



**WESTBROOK CITY COUNCIL  
REGULAR CITY COUNCIL MEETING AGENDA  
MONDAY, JULY 6, 2026 AT 7:00 PM  
WESTBROOK HIGH SCHOOL (ROOM 114)  
125 STROUDWATER ST.**



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**MEETING INFORMATION**

**Remote Participation Option Available.** This meeting will be offered as a hybrid meeting, accommodating both in-person and remote attendance, in accordance with City Council's Remote Participation Policy. Visit <https://us02web.zoom.us/j/81700741385> to attend remotely.

**Administration's Position Paper.** See the attached document for an overview of the Administration's position on the items listed on this agenda.

**Start Time.** The Regular City Council Meeting will begin immediately following the Public Safety Committee Meeting, at approximately 7:00pm.

**I. LAND ACKNOWLEDGEMENT STATEMENT**

The Westbrook City Council understands, honors, and acknowledges that the City of Westbrook is located on the traditional and unceded homelands and waters of the Indigenous people of the Presumpscot River. We recognize that the Wabanaki people have been displaced by the advancement of colonization, yet have belonged to this land for countless generations and thousands of years, and their presence continues in Maine to this day.

**II. ROLL CALL**

**III. PLEDGE OF ALLEGIANCE**

**IV. APPROVAL OF MINUTES**

May 4, 2026 - Regular City Council Meeting

May 18, 2026 - Housing & Economic Development Committee, Special City Council Meeting

June 1, 2026 - Regular City Council Meeting

June 15, 2026 - Facilities & Streets Committee Meeting, Special City Council Meeting

**V. MAYOR'S MESSAGE**

Mountain Division Trail Project Update

Updates to Ordinances relating to Boards, Commissions & Committees

**VI. CITY COUNCIL MESSAGES**

**VII. STUDENT REPRESENTATIVE UPDATE**

**VIII. PUBLIC COMMENT**

**IX. UNFINISHED BUSINESS**

**X. ORDERS OF THE DAY (SECOND AND FINAL READING)**

Order 2026-67	Authorizing Acceptance & Expenditure of Bulletproof Vest Partnership Grant
Order 2026-68	Authorizing Recreation and Conservation Commission Expenditures for the Beaver Pond Beautification Project
Order 2026-69	Amending Council Orders 2025-114 and 2026-07, Authorizing Expenditures for Public Safety Health & Wellness Screenings
Order 2026-70	Authorizing the Purchase of Two (2) Replacement Zero Turn Mowers
Order 2026-71	Authorizing Awards of Bid for Purchase & Upfit of Three (3) Replacement One-Ton Trucks
Order 2026-72	Authorizing Purchase of Replacement Single-Axle Plow Truck
Order 2026-73	Authorizing FY 2027 Animal Shelter Contract with the Animal Refuge League of Greater Portland
Order 2026-74	Authorizing Expenditure for Tennis Court Repairs
Order 2026-75	Approving the FY 2026-2027 General Fund & Sewer Fund Annual Vendor Lists
Order 2026-76	Authorizing Amendment of Millbrook Estates Affordable Housing Development District Program (No. 20) <i>(Requires a public hearing July 6, 2026)</i>
Order 2026-77	Authorizing Millbrook Estates III Affordable Housing Development District Program and Credit Enhancement Agreement <i>(Requires a public hearing on July 6, 2026)</i>

**XI. NEW BUSINESS**

Business Licenses

Resolves (One Reading Required)

Resolve 2026-14	Authorizing Road Closure for Westbrook Strong 5K Road Race 2026
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Orders (One Reading Required)

Orders (Two Readings Required)

Order 2026-78	Confirming Emergency Expenditures for Sewer Repair in Vallee Square
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**XII. PUBLIC COMMENT**

**XIII. REFERRALS**

**XIV. COMMITTEE REPORTS**

Included below is the list of items previously referred to City Council Committees for review. These items are included on the agenda for reference only, and to allow Committee Chairs to provide status updates to the City Council.

Committee of the Whole

Code of Conduct & Job Descriptions for Elected Officials

Facilities & Streets Committee

Establishment of Memorial Area

Policy on Establishing Memorial Areas

Friends of Warren Recreational Area Introductions & Updates

Haskell Street Traffic Calming

Housing & Economic Development Committee

Cannabis Dispensary Zoning Regulations

**XV. EXECUTIVE SESSION**

Request to enter into Executive Session pursuant to 1 M.R.S. Section 405(6)-C concerning the disposition of publicly held property where premature disclosure of the information would prejudice the competitive or bargaining position of the body or agency, & Section 405(6)-E concerning consultations between a body or agency and its attorney concerning the legal rights and duties of the body or agency, pending or contemplated litigation, settlement offers and matters where the duties of the public body's or agency's counsel to the attorney's client pursuant to the code of professional responsibility clearly conflict with this subchapter or where premature general public knowledge would clearly place the State, municipality or other public agency or person at a substantial disadvantage, inviting the following individuals to attend: Mayor, City Administrator, Asst. City Administrator, City Clerk, Director of Economic & Community Development, Director of Planning & Code Enforcement, and City Solicitor.

**XVI. ADJOURNMENT**



**David Morse**  
*Westbrook Mayor*  
2 York Street  
Westbrook, Maine 04092  
Phone/Fax: 207-591-8110  
Email: mayor@westbrook.me.us

## MAYORS OFFICE

To: Honorable City Council  
From: Angela Holmes, City Administrator  
Date: July 2, 2026  
Subject: Position Paper for Regular City Council Meeting on July 6, 2026

### ORDERS OF THE DAY

- 2026-67 This authorizes the acceptance and expenditure of a Bulletproof Vest Partnership Grant through the U.S. Department of Justice in the amount of \$8,455.08 for the reimbursement of 50% of the cost of bulletproof vests for police officers. This grant acceptance and expenditure authorization is supported by the Administration, received first reading on June 15, 2026, and is in order for final Council action.
- 2026-68 This authorizes the Recreation & Conservation Commission expenditure of up to \$11,000 in open space funds to support the Beaver Pond Beautification Project, including up to \$8,000 to Portland Trails for trail access enhancements, benches, and signage, and up to \$3,000 for the purchase of water quality monitoring equipment. The Recreation & Conservation Commission have identified Beaver Pond as an underdeveloped passive recreational amenity and have been working diligently to enhance visibility and public access trails. Portland Trails have provided plans to enhance the existing trail access to Beaver Pond, create trailhead entrances at (1) the intersection of Church and Cross Street and (2) Spring Street and William Clarke Drive, and the installation of a bench and wayfinding signage. In addition, the Commission has recommended the purchase of water quality testing & monitoring equipment for City staff to utilize and forward results to the Department of Inland Fisheries & Wildlife (IF&W). At present, IF&W stocks Beaver Pond once per year. As outlined in the enclosed memo from Director of Planning & Code Enforcement Rebecca Spitella, the goal of the testing is to determine the causes of increased ammonia levels, and potentially modify the IFW classification to allow for a second stocking of the pond each year. This expenditure request is supported by the Administration, received first reading on June 15, 2026, and is in order for final Council action.
- 2026-69 This amends two Council Orders related to Department of Public Safety grant funds issued for regional health and wellness programs. Order 2025-114 authorized the acceptance, expenditure, and administration of said grant funds by the Westbrook Fire & Rescue Department to regional partner agencies, while Order 2026-7 authorized the expenditure of Westbrook's grant fund allocation for health and

wellness screenings for Westbrook Fire, Police and Emergency Communications personnel. Several of the regional communities identified as grant recipients did not expend their full allocation, resulting in an amount to be redistributed to communities with additional screening requests. This order authorizes the redistributions and further authorizes the expenditure of Westbrook's additional allocations. **This item requires an amendment on the floor on July 6, 2026.** Several final invoices from participating municipalities were submitted for inclusion following the first reading, resulting in a greater amount to be redistributed. This, along with a correction to a typo included in the original attachment, requires correction on the floor, as follows:

- To update the total amount to be redistributed from \$104,993.91 to **\$110,590.13**
- To update the authorized expenditure to Guiding Light Behavioral Health from \$7,210 to **\$10,260**
- To update the authorized expenditure to Sigma Tactical Wellness from \$2,485.63 to **\$15,220.63**
- To update the attached allocation spreadsheet to the revised version (enclosed for review)

This legislation is supported by the Administration, received first reading on June 15, 2026, and following the amendment on the floor, is in order for final Council action.

2026-70 This authorizes the purchase of two (2) replacement John Deere zero-turn mowers from Hall Implement Co. of Windham, ME at a total cost of \$27,229.51. These mowers replace two (2) 2014 John Deere mowers that reached end of useful life. Funds for the replacement mowers were included in the adopted FY 2026 Capital Improvement Program. The Department of Engineering & Public Services was able to secure competitive pricing by utilizing the NASPO (National Association of State Procurement Officials) cooperative purchasing pricing, consistent with Section 33-20 of the Code of Ordinances, *Cooperative purchasing*. This expenditure is supported by the Administration, received first reading on June 15, 2026, and is in order for final Council action.

2026-71 This authorizes several awards of bid related to the purchase and upfit of three (3) replacement one-ton trucks for the Department of Engineering & Public Services, at a total cost of \$287,323, as follows: (1) to Rowe Ford of Westbrook, ME in the amount of \$259,843 for the three vehicles, (2) to Boyer Truck Equipment of Hudson, NH in the amount of \$22,680 for lighting packages and two spray-on bed liners, and (3) to Hartford Communications, LLC of Cornish, ME in the amount of \$4,800 for the purchase of two-way radios. The Department sought competitive bids for the vehicles and upfit equipment, with these three vendors being the lowest responsive bidders. One vehicle (a single rear wheel 1-ton plow truck) will replace a unit previously sent to auction. The other two vehicles (a single rear wheel 1-ton, and a dual rear wheel 1-ton) will replace Wastewater Division units, which in turn will be

transferred to the Streets Division to replace older units that will eventually be sent to auction. Funds for these three replacement vehicles were included in the adopted FY 2026 Capital Improvement Program. These awards of bid are supported by the Administration, received first reading on June 15, 2026, and are in order for final Council action.

