

September 5, 2013

**Minutes of the Washington County Commissioners'  
Unorganized Territories Regular Meeting  
held September 5, 2013  
in the Commissioners' Conference Room  
Machias, Maine**

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Attending the meeting were:  
Commissioner Christopher M. Gardner  
Commissioner John B. Crowley, Sr.  
Commissioner Vinton E. Cassidy  
Betsy Fitzgerald, County Manager  
Carla Manchester, Administration  
Ken Daye, SCEC  
William Tuell, Downeast Coastal Press  
Harold Clossey, SCEC  
Mike Hinerman, EMA  
Tim Cox, Bangor Daily News  
Susan Boutin, Trescott Twp.  
John Seeley, Trescott Twp.  
Sharon Strout, Deeds  
Jill Holmes, Treasurer  
Judy Alexander, Treasurer's Office  
Joshua Rolfe, RCC  
Renee Gray, Addison  
Alan Furth, CBC - Trescott  
Craig Rief, CBC - Trescott  
Eric Weston, CBC - Trescott  
Carlene Holmes, Probate  
Heron Weston, UT

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The meeting for Unorganized Territories business was called to order at 4:31 p.m.

**Approval of the August U.T. meeting minutes  
(August 8, 2013) (Crowley / Cassidy, 3-0)**

**AGENDA ITEM: Monthly Report**

Acting U.T. Supervisor Heron Weston provided information on ATV access roads, distributing maps highlighting the roads that are County owned. He also suggested that working with the ATV members would be

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advantageous as they have an interest in having trails accessible. Some roads are already being used. Some issues brought up to consider: a) what roads are under the County's jurisdiction and; b) the need for signage which covers over fifty miles of County roads representing substantial cost. Commissioner Gardner stated that ATV clubs have brought this matter to the Commissioners' attention previously.

**\*MOTION\* Commissioner Cassidy moved to open the roads for ATV access in the Unorganized Territories as so defined by the map, highlighting the roads that are within County jurisdiction. Commissioner Crowley seconded the motion which passed unanimously.**

Commissioner Cassidy commented that ownership is needed. He also pointed out that there is not enough law enforcement to cover the area. An amendment was then made to work with the ATV clubs to define which roads will be used for access to the trails.

**AGENDA ITEM: TIF Grant Committee Update**

A report was submitted and is attached.

UT TIF Administrator Ken Daye introduced Craig Rief, President and owner of Craig's All Natural. As potential purchaser of Cobscook Bay Company, Mr. Rief requested the restructuring of all long-term debt currently held by CBC as part of the proposed company acquisition. Commissioner Gardner recognized that acquisitions are part of business, noting that it is a win and applauded all involved. He sees this as a natural handoff that will continue the work that began with a company in Washington County. Commissioner Crowley expressed concern about the ownership of the company. Mr. Reif confirmed his intentions to maintain and expand production in Washington County; staying in the present facility until they outgrow it. Ken Daye noted that there is support on all sides; this acquisition will expand the company while maintaining the work force. Alan Furth spoke on behalf of the CBC and CCLC Board of Directors thanking the Commissioners for their support throughout this venture. CBC created a company that maximized business and economy in Washington County. The Board believes in the product and is excited to continue the commitment; not yielding, but collaborating to make the acquisition happen. Craig Rief stated that his company can offer the infrastructure needed. He

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has owned his business since 2006, and has been successful with any products that have been introduced to the market. Commissioner Gardner agreed with the approval of the terms with one stipulation; should the company move outside of the Unorganized Territories of Washington County the terms would be readdressed. All Commissioners were in agreement to accept the loan modification/restructuring of the TIF loan but must see the language for a formal approval.

**\*MOTION\* Commissioner Cassidy moved to approve the loan modification/restructuring for Craig's All Natural based on terms and stipulations to be defined by the County Manager. Commissioner Crowley seconded the motion which passed unanimously.**

Ken Daye outlined some TIF Program development considerations. Issues under consideration were 1) grantee's obligation to reimburse grant funds received from the County upon sale, transfer or dissolution of the grant project on a four year term basis; 2) a time frame of six months up to five years in which grantees would have to accept a grant award depending on the amount granted; 3) a maximum grant award limit to any single individual or entity of \$100,000; and 4) implementation of a micro-grant program, limiting grant awards to \$10,000.

Commissioner Crowley questioned the one year time frame to accept a grant for a \$100,000, pointing out that it would create a freeze on funds. Ken Daye confirmed that. TIF Loan Administrator Harold Clossey stated that the Commissioners have the ability to go in whatever direction they choose. Commissioner Gardner stated, in regards to the use of TIF Funds thus far, "What we have done is good, but what we can do is better." The Commissioners were all in agreement that TIF Funds would be best put to use mostly in the form of interest-free loans, while still having the ability to give grants

as an exception. Ken Daye pointed out that without the grant program some business would not have made it, and the TIF fund still has 27 years. Commissioner Gardner responded that he was still not comfortable with continuing to award so many grants. Harold Clossey inquired if it would be helpful to come back next month with guidelines for approval. Mr. Clossey also pointed out that there were some grant applications already in process. The Commissioners would like to continue to define the guidelines of the TIF program. Commissioner Cassidy asked that the TIF Committee bring back a proposal next month. In the mean time, Commissioner Gardner directed

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that there be no more applications accepted until the guidelines have been accepted. Harold Clossey thanked the Commissioners for their guidance and noted that collectively everyone should be proud of what has been accomplished thus far with the TIF program.

**AGENDA ITEM: Public Comment**

**ADJOURNMENT**

**5:27 p.m.**

**ATTEST:**

**Carla J.R. Manchester, Admin. Asst.**