

September 10, 2020

**Minutes of the Washington County Commissioners'
Unorganized Territories Regular Meeting
Held September 10, 2020
in the Washington County Superior Courtroom
Machias, Maine**

**Attending the meeting were:
Commissioner Christopher Gardner
Commissioner John Crowley, Sr.
Commissioner Vinton Cassidy
Betsy Fitzgerald, County Manager
Carla Manchester, Administrative Assistant
David Bibber, Charlotte
Susan Hatton, SCEC
Susan Goodrich, Sue's Cobscook Bay Café
Lynn Dwelley, WNEMA
Barry Curtis, Sheriff
Mike Crabtree, Chief Deputy
Josh Rolfe, RCC Director
Rich Rolfe, Jail Administrator**

Commissioner Gardner called the meeting of the Unorganized Territories to order at 4:30 p.m.

Prior to the start of the meeting, the public hearing for the proposed Washington County budget for F/Y 2021 was held.

**Approval of the U.T. meeting minutes of August 13, 2020
(Crowley / Cassidy, 3-0)**

AGENDA ITEM: Monthly Report

Unorganized Territories Supervisor Dean Preston's monthly report was submitted. (See attached).

In Dean's absence, County Manager Betsy Fitzgerald highlighted several items on Dean's report.

- The ACO position has been offered to Mr. Stephen Seavey.
- The Shellfish Warden position has been offered to Mr. James Sosa.
- The U.T. Office has linked with the Nature Conservancy to prepare a Maine DEP Grant application to secure up to \$125,000.00 to

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replace culverts in order to improve fish passage in Atlantic Salmon Habitat. The two crossings in the U.T. that may qualify are in Trescott Twp. over East Stream on the Wilcox Road, and in Cathance Twp. over Venture Brook on the East Ridge Road.

AGENDA ITEM: TIF Committee Update

A report was submitted and is attached.

Ms. Hatton stated there are two action items for the Commissioners' consideration.

Ms. Hatton presented a request for additional financing for Susan Goodrich of Sue's Cobscook Bay Café. Ms. Goodrich was approved for an \$80,000 loan and \$10,000 grant for the purchase and renovations of a building to open a Café. Ms. Goodrich faced additional unanticipated costs such as carpenter ants, re-enforcement of roof rafters and electrical expenses. The loan was initially under-collateralized. Ms. Goodrich has offered additional collateral in the form of real estate in Dennysville. The collateral now totals \$240,000. Ms. Hatton stated the Loan Committee recommends approval by a vote of 5-0-0. Commissioner Gardner stated he would support the request.

***MOTION* Commissioner Cassidy moved to approve an additional funding request of \$15,000 for Susan Goodrich, DBA Sue's Cobscook Bay Café, Loan #SG-TIF-05-27-30 as presented. (Cassidy / Crowley, 3-0.)**

Susan Goodrich thanked the Commissioners' for their support and announced the grand opening for the café is October 13th.

Ms. Hatton reported on work done at Big Lake Campground & RV Park owned by Mark & Wesla Ranalli. The Ranalli's have continued work on the campground but there is still more work to be done. The Ranalli's have requested a loan disbursement. The TIF loan was for \$100,000.00. The Ranalli's are concerned about paying the interest on the whole \$100,000.00. Ms. Hatton stated the Ranalli's have requested to close

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only on the amount they have used up to this point. Commissioner Gardner suggested that interest only be paid on the outstanding balance. Ms. Hatton stated the administering of the TIF loans is not set up to process the loans in that way. Ms. Hatton requested the loan committee be authorized to close on the amount of the loan used

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by the Ranalli's, then disburse the remaining funds as needed and add that amount to the loan. The consensus of the Board of Commissioners was to authorize the TIF Loan Committee to structure the loan as needed.

MOTION Commissioner Crowley moved to approve Mark & Wesla Ranalli, dba Big Lake Campground & RV Park, to close their loan for a portion of the loan commitment this fall and the remaining amount next spring through a loan modification.
(Crowley / Cassidy, 3-0.)

Commissioner Gardner noted on behalf of the Board of Commissioners that there is an understanding that timelines are changing due to COVID-19.

ADJOURNMENT

4:45 p.m.

ATTEST:

Carla J.R. Manchester, Admin. Asst.