- 2026-72 This authorizes the purchase of a 2026 Single Axle Dump Truck with Viking dump body and plow gear from Freightliner and Western Star of Maine of Westbrook, ME at a total cost of \$284,932. This unit replaces Unit 27, a 2007 plow truck which has exceeded its useful life of 15 years and no longer has trade-in value. The older unit will be sent to auction after receipt of the new vehicle. The Department of Engineering & Public Services was able to secure competitive pricing by utilizing Sourcewell cooperative purchasing pricing, consistent with Section 33-20 of the Code of Ordinances, *Cooperative purchasing*. This replacement unit was included in the adopted FY 2026 Capital Improvement Program. This purchase is supported by the Administration, received first reading on June 15, 2026, and is in order for final Council action.
- 2026-73 This approves the City's annual agreement with the Animal Refuge League of Greater Portland (ARLGP) to provide shelter and related services for lost, stray, or injured animals. These services are required of municipalities under state law, and most area communities contract for said services through ARLGP. As the host community, the City of Westbrook has historically received a discounted rate. For the last several years Westbrook's per capita rate has been kept flat at \$1.33. For FY 2027, the proposed rate is \$1.37 per capita (total annual cost of \$27,948) for Westbrook, while other area communities will be charged \$1.43 per capita. Funding for this agreement is budgeted in the Mayor's Office Dues and Memberships line. Authorization of this contractual agreement is supported by the Administration, received first reading on June 15, 2026, and is in order for final Council action.
- 2026-74 This authorizes an expenditure in the amount of \$9,000 to partially offset the cost of tennis court upgrades at Westbrook High School. Existing conditions were deemed unsafe, as the cracks throughout the court surface created tripping hazards for students and resident users. The School Department approached the City in March asking for assistance with a short-term solution for repairs to the tennis courts to make them functional until a full renovation can be incorporated into a future fiscal year Capital Improvement Plan. These repairs included uniform grinding of pavement surface cracks, pavement resurfacing, and repainting of the repaired areas. The initial estimated cost for repairs was \$30,000, and the City had been asked to share 50% of the total cost, due to non-school public use of the courts. To maximize the use of taxpayer funds, the Department of Public Services suggested taking over the Spring 2026 sweeping at the Westbrook High School (instead of beginning in FY 2027 as discussed through the budget process), thereby saving the School several thousand dollars in anticipated vendor costs, and apply those savings toward the

City's tennis court contribution, which was ultimately determined to be \$9,000. The final cost of repairs totaled \$22,525.20. This order authorizes an expenditure in the total amount of \$9,000 to the School Department as the City's contribution toward the tennis court repairs. Funds are available in the Mayor's Office Contingency account. This contribution is supported by the Administration, received first reading on June 15, 2026 and is in order for final Council action.

2026-75 This is a request to approve the Annual Vendor lists for the General Fund and Sewer Fund for FY 2026-2027. Section 3.1 of the Westbrook City Charter states that an appropriation or expenditure exceeding \$5,000 requires City Council approval. This is a request to authorize all regular and recurring annual payments which may cumulatively exceed \$5,000 to certain vendors that are used to conduct the day-to-day business of City operations as outlined in the attached vendor lists, in amounts not to exceed the total amount authorized in each designated line. Any expenditure exceeding \$5,000 which is not a regular annual payment or is to a vendor not listed on the Annual Vendor Lists, or for an amount which exceeds the total authorized amount, must be presented to City Council for approval. The adoption of these vendor lists is supported by the Administration, received first reading on June 15, 2026, and is in order for final Council action.

**NOTES:** The following two items relate to (1) an amendment to the Millbrook Estates Affordable Housing Development District and Development Program, and (2) the designation of the new "Millbrook Estates III Municipal Affordable Housing Development District" and adoption of a development program for this new district.

2026-76 This is **a public hearing** on an order authorizing an amendment to the original Millbrook Estates Affordable Housing Development District (TIF No. 20). The current district, initially established by City Council in 2021, is located at 300 East Bridge Street and is comprised of 22.97 acres. The proposed amendment will carve out a 0.91 acre portion from the original district. The next Council order on the agenda will establish a new affordable housing TIF district within this new lot to be called "Millbrook Estates III", for the development of 36 low-income rental housing units. This amendment to the original district will require a public hearing at the July 6, 2026 City Council meeting. Following adoption, this district amendment will be forwarded to Maine Housing for review and approval. Director of Economic & Community Development Monique Cornett and Tyler Norod of Westbrook Development Corporation will be present on Monday night to answer any questions. This amendment is supported by the Administration, received first reading on June 15, 2026, and, following a public hearing, is in order for final Council action.

2026-77 This is **a public hearing** on an order establishing a new affordable housing TIF district entitled "Millbrook Estates III" within the 0.91 acre portion of land that is split from the original Millbrook TIF district, as described in the preceding Council order, and

further adopts a development program for said district. This new district will accommodate the development of 36 low-income rental housing units, of which at least 80% (28 units) will be leased to low-income residents with rental rates affordable to those with annual household income of at or below 60% area median income (AMI). The enclosed Credit Enhancement Agreement (CEA) proposes the capture of 100% of the tax increment revenue on the increased assessed value of the district each year, of which 25% will be retained by the City and 75% will be reimbursed to the Developer (Millbrook Estates III, LP) each year for a 30-year period following the certificate of occupancy to be applied toward the operating costs and construction financing. As with all of Westbrook's affordable housing TIF districts, this structure provides affordable housing developers access to capital funds needed to keep its housing stock safe, efficient, and sustainable, and allows the developer access to other financing instruments necessary for construction. The City's retained portion of tax revenue will be applied to municipal projects such as road improvements, pedestrian amenities, transportation infrastructure, senior services and public safety, all as outlined in State law and adopted through the enclosed TIF application. A public hearing for this item will be required at the July 6, 2026 City Council meeting. Following adoption, this district establishment will be forwarded to MaineHousing for review and approval. Director of Economic & Community Development Monique Cornett and Tyler Norod of Westbrook Development Corporation will be present on Monday night to answer any questions. This amendment is supported by the Administration, received first reading on June 15, 2026, and, following the public hearing, is in order for final Council action.

## **NEW BUSINESS**

### Business Licenses

There are no business licenses for consideration.

### Resolves (One Reading Required)

2026-14 This authorizes the closure of Captain Bill Hartley Drive to inbound traffic from William Clarke Drive to Main Street from 7:30 AM to 9:30 AM on Saturday July 18, 2026 for the Westbrook Strong 5k Road Race event. This is the only street slated for full closure. The remaining streets along the race route will be staffed by volunteers and members of the Westbrook Police Department and Fire Police for traffic control purposes and to ensure safe race participant crossing. These additional streets include Haskell Street, Forest Street, Stroudwater Street, and Main Street. The closure of Captain Bill Hartley Drive for this event is supported by the Administration and is in order for final Council action.

### Orders (One Reading Required)

There are no one-reading orders for consideration.

Orders (Two Readings Required)

2026-78 This confirms the emergency expenditures made to several vendors for sewer repair work in Vallee Square in the total amount of \$70,078.48. As outlined in the enclosed memo from Wastewater Manager Katherine Kelley, this spring the Wastewater Division attempted to clean the sewer line at Main Street and Vallee Square where excessive grease build-up was discovered. After multiple attempts to clean the line, it was determined that the sewer line had collapsed. The depth, length, and difficulty of the sewer line combined with utility line conflicts enhanced the complexity of the work. Ultimately, 100 linear feet of sewer pipe were reconstructed at a depth of 15 feet, and the conflicting utility line placement was adjusted by the responsible agency. This work was completed on May 29, 2026. This Council action confirms the following emergency expenditures: \$66,741.03 to Woods Excavating of Gorham, ME, \$1,500 to Corey Electric of Westbrook, ME, \$904.66 to EJ Prescott of Portland, ME, \$645.66 to GraybaR of Portland, ME, and \$287.13 to Core & Main of Westbrook, ME. Funds for these expenditures were drawn from the Sewer Fund Balance. These emergency expenditures were authorized under the Mayor's emergency procurement authority outlined in § 33-18 of the Code of Ordinances. Confirmation of these emergency expenditures is supported by the Administration and is in order for first reading.

**EXECUTIVE SESSION**

This is a request to enter into Executive Session pursuant to 1 M.R.S. Section 405(6)-C concerning the disposition of publicly held property where premature disclosure of the information would prejudice the competitive or bargaining position of the body or agency, & Section 405(6)-E concerning consultations between a body or agency and its attorney concerning the legal rights and duties of the body or agency, pending or contemplated litigation, settlement offers and matters where the duties of the public body's or agency's counsel to the attorney's client pursuant to the code of professional responsibility clearly conflict with this subchapter or where premature general public knowledge would clearly place the State, municipality or other public agency or person at a substantial disadvantage, inviting the following individuals to attend: Mayor, City Administrator, Asst. City Administrator, City Clerk, Director of Economic & Community Development, Director of Planning & Code Enforcement and City Solicitor.



**WESTBROOK CITY COUNCIL  
REGULAR CITY COUNCIL MEETING MINUTES  
MONDAY, MAY 4, 2026 AT 6:00 PM  
WESTBROOK HIGH SCHOOL (ROOM 114)  
125 STROUDWATER ST.**



**I. LAND ACKNOWLEDGEMENT STATEMENT**

Meeting called to order at 6:00pm by City Council President Jennifer Munro. City Clerk Ellis Ledoux read the City Council Land Acknowledgment statement into the record.

