

Draft
BRUNSWICK TOWN COUNCIL
Minutes
October 21, 2019
Regular Meeting – 6:30 P.M.
Executive session after business meeting
Council Chambers
Town Hall
85 Union Street

Councilors Present: W. David Watson, Stephen S. Walker, Dan Jenkins, John M. Perreault, Christopher Watkinson, Jane F. Millett, James Mason, Kathy Wilson, and Dan Ankeles

Councilors Absent: None

Town Staff Present: John S. Eldridge, III, Town Manager; Fran Smith, Town Clerk; Ryan Leighton, Assistant Town Manager; Julia Henze, Finance Director; Matt Panfil, Planning and Development Director; Sally Costello, Director of Economic and Community Development; and TV video crew

Chair John Perreault called the meeting to order, asked for roll call, and led the Pledge of Allegiance.

Adjustments to Agenda: None

Public Comments/Announcements: (for items not on the agenda) ([*This item was discussed at 6:30 p.m.*](#))

Jim Trusiani, 6 Pleasant Street, spoke regarding funding options for the new elementary school and fire station and questioned how they are paid for prior to the bonds being issued.

Manager Eldridge responded to Mr. Trusiani's questions; Councilor Millett and Councilor Watkinson also commented on these responses.

MANAGER'S REPORT ([*This item was discussed at 6:40 p.m.*](#))

a) Financial Update

Manager Eldridge provided this update.

b) Absentee Ballots

Fran Smith, Town Clerk, provided this information.

c) Stormwater at Brunswick Landing and Airport

Manager Eldridge provided this update.

Suzanne Johnson, Harding Road and Restoration Advisory Board, spoke regarding this item.

Councilor Millett, Councilor Ankeles, and Councilor Walker spoke regarding this item.

d) Air Control Tower at Brunswick Executive Airport

Manager Eldridge provided this update.

Councilor Walker and Councilor Wilson spoke regarding this item.

e) Maine Street Pool Table

Manager Eldridge provided this update.

f) Village Review Guidelines

Manager Eldridge provided this update.

PUBLIC HEARING

- 138. The Town Council will hear public comments on amendments to the General Assistance Maximums, and will take any appropriate action. (Town Manager Eldridge) [\(This item was discussed at 7:04 p.m.\)](#)**

Chair Perreault opened the public hearing.

Manager Eldridge introduced this item, and responded to questions from Councilor Millett.

Chair Perreault closed the public hearing.

There was no objection to voting this evening.

Councilor Millett moved, Councilor Watkinson seconded, to adopt the annual General Assistance Maximums, as required by state law, on an emergency and regular basis. The motion carried with nine (9) yeas.

(A copy of the maximums will be attached to the official minutes.)

- 139. The Town Council will hear public comments on “An amendment to the Municipal Tax Increment Financing Development Program for the District Known As The “Mölnlycke Manufacturing Municipal Development and Tax Increment Financing District” (to be renamed “Seahawk Omnibus Municipal Development and Tax Increment Financing District”), and will take any appropriate action. (Town Manager Eldridge) [\(This item was discussed at 7:08 p.m.\)](#)**

(This item’s minutes are more detailed as a state requirement for the Tax Increment Financing Development Program)

Chair Perreault opened the public hearing.

Sally Costello, Director of Economic and Community Development, provided an overview of the amendment to the Molnlycke TIF District. This included providing a map of the district's location, which is on Brunswick Landing and is a 19.4-acre site. She listed the three purposes of this amendment:

- 1) to rename the District the Seahawk Omnibus Municipal Development and Tax Increment Financing District;
- 2) to add omnibus capacity to the District which allows for additional credit enhancement agreements to be used to attract new business and encourage business expansion;
- 3) to authorize the Town Manager to enter into a new credit enhancement agreement (CEA) with Natural Selection Inc. (Wild Oats).

