



**Presque Isle City Council Meeting**  
**Wednesday, October 5<sup>th</sup>, 2022**  
**6:00 PM**  
**Sargent Family Community Center**

**AGENDA**

**Roll Call**

**Pledge of Allegiance**

**Public Hearing**

1. Approve Presque Isle Development Fund Façade Loan for Matthew McGinley, d/b/a Royal Leaf Apothecary @ 415 Main Street
2. Approve Presque Isle Development Fund Façade Loan for Chad Graham, Fieldstone Leasing & Development @ 477 Main Street

**Citizen Comments**

**Consent Agenda**

3. Approve 2022 Warrants #34, #35, #36, #37 totaling \$1,615,608.85
4. Drug Forfeiture

**Old Business**

**New Business**

5. Announcement of Award of EDA grant for Aerospace Research Park (\$5,629,128)
6. WARM Loan – Kevin Thorstenson, d/b/a Thor Enterprises, LLC @ 290 Skyway Street – Apartments 1, 2, 42, 52, 53, 54, 77, & 78 and under Kevin Thorstenson, d/b/a Thor Properties, LLC @ 24 Academy Street

**Manager's Report**

**Executive Session**

**Announcements**

**Adjournment**

# PRESQUE ISLE CITY COUNCIL MEETING

For:

October 5, 2022

AGENDA ITEM # 1

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## SUBJECT

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**PUBLIC HEARING:** Presque Isle Development Fund Façade Loan for Matthew McGinley d/b/a Royal Leaf Apothecary located at 415 Main Street

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## INFORMATION

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- 1) Memorandum
- 2) Public Hearing Notice

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## REQUESTED ACTION

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**BE IT RESOLVED** by Councilor \_\_\_\_\_, seconded by Councilor \_\_\_\_\_ to approve a Presque Isle Development Fund Façade Loan to Matthew McGinley d/b/a Royal Leaf Apothecary located at 415 Main Street



# City of Presque Isle, Maine

The Office of  
Director of Economic & Community Development  
**Galen Weibley**  
Email: gweibley@presqueisleme.us

## MEMORANDUM

<b>TO:</b>	<b>Kim Finnemore, City Clerk; Martin Puckett, City Manager; &amp; City Councilors</b>
<b>FROM:</b>	Galen Weibley, Director of Economic & Community Development
<b>DATE:</b>	September 28, 2022
<b>RE:</b>	<b>Public Hearing Confirming Downtown Façade Loan Applications</b>

The City of Presque Isle has received two new applications for the Downtown Façade Loan Program. This ambitious program offers qualifying downtown businesses and property owners a 50% capped \$25,000.00 no-payment, no-interest, forgivable loan after 10 years of continuous ownership/occupation of property that is improved. Applicants are required to match at least 50% of the total costs for the proposed project. Below is a summary of the applications and scoring confirmed by the Presque Isle Development Fund Trustees:

- Matthew McGinley, d/b/a Royal Leaf Apothecary located at 415 Main Street is requesting **\$1,500.00** in loan funds for project improvement cost totaling \$3,000.00 (at least \$3,000+ in new private investment)
- Chad Graham, d/b/a Fieldstone Leasing & Development, LLC located at 477 Main Street is requesting **\$5,000.00** in loan funds for a project improvement cost totaling \$10,000 (at least \$5,000 in new private investment)

Projects were secured with collateral on the respective building addresses and current balance does not exceed requested amount remaining. If awarded, the balance of remaining funds for the Downtown Façade Loan Program will remain at \$193,500.00. During the October Council meeting, the Council should listen to public comment regarding the applications. Afterwards, staff & PIDF Trustees recommends the following motion:

***Suggested motion: Mr. Chairman, I move that we approve Downtown Façade Loan applications for Royal Leaf Apothecary located at 415 Main Street in the amount of \$1,500.00 and Fieldstone Leasing & Development, LLC located at 477 Main Street in the amount of \$5,000.00.***

### ***(Enclosures)***

- ***Applications of Downtown Façade Loans for Royal Leaf Apothecary and Fieldstone Leasing & Development, LLC.***

12 Second Street

Presque Isle, ME 04769-2459

Phone: 207.760.2727

Fax 207.764.2501

*The City of Presque Isle is an equal opportunity provider. To file a complaint, write to HR Manager, 12 Second Street Presque Isle, ME 04769, or call (207) 760-2700.*

## Legal Notices

### NOTICE OF PUBLIC HEARING CITY OF PRESQUE ISLE LEGAL NOTICE

**NOTICE IS HEREBY** given that the Presque Isle City Council will be hold a **PUBLIC HEARING** on **October 5, 2022 at 6:00 PM** at the Sargent Family Community Center, to consider the scoring of the following downtown Façade Loan Applications:

1. **Matthew McGinley, d/b/a Royal Leaf Apothecary (Requesting \$1,500.00)**
2. **Chad Graham, d/b/a Fieldstone Leasing and Development, LLC (Requesting \$5,000.00)**

**Loans are no-payment or interest loans that are forgiven after 10 years of continual ownership after improvements made.**

The public may attend the public hearing or submit written comments. You can obtain more information by contacting the City Clerk's Office at City Hall, 12 Second Street, Presque Isle, ME 04769 or call at 760-2702.