**II. ROLL CALL**

**City Councilors Present:** Michael Shaughnessy (At-Large, Vice-President), Brian McCambridge (Ward 1), Anna A. Turcotte (Ward 3), Victor Chau (Ward 2), Amy Faulkingham (Ward 4), Jennifer Munro (Ward 5, President)

**City Councilors Absent:** Gary Rairdon (At-Large)

**Other City Officials Present:** Jerre Bryant (Interim Director of Economic & Community Development), Eric Dudley (Director of Engineering & Public Services), Jennie Franceschi (Assistant City Administrator), Greg Hamilton (Director of Emergency Communications & IT), Angela Holmes (City Administrator), Laura King (Interim Finance Director/Tax Collector), Brian Langerman (Deputy Chief of EMS & Training), Ellis Ledoux (City Clerk), Joanne LePauloue (Director of Human Resources), David Morse (Mayor), Greg Post (Director of Community Services), Robyn Saunders (Project Manager), Monique Cornett (Deputy Director of Economic Development), David Thompson (Captain, Police Department), Gary Wagner (Assistant Fire Chief)

**III. PLEDGE OF ALLEGIANCE**

City Council President Munro led all present in the Pledge of Allegiance.

**IV. APPROVAL OF MINUTES**

City Council President Munro stated that unless any objections were received, the minutes would stand as presented. No objections received. The following minutes stand as presented:

April 9, 2026 - Finance Committee Meeting  
April 13, 2026 - Finance Committee Meeting  
April 15, 2026 - Finance Committee Meeting

**V. MAYOR'S MESSAGE**

Discover Downtown Westbrook Annual Update

Mayor Morse read his message into the record. The snippets are included below:

- Mayor Morse gave the floor to Amy Grommes-Pulaski of Discover Downtown Westbrook to provide the Annual Update to City Council.

- Mayor Morse read a proclamation in honor of Arbor Week 2026.
- Mayor Morse acknowledged the busy weekend in Westbrook, including the Jane's Walks and SEAfest 2026.

## VI. CITY COUNCIL MESSAGES

City Council President Munro opened the floor for City Council messages. Councilors provided the following updates:

- President Munro had a great time at the DDW Gala and Little League
- Councilor Chau said SEAfest was a very fun time and thank you to DDW for hosting their gala again this year.
- Vice President Shaughnessy wanted to say thank you to DDW

## VII. STUDENT REPRESENTATIVE UPDATE

There was no Student Representative update.

## VIII. PUBLIC COMMENT

City Council President Munro opened the floor for the first public comment portion of this meeting. The following individuals spoke: Patricia Smith (South Portland Resident), Lawrence McWilliams (Austin Street)

## IX. UNFINISHED BUSINESS

### **Amending the Code of Ordinances Chapter 110, Article IV, *Fowl and Poultry***

Motion to remove this item from the table

Moved by Councilor Chau, seconded by Councilor McCambridge

#### **Motion carried. Vote (6-0-1)**

Ayes: McCambridge, Shaughnessy, Chau, Turcotte, Faulkingham, Munro

Nays: None

Absent: Rairdon

Motion to amend the legislation as outlined enclosed

Moved by Councilor Chau, seconded by Councilor McCambridge

City Council President Munro opened the floor to Council comments. The following spoke: Councilor Chau, Jennie Franceschi (Asst. City Administrator)

City Council President Munro opened the floor to public comment. The following spoke: No one spoke

#### **Motion carried. Vote (6-0-1)**

Ayes: McCambridge, Shaughnessy, Chau, Turcotte, Faulkingham, Munro

Nays: None

Absent: Rairdon

Motion to approve the first and final reading of the legislation as amended

Moved by Councilor Chau, seconded by Councilor Turcotte

City Council President Munro opened the floor to Council comments. The following spoke: Councilor Turcotte, Brett Bissonnette (Police Department), Vice President Shaughnessy

City Council President Munro opened the floor to public comment. The following spoke: Larry McWilliams (383 Austin St.), Councilor McCambridge, Mayor Morse, President Munro, Steve Eggleston (via email), Angela Holmes (City Administrator), Vice President Shaughnessy, Jennie Franceschi (Assistant City Administrator)

**Motion carried. Vote (6-0-1)**

Ayes: McCambridge, Shaughnessy, Chau, Turcotte, Faulkingham, Munro

Nays: None

Absent: Rairdon

Motion to amend legislation as provided by Councilor Shaughnessy,  
Moved by Councilor Shaughnessy, seconded Councilor Faulkingham

City Council President Munro opened the floor to Council comments: The following spoke: Brett Bissonnette (Police Department), Mayor Morse, Councilor Chau, Jennie Franceschi (Assistant City Administrator), Councilor Turcotte

Motion to amend *Section 110-50* the "lot size accept with greater than 5 acres"

Moved by Councilor Chau, seconded by Councilor Faulkingham

City Council President Munro opened the floor to Council comments: The following spoke: President Munro, Jennie Franceschi (Assistant City Administrator), Councilor Shaughnessy, Angela Holmes (City Administrator)

City Council President Munro opened the floor to public comments: The following individuals spoke: Ken Foassen (91 North St), Steve Eggleston

Motion to approve first and final reading of the legislation as amended

Moved by Councilor Faulkingham, seconded by Councilor Chau

**Motion carried: Vote (5-1-1)**

Ayes: McCambridge, Shaughnessy, Chau, Faulkingham, Munro

Nays: Turcotte

Absent: Rairdon

**X. ORDERS OF THE DAY (SECOND AND FINAL READING)**

**Order 2026-44. Authorizing Purchase of Replacement Westbrook Community Center Bus**

**Order 2026-48. Authorizing Award of Bid for 2026-27 Paving Projects**

**Order 2026-49. Authorizing Award of Bid for Route 302 & East Bridge Street Intersection Design**

**Order 2026-50. Authorizing Award of Bid for Saco Street Roadway Improvements**

**Order 2026-51. Authorizing Purchase of Sewer Assessment Software & Amending Order 2025-89 Regarding the Sewer Fund Annual Vendor List**

**Order 2026-52. Authorizing Expenditure for Public Safety Building LED Lighting Upgrade**

**Order 2026-53. Authorizing Agreement for Shared Costs of Public Improvements on Lincoln Street and Mayberry Road & Amending Order 2025-81, Award of Bid for Lincoln Street Sidewalk and Roadway Improvements**

**Order 2026-54. Authorizing the Acceptance and Expenditure of Funds for Saccarappa Park Revitalization Project and Amending Order 2024-47 Regarding Agreement with Maine Department of Economic and Community Development Brownfields Grant**

Motion to approve second and final reading of Order 2026-44, and Orders 2026-48 through 2026-54  
Moved by Councilor Chau, seconded by Councilor McCambridge  
City Council President Munro asked if any Councilor would like to consider any item separately.  
City Council President Munro opened the floor for comments on the motion. The following individuals spoke: No one spoke.

**Motion carried. Order 2026-44, and 2026-48 through 2026-54 adopted. (Vote 6-0-1)**

Ayes: Shaughnessy, McCambridge, Chau, Turcotte, Faulkingham, Munro

Nays: None

Absent: Rairdon

**Order 2026-45. Approving the FY 2026-2027 Annual Budgets & Appropriations**

Motion to approve second and final reading of Order 2026-45  
Moved by Councilor Chau, seconded by Councilor Faulkingham  
City Council President Munro opened the floor for comments on the motion. The following individuals spoke: Councilor Chau, Ken Foassen (91 North St.), Angela Holmes (City Administrator), Mayor Morse, Ellis Ledoux (City Clerk), Marc Fournier (75 Walker St.), Charles Ellis (246 E. Bridge St.), Councilor McCambridge, Councilor Turcotte, President Munro,

**Motion carried. Order 2026-45 adopted. Vote (6-0-1)**

Ayes: McCambridge, Shaughnessy, Chau, Turcotte, Faulkingham, Munro

Nays: None

Absent: Rairdon

**Order 2026-46. Approving the FY 2026-2027 School Budget Warrants**

Motion to approve second and final reading of Order 2026-46  
Moved by Councilor Chau seconded by Councilor McCambridge  
City Council President Munro opened the floor for comments on the motion. The following individuals spoke: No one spoke

**Motion carried. Order 2026-46 adopted. Vote (6-0-1)**

Ayes: McCambridge, Shaughnessy, Chau, Turcotte, Faulkingham, Munro

Nays: None

Absent: Rairdon

**Order 2026-47. Approving the FY 2026-2027 Wastewater Division Budget, Portland Water District Assessment, Sewer Assessment & Setting Sewer User Rates for CY 2027**

Motion to approve second and final reading of Order 2026-47  
Moved by Councilor McCambridge, seconded by Councilor Chau  
City Council President Munro opened the floor for comments on the motion. The following individuals spoke: No one spoke

**Motion carried. Order 2026-47 adopted. Vote (6-0-1)**

Ayes: McCambridge, Shaughnessy, Chau, Turcotte, Faulkingham, Munro

Nays: None

Absent: Rairdon

**XI. NEW BUSINESS**

Resolves (One Reading Required)

**Order 2026-11. Approving Mass Gathering Permit for Vallee Square Concert Series & Authorizing Road Closure**

Motion to approve the first and final reading of the legislation.

Moved by Vice President Shaughnessy, seconded by Councilor Chau

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: President Munro

**Motion carried. Resolve 2026-11 adopted. (Vote 6-0-1)**

Ayes: Shaughnessy, McCambridge, Chau, Turcotte, Faulkingham, Munro

Nays: None

Absent: Rairdon

Orders (One Reading Required)

**Order 2026-55. Authorizing Settlement Agreement with TDB, LLC**

Motion to approve the first and final reading of the legislation.

