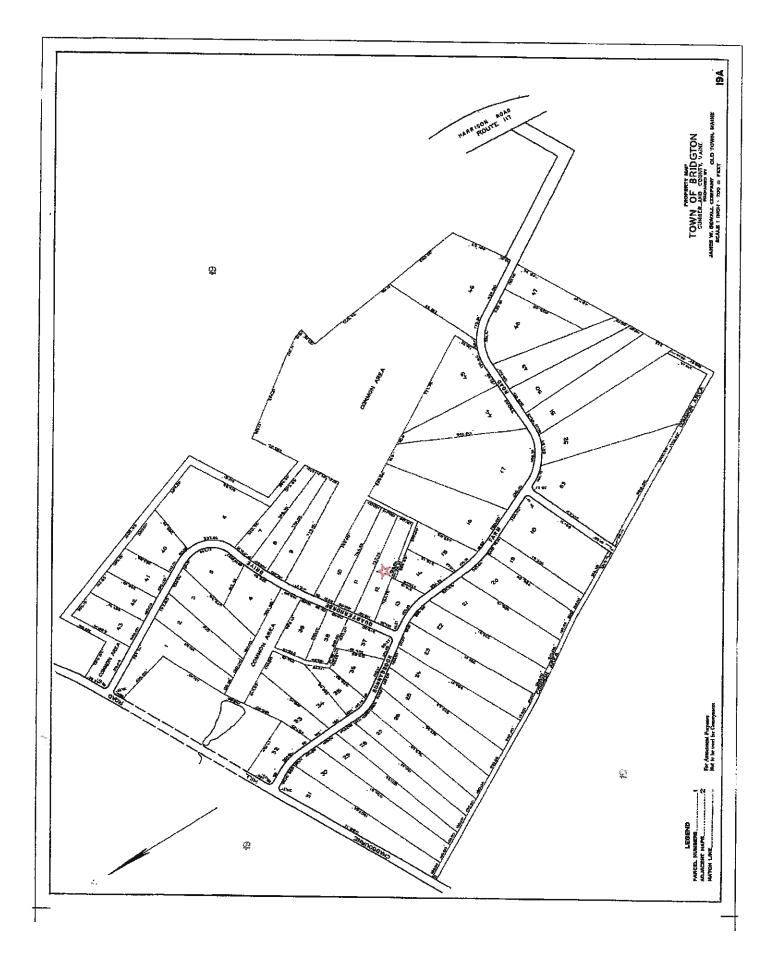
Each bid must be received in writing and in a sealed envelope marked "Tax-Acquired Property Bid - 0 Quarterhorse Road Map 19A Lot 12" on the outside, including this completed form and the required deposit.

Bids will be opened and read aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, ME 04009 on <u>Tuesday</u>, <u>August 17th</u>, <u>2021</u>, at <u>200 p.m.</u>

Received bids will be reviewed and the winning bidder will be selected by the Board of Selectmen on <u>Tuesday, August 24th, 2021</u>, at the scheduled Selectboard Meeting. The awarded bidder will be notified within 3-business days.

Bidder Information (Required)

Bidder Name (First &	: Last)		Bid Amount \$	
Street Address				
City		State	Zip Code	
Telephone #	E-mail Address			
Payment Method	☐ Certified Check #	☐ Cashier's Check #	☐ Money Order #	



REQUEST FOR BIDS

SALE OF TAX-ACQUIRED PROPERTY BRIDGTON, MAINE

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax-Acquired Property located at Quarterhorse Road, Map 19A Lot 12

Minimum Bid Requirement

\$ 5,000.00

Required Deposit

\$ 1,000.00

Special Requirements (if applicable)

Property will be sold As-Is, Where Is, with a Municipal Quitclaim Deed.

There are no warranties or guarantees of any kind.

- All bids must be received in writing in a sealed envelope clearly marked on the outside:
 "Tax-Acquired Property Bid 0 Quarterhorse Road, Map 19A Lot 12"
- All bids must be received no later than <u>Tuesday</u>, <u>August 17th</u>, <u>2021</u>, <u>at 2:00 p.m</u>. at which date and time they will be opened and reviewed aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase Street, Suite 1.

FOR MORE INFORMATION ON GENERAL CONDITIONS OF MUNICIPAL TAX-ACQUIRED PROPERTY SALES, PLEASE CONTACT:

Robert A. Peabody, Jr., Town Manager or Georgiann M. Fleck, Deputy Town Manager at: 207-647-8786 or visit the Town of Bridgton's web-site: www.bridgtonmaine.org.



Bid Proposal

Sale of Tax Acquired Property Bridgion, ME



Notice of Tax Acquired Property Sale

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax Acquired Property 0 Quarterborse Road – Map: 19A Lot: 40 All bids must be received no later than Tuesday. August 17th at 2:00 p.m. at which place and time they will be opened and read aloud.

Minimum Bid Required:	\$ 5,000.00	Required Deposit:	\$ 1,000.00	
Special Requirements:	Property will be sold As-Is, Where Is, with a Municipal Quitclaim Deed. There are no warranties or guarantees of any kind.			

General Conditions

- 1.) Bidders are required to submit:
 - This completed and signed Bidder Information Form.
 - b) A deposit in the form of a certified check, cashier's check, or money order in an amount of \$1,000.00 Personal checks will not be accepted. The successful bidder's deposit will be credited against the purchase price. The successful bidder will be responsible for the cost of the recording the deed and paying its share of transfer tax owed on the transaction, in accordance with Maine Law.
- 2.) The town of Bridgeon acquired this property through tax lien foreclosure and will convey whatever interest it has in the property. The property will be sold as-is, where-is, by Municipal Quitclaim Deed, with no warranties or guarantees of any kind, including without limitation as to title, environmental, or permitting. It is each bidder's responsibility to perform its own due diligence.
- 3.) Closing must occur by the thirtieth (30th) day following the date of execution of the purchase and sale agreement by seller. A copy of the purchase and sale agreement is included in this package but only needs to be completed and returned by the successful bidder.
- 4.) Deposits will be returned to unsuccessful bidders within twenty-one (21) days of the date the successful bidder is announced. The Town of Bridgton will notify bidders when they are available for pickup or mail return.
- 5.) In the event that a successful bidder fails to timely complete the purchase, for any reason, the town may terminate the Purchase and Sale Agreement. Required deposit amount will be refunded within twenty-one (21) days upon the termination of the agreement. The Board of Selectmen may thereafter negotiate a sale of the property with any or all unsuccessful bidders.
- 6.) The municipal officers reserve the right to reject any and all bids.
- 7.) Bids that do not conform to these conditions will be rejected. Late or incomplete bids will not be opened or considered. No emailed or faxed bids shall be accepted.

Process/Timeline

This Request for Bids will be posted on the Town website, and the Town will advertise the fact of this bid request in the local newspaper.

All bids must be received no later than <u>Tuesday, August 17th. 2021, at 2:00 p.m.</u> in the municipal clerk's office: Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, Maine, 04009

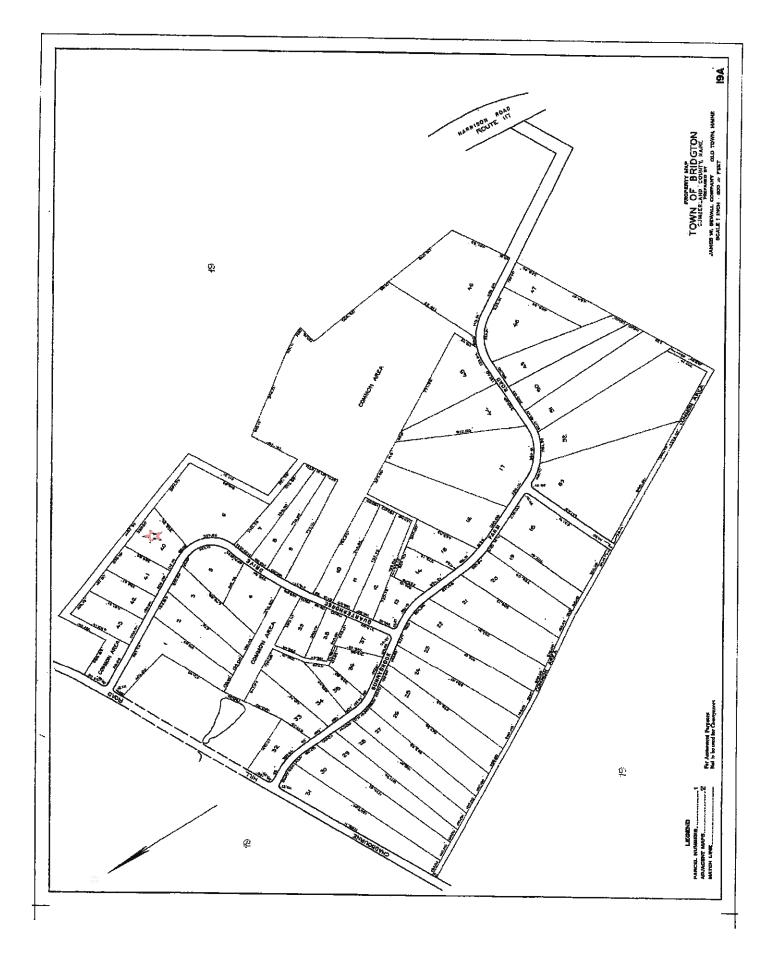
Each bid must be received in writing and in a sealed envelope marked "Tax-Acquired Property Bid — 0 Quarterborse Road Map 19A Lot 40" on the outside, including this completed form and the required deposit.

Bids will be opened and read aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, ME 04009 on Tuesday, August 17th, 2021, at 2:00 p.m.

Received bids will be reviewed and the winning bidder will be selected by the Board of Selectmen on <u>Tuesday, August 24th, 2021</u>, at the scheduled Selectboard Meeting. The awarded bidder will be notified within 3-business days.

Bidder Information (Required)

Bidder Name (First & Last)		Bid Amount \$		
Street Address		Paragraphic		
City		State	Zíp Code	
Telephone #		E-mail Address		
Payment Method	☐ Certified Check #	☐ Cashier's Check #	☐ Money Order #	_
ignature			Date	



SALE OF TAX-ACQUIRED PROPERTY BRIDGTON, MAINE

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax-Acquired Property located at 9 Quarterhorse Road, Map 19A Lot 40

Minimum Bid Requirement

\$ 5,000.00

Required Deposit

\$ 1,000.00

Special Requirements (if applicable)

Property will be sold As-Is, Where Is, with a Municipal Quitclaim Deed.

There are no warranties or guarantees of any kind.

- All bids must be received in writing in a sealed envelope clearly marked on the outside:
 "Tax-Acquired Property Bid 0 Quarterhorse Road, Map 19A Lot 40"
- All bids must be received no later than <u>Tuesday</u>. August 17th, 2021, at 2:00 p.m. at which date and time they will be opened and reviewed aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase Street, Suite 1.

FOR MORE INFORMATION ON GENERAL CONDITIONS OF MUNICIPAL TAX-ACQUIRED PROPERTY SALES, PLEASE CONTACT:

Robert A. Peabody, Jr., Town Manager or Georgiann M. Fleck, Deputy Town Manager at: 207-647-8786

or visit the Town of Bridgton's web-site: www.bridgtonmaine.org.



Sale of Tax Acquired Property Bridgeon, ME



Notice of Tax Acquired Property Sale

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax Acquired Property 0 Pinhook Road – Map: 5 Lot: 61C All bids must be received no later than Tuesday. August 17th at 2:00 p.m. at which place and time they will be opened and read aloud.

Minimum Bid Required:	\$ 300.00	Required Deposit:	\$ 100.00
Special Requirements:		d As-Is, Where Is, with a Munic re no warranties or guarantees of	

- 1.) Bidders are required to submit:
 - This completed and signed Bidder Information Form.
 - b) A deposit in the form of a certified check, cashier's check, or money order in an amount of \$\frac{100.00}{200.00}\$ Personal checks will not be accepted. The successful bidder's deposit will be credited against the purchase price. The successful bidder will be responsible for the cost of the recording the deed and paying its share of transfer tax owed on the transaction, in accordance with Maine Law.
- 2.) The town of Bridgton acquired this property through tax lien foreclosure and will convey whatever interest it has in the property. The property will be sold as-is, where-is, by Municipal Quitclaim Deed, with no warranties or guarantees of any kind, including without limitation as to title, environmental, or permitting. It is each bidder's responsibility to perform its own due diligence.
- 3.) Closing must occur by the thirtieth (30th) day following the date of execution of the purchase and sale agreement by seller. A copy of the purchase and sale agreement is included in this package but only needs to be completed and returned by the successful bidder.
- 4.) Deposits will be returned to unsuccessful bidders within twenty-one (21) days of the date the successful bidder is announced. The Town of Bridgton will notify bidders when they are available for pickup or mail return.
- 5.) In the event that a successful bidder fails to timely complete the purchase, for any reason, the town may terminate the Purchase and Sale Agreement. Required deposit amount will be refunded within twenty-one (21) days upon the termination of the agreement. The Board of Sclectmen may thereafter negotiate a sale of the property with any or all unsuccessful bidders.
- 6.) The municipal officers reserve the right to reject any and all bids.
- 7.) Bids that do not conform to these conditions will be rejected. Late or incomplete bids will not be opened or considered. No emailed or faxed bids shall be accepted.

This Request for Bids will be posted on the Town website, and the Town will advertise the fact of this bid request in the local newspaper.

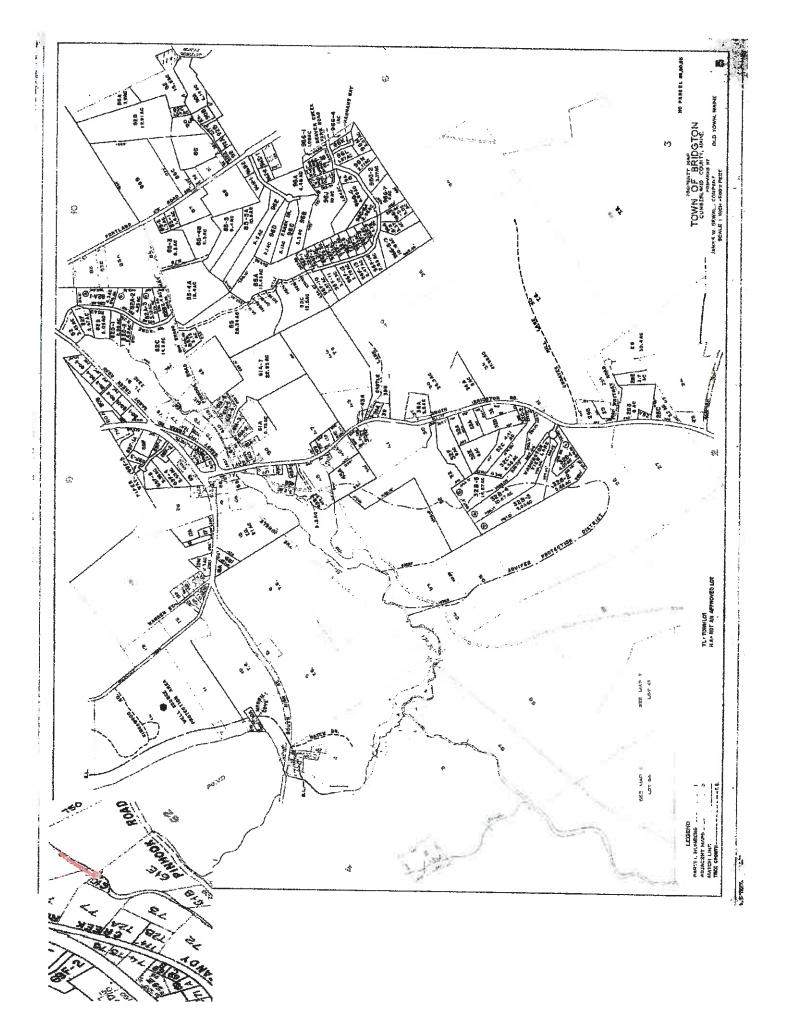
All bids must be received no later than <u>Tuesday</u>, <u>August 17th</u>, <u>2021</u>, <u>at 2:00 p.m.</u> in the municipal clerk's office: Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, Maine, 04009

Each bid must be received in writing and in a sealed envelope marked "Tax-Acquired Property Bid — 0 Pinhook Road Map 5 Lot 61C" on the outside, including this completed form and the required deposit.

