

CITY COUNCIL SPECIAL MEETING
Monday, October 15, 2012 5:15 P.M.
Brewer City Hall Council Chambers

- I. Call to Order.** (Mayor Jerry Goss)
- II. Roll Call.** (City Clerk)
- III. Pledge of Allegiance to the Flag of the United States of America.**
(Mayor Goss)
- B. Awards, Petitions and Public Comments.**
 - 1. Public Comments.
- C. Consent Calendar.** (no items)
- D. Monthly Reports.** (none)
- E. Nominations, Appointments, Elections.** (no items)
- F. Unfinished Business.** (no items)
- G. New Business.**
 - 1. (2012-A218) ORDER, Authorizing Brewer Redevelopment, LLC to Sign an Option Agreement with the Housing Authority of the City of Brewer and/or Somerset Place Associates, LP, for the Redevelopment of the Former Middle School. (Councilor Verow)
 - 2. (2012-A219) ORDER, Authorizing An Agreement with the Housing Authority of the City of Brewer and/or Somerset Place Associates, LP, on the Property Located At 5 Somerset Street, for Payment in Lieu of Taxes (Pilot). (Councilor Verow)
- H. New Items with Leave of Council.**
- I. ADJOURN.**

**CITY OF BREWER, MAINE
IN CITY COUNCIL ASSEMBLED**

2012-A218

October 15, 2012

TITLE: ORDER, AUTHORIZING BREWER REDEVELOPMENT, LLC TO SIGN AN OPTION AGREEMENT WITH THE HOUSING AUTHORITY OF THE CITY OF BREWER AND/OR SOMERSET PLACE ASSOCIATES, LP, FOR THE REDEVELOPMENT OF THE FORMER BREWER MIDDLE SCHOOL.

filed October 12, 2012
by Arthur Verow

EMERGENCY PREAMBLE

WHEREAS, orders passed by the Brewer City Council do not become effective until five days after approval unless such orders contain emergency preambles; and

WHEREAS, it is imperative that this order pass immediately to endorse a grant application package deadline that falls within the effective date and

WHEREAS, these facts create an emergency within the meaning of the Charter, Code and Ordinances of the City of Brewer and require that the following order become effective immediately upon its approval to protect the public health, common welfare and safety of the citizens of Brewer; and

WHEREAS, the creation of a separate legal entity Brewer Redevelopment LLC to take and hold title to the former school to market, develop, and otherwise make use of the property for the betterment of the City; and

WHEREAS, in conjunction with the Housing Authority of the City of Brewer, Brewer Redevelopment, LLC has identified a developer who will redevelop the former middle school into senior housing units; and

WHEREAS, the developer Somerset Place Associates, LP and/or the Housing Authority of the City of Brewer wishes to apply for housing tax credits through Maine State Housing and needs to enter into an option agreement with Brewer Redevelopment, LLC before the application deadline of October 25, 2012;

NOW, THEREFORE, BE IT ORDERED, that the City Council does hereby authorize Brewer Redevelopment, LLC, whose purpose is to hold title and redevelop the former Middle School, to enter into an option agreement with the Housing Authority of the City of Brewer and/or Somerset Place Associates, LP, in a format approved as to form by the attorney representing the City of Brewer, Maine.

CITY OF BREWER, MAINE IN CITY COUNCIL ASSEMBLED

2012-A219

October 15, 2012

TITLE: ORDER, AUTHORIZING AN AGREEMENT WITH THE HOUSING AUTHORITY OF THE CITY OF BREWER AND/OR SOMERSET PLACE ASSOCIATES, LP, ON THE PROPERTY LOCATED AT 5 SOMERSET STREET, FOR PAYMENT IN LIEU OF TAXES (PILOT).

filed October 12, 2012
by Arthur Verow

EMERGENCY PREAMBLE

WHEREAS, orders passed by the Brewer City Council do not become effective until five days after approval unless such orders contain emergency preambles; and

WHEREAS, it is imperative that this order pass immediately to endorse a grant application package deadline that falls within the effective date; and

WHEREAS, these facts create an emergency within the meaning of the Charter, Code and Ordinances of the City of Brewer and require that the following order become effective immediately upon its approval to protect the public health, common welfare and safety of the citizens of Brewer; and

WHEREAS, the Payment in Lieu of Taxes Agreement will allow for the Housing Authority of the City of Brewer and/or Somerset Place Associates, LP, to pay only 45% of taxes and will begin upon their taking ownership of 5 Somerset Street and will run for a period of fifteen (15) years; and

WHEREAS, upon completion of a TIF agreement providing for 55% of the taxes to be returned to the Housing Authority of the City of Brewer and/or Somerset Place Associates, LP, for a period of fifteen (15) years, the PILOT agreement will terminate;

NOW, THEREFORE, BE IT ORDERED, that the City Council does hereby authorize the agreement between Brewer Redevelopment, LLC and the Housing Authority of the City of Brewer and/or Somerset Place Associates, LP, under such terms and conditions as the Brewer City Manager and the Brewer Finance Director determine to be in the best interest of the City of Brewer, to provide for a payment in lieu of taxes arrangement concerning the property located at 5 Somerset Street, Brewer, Maine; and

FURTHER ORDERED, that the Brewer City Manager, or his designee, is authorized to sign this agreement on behalf of the City of Brewer, Maine subject to the approval of Brewer Redevelopment, LLC 's attorney and the attorney representing the City of Brewer of the same as to legal form.