Moved by Councilor McCambridge, seconded by Councilor Chau

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: Mayor Morse

**Motion carried. Order 2026-55 adopted. (Vote 6-0-1)**

Ayes: Shaughnessy, McCambridge, Chau, Turcotte, Faulkingham, Munro

Nays: None

Absent: Rairdon

**Order 2026-56. Accepting Unappropriated Funds Report for 3rd Quarter FY 2026**

Motion to approve the first and final reading of the legislation.

Moved by Councilor Faulkingham, seconded by Councilor Chau

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: Councilor Chau

**Motion carried. Order 2026-56 adopted. (Vote 6-0-1)**

Ayes: Shaughnessy, McCambridge, Chau, Turcotte, Faulkingham, Munro

Nays: None

Absent: Rairdon

Orders (Two Readings Required)

**Order 2026-57. Authorizing Agreement with Port City Architects for Public Safety Building Feasibility Study Updates**

Motion to approve the first of two readings of the legislation.

Moved by Councilor Faulkingham, seconded by Councilor Chau

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: Angela Holmes (City Administrator), Councilor Chau

**Motion Carried. Vote (6-0-1)**

Ayes: Shaughnessy, McCambridge, Chau, Turcotte, Faulkingham, Munro  
Nays: None  
Absent: Rairdon

**Order 2026-58. Authorizing Purchase of Replacement Fire Department Gas Meters & Authorizing Acceptance and Expenditure of Grant Funds**

Motion to approve the first of two readings of the legislation.  
Moved by Councilor Faulkingham, seconded by Councilor Chau  
City Council President Munro opened the floor for comments on the motion. The following individuals spoke: Angela Holmes (City Administrator)

**Motion Carried. Vote (6-0-1)**

Ayes: Shaughnessy, McCambridge, Chau, Turcotte, Faulkingham, Munro  
Nays: None  
Absent: Rairdon

**Order 2026-59. Authorizing Municipal Partnership Initiative (MPI) Agreement for Saco Street Roadway Improvements**

Motion to approve the first of two readings of the legislation.  
Moved by Vice President Shaughnessy, seconded by Councilor Chau  
City Council President Munro opened the floor for comments on the motion. The following individuals spoke: Angela Holmes (City Administrator)

**Motion Carried. Vote (6-0-1)**

Ayes: Shaughnessy, McCambridge, Chau, Turcotte, Faulkingham, Munro  
Nays: None  
Absent: Rairdon

**XII. PUBLIC COMMENT**

City Council President Munro opened the floor for the second and final public comment portion of this meeting. The following individuals spoke: Larry McWilliams (383 Austin St.)

**XIII. REFERRALS**

There were no referrals for consideration

**XIV. COMMITTEE REPORTS**

**XV. EXECUTIVE SESSION**

**XVI. ADJOURNMENT**

Motion to adjourn at 8:00pm  
Moved by Councilor Chau, seconded by Councilor McCambridge  
Ayes: Shaughnessy, McCambridge, Chau, Turcotte, Munro  
Nays: None  
Absent: Rairdon



**WESTBROOK CITY COUNCIL  
HOUSING & ECONOMIC DEVELOPMENT MEETING  
MINUTES  
MONDAY, MAY 18, 2026 AT 6:00 PM  
WESTBROOK HIGH SCHOOL (ROOM 114)  
125 STROUDWATER ST.**



**I. ROLL CALL**

Meeting was called to order at 6:00pm by Committee Chair Faulkingham.

**City Councilors Present:** Michael Shaughnessy (At-Large, Vice-President) (via Zoom), Brian McCambridge (Ward 1), Anna A. Turcotte (Ward 3) (arrived at 6:06pm), Victor Chau (Ward 2), Amy Faulkingham (Ward 4), Jennifer Munro (Ward 5, President), Gary Rairdon (At-Large)

**City Councilors Absent:** None

**Other City Officials Present:** Jennie Franceschi (Assistant City Administrator), Angela Holmes (City Administrator), Ellis Ledoux (City Clerk), Joanne LePauloue (Director of Human Resources), David Morse (Mayor), Monique Cornett (Deputy Director of Economic Development), Rebecca Spitella (Director of Planning & Code Enforcement), Cameron Ferrante (Legal Counsel)

**II. DATA CENTER MORATORIUM**

*Proposal to establish a 180-day data center moratorium. Presented by Mayor David Morse*

Committee Chair Faulkingham invited Mayor Morse to provide an overview for tonight's discussion. Chair Faulkingham opened the floor to Councilor comment. The following spoke: President Munro, Councilor Turcotte, Vice President Shaughnessy, Councilor Chau, Mayor Morse, Cameron Ferrante (Legal Counsel), Councilor Rairdon, Councilor McCambridge  
Chair Faulkingham opened the floor to public comment: Katie Giroux (Oakland Ave), Sue Salisbury, Sam Bennett (Stroudwater St), Greg Mitchell (Cumberland Street),

Motion to refer 180-day Data Center Moratorium to City Council for action

Moved by President Munro, seconded by Councilor Rairdon

**Motion carried. Vote (7-0).**

Ayes: Shaughnessy, McCambridge, Turcotte, Chau, Faulkingham, Rairdon, Munro

Nays: None

**III. ADJOURNMENT**

Motion to adjourn at 6:38pm

Moved by Councilor Chau, seconded by President Munro

**Motion carried by show of hands. None opposed.**



**WESTBROOK CITY COUNCIL  
SPECIAL CITY COUNCIL MEETING MINUTES  
MONDAY, MAY 18, 2026 AT 7:00 PM  
WESTBROOK HIGH SCHOOL (ROOM 114)  
125 STROUDWATER ST.**



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**MEETING INFORMATION**

**I. LAND ACKNOWLEDGEMENT STATEMENT**

Meeting called to order at 6:45pm by City Council President Jennifer Munro. City Clerk Ellis Ledoux read the City Council Land Acknowledgment statement into the record.

**II. CALL FOR SPECIAL CITY COUNCIL MEETING**

City Clerk Ellis Ledoux noted for the record that a Special City Council meeting was called by Mayor David Morse on Friday, May 15, 2026. Notice of the meeting was emailed to City Councilors and posted to the City's website.

**III. ROLL CALL**

**City Councilors Present:** Michael Shaughnessy (At-Large, Vice-President), Brian McCambridge (Ward 1), Anna A. Turcotte (Ward 3), Victor Chau (Ward 2), Amy Faulkingham (Ward 4), Jennifer Munro (Ward 5, President), Gary Rairdon (At-Large)

**City Councilors Absent:** None

**Other City Officials Present:** Jennie Franceschi (Assistant City Administrator), Angela Holmes (City Administrator), Brian Langerman (Deputy Chief of EMS & Training), Ellis Ledoux (City Clerk), Joanne LePauloue (Director of Human Resources), David Morse (Mayor), Greg Post (Director of Community Services), Robyn Saunders (Project Manager), Stephen Sloan (Fire Chief), Monique Cornett (Deputy Director of Economic Development), Rebecca Spitella (Director of EMS & Training), Gary Wagner (Assistant Fire Chief)

**IV. PLEDGE OF ALLEGIANCE**

City Council President Munro led all present in the Pledge of Allegiance.

**V. APPROVAL OF MINUTES**

No minutes were presented for approval.

**VI. MAYOR'S MESSAGE**

Mayor Morse invited Chief Stephen Sloan to present on Suboxone Administration & Recovery Support Initiative. A copy of the presentation is attached. The following councilors spoke: President Munro, Councilor Turcotte, Councilor Faulkingham, Vice President Shaughnessy

## VII. CITY COUNCIL MESSAGES

City Council President Munro opened the floor for City Council messages. Councilors provided the following updates:

- President Turcotte had the pleasure of attending the All City Band Concert last week
- Councilor Chau attended the book awards for students who have academic achievements.
- Councilor Rairdon noted the WRBC Awards night was coming up
- Mayor Morse had the pleasure of attending the performance of the musical 101 Dalmatians by the Canal Street School students and thanked the volunteers.

## VIII. STUDENT REPRESENTATIVE UPDATE

There was no Student Representative update.

## IX. PUBLIC COMMENT

City Council President Munro opened the floor for the first public comment portion of this meeting. The following individuals spoke: Sue Fothergill (Berkely St.)

## X. UNFINISHED BUSINESS

There was no Unfinished Business for consideration.

## XI. ORDERS OF THE DAY (SECOND AND FINAL READING)

**Order 2026-57. Authorizing Agreement with Port City Architects for Public Safety Building Feasibility Study Updates**

**Order 2026-58. Authorizing Purchase of Replacement Fire Department Gas Meters & Authorizing Acceptance and Expenditure of Grant Funds**

**Order 2026-59. Authorizing Municipal Partnership Initiative (MPI) Agreement for Saco Street Roadway Improvements**

Motion to approve second and final reading of Order 2026-57 through Order 2026-59

Moved by Councilor Rairdon, seconded by Councilor Faulkingham

City Council President Munro asked if any Councilor would like to consider any item separately. No one spoke

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: No one spoke.

**Motion carried. Order 2026- through 2026- 59 adopted. (Vote 7-0)**

Ayes: Shaughnessy, McCambridge, Chau, Turcotte, Faulkingham, Rairdon, Munro

Nays: None

## XII. NEW BUSINESS

Resolves (One Reading Required)

**Resolve 2026-12. Authorizing Road Closure for Memorial Day Parade 2026**

Motion to approve the first and final reading of the legislation.

Moved by Councilor Rairdon, seconded by Councilor Chau

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: No one spoke

**Motion carried. Resolve 2026-12 adopted. (Vote 7-0)**

Ayes: Shaughnessy, McCambridge, Chau, Turcotte, Faulkingham, Rairdon, Munro

Nays: None

**Resolve 2026-13. Authorizing Overnight Road Closure for Water Utility Work on Southern Spring Street**

Motion to approve the first and final reading of the legislation.