Bids will be opened and read aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, ME 04009 on Tuesday, August 17th, 2021, at 2:00 p.m.

Received bids will be reviewed and the winning bidder will be selected by the Board of Selectmen on <u>Tuesday</u>, <u>August 24th</u>, <u>2021</u>, at the scheduled Selectboard Meeting. The awarded bidder will be notified within 3-business days.

Bidder Name (First &	Last)	Bid Amount \$		
Street Address				
City		State	Zip Code	
Telephone #		E-mail Address		
Payment Method	☐ Certified Check #	☐ Cashier's Check #	☐ Money Order #	_
Payment Method	☐ Certified Check #	☐ Cashier's Check #	☐ Money Order #	
gnature			Date	



SALE OF TAX-ACQUIRED PROPERTY BRIDGTON, MAINE

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax- Acquired Property located at O Pinhook Road, Map 5 Lot 61C

Minimum Bid Requirement

\$ 300.00

Required Deposit

\$ 100.00

Special Requirements (if applicable)

Property will be sold As-Is, Where Is, with a Municipal Quitclaim Deed.

There are no warranties or guarantees of any kind.

- All bids must be received in writing in a sealed envelope clearly marked on the outside:
 "Tax-Acquired Property Bid O Pinhook Road, Map 5 Lot 61C"
- All bids must be received no later than <u>Tuesday</u>, <u>August 17th</u>, <u>2021</u>, <u>at 2:00 p.m</u>. at which date and time they will be opened and reviewed aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase Street, Suite 1.

FOR MORE INFORMATION ON GENERAL CONDITIONS OF MUNICIPAL TAX-ACQUIRED PROPERTY SALES, PLEASE CONTACT:

Robert A. Peabody, Jr., Town Manager or Georgiann M. Fleck, Deputy Town Manager at: 207-647-8786

or visit the Town of Bridgton's web-site: www.bridgtonmaine.org.



Sale of Tax Acquired Property Bridgion, MF.



Notice of Tax Acquired Property Sale

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax Acquired Property 0 North Road – Map: 8 Lot: 43-1A All bids must be received no later than Tuesday. August 17th at 2:00 p.m. at which place and time they will be opened and read aloud.

Minimum Bid Required:	\$ 600.00	Required Deposit:	\$ 500.00
Special Requirements:	Property will be sole There are	As-Is, Where Is, with a Munic one warranties or guarantees of	cipal Quitclaim Deed. any kind.

- 1.) Bidders are required to submit:
 - a) This completed and signed Bidder Information Form.
 - b) A deposit in the form of a certified check, cashier's check, or money order in an amount of \$500.00 Personal checks will not be accepted. The successful bidder's deposit will be credited against the purchase price. The successful bidder will be responsible for the cost of the recording the deed and paying its share of transfer tax owed on the transaction, in accordance with Maine Law.
- 2.) The town of Bridgton acquired this property through tax lien foreclosure and will convey whatever interest it has in the property. The property will be sold as-is, where-is, by Municipal Quitclaim Deed, with no warranties or guarantees of any kind, including without limitation as to title, environmental, or permitting. It is each bidder's responsibility to perform its own due diligence.
- 3.) Closing must occur by the thirtieth (30th) day following the date of execution of the purchase and sale agreement by seller. A copy of the purchase and sale agreement is included in this package but only needs to be completed and returned by the successful bidder.
- 4.) Deposits will be returned to unsuccessful bidders within twenty-one (21) days of the date the successful bidder is announced. The Town of Bridgton will notify bidders when they are available for pickup or mail return.
- 5.) In the event that a successful bidder fails to timely complete the purchase, for any reason, the town may terminate the Purchase and Sale Agreement. Required deposit amount will be refunded within twenty-one (21) days upon the termination of the agreement. The Board of Selectmen may thereafter negotiate a sale of the property with any or all unsuccessful bidders.
- 6.) The municipal officers reserve the right to reject any and all bids.
- 7.) Bids that do not conform to these conditions will be rejected. Late or incomplete bids will not be opened or considered. No emailed or faxed bids shall be accepted.

This Request for Bids will be posted on the Town website, and the Town will advertise the fact of this bid request in the local newspaper.

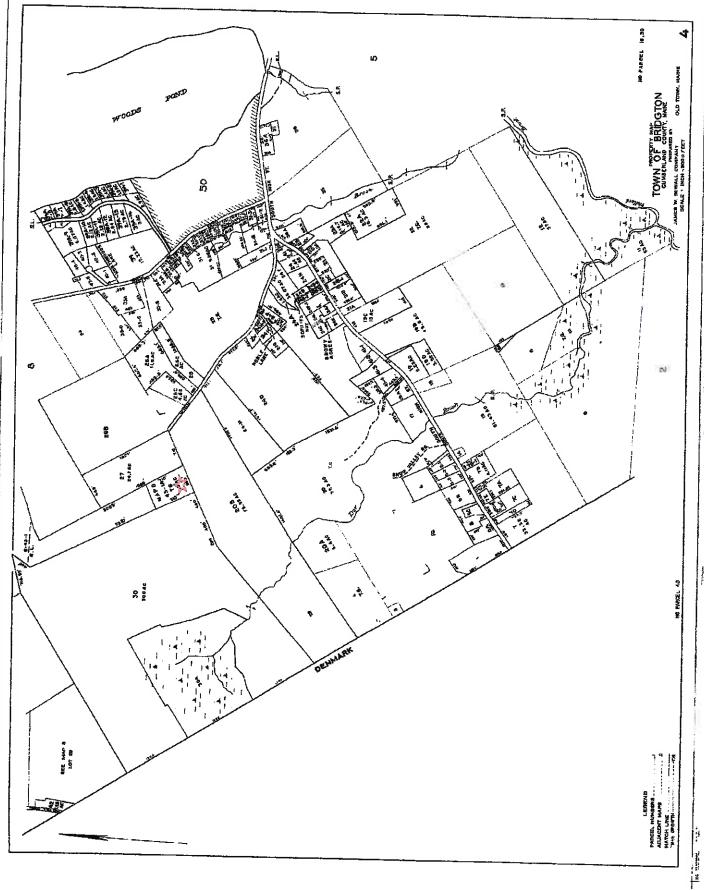
All bids must be received no later than <u>Tuesday, August 17th, 2021, at 2:00 p.m.</u> in the municipal clerk's office: Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, Maine, 04009

Each bid must be received in writing and in a scaled envelope marked "Tax-Acquired Property Bid - 0 North Road Map 8 Lot 43-1A" on the outside, including this completed form and the required deposit.

Bids will be opened and read aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, ME 04009 on <u>Tuesday</u>, <u>August 17th. 2021, at 2:00 p.m.</u>

Received bids will be reviewed and the winning bidder will be selected by the Board of Selectmen on <u>Tuesday, August 24th, 2021</u>, at the scheduled Selectboard Meeting. The awarded bidder will be notified within 3-business days.

Bidder Name (First &	- Lasti		Bid Amount \$
Street Address			
City		State	Zip Code
Telephone #		E-mail Address	
Payment Method	☐ Certified Check #	☐ Cashier's Check #	☐ Money Order #



SALE OF TAX-ACQUIRED PROPERTY BRIDGTON, MAINE

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax- Acquired Property located at <u>0 North Road, Map 8 Lot 43-1A</u>

Minimum Bid Requirement

\$ 600.00

Required Deposit

\$ 500.00

Special Requirements (if applicable)

Property will be sold As-Is, Where Is, with a Municipal Quitclaim Deed.

There are no warranties or guarantees of any kind.

- All bids must be received in writing in a sealed envelope clearly marked on the outside:
 "Tax-Acquired Property Bid 0 North Road, Map 8 Lot 43-1A"
- All bids must be received no later than <u>Tuesday</u>, <u>August 17th</u>, <u>2021</u>, <u>at 2:00 p.m</u>. at which date and time they will be opened and reviewed aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase Street, Suite 1.

FOR MORE INFORMATION ON GENERAL CONDITIONS OF MUNICIPAL TAX-ACQUIRED PROPERTY SALES, PLEASE CONTACT:

Robert A. Peabody, Jr., Town Manager or Georgiann M. Fleck, Deputy Town Manager at: 207-647-8786

or visit the Town of Bridgton's web-site: www.bridgtonmaine.org.



Sale of Tax Acquired Property Bridgton, MF



Notice of Tax Acquired Property Sale

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax Acquired Property 0 North High Street – Map: 12 Lot: 42 All bids must be received no later than Tuesday. August 17th at 2:00 p.m. at which place and time they will be opened and read aloud.

Minimum Bid Required:	\$ 5,000.00	Required Deposit:	\$ 1,000.00
Special Requirements:	Property will be s There	are no warranties or guarantees of	icipal Quitclaim Deed. of any kind.

- 1.) Bidders are required to submit:
 - a) This completed and signed Bidder Information Form.
 - b) A deposit in the form of a certified check, cashier's check, or money order in an amount of \$1,000.00 Personal checks will not be accepted. The successful bidder's deposit will be credited against the purchase price. The successful bidder will be responsible for the cost of the recording the deed and paying its share of transfer tax owed on the transaction, in accordance with Maine Law.
- 2.) The town of Bridgton acquired this property through tax lien foreclosure and will convey whatever interest it has in the property. The property will be sold as-is, where-is, by Municipal Quitclaim Deed, with no warranties or guarantees of any kind, including without limitation as to title, environmental, or permitting. It is each bidder's responsibility to perform its own due diligence.
- 3.) Closing must occur by the thirtieth (30th) day following the date of execution of the purchase and sale agreement by seller. A copy of the purchase and sale agreement is included in this package but only needs to be completed and returned by the successful bidder.
- 4.) Deposits will be returned to unsuccessful bidders within twenty-one (21) days of the date the successful bidder is announced. The Town of Bridgton will notify bidders when they are available for pickup or mail return.
- 5.) In the event that a successful bidder fails to timely complete the purchase, for any reason, the town may terminate the Purchase and Sale Agreement. Required deposit amount will be refunded within twenty-one (21) days upon the termination of the agreement. The Board of Selectmen may thereafter negotiate a sale of the property with any or all unsuccessful bidders.
- 6.) The municipal officers reserve the right to reject any and all bids.
- 7.) Bids that do not conform to these conditions will be rejected. Late or incomplete bids will not be opened or considered. No emailed or faxed bids shall be accepted.

This Request for Bids will be posted on the Town website, and the Town will advertise the fact of this bid request in the local newspaper.

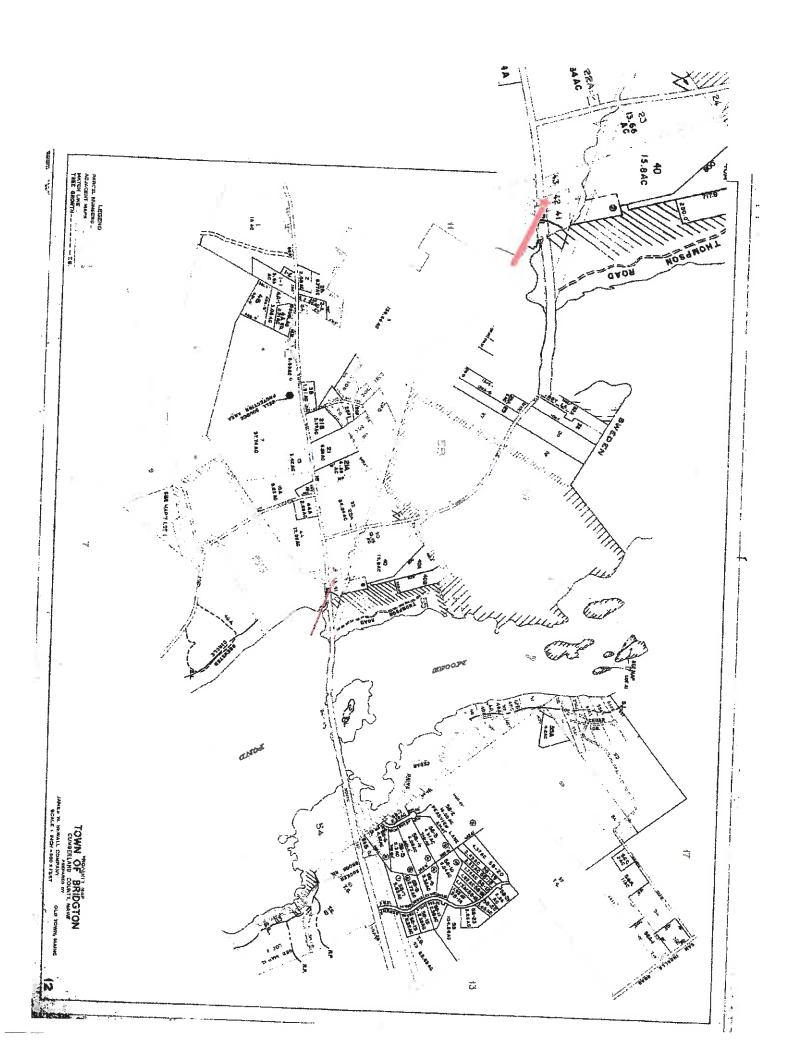
All bids must be received no later than <u>Tuesday</u>, <u>August 17th 2021</u>, at 2:00 p.m. in the municipal clerk's office: Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, Maine, 04009

Each bid must be received in writing and in a sealed envelope marked "Tax-Acquired Property Bid — 0 North High Street Map 12 Lot 42" on the outside, including this completed form and the required deposit.

Bids will be opened and read aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, ME 04009 on Tuesday, August 17th. 2021, at 2:00 p.tn.

Received bids will be reviewed and the winning bidder will be selected by the Board of Selectmen on <u>Tuesday, August 24th, 2021</u>, at the scheduled Selectboard Meeting. The awarded bidder will be notified within 3-business days.

Bidder Name (First &	Last)	Bid Amount \$		
Street Address				
City		State	Zip Code	
Telephone #		E-mail Address		
Payment Method	☐ Certified Check #	☐ Cashier's Check #	☐ Money Order #	
imaturo				
gnature			Date	



SALE OF TAX-ACQUIRED PROPERTY BRIDGTON, MAINE

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax- Acquired Property located at <u>0 North High Street</u>, Map 12 Lot 42

Minimum Bid Requirement

\$ 5,000.00

Required Deposit

\$ 1,000.00

Special Requirements (if applicable)

Property will be sold As-Is, Where Is, with a Municipal Quitclaim Deed.