Ms. Costello continued by saying the Town has been approached by the owners of Wild Oats for economic development assistance, including TIF revenues, for a proposed business expansion at Brunswick Landing. The project site is within the Molnlycke TIF District, on Lot 17 at the corner of Admiral Fitch and Gerzofsky Way. The expansion project will include an approximately 19,000-sf new construction facility for business operations that will provide production/manufacturing space and retail/dining space on the ground floor and office space on the second floor. The total project costs are estimated to be approximately \$7 million for acquisition, construction and equipment. Currently Wild Oats is located on Maine Street and is a tenant in the Tontine Mall. The lease agreement at the Mall expires on August 31, 2020 and it is the intention of the owners to relocate the business to the Landing upon completion of construction, estimated for November 2020.

Ms. Costello added that in order to retain this long-standing iconic Brunswick business, several economic development incentives are needed for the proposed project to proceed. The project will be a public-private partnership and anticipates the following sources: debt financing (loans from Bath Savings and the SBA); owner equity; various financial incentives from the Pine Tree Zone Development Zone Tax Credit program; a Community Development Block Grant (CDBG); and TIF revenues. Town staff has reviewed the financial information for the debt financing of the Wild Oats expansion project which indicates the need for additional operating subsidy to support debt service costs. The proposed CEA agreement, more fully described in First Amendment, is consistent with the existing Molnlycke CEA that is tied to job creation. It allows for a baseline of thirty-five percent (35%) reimbursement of real property taxes plus a one-half percent (1/2%) additional reimbursement for each net new full-time equivalent (FTE) employee. However, unlike the Molnlycke CEA, which is a twenty (20) year agreement, the proposed CEA with Wild Oats is a ten-year agreement, with the reimbursement capped at fifty percent (50%) of the TIF revenues associated with Wild Oats' project. The proposed CEA with Wild Oats, combined with other economic development incentives, are necessary to meet the requirements of the contemplated debt financing.

Ms. Costello added that the economic development benefits to the Town of Brunswick and specific to the Wild Oats CEA include the following: retains an iconic Brunswick business that employs over 40 people; creates jobs (estimated to be 30 new FTE positions); and fulfills an expressed master plan element for Brunswick Landing for a manufacturing- retail facility that serves current tenants and attracts additional customers; generates additional real property tax

revenue; and shelters the District's incremental taxable valuation thereby minimizing decreases in state aid to education and municipal revenue sharing, and increases in county tax assessment. The benefit to the Town includes a \$1.2 million dollar total tax shift that would come from the Wild Oats project. There is \$11 of private investment per \$1 of public investment.

Councilor Millett asked if the downtown district will still benefit from TIF with the proposed changes; Ms. Costello responded yes.

Councilor Watkinson asked about the requirement for 30 more full time jobs as being the required amount or if it is a cap.

Ms. Costello responded there is 35% baseline up to 50% cap. They have to be full time employees or two part-time to one full time.

Councilor Ankeles thanked Ms. Costello for her work and asked about other property in that district that might become developed.

Jeff Jordan, Deputy Executive Director of MRRA, responded to Councilor Ankeles question stating that said Molnlycke is considering a 20,000 square foot expansion of their warehouse, to begin construction next year. They have an option on a section of property between Pelican Street and Orion Street.

Manager Eldridge said the FTE jobs can be combined part-time jobs, and Ms. Costello confirmed this, with a certain number of hours combined.

Councilor Watson asked if the State approved the amendment yet, to which Ms. Costello responded that the Town has not yet filed it and Manager Eldridge said that the State is aware this amendment is coming.

Public Comments were made by the following members of the public:

Rick Wilson, Brackett Road, spoke in support of Wild Oats, saying that as a lifelong citizen of the Brunswick area who frequents Maine street and has seen it evolve over his life, and as an educator for the Brunswick School Department. Wild Oats' dedication and commitment to this community has benefitted all ages within our community and all grades within our schools. He spoke of the job opportunities for students and donations to nonprofits this business has provided over the last 30 years. To him, Wild Oats is a TIF poster child and embodies what TIF's are designed to do and who they should be applied to.

Jim Trusiani, 6 Pleasant Street, echoed what Mr. Wilson said. He added that nobody's taxes will go to pay for this TIF and it should be done. The only money that is being credit enhanced is the new value from the businesses.

Jeff Jordan, Deputy Executive Director of MRRA, said he was speaking on behalf of the MRRA Board and the Executive Director, that they support this TIF. They are pleased about being able to bring this iconic Brunswick business to the Landing. They look forward to being partners with Wild Oats and the food opportunities they will provide to some 2,000 workers at Brunswick Landing.