Moved by Councilor Rairdon, seconded by Councilor Chau

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: Angela Holmes (City Administrator), Jennie Franceschi (Assistant City Administrator), Justin Locke (Developer), President Munro, Councilor Rairdon, Councilor Chau

**Motion carried. Resolve 2026-13 adopted. (Vote 7-0)**

Ayes: Shaughnessy, McCambridge, Chau, Turcotte, Faulkingham, Rairdon, Munro

Nays: None

Orders (One Reading Required)

**Order 2026-60. Approving the Mass Gathering Permit & Authorizing Street Closures for Westbrook Together Days**

Motion to approve the first and final reading of the legislation.

Moved by Councilor Rairdon, seconded by Councilor Chau

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: Councilor Chau

**Motion carried. Order 2026-60 adopted. (Vote 7-0)**

Ayes: Shaughnessy, McCambridge, Chau, Turcotte, Faulkingham, Rairdon, Munro

Nays: None

Orders (Two Readings Required)

**Order 2026-61. Confirming Emergency Expenditure for Davan Indoor Pool Repairs**

Motion to approve the first of two readings of the legislation.

Moved by Councilor Rairdon, seconded by Councilor Chau

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: Angela Holmes (City Administrator), Councilor Chau, President Munro,

**Motion carried. Vote (7-0)**

Ayes: McCambridge, Shaughnessy, Turcotte, Chau, Faulkingham, Rairdon, Munro

Nays: None

**Order 2026-62. Authorizing Acceptance of Fire Department Donation & Authorizing Purchase of Supply Hose**

Motion to approve the first of two readings of the legislation.

Moved by Councilor Faulkingham, seconded by Councilor Rairdon

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: President Munro, Stephen Sloan (Fire Chief), Angela Holmes (City Administrator), Councilor Chau

**Motion carried. Vote (7-0)**

Ayes: McCambridge, Shaughnessy, Turcotte, Chau, Faulkingham, Rairdon, Munro  
Nays: None

**Order 2026-63. Authorizing Rental Agreement for Medication Storage Solution**

Motion to approve the first of two readings of the legislation.

Moved by Councilor McCambridge, seconded by Councilor Chau

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: Angela Holmes (City Administrator), Stephen Sloan (Fire Chief), Councilor Turcotte, Councilor Rairdon, Councilor Chau, Councilor McCambridge

**Motion carried. Vote (7-0)**

Ayes: McCambridge, Shaughnessy, Turcotte, Chau, Faulkingham, Rairdon, Munro  
Nays: None

**Order 2026-64. Authorizing Recreation & Conservation Commission Expenditure for Westbrook Trail Blazes**

Motion to approve the first of two readings of the legislation.

Moved by Councilor Rairdon, seconded by Councilor Chau

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: Dan McCarthy (President of Westbrook Trailblazes), Councilor Rairdon, Councilor Chau

**Motion carried. Vote (7-0)**

Ayes: McCambridge, Shaughnessy, Turcotte, Chau, Faulkingham, Rairdon, Munro  
Nays: None

**XIII. PUBLIC COMMENT**

City Council President Munro opened the floor for the second and final public comment portion of this meeting. The following individuals spoke: Dennis Marrotte (Falmouth Street)

**XIV. REFERRALS**

There were no referrals for consideration.

**XV. COMMITTEE REPORTS**

The following items remain in their City Council Committees for deliberation. No updates were provided by Committee Chairs.

Committee of the Whole

Code of Conduct & Job Descriptions for Elected Officials

Facilities & Streets Committee

Establishment of Memorial Area

Policy on Establishing Memorial Areas

Friends of Warren Recreational Area Introductions & Updates  
Haskell Street Traffic Calming

Housing & Economic Development Committee  
Cannabis Dispensary Zoning Regulations

**XVI. EXECUTIVE SESSION**

There were no requests for executive session

**XVII. ADJOURNMENT**

Motion to adjourn at 7:58pm

Moved by Councilor Rairdon, seconded by Councilor Chau

**Motion carried. Vote (7-0)**

Ayes: Shaughnessy, McCambridge, Chau, Turcotte, Faulkingham, Rairdon, Munro

Nays: None



**WESTBROOK CITY COUNCIL  
REGULAR CITY COUNCIL MEETING MINUTES  
MONDAY, JUNE 1, 2026 AT 6:00 PM  
WESTBROOK HIGH SCHOOL (ROOM 114)  
125 STROUDWATER ST.**



**I. LAND ACKNOWLEDGEMENT STATEMENT**

Meeting called to order at 6:00pm by City Council President Jennifer Munro. City Clerk Ellis Ledoux read the City Council Land Acknowledgment statement into the record.

**II. ROLL CALL**

**City Councilors Present:** Brian McCambridge (Ward 1), Michael Shaughnessy (At-Large, Vice-President), Anna Turcotte (Ward 3), Victor Chau (Ward 2), Jennifer Munro (Ward 5, President), Gary Rairdon (At-Large)

**City Councilors Absent:** Amy Faulkingham (Ward 4)

**Other City Officials Present:** Jerre Bryant (Interim Director of Economic & Community Development), Jennie Franceschi (Assistant City Administrator), Greg Hamilton (Director of Emergency Communications & IT), Angela Holmes (City Administrator), Ellis Ledoux (City Clerk), Joanne LePauloue (Director of Human Resources), David Morse (Mayor), Greg Post (Director of Community Services), Stephen Sloan (Fire Chief), Monique Cornett (Deputy Director of Economic Development), Rebecca Spitella (Director of Planning & Code Enforcement), Jerre Bryant (Interim Economic Development Director), Cameron Ferrante (Legal Counsel)

**III. PLEDGE OF ALLEGIANCE**

City Council President Munro led all present in the Pledge of Allegiance.

**IV. APPROVAL OF MINUTES**

City Council President Munro stated that unless any objections were received, the minutes would stand as presented. No objections received. The following minutes stand as presented:

April 27, 2026 - Special City Council Meeting

**V. MAYOR'S MESSAGE**

Proclamation in Honor of Pride Month

Mayor Morse read his message into the record. The snippets are included below:

- Mayor Morse read a proclamation in honor of Pride Month 2026.
- The annual Alewife migration in the City of Westbrook began last week.
- Authorized temporary increase for 48-49 Police Officers beginning July 1, 2026, in anticipation of the retirement of Captain David Thompson and to allow for proper training. The authorized staff level will return to 48 after Captain Thompson retires in September.

- Rebecca Spitella (Director of Planning and Code Enforcement) recently gave an update to the Planning Board and would like to give an update to City Council on June 15th
- Impact Fees - we need to provide a robust discussion on impact fees, and have directed staff
- Councilor Faulkingham will chair a Public Safety meeting on July 6th on motorized scooters in the City of Westbrook
- Tonight is Jerre Bryant's final City Council meeting with the City of Westbrook. The Mayor provided a few remarks.

## **VI. CITY COUNCIL MESSAGES**

City Council President Munro opened the floor for City Council messages. Councilors provided the following updates:

- Councilor Rairdon gave thanks to Jerre Bryant for his service
- Councilor Chau gave thanks to Jerre Bryant for his service
- Councilor Turcotte gave thanks to Jerre Bryant for his service
- Councilor Shaughnessy gave thanks to Jerre Bryant for his service
- President Munro gave thanks to Jerre Bryant for his service.

## **VII. STUDENT REPRESENTATIVE UPDATE**

There was no Student Representative update.

## **VIII. PUBLIC COMMENT**

City Council President Munro opened the floor for the first public comment portion of this meeting. The following individuals spoke: Jennie Franceschi (Assistant City Administrator), Brendan Rielly (Resident of Westbrook), Chris Dudley (Resident of Westbrook), Suzanne Joyce (Resident of Westbrook),

## **IX. UNFINISHED BUSINESS**

There was no unfinished business for consideration.

## **X. ORDERS OF THE DAY (SECOND AND FINAL READING)**

**Order 2026-61. Confirming Emergency Expenditure for Davan Indoor Pool Repairs**

**Order 2026-62. Authorizing Acceptance of Fire Department Donation & Authorizing Purchase of Supply Hose**

**Order 2026-64. Authorizing Recreation & Conservation Commission Expenditure for Westbrook Trail Blazes**

Motion to approve second and final reading of Orders 2026-61 through 2026-64

Moved by Councilor Rairdon, seconded by Councilor Chau

City Council President Munro asked if any Councilor would like to consider any item separately. Angela Holmes (City Administrator) requested Order 2026-63 be considered separately.

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: No one spoke.

**Motion carried. Order 2026-61 through 2026-62, and 2026-64 adopted. (Vote 6-0)**

Ayes: Shaughnessy, McCambridge, Chau, Turcotte, Faulkingham, Rairdon, Munro

Nays: None

Absent: Faulkingham

**Order 2026-63. Authorizing Rental Agreement for Medication Storage Solution**

Motion to approve second and final reading of Orders 2026-63

Moved by Councilor Rairdon, seconded by Councilor Chau

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: Angela Holmes (City Administrator), Councilor Chau

**Motion carried. Order 2026- 63 (Vote 6-0)**

Ayes: Shaughnessy, McCambridge, Chau, Turcotte, Faulkingham, Rairdon, Munro

Nays: None

Absent: Faulkingham

**XI. NEW BUSINESS**

Business Licenses

Approving Liquor License for Happy Wheels Skate Center at 84 Warren Ave., Unit K

City Council President Munro opened the public hearing. The following individuals spoke: Taylor (Owner and Operator of Happy Wheels Skate Center), Mayor Morse

City Council President Munro closed the public hearing.

Motion to approve liquor license

Moved by Councilor Rairdon, seconded by Councilor Chau.