There are no warranties or guarantees of any kind.

- All bids must be received in writing in a sealed envelope clearly marked on the outside:

 "Tax-Acquired Property Bid 0 North High Street, Map 12 Lot 42"
- All bids must be received no later than <u>Tuesday</u>, <u>August 17th</u>, <u>2021</u>, <u>at 2:00 p.m</u>. at which date and time they will be opened and reviewed aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase Street, Suite 1.

FOR MORE INFORMATION ON GENERAL CONDITIONS OF MUNICIPAL TAX-ACQUIRED PROPERTY SALES, PLEASE CONTACT:

Robert A. Peabody, Jr., Town Manager or Georgiann M. Fleck, Deputy Town Manager at: 207-647-8786

or visit the Town of Bridgton's web-site: www.bridgtonmaine.org.



Sale of Tax Acquired Property Bridgeon, MF



Notice of Tax Acquired Property Sale

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax Acquired Property 0 Main Street – Map: 24 Lot: 98 All bids must be received no later than Tuesday. August 17th at 2:00 p.m. at which place and time they will be opened and read aloud.

Minimum Bid Required:	\$ 2,000.00	Required Deposit:	\$ 500.00
Special Requirements:	Property will be There	sold As-Is, Where Is, with a Munic e are no warranties or guarantees of	cipal Quitclaim Deed. fany kind.

- 1.) Bidders are required to submit:
 - This completed and signed Bidder Information Form.
 - b) A deposit in the form of a certified check, cashier's check, or money order in an amount of \$500.00 Personal checks will not be accepted. The successful bidder's deposit will be credited against the purchase price. The successful bidder will be responsible for the cost of the recording the deed and paying its share of transfer tax owed on the transaction, in accordance with Maine Law.
- 2.) The town of Bridgeon acquired this property through tax lien foreclosure and will convey whatever interest it has in the property. The property will be sold as-is, where-is, by Municipal Quitclaim Deed, with no warranties or guarantees of any kind, including without limitation as to title, environmental, or permitting. It is each bidder's responsibility to perform its own due diligence.
- 3.) Closing must occur by the thirtieth (30th) day following the date of execution of the purchase and sale agreement by seller. A copy of the purchase and sale agreement is included in this package but only needs to be completed and returned by the successful bidder.
- 4.) Deposits will be returned to unsuccessful bidders within twenty-one (21) days of the date the successful bidder is announced. The Town of Bridgton will notify bidders when they are available for pickup or mail return.
- 5.) In the event that a successful bidder fails to timely complete the purchase, for any reason, the town may terminate the Purchase and Sale Agreement. Required deposit amount will be refunded within twenty-one (21) days upon the termination of the agreement. The Board of Selectmen may thereafter negotiate a sale of the property with any or all unsuccessful bidders.
- 6.) The municipal officers reserve the right to reject any and all bids.
- 7.) Bids that do not conform to these conditions will be rejected. Late or incomplete bids will not be opened or considered. No emailed or faxed bids shall be accepted.

This Request for Bids will be posted on the Town website, and the Town will advertise the fact of this bid request in the local newspaper.

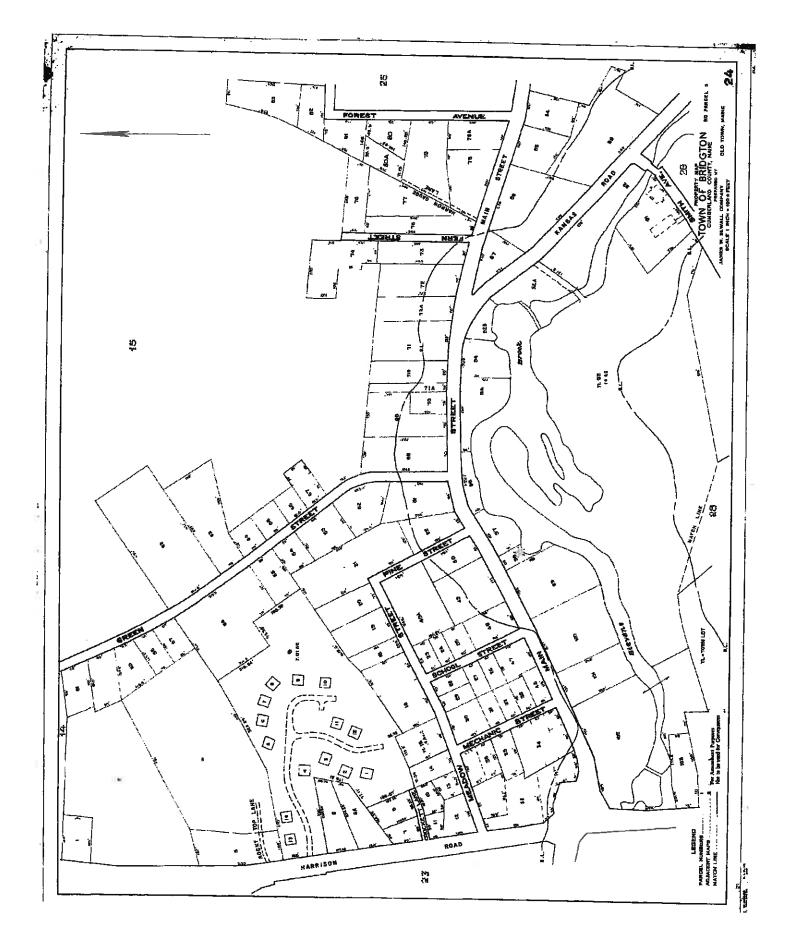
All bids must be received no later than <u>Tuesday, August 17th, 2021, at 2:00 p.m.</u> in the municipal clerk's office: Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, Maine, 04009

Each hid must be received in writing and in a sealed envelope marked "Tax-Acquired Property Bid = 0 Main Street Map 24 Lot 98" on the outside, including this completed form and the required deposit.

Bids will be opened and read aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, ME 04009 on Tuesday, August 17th, 2021, at 2:00 p.m.

Received bids will be reviewed and the winning bidder will be selected by the Board of Selectmen on <u>Tucsday, August 24th, 2021</u>, at the scheduled Selectboard Meeting. The awarded bidder will be notified within 3-business days.

Bidder Name (First &	- Last		Bid Amount \$	
Street Address				
City		State	Zip Code	
Telephone #		E-mail Address		
Payment Method	☐ Certified Check #	☐ Cashier's Check #	☐ Money Order #	



SALE OF TAX-ACQUIRED PROPERTY **BRIDGTON, MAINE**

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax- Acquired Property located at 0 Main Street, Map 24 Lot 98

Minimum Bid Requirement

\$ 2,000.00

Required Deposit

\$ 500.00

Special Requirements (if applicable)

Property will be sold As-Is, Where Is, with a Municipal Quitclaim Deed.

There are no warranties or guarantees of any kind.

- All bids must be received in writing in a sealed envelope clearly marked on the outside: "Tax-Acquired Property Bid - 0 Main Street, Map 24 Lot 98"
- All bids must be received no later than Tuesday, August 17th, 2021, at 2:00 p.m. at which date and time they will be opened and reviewed aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase Street, Suite 1.

FOR MORE INFORMATION ON GENERAL CONDITIONS OF MUNICIPAL TAX-ACQUIRED PROPERTY SALES, PLEASE CONTACT:

Robert A. Peabody, Jr., Town Manager or Georgiann M. Fleck, Deputy Town Manager at: 207-647-8786

or visit the Town of Bridgton's web-site: www.bridgtonmaine.org.



Sale of Tax Acquired Property Bridgeon, ME.



Notice of Tax Acquired Property Sale

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax Acquired Property 0 Frost Farm Road – Map: 13 Lot: 48 All bids must be received no later than Tuesday. August 17th at 2:00 p.m. at which place and time they will be opened and read aloud.

Minimum Bid Required:	\$ 5,000.00	Required Deposit:	\$ 1,000.00
Special Requirements:	Property will be sold There are	As-Is, Where Is, with a Municipole no warranties or guarantees of	ipal Quitclaim Deed. any kind.

- 1.) Bidders are required to submit:
 - a) This completed and signed Bidder Information Form.
 - b) A deposit in the form of a certified check, cashier's check, or money order in an amount of \$1,000.00 Personal checks will not be accepted. The successful bidder's deposit will be credited against the purchase price. The successful bidder will be responsible for the cost of the recording the deed and paying its share of transfer tax owed on the transaction, in accordance with Maine Law.
- 2.) The town of Bridgeon acquired this property through tax lien foreclosure and will convey whatever interest it has in the property. The property will be sold as-is, where-is, by Municipal Quitclaim Deed, with no warranties or guarantees of any kind, including without limitation as to title, environmental, or permitting. It is each bidder's responsibility to perform its own due diligence.
- 3.) Closing must occur by the thirtieth (30th) day following the date of execution of the purchase and sale agreement by seller. A copy of the purchase and sale agreement is included in this package but only needs to be completed and returned by the successful bidder.
- 4.) Deposits will be returned to unsuccessful bidders within twenty-one (21) days of the date the successful bidder is announced. The Town of Bridgton will notify bidders when they are available for pickup or mail return.
- 5.) In the event that a successful bidder fails to timely complete the purchase, for any reason, the town may terminate the Purchase and Sale Agreement. Required deposit amount will be refunded within twenty-one (21) days upon the termination of the agreement. The Board of Selectmen may thereafter negotiate a sale of the property with any or all unsuccessful bidders.
- 6.) The municipal officers reserve the right to reject any and all bids.
- 7.) Bids that do not conform to these conditions will be rejected. Late or incomplete bids will not be opened or considered. No emailed or faxed bids shall be accepted.

This Request for Bids will be posted on the Town website, and the Town will advertise the fact of this bid request in the local newspaper.

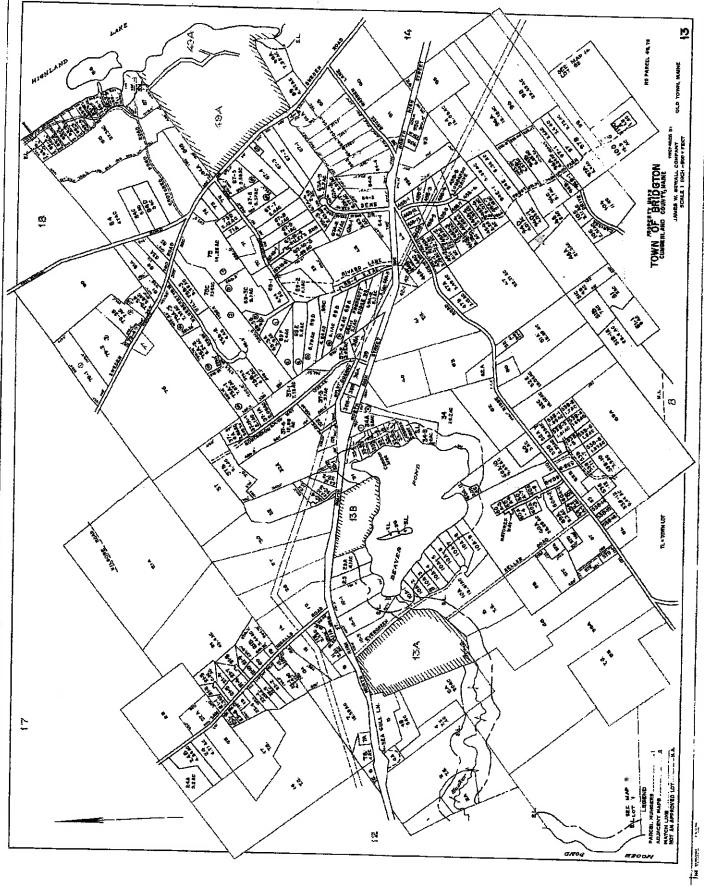
All bids must be received no later than <u>Tuesday, August 17th, 2021, at 2:00 p.m.</u> in the municipal clerk's office: Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, Maine, 04009

Each bid must be received in writing and in a sealed envelope marked "<u>Fax-Acquired Property Bid - 0 Frost Farm Road Map 13 Lot 48"</u> on the outside, including this completed form and the required deposit.

Bids will be opened and read aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, ME 04009 on <u>Tuesday, August 17th, 2021, at 2:00 p.m.</u>

Received bids will be reviewed and the winning bidder will be selected by the Board of Selectmen on <u>Tuesday, August 24th. 2021</u>, at the scheduled Selectboard Meeting. The awarded bidder will be notified within 3-business days.

Bidder Name (First &	Lastj		Bid Amount \$
Street Address			
City		State	Zip Code
Telephone #		E-mail Address	
Payment Method	☐ Certified Check #	☐ Cashier's Check #	☐ Money Order #
Payment Method	☐ Certified Check #	☐ Cashier's Check #	☐ Money Order #
ient Metnod	☐ Certified Check #	☐ Cashier's Check #	☐ Money Order #
····			



SALE OF TAX-ACQUIRED PROPERTY BRIDGTON, MAINE

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax-Acquired Property located at O Frost Farm Road, Map 13 Lot 48

Minimum Bid Requirement

\$ 5,000.00

Required Deposit

\$ 1,000.00

Special Requirements (if applicable)

Property will be sold As-Is, Where Is, with a Municipal Quitclaim Deed.

There are no warranties or guarantees of any kind.

- All bids must be received in writing in a sealed envelope clearly marked on the outside:
 "Tax-Acquired Property Bid 0 Frost Farm Road, Map 13 Lot 48."
- All bids must be received no later than <u>Tuesday</u>, <u>August 17th</u>, <u>2021</u>, <u>at 2:00 p.m</u>. at which date and time they will be opened and reviewed aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase Street, Suite 1.

FOR MORE INFORMATION ON GENERAL CONDITIONS OF MUNICIPAL TAX-ACQUIRED PROPERTY SALES, PLEASE CONTACT:

Robert A. Peabody, Jr., Town Manager or Georgiann M. Fleck, Deputy Town Manager at: 207-647-8786 or visit the Town of Bridgton's web-site: www.bridgtonmaine.org.



Sale of Tax Acquired Property Bridgron, MI



Notice of Tax Acquired Property Sale

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax Acquired Property 0 Noncarrow Way – Map: 13 Lot: 37 All bids must be received no later than Tuesday. August 17th at 2:00 p.m. at which place and time they will be opened and read aloud.

Minimum Bid Required:	\$ 9,000.00	Required Deposit:	\$ 2,500.00
Special Requirements:	Property will be a There	sold As-Is, Where Is, with a Mur are no warranties or guarantees	nicipal Quitclaim Deed. of any kind.

- 1.) Bidders are required to submit:
 - This completed and signed Bidder Information Form.
 - b) A deposit in the form of a certified check, cashier's check, or money order in an amount of \$2.500.00 Personal checks will not be accepted. The successful bidder's deposit will be credited against the purchase price. The successful bidder will be responsible for the cost of the recording the deed and paying its share of transfer tax owed on the transaction, in accordance with Maine Law.
- 2.) The town of Bridgeon acquired this property through tax lien foreclosure and will convey whatever interest it has in the property. The property will be sold as-is, where-is, by Municipal Quitclaim Deed, with no warranties or guarantees of any kind, including without limitation as to title, environmental, or permitting. It is each bidder's responsibility to perform its own due diligence.
- 3.) Closing must occur by the thirtieth (30th) day following the date of execution of the purchase and sale agreement by seller. A copy of the purchase and sale agreement is included in this package but only needs to be completed and returned by the successful bidder.
- 4.) Deposits will be returned to unsuccessful bidders within twenty-one (21) days of the date the successful bidder is announced. The Town of Bridgton will notify bidders when they are available for pickup or mail return.
- 5.) In the event that a successful bidder fails to timely complete the purchase, for any reason, the town may terminate the Purchase and Sale Agreement. Required deposit amount will be refunded within twenty-one (21) days upon the termination of the agreement. The Board of Selectmen may thereafter negotiate a sale of the property with any or all unsuccessful bidders.
- 6.) The municipal officers reserve the right to reject any and all bids.
- 7.) Bids that do not conform to these conditions will be rejected. Late or incomplete bids will not be opened or considered. No emailed or faxed bids shall be accepted.