**ADA ASSISTANCE:** Anyone needing special assistance at the public hearing due to a disability should contact the City of Presque Isle's City Clerk at 760-2702 at least two (2) business days prior to the meeting date.

Per City Council, Kimberly A. Finnemore, City Clerk

Sept. 28, 2022

# PRESQUE ISLE CITY COUNCIL MEETING

For:

October 5, 2022

## AGENDA ITEM # 2

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### SUBJECT

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**PUBLIC HEARING:** Presque Isle Development Fund Façade Loan for Chad Graham, d/b/a Fieldstone Leasing & Development located at 477 Main Street

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### INFORMATION

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- 1) Memorandum
- 2) Public Hearing Notice

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### REQUESTED ACTION

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**BE IT RESOLVED** by Councilor \_\_\_\_\_, seconded by Councilor \_\_\_\_\_ to approve a Presque Isle Development Fund Façade Loan to Chad Graham, d/b/a Fieldstone Leasing & Development located at 477 Main Street



# City of Presque Isle, Maine

The Office of  
Director of Economic & Community Development  
**Galen Weibley**  
Email: gweibley@presqueisleme.us

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Per City Council, Kimberly A. Finnemore, City Clerk

Sept. 28, 2022

# PRESQUE ISLE CITY COUNCIL MEETING

For:

October 5, 2022

## AGENDA ITEM #3

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### SUBJECT

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**CONSENT AGENDA:** 2022 Warrants #34, #35, #36, and #37 totaling \$1,615,608.85

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### INFORMATION

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1) Warrant #34	\$	337,011.68
2) Warrant #35	\$	764,090.74
3) Warrant #36	\$	275,026.76
4) Warrant #37	\$	239,479.67

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### REQUESTED ACTION

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**BE IT RESOLVED** by Councilor \_\_\_\_\_ seconded by Councilor \_\_\_\_\_ to approve 2022 Warrants #34, #35, #36, #37 totaling \$1,615,608.85



# PRESQUE ISLE CITY COUNCIL MEETING

For:

October 5, 2022

AGENDA ITEM # 4

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**SUBJECT**

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**CONSENT AGENDA:** Approve Drug Forfeiture

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**INFORMATION**

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1) Transfer Agreement

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**REQUESTED ACTION**

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**BE IT RESOLVED** by Councilor \_\_\_\_\_ seconded by Councilor \_\_\_\_\_ to authorize Chairperson, Kevin Freeman to sign the Approval of Transfer.

STATE OF MAINE  
AROOSTOOK, ss.

UNIFIED CRIMINAL COURT  
LOCATION: PRESQUE ISLE  
DOCKET: AROCD-CR-2020-40483

STATE OF MAINE, )  
 )  
 v. )  
 )  
 MEAGAN TARDIF, )  
 Defendant, )  
 )  
 \$1775.00 IN U.S. CURRENCY, )  
 Defendant *In Rem.* )

APPROVAL OF TRANSFER

NOW COMES the City of Presque Isle, by and through the Presque Isle City Council, and does hereby grant written consent pursuant to 15 M.R.S. §§ 5824(2) & 5826(8)(A) to transfer the above-captioned **\$1755.00 in U.S. Currency**, or any smaller portion thereof, to the City of Presque Isle (Presque Isle Police Department) in that such did make a substantial contribution to the investigation or prosecution of this criminal case.

DATED: \_\_\_\_\_

\_\_\_\_\_  
Chairperson  
Presque Isle City Council

# PRESQUE ISLE CITY COUNCIL MEETING

For:

October 5, 2022

AGENDA ITEM # 5

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**SUBJECT**

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**NEW BUSINESS:** Award of EDA Grant – Phase 1 Aerospace  
Research Park

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**INFORMATION**

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1) Memorandum

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**REQUESTED ACTION**

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**VERBAL PRESENTATION**



# City of Presque Isle, Maine

The Office of  
Airport Director

**Scott E. Wardwell**

Email: scottw@flypresqueisle.com

## MEMORANDUM

<b>TO:</b>	<b>City Council</b>
<b>FROM:</b>	Scott Wardwell, Airport Director
<b>DATE:</b>	September 29, 2022
<b>RE:</b>	<b>Economic Development Administration Grant-Phase 1 Aerospace Research Park</b>