Becky Shephard, resident of Union Street and owner of Wild Oats, indicated that they would have loved to stay in the downtown area, but there was not a space for them. Their next option was to stay in Brunswick. This amendment is a critical part of making this project happen at this location. They wish to thank the Council in advance for their support.

Chair Perreault closed the public hearing.

MOTION:

Councilor Watkinson moved, Councilor Watson seconded, to approve “An amendment to the Municipal Tax Increment Financing Development Program for the District Known As The “Mölnlycke Manufacturing Municipal Development and Tax Increment Financing District” (to be renamed “Seahawk Omnibus Municipal Development and Tax Increment Financing District”).

Councilor Wilson said she will not be going to the new location at noon as it will be too busy with all the workers in the area.

Councilor Millett said this will be a nice alternative to food chains near the Landing. Wild Oats will be a real addition to this area.

Councilor Jenkins said his friends who work for Wayfair are excited about Wild Oats coming to Brunswick Landing.

Manager Eldridge said that for clarity what the Council is doing tonight is adopting Exhibit G, “the Town of Brunswick, Maine Town Council Resolution - Adopting the Amended and Restated Mölnlycke Manufacturing Municipal Development and Tax Increment Financing District Development Program (to be renamed the ‘Seahawk Omnibus Municipal Development and Tax Increment Financing District Development Program’.”

Chair Perreault said he support Wild Oats 100%.

VOTE ON MOTION:

Councilor Watkinson moved, Councilor Watson seconded, to approve “An amendment to the Municipal Tax Increment Financing Development Program for the District Known As The “Mölnlycke Manufacturing Municipal Development and Tax Increment Financing District” (to be renamed “Seahawk Omnibus Municipal Development and Tax Increment Financing District”). The motion carried with nine (9) yeas.

(A copy of the adopted Resolution and the Seahawk TIF application will be attached to the official minutes.)

NEW BUSINESS

- 140. The Town Council will consider a shared parking agreement for sections of the Recreation Center’s parking lot on Neptune Drive with the YMCA and the building’s owner at 24 Venture Avenue, and will take any appropriate action. (Town Manager Eldridge) *(This item was discussed at 7:31 p.m.)***

Manager Eldridge introduced this item, and responded to questions from Councilor Wilson, Councilor Millett, Councilor Walker, and Councilor Watkinson.

Bill Haggett, West Bath and YMCA, spoke regarding this item, and responded to questions from Chair Perreault, Councilor Walker, Councilor Watkinson, and Councilor Millett.

Sabrina Murphy, Chief Executive Officer of the YMCA, responded to question from Councilor Millett.

Irl Rosner, Princes Point Road and YMCA Board member, spoke regarding this item. Councilor Watson spoke regarding this item.

Anthony Yuodsnukis, 276 Bunganuc Road and Board member and, spoke regarding this item.

CR Davis, President of the YMCA Board, spoke regarding this item.

Councilor Millett moved, Councilor Wilson seconded, to approve a shared parking agreement involving use of sections of the Recreation Center parking lot on Burbank Avenue with the YMCA and the owner of its building at 24 Venture Avenue. The motion carried with nine (9) yeas.

(A copy of a memo from Town Manager John Eldridge, along with the parking agreement will be attached to the official minutes.)

- 141. The Town Council will consider setting a public hearing for November 4, 2019, for “An Ordinance Establishing the Compensation of the Town Council of the Town of Brunswick, Maine”, and will take any appropriate action. (Councilor Jane Millett) *(This item was discussed at 8:05 p.m.)***

Councilor Millett introduced this item.

Councilor Jenkins, Councilor Ankeles, Councilor Wilson, Councilor Millett, Councilor Watson, and Councilor Watkinson spoke regarding this item.

Councilor Millett moved, Councilor Wilson seconded, to set a public hearing for November 4, 2019, for “An Ordinance Establishing the Compensation of the Town Council of the Town of Brunswick, Maine” at an amount of \$4,000 for Council and \$5,000 for Council Chair. The motion carried with nine (9) yeas.