This Request for Bids will be posted on the Town website, and the Town will advertise the fact of this bid request in the local newspaper.

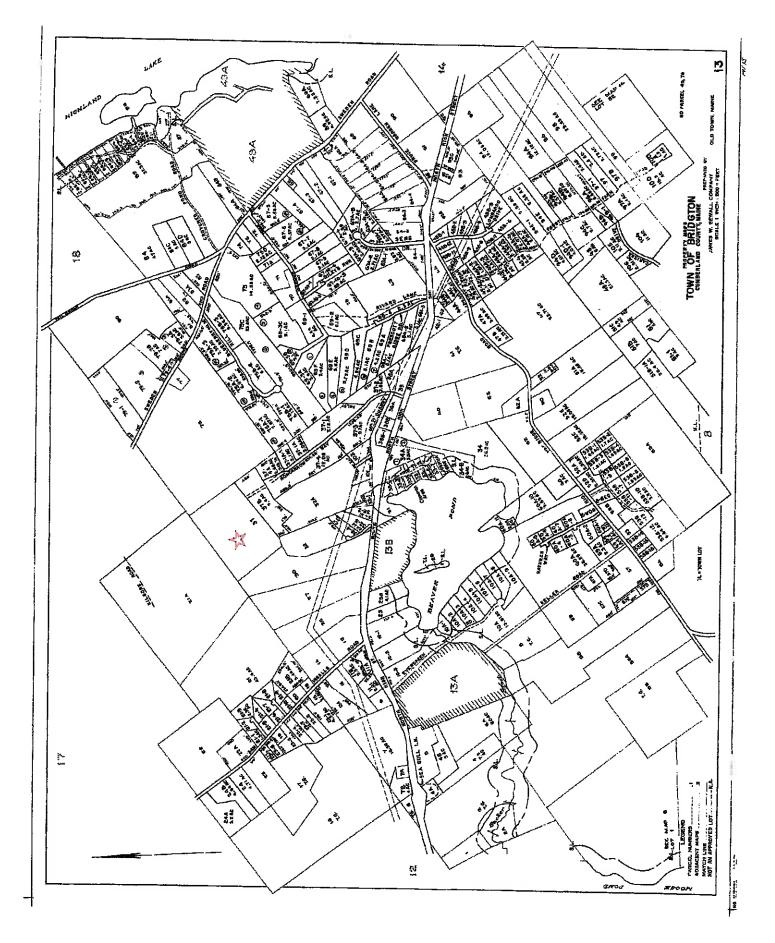
All bids must be received no later than <u>Tuesday. August 17th, 2021, at 2:00 p.m.</u> in the municipal clerk's office: Bridgeon Municipal Complex, 3 Chase St., Suite 1, Bridgeon, Maine, 04009

Each bid must be received in writing and in a sealed envelope marked "Tax-Acquired Property Bid — 0 Noncarrow Way Map 13 Lot 37" on the outside, including this completed form and the required deposit.

Bids will be opened and read aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, ME 04009 on Tuesday, August 17th, 2021, at 2:00 p.m.

Received bids will be reviewed and the winning bidder will be selected by the Board of Selectmen on <u>Tuesday</u>, <u>August 24th</u>, <u>2021</u>, at the scheduled Selectboard Meeting. The awarded bidder will be notified within 3-business days.

Bidder Name (First &	s Last)	Bid Amount \$		
Street Address				
City		State	Zip Code	
Telephone #		E-mail Address		
Payment Method	☐ Certified Check #	☐ Cashier's Check #	☐ Money Order #	
anature				
Energic			Date	



SALE OF TAX-ACQUIRED PROPERTY BRIDGTON, MAINE

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax- Acquired Property located at O Noncarrow Way, Map 13 Lot 37

Minimum Bid Requirement

\$ 9,000.00

Required Deposit

\$ 2,500.00

Special Requirements (if applicable)

Property will be sold As-Is, Where Is, with a Municipal Quitclaim Deed.

There are no warranties or guarantees of any kind.

- All bids must be received in writing in a sealed envelope clearly marked on the outside:

 "Tax-Acquired Property Bid 0 Noncarrow Way, Map 13 Lot 37"
- All bids must be received no later than <u>Tuesday</u>, <u>August 17th</u>, <u>2021</u>, <u>at 2:00 p.m</u>. at which date and time they will be opened and reviewed aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase Street, Suite 1.

FOR MORE INFORMATION ON GENERAL CONDITIONS OF MUNICIPAL TAX-ACQUIRED PROPERTY SALES, PLEASE CONTACT:

Robert A. Peabody, Jr., Town Manager or Georgiann M. Fleck, Deputy Town Manager at: 207-647-8786

or visit the Town of Bridgton's web-site: www.bridgtonmaine.org.



Sale of Tax Acquired Property Buildgron, ME



Notice of Tax Acquired Property Sale

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax Acquired Property 0 Sweden Road – Map: 17 Lot: 15-3 All bids must be received no later than Tuesday. August 17th at 2:00 p.m. at which place and time they will be opened and read aloud.

Minimum Bid Required:	\$ 5,500.00	Required Deposit:	\$ 1,000.00
Special Requirements:	Property will be sold As-Is, Where Is, with a Municipal Quitclaim Deed. There are no warranties or guarantees of any kind.		

- 1.) Bidders are required to submit:
 - This completed and signed Bidder Information Form.
 - b) A deposit in the form of a certified check, cashier's check, or money order in an amount of \$1,000.00 Personal checks will not be accepted. The successful bidder's deposit will be credited against the purchase price. The successful bidder will be responsible for the cost of the recording the deed and paying its share of transfer tax owed on the transaction, in accordance with Maine Law.
- 2.) The town of Bridgeon acquired this property through tax lien foreclosure and will convey whatever interest it has in the property. The property will be sold as-is, where-is, by Municipal Quitclaim Deed, with no warranties or guarantees of any kind, including without limitation as to title, environmental, or permitting. It is each bidder's responsibility to perform its own due diligence.
- 3.) Closing must occur by the thirtieth (30th) day following the date of execution of the purchase and sale agreement by seller. A copy of the purchase and sale agreement is included in this package but only needs to be completed and returned by the successful bidder.
- 4.) Deposits will be returned to unsuccessful bidders within twenty-one (21) days of the date the successful bidder is announced. The Town of Bridgton will notify bidders when they are available for pickup or mail return.
- 5.) In the event that a successful bidder fails to timely complete the purchase, for any reason, the town may terminate the Purchase and Sale Agreement. Required deposit amount will be refunded within twenty-one (21) days upon the termination of the agreement. The Board of Selectmen may thereafter negotiate a sale of the property with any or all unsuccessful bidders.
- 6.) The municipal officers reserve the right to reject any and all bids.
- 7.) Bids that do not conform to these conditions will be rejected. Late or incomplete bids will not be opened or considered. No emailed or faxed bids shall be accepted.

This Request for Bids will be posted on the Town website, and the Town will advertise the fact of this bid request in the local newspaper.

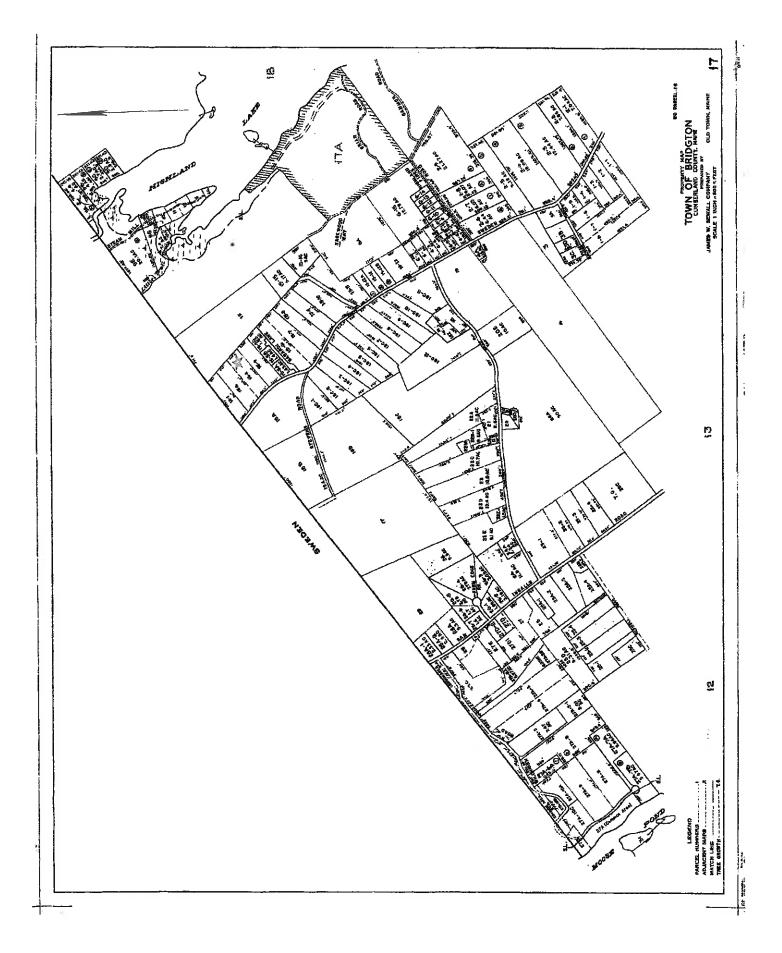
All bids must be received no later than <u>Tuesday, August 17th, 2021, at 2:00 p.m.</u> in the municipal clerk's office: Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, Maine, 04009

Each bid must be received in writing and in a sealed envelope marked "Tax-Acquired Property Bid – 0 Sweden Road Map 17 Lot 15-3" on the outside, including this completed form and the required deposit.

Bids will be opened and read aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, ME 04009 on Tuesday, August 17th, 2021, at 2:00 p.m.

Received bids will be reviewed and the winning bidder will be selected by the Board of Selectmen on Tuesday, August 24th, 2021, at the scheduled Selectboard Meeting. The awarded bidder will be notified within 3-business days.

Bidder Name (First &	Last)		Bid Amount \$	
Street Address				
City		State	Zip Code	
Telephone #		E-mail Address		
Payment Method	☐ Certified Check #	☐ Cashier's Check #	☐ Money Order #	
Signature			_	
			Date	



SALE OF TAX-ACQUIRED PROPERTY BRIDGTON, MAINE

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax- Acquired Property located at <a href="https://example.com/openses/by-nc-align:reference-com/openses/by-nc-al

Minimum Bid Requirement

\$ 5,500.00

Required Deposit

\$ 1,000.00

Special Requirements (if applicable)

Property will be sold As-Is, Where Is, with a Municipal Quitclaim

There are no warranties or guarantees of any kind.

- All bids must be received in writing in a sealed envelope clearly marked on the outside:
 "Tax-Acquired Property Bid ~ 0 Sweden Road, Map 17 Lot 15-3"
- All bids must be received no later than <u>Tuesday</u>, <u>August 17th</u>, <u>2021</u>, <u>at 2:00 p.m</u>. at which date and time they will be opened and reviewed aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase Street, Suite 1.

FOR MORE INFORMATION ON GENERAL CONDITIONS OF MUNICIPAL TAX-ACQUIRED PROPERTY SALES, PLEASE CONTACT:

Robert A. Peabody, Jr., Town Manager or Georgiann M. Fleck, Deputy Town Manager at: 207-647-8786

or visit the Town of Bridgton's web-site: www.bridgtonmaine.org.



Sale of Tax Acquired Property Bridgion, ME



Notice of Tax Acquired Property Sale

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax Acquired Property 0 Whitney Road – Map: 17 Lot: 20D All bids must be received no later than Tuesday. August 17th at 2:00 p.m. at which place and time they will be opened and read aloud.

Minimum Bid Required:	\$ 2,000.00	Required Deposit:	\$ 500.00
Special Requirements:	Property will be s	old As-Is, Where Is, with a Muni- are no warranties or guarantees of	cipal Quitclaim Deed. f any kind
			<u> </u>

- 1.) Bidders are required to submit:
 - This completed and signed Bidder Information Form.
 - b) A deposit in the form of a certified check, cashier's check, or money order in an amount of \$500.00 Personal checks will not be accepted. The successful bidder's deposit will be credited against the purchase price. The successful bidder will be responsible for the cost of the recording the deed and paying its share of transfer tax owed on the transaction, in accordance with Maine Law.
- 2.) The town of Bridgton acquired this property through tax lien foreclosure and will convey whatever interest it has in the property. The property will be sold as-is, where-is, by Municipal Quitclaim Deed, with no warranties or guarantees of any kind, including without limitation as to title, environmental, or permitting. It is each bidder's responsibility to perform its own due diligence.
- 3.) Closing must occur by the thirtieth (30th) day following the date of execution of the purchase and sale agreement by seller. A copy of the purchase and sale agreement is included in this package but only needs to be completed and returned by the successful bidder.
- 4.) Deposits will be returned to unsuccessful bidders within twenty-one (21) days of the date the successful bidder is announced. The Town of Bridgton will notify bidders when they are available for pickup or mail return.
- 5.) In the event that a successful bidder fails to timely complete the purchase, for any reason, the town may terminate the Purchase and Sale Agreement. Required deposit amount will be refunded within twenty-one (21) days upon the termination of the agreement. The Board of Selectmen may thereafter negotiate a sale of the property with any or all unsuccessful bidders.
- 6.) The municipal officers reserve the right to reject any and all bids.
- 7.) Bids that do not conform to these conditions will be rejected. Late or incomplete bids will not be opened or considered. No emailed or faxed bids shall be accepted.

This Request for Bids will be posted on the Town website, and the Town will advertise the fact of this bid request in the local newspaper.