The following spoke: Councilor Chau, President Munro

**Motion carried. (6-0)**

Ayes: Shaughnessy, McCambridge, Chau, Turcotte, Rairdon, Munro

Nays: None

Absent: Faulkingham

Orders (One Reading Required)

**Order 2026-65. Amending Order 2025-89 Regarding FY 2025-2026 Annual Vendor List**

Motion to approve the first and final reading of the legislation.

Moved by Councilor Rairdon, seconded by Councilor McCambridge

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: Angela Holmes (City Administrator)

**Motion carried. Order 2026-65 adopted. (Vote 6-0)**

Ayes: Shaughnessy, McCambridge, Chau, Turcotte, Rairdon, Munro

Nays: None

Absent: Faulkingham

**Order 2026-66. Adopting a Data Center Moratorium Ordinance**

Motion to approve the first and final reading of the legislation.

Moved by Vice President Shaughnessy , seconded by Councilor Chau

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: Angela Holmes (City Administrator), Councilor Turcotte, Mayor Morse, Councilor Chau, Jennie Franceschi (Asst. City Administrator), Councilor Shaughnessy

**Motion carried. Order 2026-66 adopted. (Vote 6-0)**

Ayes: Shaughnessy, McCambridge, Chau, Turcotte, Faulkingham, Rairdon, Munro

Nays: None

Absent: Faulkingham

**XII. PUBLIC COMMENT**

City Council President Munro opened the floor for the second and final public comment portion of this meeting. The following individuals spoke: Councilor Chau, Ellis Ledoux (City Clerk)

**XIII. REFERRALS**

Request to refer a review of Data Center definitions and regulations in the Land Use Ordinance to the Planning Board

Motion to refer this item to the Planning Board

Moved by Councilor Chau, Councilor Rairdon

**Motion carried by a show of hands. None opposed.**

**XIV. COMMITTEE REPORTS**

The following items remain in their City Council Committees for deliberation. No updates were provided by Committee Chairs.

Committee of the Whole

Code of Conduct & Job Descriptions for Elected Officials

Facilities & Streets Committee

Establishment of Memorial Area

Policy on Establishing Memorial Areas

Friends of Warren Recreational Area Introductions & Updates

Haskell Street Traffic Calming

Housing & Economic Development Committee

Cannabis Dispensary Zoning Regulations

**XV. EXECUTIVE SESSION**

There were no requests for Executive Session

**XVI. ADJOURNMENT**

Motion to adjourn at 6:49pm

Moved by Councilor Rairdon, seconded by Councilor Chau

**Motion carried by a show of hands. None opposed.**



**WESTBROOK FACILITIES & STREETS  
REGULAR FACILITIES & STREETS MEETING MINUTES  
MONDAY, JUNE 15, 2026 AT 6:00 PM  
WESTBROOK HIGH SCHOOL (ROOM 114)  
125 STROUDWATER ST.**



**I. ROLL CALL**

Meeting was called to order at 6:03pm by Committee Chair Turcotte.

**City Councilors Present:** Michael Shaughnessy (At-Large, Vice-President), Brian McCambridge (Ward 1), Anna A. Turcotte (Ward 3), Victor Chau (Ward 2), Amy Faulkingham (Ward 4), Gary Rairdon (At-Large)

**City Councilors Absent:** Jennifer Munro (Ward 5, President)

**Other City Officials Present:** Eric Dudley (Director of Engineering & Public Services), Cameron Ferrante (Legal Counsel), Jennie Franceschi (Assistant City Administrator), Angela Holmes (City Administrator), Sean Lally (Police Chief), Ellis Ledoux (City Clerk), Stephen Sloan (Fire Chief)

**II. HASKELL STREET TRAFFIC CALMING**

Presentation of results from updated Haskell Street speed study. *Presented by Police Chief Sean Lally*  
Committee Chair Turcotte invited Police Chief Sean Lally to present on updated results for the Haskell Street speed study. The following spoke: Committee Chair Turcotte, Police Chief Sean Lally, Councilor McCambridge, Councilor Chau, Councilor Rairdon, Vice President Shaughnessy

**III. ADJOURNMENT**

Motion to adjourn at 6:33pm

Moved by Councilor Rairdon, seconded by Councilor Shaughnessy

**Motion carried by show of hands. None opposed.**



**WESTBROOK CITY COUNCIL  
SPECIAL CITY COUNCIL MEETING MINUTES  
MONDAY, JUNE 15, 2026 AT 7:00 PM  
WESTBROOK HIGH SCHOOL (ROOM 114)  
125 STROUDWATER ST.**



**I. CALL FOR A SPECIAL CITY COUNCIL MEETING**

City Clerk Ellis Ledoux noted for the record that a Special City Council meeting was called by Mayor David Morse on Friday, June 12, 2026. Notice of the meeting was emailed to City Councilors and posted to the City's website.

**II. LAND ACKNOWLEDGEMENT STATEMENT**

Meeting called to order at 6:39pm by City Council Vice President Michael Shaughnessy. City Clerk Ellis Ledoux read the City Council Land Acknowledgment statement into the record.

**III. ROLL CALL**

**City Councilors Present:** Michael Shaughnessy (At-Large, Vice-President), Brian McCambridge (Ward 1), Anna A. Turcotte (Ward 3), Victor Chau (Ward 2), Amy Faulkingham (Ward 4), Gary Rairdon (At-Large)

**City Councilors Absent:** Jennifer Munro (Ward 5, President)

**Other City Officials Present:** Monique Cornett (Director of Economic Development), Eric Dudley (Director of Engineering & Public Services), Jennie Franceschi (Assistant City Administrator), Angela Holmes (City Administrator), Laura King (Interim Finance Director/Tax Collector), Sean Lally (Police Chief), Ellis Ledoux (City Clerk), David Morse (Mayor), Rebecca Spitella (Director of Planning & Code Enforcement)

**IV. PLEDGE OF ALLEGIANCE**

City Council Vice President Shaughnessy led all present in the Pledge of Allegiance.

**V. APPROVAL OF MINUTES**

No minutes were presented for approval.

**VI. MAYOR'S MESSAGE**

Mayor Morse read his message into the record. The snippets are included below:

- Mayor Morse shared that Longtime City Administrator, Jerre Bryant, retired from the City on Friday, June 5th. It was a meaningful sendoff. Monique Cornett transitioned into the role of Director of Economic Development upon his retiring.
- We have hired a new Tax Collector, Melissa Littlehale, and will start on Monday, June 22nd. Thank you to Laura King for her assistance during this period
- We are now turning to the hiring process for the Finance Director

- Katherine Kelley provided an overview of smoke testing. 46 instance where smoke was coming from places it shouldn't be on private property. We are also working on instances occurring on public property
- Westbrook entered into a GPCOG, Route 302 Corridor study along with a number of other municipalities.
- July 6th we will be holding a public safety committee meeting to discuss motorized scooters.
- PFAS updates, USEPA has approved the testing of PFAS at the three identified recreational sites in the City.
- The City of Westbrook has been awarded \$195,000 in CDBG funds for the Riverwalk South Lighting project from Ash Street to the Black Bridge.
- The City of Westbrook will be joining in the Portland Pride Parade on June 20th.
- Michael Thomas has been sworn in at Dunn St. legion for the post commander. Mayor Morse gave the floor to Michael Thomas to introduce himself to the public and Council.
- The city has received inquiries into flock camera and whether or not private businesses can utilize these cameras. The City of Westbrook as a municipality does not utilize these cameras
- Police Chief Lally is here to address noise complaints as the Summer ramps up. The following Council asked questions: Councilor Turcotte
- Planning & Code Enforcement Rebecca Spitella is here to give the City Council a presentation to Growth and Development Review and trends. Post Construction site walks are tentatively scheduled for the week of August 8th & 9th.
- Juneteenth celebration is at Riverbank Park, on Friday, June 19th, from 4pm-9pm. This is hosted by the Intercultural Community Center. The Mayor read a proclamation into the record for Juneteenth
- Due to the amount of business within the City, we will be having a second July meeting on July 20th.
- The City has provided some level of service to private ways which is not consistent with City statutes. The Administration will work with the Facilities and Streets Committee to address it.

## **VII. CITY COUNCIL MESSAGES**

City Council Vice President Shaughnessy opened the floor for City Council messages. Councilors provided the following updates:

- Councilor Chau thanked Sue Joyce for putting on Westbrook Together Days.
- Graduation was last weekend for Westbrook High School
- Vice President Shaughnessy thanked for WTD, polls

## **VIII. STUDENT REPRESENTATIVE UPDATE**

There was no Student Representative update.

## **IX. PUBLIC COMMENT**

City Council Vice President Shaughnessy opened the floor for the first public comment portion of this meeting. The following individuals spoke: No one spoke

**X. UNFINISHED BUSINESS**

There was no unfinished business for consideration

**XI. ORDERS OF THE DAY (SECOND AND FINAL READING)**

There were no orders of the day for consideration

**XII. NEW BUSINESS**

Orders (Two Readings Required)

**Order 2026-67. Authorizing Acceptance & Expenditure of Bulletproof Vest Partnership Grant**

Motion to approve the first of two readings of the legislation.

Moved by Councilor Chau, seconded by Councilor Rairdon

City Council Vice President Shaughnessy opened the floor for comments on the motion. The following individuals spoke: No one spoke.

**Motion carried by a show of hands. None opposed.**

**Order 2026-68. Authorizing Recreation and Conservation Commission Expenditures for the Beaver Pond Beautification Project**

Motion to approve the first of two readings of the legislation.