**PROJECT:** Aerospace Research Park - 1500 ft road with infrastructure, sites for 10-11 buildings

**FUNDING FROM:** Economic Development Administration

**TOTAL PROJECT COST:** \$5,629,128

**GRANT FUNDING:** \$4,503,302

**SHORT-TERM IMPACT:** 14 jobs saved, 126 jobs created,  
\$30 million in private investment leveraged

**FIRST TENANT ON BOARD:** VALT Enterprises – Hypersonics Research

**LONG-TERM IMPACT:** When other 10 buildings constructed, a total of 400- 440 high paying jobs created

**PROJECT LOCATION:** See attached sheet



Street  
25 ft X 1,500 ft

Parking Lot  
80 ft X 160 ft

Ramp  
175 ft X 700 ft  
FAA Funded

Taxiway  
75 ft X 4,550 ft  
FAA Funded

Hangar  
100 ft X 160 ft

#	Hangar
1	160ftx100 ft
11	Existing IP Hangar

© 2021 Google

1036 ft

# PRESQUE ISLE CITY COUNCIL MEETING

For:

October 5, 2022

AGENDA ITEM # 6

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## SUBJECT

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**NEW BUSINESS:** Presque Isle Development Fund WARM Loan Application for Kevin Thorstenson d/b/a Thor Enterprises LLC

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## INFORMATION

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- 1) Memorandum
- 2) Financial Analysis Statement

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## REQUESTED ACTION

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**BE IT RESOLVED** by Councilor \_\_\_\_\_, seconded by Councilor \_\_\_\_\_ to approve a Presque Isle Development Fund WARM Loan Application to Kevin Thorstenson d/b/a Thor Enterprises LLC in the amount of \$33,750.00 at 2.25% amortized for 10 years



# City of Presque Isle, Maine

Presque Isle Development Fund  
From the desk of:  
Penny Anderson  
Email: [panderson@presqueisleme.us](mailto:panderson@presqueisleme.us)

## MEMORANDUM

<b>TO:</b>	<b>Honorable City Council</b>
<b>CC:</b>	Martin Puckett, City Manager; Patty Jandreau, Executive Assistant Galen Weibley, Director of Economic and Community Development Kim Finnemore, City Clerk
<b>DATE:</b>	September 22, 2022
<b>RE:</b>	<b>Recommendation from Presque Isle Development Fund WARM Loan Program Application</b>

At the September 21, 2022, meeting of the Presque Development Fund the Presque Isle WARM Loan Fund loan listed below was considered and recommended to the City Council for approval by the Presque Development Fund Trustees.

- Presque Isle WARM Loan Fund to Kevin Thorstenson d/b/a Thor Enterprises, LLC and Thor Properties, LLC in the amount of Thirty-Three Thousand Seven Hundred Fifty Dollars (\$33,750) at 2.25%, amortized for ten (10) years.

***Suggested Motion: Mr. Chairman, I move that we approve the Presque Isle WARM Loan Application of Kevin Thorstenson d/b/a Thor Enterprises, LLC in the amount of \$33,750.00 at 2.25%, amortized for 10 years***

**Enclosures: Finance Director's statement of financial analysis for WARM application**



# City of Presque Isle, Maine

Finance Department

From the desk of:

**Bradley Turner**

Email: [bturner@presqueisleme.us](mailto:bturner@presqueisleme.us)

## MEMORANDUM

<b>TO:</b>	<b>Presque Isle Development Committee</b>
<b>FROM:</b>	<b>Finance Department</b>
<b>DATE:</b>	<b>September 29, 2022</b>
<b>RE:</b>	<b>WARM Program – Thor Enterprises LLC</b>

The Finance Department has reviewed the application of Thor Enterprises LLC for the WARM program. Kevin Thorstenson is looking to outfit his apartments boilers to more energy efficient and cost-effective propane from #2 fuel.

A breakdown of requests:

290 Skyway St Apt 1 & 2	\$4,990.50
290 Skyway St Apt 44	\$3,255.75
290 Skyway St Apt 52	\$3,255.75
290 Skyway St Apt 53	\$3,255.75
290 Skyway St Apt 54	\$3,255.75
290 Skyway St Apt 77	\$3,255.75
290 Skyway St Apt 78	\$3,255.75

24 Academy Street (includes coin operated laundry) \$10,423.95

After reviewing Thor Enterprises LLC financials, the Finance Department does not see any reason to not approve this application from a financial standpoint.



# PRESQUE ISLE CITY COUNCIL ANNOUNCEMENTS

**Wednesday, October 5, 2022**

- The County's Oktoberfest is being held at Legacy Ranch & Event Center LLC on October 15 from 2:00 to 5:00 pm.
- Haunted Lantern History Tour will be held on October 14 and 15, 2022 from 6:00 pm to 7:30 pm each evening
- We have the following vacancies for Boards/Committees; Zoning Board and an alternate on Planning Board. Please see the City Clerk for an application or apply online.
- Budget Workshops are scheduled for October 11, 12, and 13, all at 5:15 pm at the Sargent Family Community Center. The next regularly scheduled meeting of the Presque Isle City Council will be on Wednesday, November 2, 2022, also at the Sargent Family Community Center.