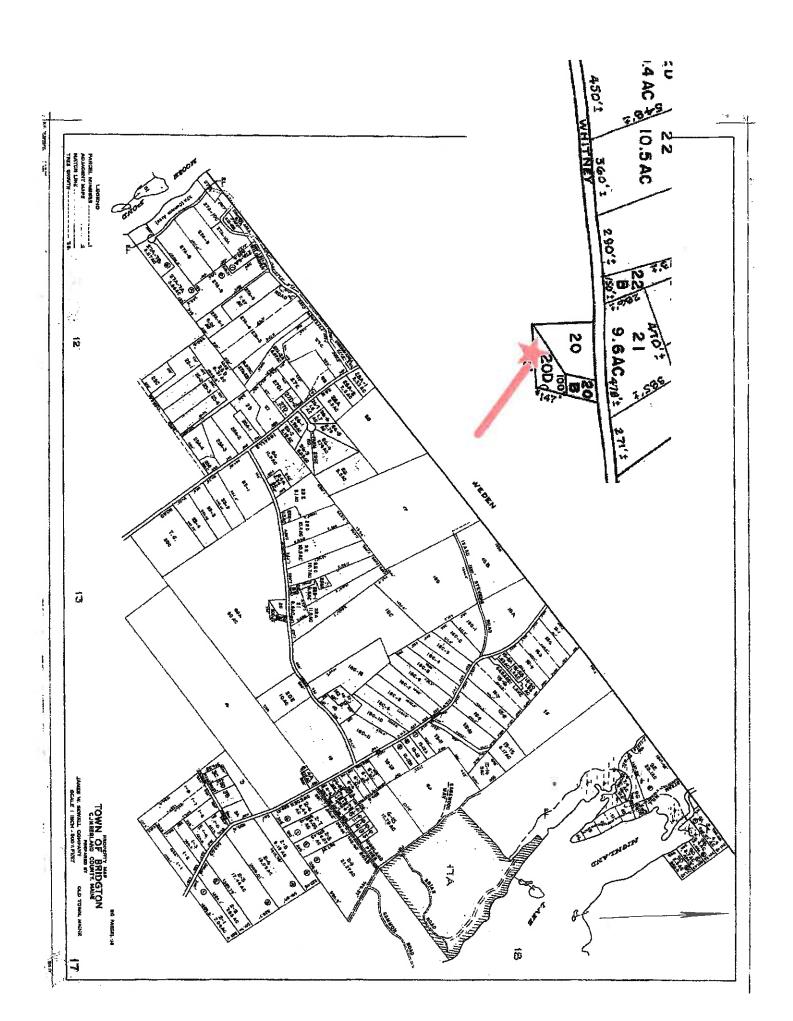
All bids must be received no later than <u>Tuesday, August 17th, 2021, at 2:00 p.m.</u> in the municipal clerk's office: Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, Maine, 04009

Each bid must be received in writing and in a sealed envelope marked "Tax-Acquired Property Bid = 0 Whitney Road Map 17 Lot 20D" on the outside, including this completed form and the required deposit.

Bids will be opened and read aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, ME 04009 on Tuesday, August 17th, 2021, at 2:00 p.m.

Received bids will be reviewed and the winning bidder will be selected by the Board of Selectmen on <u>Tuesday, August 24th, 2021</u>, at the scheduled Selectboard Meeting. The awarded bidder will be notified within 3-business days

Bidder Name (First &	s Last)		Bid Amount \$	
Street Address				
City		State	Zip Code	
Telephone #		E-mail Address		
Payment Method	☐ Certified Check #	☐ Cashier's Check #	☐ Money Order #	
Signature			-	
			Date	



SALE OF TAX-ACQUIRED PROPERTY BRIDGTON, MAINE

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax- Acquired Property located at <u>0 Whitney Road, Map 17 Lot 20D</u>

Minimum Bid Requirement

\$ 2,000.00

Required Deposit

\$ 500.00

Special Requirements (if applicable)

Property will be sold As-Is, Where Is, with a Municipal Quitclaim Deed.

There are no warranties or guarantees of any kind.

- All bids must be received in writing in a sealed envelope clearly marked on the outside:
 "Tax-Acquired Property Bid 0 Whitney Road, Map 17 Lot 20D
 "
- All bids must be received no later than <u>Tuesday</u>, <u>August 17th</u>, <u>2021</u>, <u>at 2:00 p.m</u>. at which date and time they will be opened and reviewed aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase Street, Suite 1.

FOR MORE INFORMATION ON GENERAL CONDITIONS OF MUNICIPAL TAX-ACQUIRED PROPERTY SALES, PLEASE CONTACT:

Robert A. Peabody, Jr., Town Manager or Georgiann M. Fleck, Deputy Town Manager at: 207-647-8786 or visit the Town of Bridgton's web-site: www.bridgtonmaine.org.



Sale of Tax Acquired Property Bridgion, ME



Notice of Tax Acquired Property Sale

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax Acquired Property 179 North Bridgton Road - Map: 40 Lot: 12A All bids must be received no later than Tuesday. August 17th at 2:00 p.m. at which place and time they will be opened and read aloud.

Minimum Bid Required:	\$ 5,000.00	Required Deposit:	\$ 1,000.00
Special Requirements:	Property will be	sold As-Is, Where Is, with a Munic	cipal Quitclaim Deed.
	There	are no warranties or guarantees of	fany kind.

- 1.) Bidders are required to submit:
 - This completed and signed Bidder Information Form.
 - b) A deposit in the form of a certified check, cashier's check, or money order in an amount of \$1,000.00 Personal checks will not be accepted. The successful bidder's deposit will be credited against the purchase price. The successful bidder will be responsible for the cost of the recording the deed and paying its share of transfer tax owed on the transaction, in accordance with Maine Law.
- 2.) The town of Bridgeon acquired this property through tax lien foreclosure and will convey whatever interest it has in the property. The property will be sold as-is, where-is, by Municipal Quitclaim Deed, with no warranties or guarantees of any kind, including without limitation as to title, environmental, or permitting. It is each bidder's responsibility to perform its own due diligence.
- 3.) Closing must occur by the thirtieth (30th) day following the date of execution of the purchase and sale agreement by seller. A copy of the purchase and sale agreement is included in this package but only needs to be completed and returned by the successful bidder.
- 4.) Deposits will be returned to unsuccessful bidders within twenty-one (21) days of the date the successful bidder is announced. The Town of Bridgton will notify bidders when they are available for pickup or mail return.
- 5.) In the event that a successful bidder fails to timely complete the purchase, for any reason, the town may terminate the Purchase and Sale Agreement. Required deposit amount will be refunded within twenty-one (21) days upon the termination of the agreement. The Board of Selectmen may thereafter negotiate a sale of the property with any or all unsuccessful bidders.
- 6.) The municipal officers reserve the right to reject any and all bids.
- 7.) Bids that do not conform to these conditions will be rejected. Late or incomplete bids will not be opened or considered. No emailed or faxed bids shall be accepted.

This Request for Bids will be posted on the Town website, and the Town will advertise the fact of this bid request in the local newspaper.

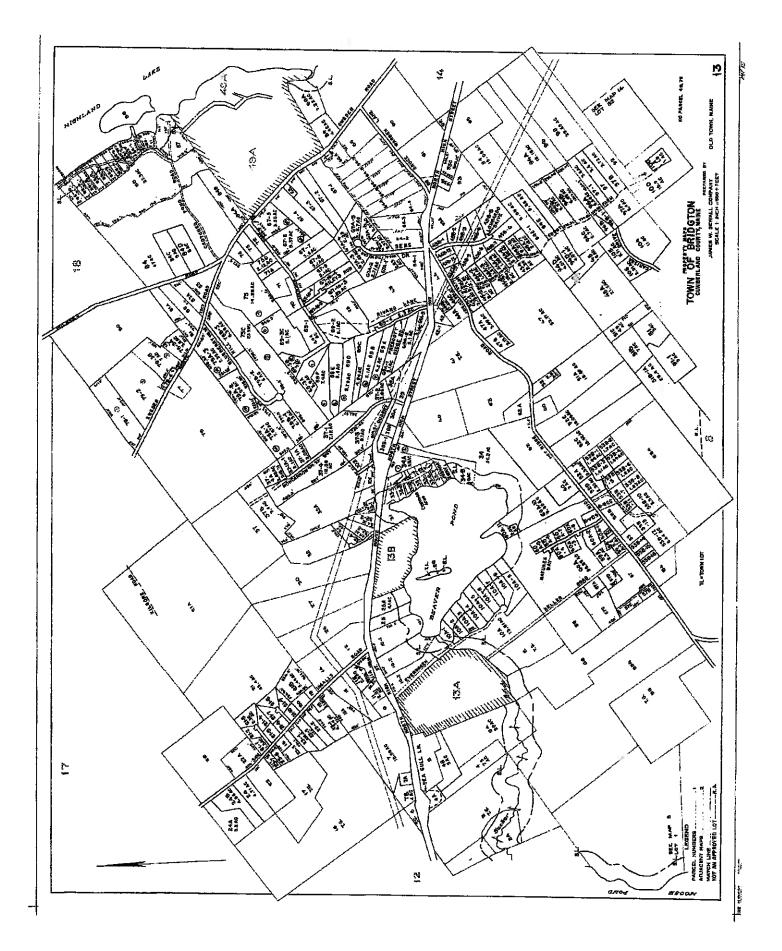
All bids must be received no later than <u>Tuesday</u>, <u>August 17th</u>, <u>2021</u>, at <u>2:00 p.m.</u> in the municipal clerk's office: Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, Maine, 04009

Each bid must be received in writing and in a sealed envelope marked "<u>Tax-Acquired Property Bid – 179 North Bridgton Road Map 40 Lot 12A"</u> on the outside, including this completed form and the required deposit.

Bids will be opened and read aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, ME 04009 on Tuesday, August 17th, 2021, at 2:00 p.m.

Received bids will be reviewed and the winning bidder will be selected by the Board of Selectmen on <u>Tuesday, August 24th, 2021</u>, at the scheduled Selectboard Meeting. The awarded bidder will be notified within 3-business days.

Bidder Name (First &	Last)		Bid Amount \$	
Street Address				
City		State	Zip Code	
Telephone #		E-mail Address		
Payment Method	☐ Certified Check #	☐ Cashier's Check #	☐ Money Order #	



REQUEST FOR BIDS

SALE OF TAX-ACQUIRED PROPERTY BRIDGTON, MAINE

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax- Acquired Property located at 179 North Bridgton Road, Map 40 Lot 12A

Minimum Bid Requirement

\$ 5,000.00

Required Deposit

\$ 1,000.00

Special Requirements (if applicable)

Property will be sold As-Is, Where Is, with a Municipal Quitclaim Deed.

There are no warranties or guarantees of any kind.

- All bids must be received in writing in a sealed envelope clearly marked on the outside:

 "Tax-Acquired Property Bid 179 North Bridgton Road, Map 40 Lot 12A "
- All bids must be received no later than <u>Tuesday</u>, <u>August 17th</u>, <u>2021</u>, <u>at 2:00 p.m</u>. at which date and time they will be opened and reviewed aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase Street, Suite 1.

FOR MORE INFORMATION ON GENERAL CONDITIONS OF MUNICIPAL TAX-ACQUIRED PROPERTY SALES, PLEASE CONTACT:

Robert A. Peabody, Jr., Town Manager or Georgiann M. Fleck, Deputy Town Manager at: 207-647-8786

or visit the Town of Bridgton's web-site: www.bridgtonmaine.org.



Bid Proposal

Sale of Tax Acquired Property Bridgion, ME



Notice of Tax Acquired Property Sale

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax Acquired Property 394 Burnham Road – Map: 3 Lot: 62-4 All bids must be received no later than Tuesday. August 17th at 2:00 p.m. at which place and time they will be opened and read aloud.

Minimum Bid Required:	\$ 5,500.00	Required Deposit:	\$ 1,000.00				
Special Requirements:	Property will be sold As-Is, Where Is, with a Municipal Quitclaim Deed. There are no warranties or guarantees of any kind.						

General Conditions

- 1.) Bidders are required to submit:
 - This completed and signed Bidder Information Form.
 - b) A deposit in the form of a certified check, cashier's check, or money order in an amount of \$1.000.00 Personal checks will not be accepted. The successful bidder's deposit will be credited against the purchase price. The successful bidder will be responsible for the cost of the recording the deed and paying its share of transfer tax owed on the transaction, in accordance with Maine Law.
- 2.) The town of Bridgton acquired this property through tax lien foreclosure and will convey whatever interest it has in the property. The property will be sold as-is, where-is, by Municipal Quitclaim Deed, with no warranties or guarantees of any kind, including without limitation as to title, environmental, or permitting. It is each bidder's responsibility to perform its own due diligence.
- 3.) Closing must occur by the thirtieth (30th) day following the date of execution of the purchase and sale agreement by seller. A copy of the purchase and sale agreement is included in this package but only needs to be completed and returned by the successful bidder.
- 4.) Deposits will be returned to unsuccessful bidders within twenty-one (21) days of the date the successful bidder is announced. The Town of Bridgton will notify bidders when they are available for pickup or mail return.
- 5.) In the event that a successful bidder fails to timely complete the purchase, for any reason, the town may terminate the Purchase and Sale Agreement. Required deposit amount will be refunded within twenty-one (21) days upon the termination of the agreement. The Board of Selectmen may thereafter negotiate a sale of the property with any or all unsuccessful bidders.
- 6.) The municipal officers reserve the right to reject any and all bids.
- 7.) Bids that do not conform to these conditions will be rejected. Late or incomplete bids will not be opened or considered. No emailed or faxed bids shall be accepted.

Process/Timeline

This Request for Bids will be posted on the Town website, and the Town will advertise the fact of this bid request in the local newspaper.

All bids must be received no later than <u>Tuesday, August 17th, 2021, at 2:00 p.m.</u> in the municipal clerk's office: Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, Maine, 04009

Each bid must be received in writing and in a sealed envelope marked "Tax-Acquired Property Bid – 394 Burnham Road Map 3

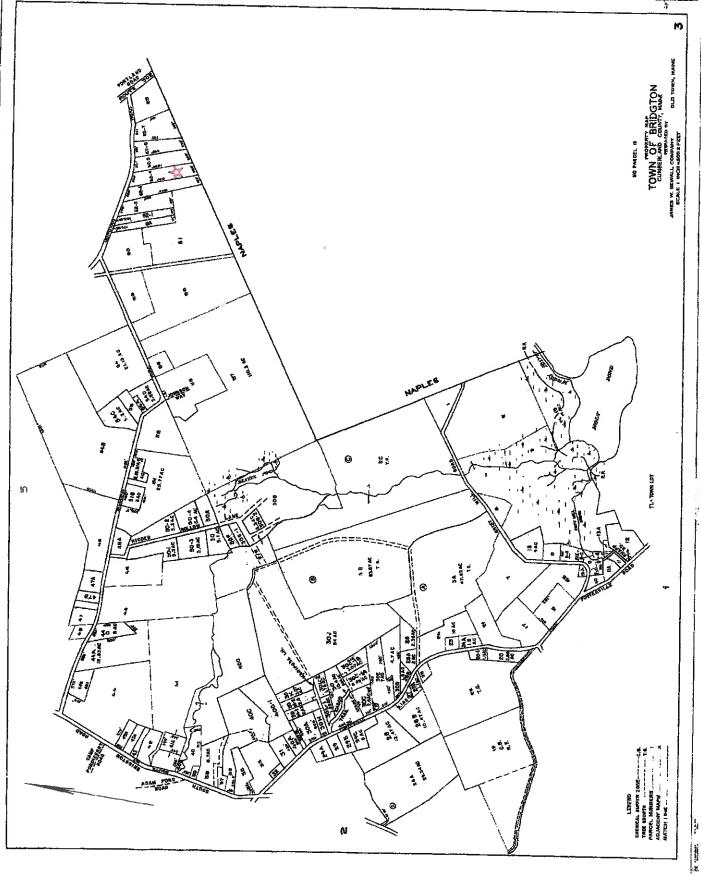
Lot 62-4" on the outside, including this completed form and the required deposit.

Bids will be opened and read aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase St., Suite 1, Bridgton, ME 04009 on Tuesday, August 17th, 2021, at 2:00 p.m.

Received bids will be reviewed and the winning bidder will be selected by the Board of Selectmen on <u>Tuesday, August 24th, 2021</u>, at the scheduled Selectboard Meeting. The awarded bidder will be notified within 3-business days.