Moved by Councilor Faulkingham, seconded by Councilor Rairdon

City Council Vice President Shaughnessy opened the floor for comments on the motion. The following individuals spoke: Councilor Chau, Angela Holmes (City Administrator), Rebecca Spitella (Director of Planning & Code Enforcement), Mayor Morse, Councilor Turcotte, Vice President Shaughnessy

**Motion carried by a show of hands. None opposed.**

**Order 2026-69. Amending Council Orders 2025-114 and 2026-07, Authorizing Expenditures for Public Safety Health & Wellness Screenings**

Motion to approve the first of two readings of the legislation.

Moved by Councilor McCambridge, seconded by Councilor Rairdon

City Council Vice President Shaughnessy opened the floor for comments on the motion. The following individuals spoke: No one spoke.

**Motion carried by a show of hands. None opposed.**

**Order 2026-70. Authorizing the Purchase of Two (2) Replacement Zero Turn Mowers**

Motion to approve the first of two readings of the legislation.

Moved by Councilor Rairdon, seconded by Councilor Chau

City Council Vice President Shaughnessy opened the floor for comments on the motion. The following individuals spoke: No one spoke

**Motion carried by a show of hands. None opposed.**

**Order 2026-71. Authorizing Awards of Bid for Purchase & Upfit of Three (3) Replacement One-Ton Trucks**

Motion to approve the first of two readings of the legislation.

Moved by Councilor Rairdon, seconded by Councilor Chau

City Council Vice President Shaughnessy opened the floor for comments on the motion. The following individuals spoke: No one spoke

**Motion carried by a show of hands. None opposed.**

**Order 2026-72. Authorizing Purchase of Replacement Single-Axle Plow Truck**

Motion to approve the first of two readings of the legislation.

Moved by Councilor Chau, seconded by Councilor Rairdon

City Council Vice President Shaughnessy opened the floor for comments on the motion. The following individuals spoke: No one spoke

**Motion carried by a show of hands. None opposed.**

**Order 2026-73. Authorizing FY 2027 Animal Shelter Contract with the Animal Refuge League of Greater Portland**

Motion to approve the first of two readings of the legislation.

Moved by Councilor Rairdon, seconded by Councilor Chau

City Council Vice President Shaughnessy opened the floor for comments on the motion. The following individuals spoke: Vice President Shaughnessy

**Motion carried by a show of hands. None opposed.**

**Order 2026-74. Authorizing Expenditure for Tennis Court Repairs**

Motion to approve the first of two readings of the legislation.

Moved by Councilor McCambridge, seconded by Councilor Faulkingham

City Council Vice President Shaughnessy opened the floor for comments on the motion. The following individuals spoke: Councilor Turcotte, Angela Holmes (City Administrator), Councilor Rairdon, Councilor Chau, Mayor Morse

**Motion carried by a show of hands. None opposed. Rairdon opposed**

**Order 2026-75. Approving the FY 2026-2027 General Fund & Sewer Fund Annual Vendor Lists**

Motion to approve the first of two readings of the legislation.

Moved by Councilor Chau, seconded by Councilor McCambridge

City Council President Munro opened the floor for comments on the motion. The following individuals spoke: Councilor Chau, Angela Holmes (City Administrator), Councilor Turcotte, Mayor Morse

**Motion carried by a show of hands. None opposed.**

**Order 2026-76. Authorizing Amendment of Millbrook Estates Affordable Housing Development District Program (No. 20) (Requires a public hearing July 6, 2026)**

Motion to approve the first of two readings of the legislation.

Moved by Councilor Chau, seconded by Councilor McCambridge

City Council Vice President Shaughnessy opened the floor for comments on the motion. The following individuals spoke: Angela Holmes (City Administrator), Tyler Norod (Westbrook Development

Corporation), Councilor Chau, Beth Paulson-Olmstead (Westbrook Resident), Marc Fournier (via Zoom), Mayor Morse, Monique Cornett (Director of Economic Development), Councilor Turcotte, Rebecca Spitella (Director of Planning & Code Enforcement), Councilor Chau, Councilor McCambridge, Councilor Rairdon

**Motion carried by a show of hands. None opposed.**

**Order 2026-77. Authorizing Millbrook Estates III Affordable Housing Development District Program and Credit Enhancement Agreement (*Requires a public hearing on July 6, 2026*)**

Motion to approve the first of two readings of the legislation.

Moved by Councilor Chau, seconded by Councilor Rairdon

City Council Vice President Shaughnessy opened the floor for comments on the motion. The following individuals spoke: No one spoke.

**Motion carried by a show of hands. None opposed.**

**XIII. PUBLIC COMMENT**

City Council Vice President Shaughnessy opened the floor for the second and final public comment portion of this meeting. The following individuals spoke: No one spoke

**XIV. REFERRALS**

There were no Referrals for consideration.

**XV. COMMITTEE REPORTS**

The following items remain in their City Council Committees for deliberation. No updates were provided by Committee Chairs.

Committee of the Whole

Code of Conduct & Job Descriptions for Elected Officials

Facilities & Streets Committee

Establishment of Memorial Area

Policy on Establishing Memorial Areas

Friends of Warren Recreational Area Introductions & Updates

Haskell Street Traffic Calming

Housing & Economic Development Committee

Cannabis Dispensary Zoning Regulations

**XVI. EXECUTIVE SESSION**

There were no requests for an Executive Session.

**XVII. ADJOURNMENT**

Motion to adjourn at 8:45

Moved by Councilor Rairdon, seconded by Councilor Chau

**Motion carried by a show of hands. None opposed.**





**CITY OF WESTBROOK, MAINE**  
IN CITY COUNCIL

**Date: July 6, 2026**

**Order: 2026-67**

**Authorizing Acceptance & Expenditure of Bulletproof Vest Partnership Grant**

That the Westbrook City Council hereby authorizes the acceptance and expenditure of a U.S. Department of Justice Bulletproof Vest Partnership Grant in the amount of \$8,455.08 for reimbursement of 50% of the cost of police department bulletproof vests as outlined in the attached exhibit.

Grant funds to be credited to revenue line 22002110-43100-02210 (Police Grants - Federal Grants)

Expenditure to be deducted from expense line 22002110-59000-02210 (Police Grants - Other Items)

First Reading: June 15, 2026

Second and Final Reading: July 6, 2026

Attest:

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City Clerk

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Mayor



**CITY OF WESTBROOK, MAINE**  
IN CITY COUNCIL

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**REQUEST FOR COUNCIL ACTION**

**PROPOSED TITLE:** Authorizing Acceptance & Expenditure of Bulletproof Vest Partnership Grant

**REQUESTED BY:** Steve Goldberg

**DATE:** 7/6/2026

**SUMMARY:**

The Westbrook Police Department has applied for and been awarded a Bulletproof Vest Partnership grant, in the amount of \$8,455.08. This grant will fund 50% of the cost of officer's bulletproof vests.

# Application Summary

Date Submitted to BVP: 11/05/25

Application Status: Approved by BVP

## Application Summary for FY 2025 Regular Fund

Applicant	Quantity	Total Cost	Date Submitted	Status
WESTBROOK CITY	16	\$18,324.00	11/05/25	Approved by BVP <a href="#">View Details</a>
<b>Grand Totals:</b>	16	\$18,324.00		

## Award Summary for FY 2025 Regular Fund

Funds Type	Eligible Amount	Award	Date Approved	Status
Regular Fund	\$18,324.00	\$8,455.08	05/14/26	Approved by BVP
<b>Grand Totals:</b>	\$18,324.00	\$8,455.08		

## Steve Goldberg

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**From:** Bureau of Justice Assistance <BJA@public.govdelivery.com>  
**Sent:** Friday, May 22, 2026 4:30 PM  
**To:** Steve Goldberg  
**Subject:** BJA FY 2025 BVP Funding Award Notice



**BJA**

# NEWS from BJA

OFFICE OF JUSTICE PROGRAMS • BUREAU OF JUSTICE ASSISTANCE

Dear Applicant,

The Office of Justice Programs' Bureau of Justice Assistance (BJA) is pleased to inform you that your jurisdiction will receive an award under the fiscal year (FY) 2025 Bulletproof Vest Partnership (BVP) program. These funds have been posted to your account in the [BVP System](#). A complete list of FY 2025 BVP awards is available online here: <https://bja.ojp.gov/funding/fy25-bvp-awards.pdf>.

**Important: Jurisdictions *must* be registered and include updated banking information in the [System for Award Management \(SAM\)](#) to receive reimbursement.**

**For more information about renewing and updating your existing SAM registration, or registering in SAM as a new entity, please visit <https://sam.gov/content/help>.**

The FY 2025 award may be used for National Institute of Justice (NIJ) compliant armored vests which were ordered after April 1, 2025. The deadline to request payments from the FY 2025 award is August 31, 2027 or until all available funds have been requested. Awards will not be extended past that date, and any unused funds will be forfeited.

As a reminder, body armor vests purchased with BVP funds must have been tested through the NIJ [Compliance Testing Program](#) and found to comply with the most current NIJ body armor standards, appear on the [NIJ Compliant Products List](#) as of the date the body armor was ordered, be uniquely fitted, and be made in the United States. In addition, a written mandatory wear policy for uniformed patrol officers must have been in place at the time of application.

The federal portion of the costs for body armor vests purchased under the BVP Program may not exceed 50 percent. However, jurisdictions may request a financial or natural disaster hardship waiver during the payment request process and receive up to 100 percent of the cost of each body armor vest submitted for reimbursement. Additional information regarding match waivers can be found in the [BVP FAQs](#). Detailed instructions

on the process for requesting a waiver and the documentation required can be found in the [Submitting Payment Requests in BVP User Guide](#).

Please contact the BVP Help Desk at 1-877-758-3787 or email [vests@usdoj.gov](mailto:vests@usdoj.gov) if you have any questions regarding the above information. Please also visit the [BVP website](#) for additional information regarding the BVP Program.

