

September 8, 2016

**Minutes of the Washington County Commissioners'  
Unorganized Territories Meeting  
held September 8, 2016  
in the Probate Courtroom  
Machias, Maine**

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**Attending the meeting were:  
Commissioner John B. Crowley, Sr.  
Commissioner Vinton E. Cassidy  
Betsy Fitzgerald, County Manager  
Carla Manchester, Administration  
Lora Whelan, Quoddy Tides  
Susan Hatton, SCEC  
Nickey Dubey, Trescott  
Rosemary Kulow, MCCA  
Cat Cannon, MVNO  
Sharon D. Strout, Deeds  
Jill C. Holmes, Treasurer  
Alan Furth, CCLC  
Rich Rolfe, Jail  
Carlene M. Holmes, Probate**

**Commissioner Christopher M. Gardner was not present.**

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Unorganized Territories business was called to order at 2:05 p.m.

**Approval of the U.T. meeting minutes of August 11, 2016  
(Crowley / Cassidy, 2-0)**

**AGENDA ITEM: Monthly Report**

Unorganized Territories Supervisor Dean Preston submitted a monthly report. (See attached)

U.T. Supervisor Preston stated that he plans to meet with Axiom Technologies to discuss the South Edmunds High-speed Internet project. The discussion will focus on Axiom's business plan and the long-term plan for the project. U.T. Supervisor Preston reported that he will be prepared to brief the Commissioners at the October meeting.

Dean reported that he is continuing to work on ten of the eleven snow removal contracts that are up for renewal.

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**AGENDA ITEM: TIF Grant Committee Update**

Program Manager Susan Hatton submitted a report. (See attached)

Ms. Hatton introduced Nickey Dubey, owner of Ben's Dive Shack. Ms. Dubey is requesting a TIF loan for \$41,575.00 and a TIF grant for \$10,000.00 to construct a building for her business. Ms. Dubey already has purchased equipment from owners of the local dive shop, Four Seasons Sports and Scuba. The owners of Four Seasons Sports and Scuba are retiring, and Ms. Dubey has been able to acquire their current customers and vendors. Ms. Dubey's major customers will be the fish farming industry, providing supplies such as suits, regulators, and dive tanks. The closest competition is in Dedham, Maine. Ms. Dubey has already contributed \$10,000.00 of her own resources and anticipates the need to hire several part-time employees. The Loan and Grant Committees unanimously recommended approval of both requests.

**\*MOTION\* Commissioner Crowley moved to approve the TIF Loan request, #ND-TIF-08-17-16, for Ben's Dive Shack for \$41,575.00. Commissioner Cassidy seconded the motion which passed 2-0.**

**\*MOTION\* Commissioner Crowley moved to approve the TIF Grant request, #1609-04-EDI, for Ben's Dive Shack for \$10,000.00. Commissioner Cassidy seconded the motion which passed 2-0.**

Ms. Hatton stated the second action item for the Commissioners' consideration is for a loan request from Cobscook Community Learning Center. The loan request of \$100,000.00 would be used to assist CCLC to satisfy its Cobscook Bay Company guarantor obligations through debt consolidation. Alan Furth was present to summarize the mission of Cobscook Community Learning Center and explained the purpose of the request. Mr. Furth stated that CCLC's mission is to create responsive educational opportunities that strengthen personal, community and global well-being. CCLC provides adult education classes, hosts community gatherings, and operates a two-year high school educational program. CCLC plans to expand the two-year high school program to a four-year program. Mr. Furth explained that CCLC had been able to manage the operations of the learning center with modest annual earnings. In 2008 CCLC agreed to support Cobscook Bay Company with a

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loan guarantee, but in 2014 had to assume responsibility of the debt when the Cobscook Bay Company venture was unsuccessful. Debt restructuring will make it possible for CCLC to continue its operation and fulfill its debt obligations. This request will also move the County from a 5th security interest position to 2<sup>nd</sup> security interest position in real estate and business assets in Trescott, Maine. Commissioner Cassidy stated Commissioner Gardner, Chairman of the Board of Commissioners, has been very involved with the Cobscook Bay Company debt issue. In Commissioner Gardner's absence, Commissioner Cassidy suggested tabling the decision for the October meeting. Mr. Furth thanked the Commissioners for their consideration of this request. He stated that he understands the Commissioners have already been asked to be patient as CCLC works through the debt issue with Cobscook Bay Company. He is confident about the consolidation which will reduce the monthly payments and completely clear the Cobscook Bay Company debt. Mr. Furth agreed to wait until next month for a full board to request approval of the TIF loan.

**\*MOTION\*** Commissioner Crowley moved to table the TIF Grant request, #CCLC-TIF-08-23-16, for Cobscook Community Learning Center for \$100,000.00. Commissioner Cassidy seconded the motion which passed 2-0.

**AGENDA ITEM: Public Comment**

Before adjourning the U.T. session of the meeting, Commissioner Cassidy introduced Rosemary Kulow. Ms. Kulow provides member services for Washington County for the Maine County Commissioners Association.

**ADJOURNMENT**

**2:15 p.m.**

**ATTEST:**

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