Bidder Information (Required)

Bidder Name (First &	Last)	Bid Amount \$					
Street Address							
City		State	Zip Code				
Telephone #		E-mail Address					
Payment Method	☐ Certified Check #	☐ Cashier's Check #	☐ Money Order #	_			



REQUEST FOR BIDS

SALE OF TAX-ACQUIRED PROPERTY BRIDGTON, MAINE

The Town of Bridgton is accepting sealed bids for the purchase of the municipality's interest in Tax- Acquired Property located at 394 Burnham Road, Map 3 Lot 62-4

Minimum Bid Requirement

\$ 5,500.00

Required Deposit

\$ 1,000.00

Special Requirements (if applicable)

Property will be sold As-Is, Where Is, with a Municipal Quitclaim

There are no warranties or quarantees of any kind.

- All bids must be received in writing in a sealed envelope clearly marked on the outside:
 "Tax-Acquired Property Bid 394 Burnham Road, Map 3 Lot 62-4"
- All bids must be received no later than <u>Tuesday</u>, <u>August 17th</u>, <u>2021</u>, <u>at 2:00 p.m</u>, at which date and time they will be opened and reviewed aloud by the Bridgton Town Manager or designee at the Bridgton Municipal Complex, 3 Chase Street, Suite 1.

FOR MORE INFORMATION ON GENERAL CONDITIONS OF MUNICIPAL TAX-ACQUIRED PROPERTY SALES, PLEASE CONTACT:

Robert A. Peabody, Jr., Town Manager or Georgiann M. Fleck, Deputy Town Manager at: 207-647-8786

or visit the Town of Bridgton's web-site: www.bridgtonmaine.org.





entrepreneurs by providing low- or no-interest revolving loan capital not available from As originally conceived the Bridgton Micro-Loan Program supports the start-up and expansion of micro-enterprise businesses owned by low- or moderate-income conventional lending sources.

The Micro-Loan Program has 3 targeted goals:

2. Increase the number of jobs available to low- and moderate-income individuals. 1. Increase the number of low or moderate income owned micro-enterprises. 3. Expand the survival rate of micro-enterprise in Bridgton. Current Fund Balance \$73,872





Grants

Whereas the Micro-Loan Program has remained dormant since it was established in 2002-2003; and Whereas the pandemic had negative impacts on small business as a result of restricted operating requirements and increased unemployment benefits and stimulus monies that competed with Whereas Bridgton is experiencing an increasing rate of development and residency; and businesses trying to remain open or reopen; The Community Development Office of the Town of Bridgton proposes to convert some of the Micro-Loan Program funds from loans to grants to provide much needed assistance to small businesses:

3. to support opportunities for jobs, goods and services, recreation and entertainment, 1. to jumpstart their facilities and services on a positive path for recovery and growth, 2. to match growing demand for a diverse and robust economic environment,

4. to grow Bridgton from within.



The Bridgton Microloan Fund Supports Small Business

Funding Type	Funding Limits
Grants	000,24
No-Interest Loans	87,500



Approval Framework

Micro-Loan Commission

Made up of 5 people to include a Select Board member, a Business Owner, a local Bankar, and two Ex offir o members to include the Town Manager and Community Development Director.

Responsible for reviewing applications for completeness.

Micro-Loan Application Assistance Program

Mandatory application review webinar

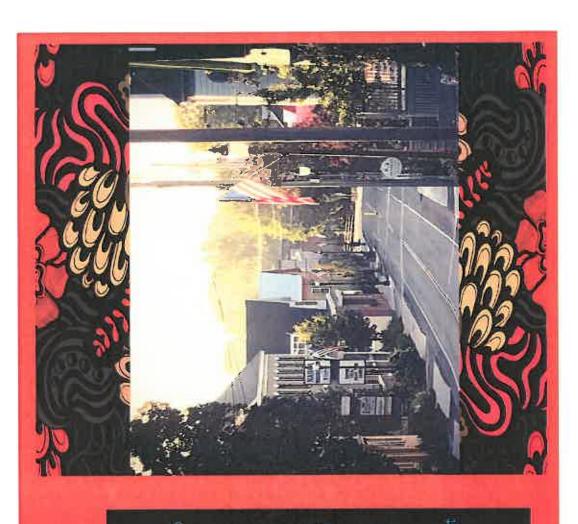
Access to local subject matter experts to help applicants to fill out forms and provide required paperwork.

Micro-Loan Processing and Administration

if LOAN then local bank will provide final approval and administration during the loan period.

If GRANT then Commission administers the grant with support by Community Development Staff.

In all cases the Commission with assistance from Staff makes quarterly report to Select Board



Next Steps

- Draft new guidelines and application.
- Select Board review and approval.
- Partner with local bank.
- Advertise for and form Commission.
- Get the word out.
- Hold informational meeting.
- Open the application process.





Addition of Domestic Partner Process

There are some requirements that a group must fulfill in order to offer employees Domestic Partner coverage for all MMEHT applicable plans.

**MMEHT has a Tax Implications summary and Question/Answer document about adding Domestic Partner Coverage available to any employer group interested in adding this coverage. Please ask your Field Service Representative for either of these tools when considering Domestic Partner coverage.

☐ (1) Certified Meeting Minutes of Authorization Vote

The governing body of the public entity (Town Meeting, Town or City Council, Board of Trustees, Board of Directors etc.) must vote to authorize allowing Domestic Partner Coverage for the Health Trust benefits.

Specific vote wording is required. The <u>required wording</u> for each Health Trust employer group is provided on the next page. A <u>copy of the minutes of the meeting</u> where the vote is taken, attested by the appropriate person (Town Clerk, Secretary of governing body, or other authorized person,) should be sent to the Health Trust at the address below. Please make sure that the <u>name of the body voting</u>, the <u>date of the vote</u>, and the <u>results of the vote</u> are included.

□ (2) Letter of Intent

The same person(s) authorized by the vote of the governing body must send a letter to Field Service Representative indicting that the employer group wishes to added Domestic Partner coverage. This letter should be accompanied by the minutes from the meeting authorizing this change.

☐ (3) Send Executed Items to the Health Trust

After photocopying all completed documents, please send items at least 30 days prior to your effective date of requested coverage to Maine Municipal Employees Health Trust • Attention: (Your Field Service Representative) • 60 Community Drive • Augusta, ME 04330.

For more information or questions, please contact your Field Service Representative, Lauren Gaudet (<u>lgaudet@memun.org</u>) or Debbie Bridges (<u>dbridges@memun.org</u>), by email or telephone phone at 1-800-452-8786.

Required Language for Adoption of Domestic Partner Coverage

Any participating employer in the Maine Municipal Employees Health Trust wishing to adopt Domestic Partner Coverage must do so via a vote of the public governing body.

The language below must be approved, as written, and in accordance with the individual employer requirements:

Effective	(Month) 01, 20	(vear).			(Name of	Employer	Gre	(מווו
-					_ (1100110 01	Limpioyer	OIL	Jupi
amends its	s personnel benefits policy	to allow any	employee	who	is eligible	to enroll	in	the
employer l	penefits the option of enrolling	ig a domestic	partner.*		· ·			

Any employee who wishes to add a domestic partner will be advised of the requirements set forth in the Domestic Partner Affidavit to add said partner. Furthermore, said employee has been advised there could be tax implications for adding a domestic partner.

The Domestic Partner of an Employee shall be:

- A "life partner of either the same sex or opposite sex of the employee;
- Not legally married or separated, to either the employee or anyone else:
- At least 18 years of age and mentally competent to consent to contract:
- Are each other's Domestic Partners and intend to remain so indefinitely;
- Have been each other's Domestic Partner for at least 12 months prior to the date of the signed Affidavit;
- Are not related by blood to a degree of closeness that would prohibit marriage in the State of Maine
- Are jointly responsible for each other's common welfare; share financial obligations and share their primary residence

Please note:

Passage of Domestic Partner coverage will allow enrollment in all of the following MMEHT applicable benefits offered by the employer group: *Medical, Dental and Vision*. Domestic Partner coverage must be employer-wide. It cannot be limited to specific unions, departments, or certain hours worked.

Article 30. Employee Benefit Programs Section 2. Social Security

In addition to retirement benefits outlined in Article 30.1 the Town of Bridgton participates jointly with employees in social security payments. Benefits provided include a retirement feature, survivors benefit payments if death occurs before retirement, disability insurance and Medicare coverage.

Article 30. Employee Benefit Programs Section 3. Health Insurance

All employees hired for full-time employment after July 26, 1994 shall be responsible for paying fifty percent (50%) of the cost of any health insurance coverage beyond that of a single subscriber should such coverage be desired by the employee. The Town will provide no benefits except those required by law to any category of employee except full-time. This will apply to first time hires and employees who leave employment and return at a later date.

The Town, by policy, provides a health insurance plan currently through the Maine Municipal Employees Health Trust (MMEHT). The Town has the option to select other plans or provider(s).

Employees who elect to receive health insurance through the Town will pay an insurance co-pay of \$5.00 per week per person covered by the health plan not to exceed \$10.00 per week. (i.e.: Employee only \$5.00; Employee & Spouse \$10.00; Employee & Children \$10.00; Employee, Spouse & Children \$10.00). These deductions shall be made for forty-eight (48) payroll periods per year.

Effective July 27, 2021, employees have the option of enrolling a domestic partner as defined in the Definition Section of this Policy. An Affidavit of Domestic Partnership, in a form prescribed by the Maine Municipal Health Trust (MMEHT), shall be submitted to the MMEHT.

Any employee who has comparable group health insurance coverage from any other source outside of the plan that the Town is providing to its employees, MMEHT, may elect to drop their participation in the Town's health insurance plan. Proof of comparable coverage must be provided to the Town. The employee will be required to sign a form electing not to enroll on an annual basis.

Employees electing to drop coverage from the Maine Municipal Employees Health Trust Plan will be paid to do so in the following manner:

A. Fifty percent (50%) of the single level of the current health insurance plan paid through the Town's payroll system over the fifty-two (52) weeks. These payments will be made through the Town's payroll system.

Employees hired after July 26, 1994 may only get the buyout by dropping health insurance coverage in its entirety.

Under certain circumstances, coverage for children may be extended until the age of twenty-six (26). A summary of benefits explaining Plan features will be provided at the time of orientation.

Regularly scheduled part-time employees may purchase health insurance at the Town's cost in accordance with Maine Municipal Heath Trust rules and regulations.

Article 30. Employee Benefit Programs
Section 4. Health Reimbursement Arrangement



Maine Municipal Employees Health Trust 60 COMMUNITY DRIVE

60 COMMUNITY DRIVE AUGUSTA, MAINE 04330-9486 1-800-452-8786

AFFIDAVIT OF DOMESTIC PARTNERSHIP

We,		and		_ (domestic partners)
after l	being first duly sworn	depose and attest to the following:		
•	We are at least 18 y	ears of age and we are mentally con	npetent to contract.	
•	Neither of us is lega	ally married to or separated from and	other person.	
•	We are sole domes and we intend to rea	tic partners, we have been sole don main sole partners.	nestic partners since	(month/day/year)
•	We have been legal	ly domiciled together for at least [12	d] months.	
	We are not related b	by blood to a degree of closeness that	t would prohibit marriage in the State	te of Maine.
ě	legal spouse in a [he	ealth] or [dental] or [vision] insurand annot enroll together for [12] month	on covered by another individual as a ceepolicy in the preceding [12] mont is following the termination of cover	hs. We understand that
	lease, joint credit ca other. Maine Munic mentioned documer	rd, joint bank account, and/or powe ipal Employees Health Trust reservents.	fare as evidenced through a joint deers of attorney authorizing each of uses the right to request, at a future time pendent ceases to be an eligible mer	to act on behalf of the e, one of the previously
	month following th	e termination of a domestic partner ays of the termination of a domestic	ship and that we are required to sul	omit an Application of
Date		Subscriber Signature	Print Name	
Date		Domestic Partner Signature	Print Name	
STAT	E OF			, \$8
On thi	is da	y of	, 20, personally appeared t	he above named
me,	***************************************	and	, and swore to the truth of t	he foregoing. Before
,				
Notar	y Public/Attorney at L	aw My Co	ommission Expires:	

We understand that domestic partners are subject to the other eligibility provisions of the Health Trust benefit plans.

We agree to notify the Maine Municipal Employees Health Trust and the employee's employer within thirty (30) days of the termination of our domestic partnership. A written termination statement shall be provided and shall affirm that the partnership is terminated and that a copy of the termination statement has been mailed to the other partner.

We certify, under penalty of perjury, that the foregoing is true and correct. We, the undersigned employee and the Domestic Partner, understand that falsification of information contained in this Affidavit may cause immediate termination of Health Trust health and/or dental plan coverage, and may subject us to civil action to recover any losses, including reasonable attorney's fees incurred by the Maine Municipal Employees Health Trust for benefits provided under its health and/or dental plans. We also understand that falsification of information contained in this Affidavit may lead to disciplinary action, up to and including immediate termination of the employee's employment.

ignature of Employee		Date	
ignature of Domestic Partner		Date	
. Dependent Child Certification			
1. I, the subscriber, have a cou	rt-appointed legal relationship with t	en) named below meet the following requir the child(ren) (i.e., adoption, guardianship)	
Partner is the biological pa	rent, or legal guardian of the child(re	en).	
Last Name	First Name	M.I.	
Last Name	First Name	M.I.	
Last Name	First Name	M.I.	
Last Name	First Name	M.I.	
no longer meets applicable eli- dental plan coverage, and may incurred by the Maine Municip above under its health and/or failure to inform my employe	gibility requirements may cause im subject me to civil action to recoval Employees Health Trust for beneficental plans. I also understand that	ailure to inform the Health Trust when a de- mediate termination of Health Trust health er any losses, including reasonable attorned its paid on behalf of the dependent child(ren- falsely certifying as to a dependent's eliging applicable eligibility requirements may applicable.	h and ey's fo a) nam bility
Signature of Employee		Date	
Approved by the Maine Munic By:	ipal Employees Health Trust		
Signature		Date	
Title			

The following section is for certification to an employer of the legal tax dependent status of a domestic partner.

B. Partner Certification as a Tax-Qualified Dependent

Based on consultation with a tax advisor, I certify that the prev	viously named person whom I am enrolling for coverage
is my legal tax dependent as defined in the IRS Code Section	
dependency status may result in disciplinary action, up to and	including immediate termination of employment, as well
as potential charges of tax fraud. I agree to notify my employe	er immediately of any change in this tax status.
By:	
Signature of Employee	Date



60 COMMUNITY DRIVE AUGUSTA, MAINE 04330 9486 (267) 623-8428 www.memun.org

TO: Key Municipal Officials of MMA Member Cities, Towns and Plantations

FROM: David Barrett, Interim MMA Executive Director

(Director, MMA Personnel Services & Labor Relations)

DATE July 12, 2021

SUBJECT: MMA Annual Election - Vice President and Executive Committee Members

Deadline: Friday, August 20, 2021 by 12:00 noon

Nomination Process – Each year member municipalities have an opportunity to vote in the election of the proposed MMA Vice President and municipal officials to serve on the MMA Executive Committee. A five-member Nominating Committee was appointed in March to review nominations submitted by municipal officials and conduct interviews with those municipal officials qualifying for and interested in serving as the MMA Vice President and on the MMA Executive Committee. The MMA Nominating Committee completed its task in May and put forth the 2022 Proposed State of Nominees to member municipalities.