- 142. The Town Council will consider adopting a resolution publicly supporting the Recycling Reform for Maine project of the Natural Resources Council of Maine, and will take any appropriate action. (Councilor Dan Ankeles) *(This item was discussed at 8:23 p.m.)***

Councilor Ankeles introduced this item and read the Resolution.

Councilor Ankeles moved, Councilor Millett seconded, to adopt a “Resolution Supporting Recycling Reform for Maine”. The motion carried with nine (9) yeas.

(A copy of the resolution will be attached to the official minutes.)

143. **The Town Council will consider adopting a “Resolution Against the Proliferation of Nuclear Weapons”, and will take any appropriate action. (Councilor Jane Millett) (This item was discussed at 8:29 p.m.)**

Councilor Millett introduced this item and read the Resolution.

Councilor Watson and Councilor Ankeles spoke regarding this item.

Councilor Millett moved, Councilor Mason seconded, to adopt the “Resolution Against the Proliferation of Nuclear Weapons”. The motion carried with nine (9) yeas.

(A copy of the resolution will be attached to the official minutes.)

144. **(ADDED) The Town Council will consider authorizing the Town Manager to write a letter regarding stormwater concerns at the Brunswick Landing for the upcoming meeting with the US Navy, and will take any appropriate action. (This item was discussed at 8:35 p.m.)**

Manager Eldridge spoke regarding this item and restated Councilor concerns.

Councilor Watkinson and Chair Perreault asked questions, to which Mr. Jordan, Deputy Executive Director of MRRA, responded.

Councilor Mason asked questions, to which Manager Eldridge responded.

Councilor Wilson, Councilor Walker, Councilor Millett, Councilor Watkinson, and Councilor Watson spoke regarding this item.

Chair Perreault moved, Councilor Watkinson seconded, to authorize the Town Manager to write a letter strongly advising the federal government to look at our stormwater at the Landing. The motion carried with nine (9) yeas.

CORRESPONDENCE/COMMITTEE REPORTS (This item was discussed at 8:48 p.m.)

Reports were given regarding the Farmer’s Market Committee and the BDA auction’s success.

Councilor Jenkins spoke regarding the MetroBreez Service and Manager Eldridge spoke regarding this item, as well.

Councilor Ankeles provided correspondence from the public about the amount of money Portland received to assist with the asylum seekers and questioned why Brunswick isn’t getting a share of that money. He also said there has been a request to extend Explorer bus service to Pegasus Landing or the Recreation Center.

Councilor Mason said he wants to make sure that those who are willing to help the asylum seekers have their information provided to the appropriate people. Manager Eldridge commented on this.

Councilor Wilson and Councilor Ankeles discussed the CMP project and Manager Eldridge responded to a question from Councilor Wilson.

Councilor Millett spoke on asylum seekers and Brunswick getting help from Portland.

CONSENT AGENDA *(This item was discussed at 9:02 p.m.)*

- a) Approval of the Minutes of October 7, 2019
- b) Adoption of “Small Business Saturday” Proclamation
- c) Approval of a Cribbage license for the Elks #2043

Councilor Watson moved, Councilor Walker seconded, to approve Consent Agenda Items CA-b and CA-c. The motion carried with nine (9) yeas.

Councilor Watson moved, Councilor Jenkins seconded, to approve Consent Agenda Item CA-a. The motion carried with eight (8) yeas. Councilor Watkinson absented as he was not at that meeting.

(A copy of the Ca-b will be attached to the official minutes.)

Executive Session: Personnel Matter per 1 M.R.S.A. §405(6)(A)

Chair Perreault moved, Councilor Watson seconded, to go into executive session to discuss a Personnel Matter per 1 M.R.S.A. §405(6)(A), and to adjourn after executive session. The motion carried with nine (9) yeas.

[The regular meeting adjourned at 9:03 p.m.](#)

PLEASE NOTE: THESE MINUTES ARE ACTION MINUTES. THE ENTIRE MEETING CAN BE VIEWED AT WWW.BRUNSWICKME.ORG.

Frances M. Smith
Town Clerk
October 23, 2019

November 4, 2019
Date of Approval

Council Chair