Petition Process — As part of the May mailing, information was also provided on the MMA Petition Process Pursuant to the MMA Bylaws, nominations may also be made by Petition signed by a majority of the municipal officers in each of at least 5 member municipalities. The deadline for receipt of nominations by petition was Friday, July 9, by 4:30 pm. There were no municipal officials nominated by petition.

It is now time for each member municipality to cast its official vote.

Election Process - Enclosed you will find the MMA Voting Ballot which includes the proposed State of Nominees to serve on the MMA Executive Committee as selected by the MMA Nominating Committee. A brief biographical sketch on each nominee listed on the MMA Voting Ballot is enclosed for your reference. You will note that unlike municipal elections, MMA does not provide for "Write-in Candidates" since our process includes an opportunity to nominate a candidate by petition, as noted above.

The MMA Voting Ballot must be signed by a majority of the municipal officers or a municipal official designated by a majority of the municipal officers, and received by the Maine Municipal Association by 12:00 noon on Friday.

August 20: 2021 We have enclosed a self-addressed self-stamped envelope for your convenience. MMA Voting Ballots will be counted that afternoon and the election results confirmed under the direction of MMA President James Gardner, Jr., Town Manager, Town of Easton.

Election results will be available by contacting the MMA Executive Office or by visiting the MMA website at www.memun.org on Monday, August 23: A formal announcement of the election results will be made at the MMA
Annual Business Meeting being held and live broadcasted on Thursday, September 30, at 11:00 a.m. Newly elected Executive Committee members will be introduced at the MMA Awards Luncheon as well as the MMA Annual Business Meeting and will officially take office on January 1, 2022.

If you have any questions on the Election Process, please contact me or Theresa Chavarie at 1-800-452-8786 or in the Augusta area at 623-8428, or by e-mail at tchavarie@memun.org. Thank you.



MAINE MUNICIPAL ASSOCIATION VOTING BALLOT

Election of MMA Vice President and Executive Committee Members Deadline for Receipt of Voting Ballots – 12:00 noon on Friday, August 20, 2021

		Vote for One					
Proposed by MMA Nominating Comm	ittee:						
Elaine Aloes, Chair of Selectboard, Tov							
EXECUTIVE COMMITTEE MEMBERS - 3	YEAR TERM	Vote for Three					
Proposed by MMA Nominating Comm							
David Cyr, Town Manager, Town of Fi							
Melissa Doane, Town Manager, Town							
Justin Poirier, Town Manager, Town Administrator Town of Chebeague Island							
Please note that unlike municipal elections, MMA process includes an opportunity to nominate a candi		ite-in Candidates" since our					
The Voting Ballot may be cast by a majority of the majority of the municipal officers of each Municipal		cipal official designated by a					
Date:	Municipality:						
Date: Signed by a Municipal Official designated by a ma	Municipality:	-					
· · · · · · · · · · · · · · · · · · ·	Municipality: jority of Municipal Officers	-					
Signed by a Municipal Official designated by a ma	Municipality: jority of Municipal Officers	::					
Signed by a Municipal Official designated by a ma Print Name: Position:	Municipality: jority of Municipal Officers Signature:	Officers:					
Signed by a Municipal Official designated by a ma Print Name: Position: OR Signed by a Majority of Municipal Officers Print Names:	Municipality: jority of Municipal Officers Signature: Current # of Municipal Signatures:	Officers:					
Signed by a Municipal Official designated by a ma Print Name: Position: OR Signed by a Majority of Municipal Officers Print Names:	Municipality: jority of Municipal Officers Signature: Current # of Municipal Signatures:	Officers:					
Signed by a Municipal Official designated by a ma Print Name: Position: OR Signed by a Majority of Municipal Officers Print Names:	Municipality: jority of Municipal Officers Signature: Current # of Municipal Signatures:	Officers:					

Return To:

MMA Annual Election
Maine Municipal Association
60 Community Drive
Augusta, Maine 04330
FAX: (207) 626-3358

Email: rlambert@memun.org

MAINE MUNICIPAL ASSOCIATION BIOGRAPHICAL SKETCH OF

PROPOSED SLATE OF NOMINEES FOR 2022 EXECUTIVE COMMITTEE

MMA VICE PRESIDENT

(1-Year Term)

ELAINE ALOES (CHAIR OF SELECTBOARD, TOWN OF SOLON)

Professional & Municipal Experience:

- Chair of Selectboard, Assessor and Overseer of the Poor, Town of Solon, Maine (March 1998 present)
- 2nd Selectman, Assessor and Overseer of the Poor, Town of Solon, Maine (March 1990 March 1994)
- Auto Damage Appraiser, Bishop Adjustment Company (March 1990 present)
- Budget Committee, Town of Solon (1995 1998)
- Owner/Operator, Mid Maine Adjustment Company (independent insurance adjusting company)
 (June 1987 March 2005)
- Auto body repair businesses in Massachusetts and Maine (1972 June 1987)
- Tax Preparer, H & R Block (1985 1992)
- Salesperson, Combined Insurance (health and accident insurance) (1985 1986)

Other Experience, Committees and Affiliations:

- Member, Somerset County Budget Committee (2001 present); Vice Chair (2012 2016);
 Chair (2017 present)
- Member, MMA Legislative Policy Committee (1999 present)
- Member, MMA Executive Committee (2001 2003) and (Dec 2016 present)
- Member, MMA Property & Casualty Pool Board of Directors (2001 2003) and (Dec 2016 present)
- Member, MMA Workers Compensation Fund Board of Trustees, (2001 2003) and (Dec 2016 present)
- Member, MMA Strategic & Finance Committee (2002 2003) and (2017 present)
- President, Somerset County Municipal Association (2001 present)
- First Park Representative (2006 present)
- Member, MMA Nominating Committee for Executive Committee (2011, 2012 and 2014)
- Member, Maine Municipal Association Rural/Service Center Committee (2002)
- Member, Somerset County Jail Planning Committee (2006 2008)
- Vice Chairman, Somerset County Charter Commission (2008 2010)
- Chair, Regional School Planning Committee for MSAD 74, MSAD 59, MSAD 12, MSAD 13 and several small towns (2007 – 2009)

Education:

- High school graduate, Medfield High School, Medfield, Massachusetts
- Kennebec Valley Technical College (courses in computers, accounting and supervisory management)
- Insurance Institute of America (Introduction to Claims)
- State of Maine (four part Property Tax Assessment course)
- Maine Municipal Association (many workshops and training on a wide variety of municipal topics such as budget preparation, finance management, personnel issues, right to know, town meetings, assessing)
- Maine Local Roads Center (variety of workshops on road issues and maintenance)

Awards and Certifications:

- State of Maine, All Lines Adjuster
- Maine Roads Scholar Maine Local Roads (completed ten required road related workshops to earn award)

MMA EXECUTIVE COMMITTEE MEMBERS (3-Year Terms)

DAVID CYR (TOWN MANAGER, TOWN OF FRENCHVILLE)

Professional & Municipal Experience:

- Town Manager, Town of Frenchville (2021 present)
- Town Manager, Town of Mars Hill (2014 2020)
- Resident Project Representative, NicCait Construction Services, Presque Isle
- Construction Engineer, Soderberg Construction, Caribou
- Engineer, Criterium Brown Engineers, Washburn
- Public Works Director, Town of Fort Kent
- Project Engineer, Civil Engineering Services, Brewer
- Public Works Director for the Unorganized Territories, County of Aroostook, Caribou
- Project Engineer, Cianbro Corporation, Pittsfield
- Engineer/Soil Technician, Brescia Construction/Caribou Soils, Inc., Caribou
- Selectmen, Town of Woodland (1995 2004); Chairman for five years
- Firefighter 1/EMT, Caribou Fire and Ambulance, Town of Caribou (1985 1988)
- Firefighter 1/EMT, Budd Lake Volunteer Fire Company, Budd Lake, New Jersey (1983 1984)

Other Experience, Committees and Affiliations:

- Member, MMA Executive Committee (2020)
- Member, MMA Property & Casualty Pool Board of Directors (2020)
- Member, MMA Workers Compensation Fund Board of Trustees, (2020)
- Member, MMA Strategic & Finance Committee (2020)
- Member, Aroostook Municipal Association (2014 present); Treasurer (2017); Secretary (2017 2019); Vice Chair (2019 – 2020)
- Board Member, Northern Maine Development Commission Executive Committee (2014 present), Chair (2016-2018); NMDC Revolving Loan Committee (2014 present), Chair since 2016; NMDC Treasurer (2017); NMDC Finance & Audit Committee; Chairperson (2018 present)
- President, Mars Hill Rotary Club (July 2016 June 2020)
- Assistant Chief of Stadium, US Ski and Snowboard Association Supertour competition, Presque Isle (2019)
- Volunteer, Cross Country Ski Trail Groomer at Woodland Community Trails
- Volunteer, Biathlon World Cup Competitions in Presque Isle; Assistant Chief of Stadium (2016)
- Board Member, Northern Maine Solid Waste Management Committee, (1992 2000); Chairman (1999 2000)
- Member, MDOT Regional Transportation Advisory Committee (1997 2002); Chair (1999 2000)
- Member, Public Advisory Committee, MDOT Aroostook County Transportation Study
- Board Member, Maine Chapter of the American Public Works Association (1998 2000); Secretary (1999);
 Treasurer (2000)

Education:

Bachelor of Mechanical Engineering Technology, University of Maine at Orono

Awards and Certifications:

- State of Maine State Board of Registration for Professional Engineers
- Maine Municipal Certified Assessor
- Maine Department of Transportation Local Roads Center "Road Scholar"
- Graduate, Rotary Leadership Institute, Rotary District 7810
- State of Maine Class A Commercial Driver's License with Hazardous Materials Endorsement

MELISSA DOANE (TOWN MANAGER, TOWN OF BRADLEY)

Professional & Municipal Experience:

- Town Manager, Clerk, Treasurer, Tax Collector, General Assistance Administrator, Registrar of Voters and Road Commissions, Town of Bradley, Maine (2005 – present)
- Membership Coordinator, GrowSmart of Maine (2016 2020)
- Secretary/Administrative Assistant, Roy Associates, CPAs (2004 2005)
- Administrative Assistant/Town Agent, Town of Bradley, Maine (1998 2004)
- Coor, Clinical Operations/Secretary/Patient Accounts/Registrations, Neurology Associates, (1994 1998)
- Secretary/Receptionist, Dr. James Iannetta Medical Office (1991 1994)

Other Experience, Committees and Affiliations:

- Member, MMA Executive Committee (2019 present)
- Member, MMA Property & Casualty Pool Board of Directors (2019 present)
- Member, MMA Workers Compensation Fund Board of Trustees, (2019 present)
- Member, MMA Strategic & Finance Committee (2019 present)
- Member, Executive Board, Municipal Review Committee (2021 present)
- Member, Executive Board, Maine Town, City & County Management Association (2016 present)
- Co-Chair Membership Committee, Maine Town, City & County Management Association (2016 present)
- Chair, Sponsorship Committee, Maine Town, City & County Management Association (present)
- Member, Maine Town, City & County Management Association (2005 present)
- Member, Maine Town & City Clerks Association
- Member, Maine Municipal Tax Collectors & Treasurer Association
- Member, Maine Welfare Directors Association
- President, Executive Board, Living History Museum, Maine Forest and Logging Museum

Education:

- Business Management Studies, Husson College
- Associate Degree, Business Management, Beal College
- Associate Degree, Office Management, Beal College
- Associate College Preparation, Foxcroft Academy

Awards and Certifications:

- Certified Municipal Manager, Maine Town, City & County Management Association
- Rookie of the Year Award, Maine Town, City & County Management Association (2009)
- State of Maine Notary
- State of Maine Dedimus Justice

JUSTIN POIRIER (TOWN ADMINISTRATOR, TOWN OF CHEBEAGUE ISLAND)

Professional & Municipal Experience:

- Town Administrator, Town of Chebeague Island (Nov 2020 present)
- Urban Development Specialist, City of Auburn (July 2020 November 2020)
- Director, Maine Revenues Services, Property Tax Division (2017 2020); Deputy Director (2014 2017)
- Member, Town of Winthrop, Planning Board (2019 2020)
- Member, City of Augusta, Planning Board (2013 2018); Chair (2017 2018)
- Director, Community Development Coordinator; City of Bath (2012-2014; Coordinator (2011 2012)
- Administrative Assistant, Board of Selectpersons, Town of Pownal (2010 2011)
- Administrative Coordinator, Building Services Department, Town of Belmont, MA (2007 2010)

(continued)

Other Experience, Committees and Affiliations:

- Member, Maine Town City and County Management Association
- Member, Maine Association of Assessing Officers
- Member, Executive Committee, Greater Portland Council of Governments (January 2021 present)
- Member, Ecomaine Board of Directors (2010 2011)

Education:

- Master of Public Policy; Concentration on Public Management, Environmental Policy, University of Massachusetts Dartmouth
- Bachelor of Arts in Public management; Major in Public Management; Minor in Political Science, University of Maine in Orono

Awards and Certifications:

- Certified Maine Assessor
- Certified Community Development Block Grant Administrator

TOWN OF BRIDGTON

TO:

Board of Selectmen

FROM:

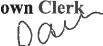
Laurie L. Chadbourne, Town Clerk

RE:

Business Licenses

DATE:

July 21, 2021



MEMO

■ Wellrick, Inc.

152 Portland Road

Medical Marijuana Registered Dispensary Permit

☑ CEO ☑ Fire ☑ Police ☑ Tax Collector ☑ Town Clerk

Wellrick, Inc.

152 Portland Road

Adult Use Marijuana Cultivation Facility Permit

☑ CEO ☑ Fire ☑ Police ☑ Tax Collector ☑ Town Clerk

■ Wellrick, Inc.

152 Portland Road

Adult Use Marijuana Store Permit

☑ CEO ☑ Fire ☑ Police ☑ Tax Collector ☑ Town Clerk

Standard Gastopub

233 Main Street

Victualer's License

☑ CEO ☑ Fire ☑ Police ☑ Tax Collector ☑ Town Clerk

Complete applications are on file at the Town Clerk's Office and available for Select Board review.

CERTIFICATE OF COMMITMENT OF SEWER USER RATES COMMITMENT #253

To: Robert A. Peabody, Jr., the Treasurer of the Municipality of Bridgton, Maine	To: Robert A. Peabody, Jr., the	Treasurer of the Municipality	of Bridgton, Maine
--	---------------------------------	-------------------------------	--------------------

Attached is a true list of the sewer rates established by us pursuant to 30-M.R.S. § 3406 for those properties, units and structures on **Route 3**, required by local and State Law to pay a sewer rate to the municipality, for the **period beginning 1 April 2021 and ending 30 June 2021.** This list is comprised of 2 pages which are attached to this certificate.

The date on which the rates included in this list are due and payable is 28 August, 2021. You are hereby required to collect from each person named in the attached list, his or her respective amount as indicated in the list; the sum-total being \$2,774.21. You are hereby required to charge interest at a rate of 6.0% per annum on any unpaid account balance. You are hereby authorized to collect these rates and any accrued interest by any means legally available to you under State Law.

Given under our hands this 27th day of July 2021.

Glenn R. Zaidman	
Carmen Lone	
G. Frederick Packard	
Paul Tworog	
Robert McHatton, Sr.	

Page 1

7:14:31	PIYI				_				07/12/202
Seq	Previous	Current	Cons	Water	Sewer				Page 1
Book #	3			***************************************	<u> </u>	Total	Acct	Name	Location
*1 *2	51800	52200	400	0.00	112.76	112.76	339	HARTIGAN, LISA M 0024-0092B	1 KANSAS RD.
	1924	8154	6230	0.00	415.03	415.03	530	HEATHROW CORPORATION 0024-0102	295 MAIN ST.
*3	56600	58600	2000	0.00	168.60	168.60	534	PARA, LLC 0024-0034	292 MAIN ST.
*4	514200	517200	3000	0.00	499.90	499.90	535	PARA, LLC 0024-0034	292 MAIN ST.
*5	34415	36355	194 0	0.00	462.91	462.91	536	N.R.E. GROUP, LLC 0024-0046	320 MAIN ST.
*6	3350	3900	550	0.00	118.00	118.00	547	MORSE, ELIZABETH F.	4 MEADOW ST.
*7	23240	23240	0	0.00	98.80	98.80	714	0024-0014 NUMBERG, ANTHONY J	342 MAIN ST.
*8	92400	93200	800	0.00	126.72	126.72	568	0024-0048 MERRILL, ANGELA M	366 MAIN ST.
*9	76800	77200	400	0.00	112.76	112.76	778	0024-0050 MERRILL, ANGELA M	
*10	0	0	0	0.00	98.80	98.80	572	0024-0050 MANN ENTERPRISE, INC.	1 GREEN ST.
*12	109900	110200	300	0.00	109.27	109.27	717	0024-0068 KIMBALL, DAN	3 PINE ST.
*13	96300	96700	400	0.00	112.76	112.76	718	0024-0022 MCLAUGHLIN, MICHAEL 0024-0022	3 PINE ST.
*14	84500	87320	2820	0.00	197.22	197.22	570	TO: 40.	377 MAIN ST.
*16	15700	16900	1200	0.00	140.68	140.68	602	0024-0096 GRIGSBY, GREGORY B 0024-0094	411 MAIN ST.
	1	Book 3 Tot	al:	0.00	2,774.21	2,774.21			
		Tot	al:	0.00	2,774.21	2,774.21			

Consumption Report

					Sewer					
Book	SEWER	RESRV	EDŲ	4	5	6	7	R	0	Tabel
3_	20,040	0	0	0	0	0	0	0		Total 20,040
Total:	20,040	0	0	0	0	0	0	0	0	20,040

Billing Edit Report

Calculation Summary Report

Water		Sewer	
Override	0.00	Override	0.00
Flat	0.00	Flat	0.00
Units	0.00	Units	2,074.80
Consumption	0.00	Consumption	699.41
Miscellaneous	0.00	Miscellaneous	0.00
Adjustments	0.00	Adjustments	0.00
Tax	0.00	Tax	0.00
Total	0.00	Total	2,774.21

<u>User</u>	Category	Summary

	Sewer tegory Count Cons Amount ER METER 14 20040 2,774.21
--	---

Georgiann M Fleck

From:

Ginger Morton <ginger.morton@comcast.net>

ent:

Tuesday, June 1, 2021 4:46 PM

To:

Georgiann M Fleck

Subject:

Fwd: Kendal Ham Drive Property

Hi - Here is my original email to the Town Manager. Sincerely, Ginger

----- Original Message -----

From: Ginger Morton <ginger.morton@comcast.net>

To: "rpeabody@bridgtonmaine.org" <rpeabody@bridgtonmaine.org>

Date: 05/13/2021 9:11 PM

Subject: Kendal Ham Drive Property

Dear Mr. Peabody:

I am writing in regard to our family property at 27 Kendal Ham Drive in Bridgton. The property is presently in the name of my deceased mother, Susanne L. Brand Trustee, for the Brand Bridgton Nominal Trust. My brother and I will be the heirs to this property once the estate is settled.

In the past few years, two of our Kendal Ham Drive neighbors, R. Russell Fuller and Sean Morgan, have purchased small amounts of acreage from the parcel owned by the Town of Bridgton 54-0-10-TL (21.24 acres), to extend their properties across Kendal Ham Drive from the lake. We would, very much, like to do the same thing. It appears from the tax map that the additional piece would be about 100 feet by about 160 feet. The property would abut the Fuller property on one side, and the Bliss and Buck properties on the other. It is my understanding that the process to purchase the property is "to make the Town an offer"! My brother and I, and our spouses, would like to offer \$3,000 to the Town for the purchase of this piece of property.

Please let me know if, "making an offer" is in fact the right thing to do, and what the process would be from here.

Most sincerely,

Virginia Brand Morton 8420 Williston Road Williston, VT 05495 Article 32. Question 30. Shall the Town vote to authorize the Board of Selectmen, on behalf of the Town, to sell and dispose of any real estate acquired by the Town for non-payment of wastewater assessments thereon, on such terms as they deem advisable, and to execute quitclaim deeds for the property; property to be disposed of by written policy and on terms the Board of Selectmen deem advisable?

Yes received 846 votes and passed.

No received 422 votes.

Blanks received 157 votes.

Article 33. Question 31. Shall the Town vote to authorize the Board of Selectmen to sell Town-owned land that the Board of Selectmen has determined to be surplus, other than land acquired for non-payment of taxes or wastewater assessments, and to conduct the sale of such land by sealed bid, public auction or through an agent or multiple listing, whichever the Board of Selectmen deems to be in the best interest of the Town; and to deliver a quitclaim deed to the successful purchaser; provided that at least 30 days prior to selling, or obligating the Town to sell, such surplus land, the Town shall mail written notice to the abutters at their addresses on file with the Town, give notice on the Town's website, post at least one notice on a social media platform used by the Town, and publish at least one notice in a newspaper of general circulation in the Town? The net proceeds of any sale shall be deposited into the Town's general fund.

Yes received 974 votes and passed.

No received 296 votes.

Blanks received 155 votes.

Article 34. Question 32. Shall the Town vote to authorize the transfer of all unexpended balances to fund balance, excepting those carried forward funds, and to authorize any overdrafts that may occur in the Town operations in the 2020/2021 fiscal year to be taken from fund balance?

Yes received 991 votes and passed.

No received 271 votes.

Blanks received 163 votes.

Article 35. Question 33. Shall the Town vote to authorize the Board of Selectmen to sell or dispose of equipment that is no longer of any use, or is unusable?

Yes received 1204 votes and passed.

No received 99 votes.

Blanks received 122 votes.

Article 36. Question 34. Shall the Town vote to authorize the Board of Selectmen and Treasurer, on behalf of the Town, to accept gifts, real estate, and funds, including trust funds, that may be given or left to the Town?

Yes received 1085 votes and passed.

No received 221 votes.

Blanks received 119 votes.

Bridgton

Billing Information

06/02/2021

08:45 AM

Account: 4409 Card: 1

Name

BRAND, SUSANNE L.-TRUSTEE OF THE

Second Owner NOMINEE TRUST

Map / Lot 0054-0010-0005

Address

30 SHARON RD.

Location

27 KENDAL HAM DR.

Reference 1

S. HAMILTON, MA 01982 Telephone

Reference 2

Deed Name 1

BRAND, SUSANNE L.-TRUSTEE OF THE

Deed Name 2

NOMINEE TRUST

Book Page B25730P130 B7126P18

Land Code 0 None **Building Code** 0 None Tran Code 0 None Exempt Code 1 0 Exempt Code 2 Exempt Code 3

Tg Plan Year.... Tif District # Not Used See

0 0 Entrance Information

0 0

Tran Code

Last Inspected

277,003

00/00/00

Acres Value Soft Wood Hard Wood 0 0 0 0

Mixed 0 0

Other 0.6 210,444

Total 0.60

Land

210,444 Building

66,559 Exemption

0

Total Account Values

Assessment

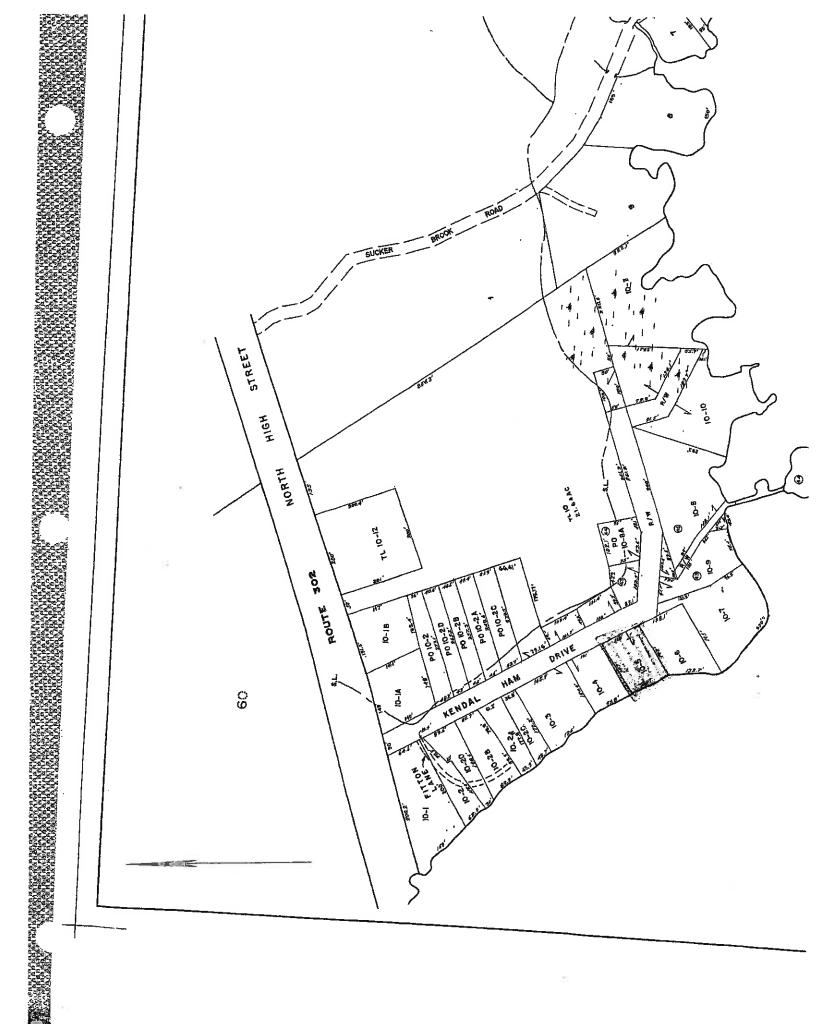
Taxable

Land	210,444
Building	66,559
Exemption	O

Estimated

Tax Rate Tax Amount 14.950

4,141.19





Agnieszka A. Dixon Admitted in ME

207.253.0532 adixon@dwmlaw.com

84 Marginal Way, Suite 600 Portland, Maine 04101-2480 207.772.1941 Main 207.772.3627 Fax

MEMORANDUM

July 13, 2021

To:

Georgiann Fleck

Town of Bridgton

From: Aga Dixon

Drummond Woodsum

Re:

Disposition of Surplus Property

You have asked me to describe the process, including any legal restrictions, regarding the disposition of surplus property by the Select Board to an abutting property owner.

Background

The Town has received an offer from Ginger Morton, heir to the property currently in the name of Susanne L. Brand Trustee, Brand Bridgton Nominal Trust, to purchase a 100-foot by 160-foot portion of a Townowned parcel of land located on Kendal Ham Drive and more specifically referred to on the Town's tax maps as Lot 10 on Map 54 (the "Town parcel"). The Town parcel abuts a Trust-owned parcel referred to as Lot 10-5 on Map 54 of the Town's tax maps (the "Trust parcel").

Legal Requirements for Disposition or Sale of Surplus Property

The sale of Town-owned land deemed surplus by the Select Board may be sold according to the procedure adopted by the voters at the last annual Town Meeting pursuant to Article 33. The Article authorizes the Select Board to sell certain Town-owned land that the Board has determined to be surplus by one of three methods: (1) sealed bid, (2) public auction, or (3) through an agent or multiple listing. Article 33 also requires that notice of the availability of the property be mailed to abutters, posted at the Town's website and a social media platform, and published at least once in a newspaper of general circulation in the Town.

Accordingly, the Select Board must take the following steps prior to accepting the Trust's offer:

- 1. Vote to Declare Surplus Property: The Select Board should vote to declare the Town parcel, or any portion of it, as "surplus property." The Select Board should also choose the method by which to transfer the property—sealed bid, public auction, or through a real estate agent or multiple listing. Article 33 is clear that the manner in which surplus property is sold or disposed of is at the Select Board's discretion, but it must be one of these three methods.
- 2. Post and Publish Notice: After the vote, and at least 30 days before transferring the surplus property, the Town must publish a notice of the proposed sale/disposition of the surplus property as follows:
 - a. Send written notice to abutters;
 - b. Post notice on the Town's website;
 - c. Post notice on a social media platform used by the Town (if any); and

d. Publish notice in a newspaper of general circulation in the Town.

The notice should identify the property, the selected method of sale, and any other restrictions (e.g., sale by quitclaim deed). The notice should be reviewed by the Town Attorney for legal compliance with the requirements in Article 33 and best real estate practices.

3. Sale or Transfer of Property: The Select Board may transfer the property 30 days after the required notices are sent and posted. There is no requirement in Article 33 for the Select Board to transfer or sell the property to the highest bidder or offeror (unless it selects the public auction method of disposing the property), and the Town does not appear to have any policies or ordinances addressing the disposition/sale of property. Nonetheless, the notice should identify any important criteria for the transfer/sale. For example, if the Select Board is only willing to transfer property to an abutter in order to avoid triggering subdivision review (discussed next), it should state so in the notice. Additionally, any sale of Town-owned property should be subject to a purchase and sale agreement containing terms and conditions acceptable to the Town.

Disposition of Surplus Property Must Comply with Subdivision Rules

Article 33 does not (and a warrant article likely cannot) exempt the Town from complying with existing subdivision laws and local review standards. Thus, the disposition of Town-owned property could, under certain circumstances, trigger a subdivision requiring Planning Board approval.

In general, subdivision review is triggered if a parcel of land is divided into three or more lots within any five-year period. See 30-A M.R.S. § 4401(4). A division accomplished by the transfer of any interest in land to the owners of land abutting that land, however, does not create a lot for the purposes of counting lots under the statutory definition of "subdivision." (Note that, if a parcel that is transferred to an abutter is then transferred to another person without all of the merged land, the previously exempt division creates a lot for the purposes of counting new lots.) Id.

Based on the information provided to me, it appears that the Town may have already conveyed certain portions of the Town parcel to other abutting property owners. Because these transfers were to abutters, the conveyances are probably exempt from subdivision review. The transfer of another portion of the Town parcel (whether to the Trust or some other entity) would therefore likely be exempt from subdivision review. However, it will be important to confirm, prior to transferring the property, that these previously-conveyed out-parcels were either conveyed to abutting property owners, were conveyed more than five years ago, or otherwise do not trigger the counting of lots for purposes of the statutory subdivision definition. Alternatively, the Select Board could condition the sale to require the purchaser to first secure the Planning Board's subdivision approval pursuant to existing laws and ordinances.

Conclusion

In summary, the Select Board may transfer a portion of the Town parcel to the Trust only if it follows the disposition procedures set out in Article 33. If the Select Board decides to move forward, the Board should choose the method of disposition and direct Town staff to work with legal counsel in preparing the notice of sale and a purchase and sale agreement.

I trust this memo is responsive to your questions. Please don't hesitate to contact me if you need anything else.

/AAD