Sincerely,

BVP Program Support Team  
Bureau of Justice Assistance

**You are receiving this email because you signed up for grants and funding information from the Office of Justice Programs. If you no longer wish to receive Funding News, you may update your [Subscriber Preferences](#) to remove your subscription.**



[www.bja.ojp.gov](http://www.bja.ojp.gov)



If you no longer want to receive email notifications from NewsFromBJA, you can [unsubscribe](#) here.

This email was sent to [sgoldberg@westbrook.me.us](mailto:sgoldberg@westbrook.me.us) using GovDelivery Communications Cloud on behalf of Department of Justice · Washington, DC



**\*\*\* This is an external email \*\*\***



**CITY OF WESTBROOK, MAINE**  
IN CITY COUNCIL

**Date: July 6, 2026**

**Order: 2026-68**

**Authorizing Recreation and Conservation Commission Expenditures for the Beaver Pond  
Beautification Project**

That the Westbrook City Council hereby authorizes Recreation and Conservation Commission expenditures of up to \$11,000 in open space funds as follows: (1) up to \$8,000 to be allocated to Portland Trails for trail improvements, and (2) up to \$3,000 for the purchase of water quality testing equipment by City staff, all as outlined in the attached exhibits.

Funds available in the following budget lines:

28001820-59000-02837 – Greenfield Place: \$ 651.68

28001820-59000-02840 – Twin Falls Drive: \$7,911.07

28001820-59000-02841 – 22 Cumberland St: \$2,437.25

First Reading: June 15, 2026

Second and Final Reading: July 6, 2026

Attest:

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City Clerk

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Mayor



**CITY OF WESTBROOK, MAINE**  
IN CITY COUNCIL

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**REQUEST FOR COUNCIL ACTION**

**PROPOSED TITLE:** Authorizing Recreation and Conservation Commission Expenditures for the Beaver Pond Beautification Project

**REQUESTED BY:** Rebecca Spitella

**DATE:** 7/6/2026

**SUMMARY:**  
See attached memo



**PLANNING & CODE ENFORCEMENT**

**MEMO**

DATE: June 2, 2026

TO: Mayor, City Council  
FROM: Rebecca Spitella, City Planner  
Cc: City Administrator, City Clerk

RE: Recreation & Conservation Commission – Open Space Funding Request

**Background:**

As part of the Beaver Pond Beautification Project the Recreation and Conservation Commission requests the use of up to \$11,000 of open space funds to be used to as follows:

- Portland Trails (see attached memo from Portland Trails for budget detail)
  - o Formalize and enhance two existing foot paths to access Beaver Pond. One path connects the end of Church St to the pond and one leads from Saccarappa Cemetery. Paths shall be compacted stone dust and include benches
  - o Trail access path to Saccarappa Cemetery from Church Street and William Clarke Drive
  - o Wayfinding signage
  - o Water quality testing equipment
- Beaver Pond Water Quality Testing Equipment
  - o YSI Pro20i meter w/ 10-meter cable - \$1,500
  - o Lamotte water sampler - \$500
  - o Secchi disk - \$100
  - o Ammonia test strips - \$150
  - o Shipping/Contingency - \$750

This work is part of the Recreation and Conservation Commission’s efforts to increase visual and physical access and interaction between the public and Beaver Pond, as presented and supported by City Council in August 2025. The requested funds will allow for a partnership with Portland Trails for the trail building as well as a 4-season monitoring of the water quality to be completed by City Staff and provided to the Maine Department of Inland Fisheries and Wildlife. The goal of this testing is to identify any causes for increased ammonia levels in the pond and verify IFW pond classification to potentially allow for a second stocking during the fall season.

**Funding Request**

At their February 19, 2026 and April 16, 2026 meetings, the Recreation and Conservation Commission voted to approve the use of up to \$11,000 of open space funds with up to \$8,000 to be provided to Portland Trails for trail work, bench installation and wayfinding signage and up to \$3,000 for the purchase of water quality testing equipment to be completed by City Staff.

**Budget Lines Affected:**

28001820-59000-02837 – Greenfield Place	\$ 651.68
28001820-59000-02840 – Twin Falls Drive	\$7,911.07
28001820-59000-02841 – 22 Cumberland St	\$2,437.25

**2/17/2026**

**Funding Request**

Portland Trails  
38 Diamond Street  
Portland, ME 04101



**To: Westbrook Recreation and Conservation Commission**  
**Re: Improved Access Trail from Church St. to Beaver Pond**

Portland Trails (PT) has prepared this addendum, in addition to the February 3, 2026 funding request (\$3,130 for the Improved Access Trail and \$1,256 for Saccarappa Cemetery Trails). The Westbrook Recreation and Conservation Commission has expressed interest in adding a second Improved Access Trail at the end of Church St. (**Figure A**). PT has prepared an additional funding request for this project (**Table 1**) and included a grand total for all projects at Beaver Pond.

Sincerely,  
Gabe Andrews  
Trail Stewardship Coordinator  
Portland Trails



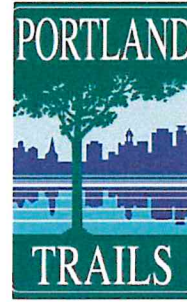
Figure A: Beaver pond Improved Access Trail from Church St

Table 1. Beaver Pond Access Trail Funding Request - Addendum	
Item	Cost
11 yds of material (stone, gravel, stone dust) and transport	\$500
Bench x2	\$1,000
Way-finding signs x3	\$90
Labor (20 hours at \$100/hr)	\$2,000
Addendum Funding Request	\$3,590
February 3, 2026 Funding Request	\$4,386
<b>Grand total proposed contribution</b>	<b>\$7,976</b>

2/3/2026

## Funding Request

Portland Trails  
38 Diamond Street  
Portland, ME 04101



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February 3, 2026

**To: Westbrook Recreation and Conservation Commission**  
**Re: Beaver Pond Trail Construction**

The Westbrook Recreation and Conservation Commission (the Commission) has identified Beaver Pond as an underdeveloped passive recreational amenity. The pond is adjacent to city-owned parcels, including the Saccarappa Cemetery (10 acres) and a 0.76 acre wooded parcel, both of which have frontage on William Clarke Dr. (**Figure A**).

Portland Trails (PT) are requesting funding from the Commission to support construction of an improved access trail to an overlook of Beaver Pond, and installation of a bench (**# 1 in Figure A**). PT proposes to construct a six (6)-foot wide, hard surfaced trail suitable for a wide range of potential users, including people on foot, bicycle, using a stroller or mobility assistance device.

PT would also like to formally recommend that the Commission investigate potential trailhead entrances to Beaver Pond and Saccarappa Cemetery (**# 2 and #3 in Figure A**), which would allow pedestrian access from Church St. and Cross St. (**Figures B-C**) and from the intersection of Spring St. and William Clarke Dr. (**Figure D**), the latter of which would be placed proximal to the crosswalks and a bus stop at said intersection. We recommend cutting two fence sections, adding wayfinding and establishing a natural surface trail at these locations. A separate budget for this project is presented in Table 2.

Details are provided below, and we look forward to attending the February 18th meeting to discuss and answer any questions.

Sincerely,  
Gabe Andrews  
Trail Stewardship Coordinator  
Portland Trails



Figure A: Beaver pond overview with areas of interest #1-3

**#1 Beaver Pond Access Trail**

This short trail will utilize rot-resistant black locust (on-site) for retention. While we typically use cedar or hemlock 4x4 posts for our signage, we suggest utilizing (very!) local locust for sign posts..

Table 1. Beaver Pond Access Trail Funding Request	
Materials	Cost
11 yds of material (stone, gravel, stone dust) and transport	\$500
Bench	\$500
Way-finding sign	\$30
Machine rental (compactor)	\$100
Labor (20 hours at \$100/hr)	\$2,000
<b>Total proposed contribution</b>	<b>\$3,130</b>

## **#2 Recommended Future Trail from Cross St.**

We recommend that the Commission discuss the potential for an access point to Beaver Pond via a trail from Cross St.. Access would require cutting a section of fence, light vegetation clearing, and installing way-finding. This short section would connect Cross St. (paved) to cemetery roads (hardened/mowed).



*Figure B: Street view looking east up Cross St.*



*Figure C: Suggested future point of entry from Cross St., using existing paved road to old cemetery entrance.*

### #3 Recommended Future Trail From William Clarke Dr.

We recommend that the Commission discuss the potential for an access point to Beaver Pond via a trail from William and Clarke Dr. We recommend a natural surface trail, but the trail entrance should be hardened, and trail surface should be spot treated/hardened as necessary. Access would require trail corridor clearing (i.e. brushing out, trimming low hanging branches, and raking debris), cutting a section of fence, and installing way-finding.



Figure D: Street view looking west down William Clarke Dr. Pink arrows indicate potential trail routes from the sidewalk.

Table 2. Saccarappa Cemetery Trail Funding Request	
Materials	Cost
3 yds of material (stone, gravel, stone dust) and transport	\$136
4 Way-finding signs	\$120
Labor (10 hours at \$100/hr)	\$1,000
<b>Total proposed contribution</b>	<b>\$1,256</b>



**CITY OF WESTBROOK, MAINE**  
IN CITY COUNCIL

**Date: July 6, 2026**

**Order: 2026-69**

**Amending Council Orders 2025-114 and 2026-07, Authorizing Expenditures for Public Safety Health & Wellness Screenings**

That the Westbrook City Council hereby amends Order 2025-114, *Authorizing Acceptance, Expenditure & Administration of Department of Public Safety Grant Funds for Regional Public Safety Health and Wellness Programs*, to authorize the redistribution of \$104,993.91 in unspent Department of Public Safety Grant funds to eligible communities for public safety health and wellness programs as outlined in the attached exhibit; and further amends Order 2026-7, *Authorizing Agreement for Health and Wellness Screenings*, to authorize additional expenditures in the amount of \$7,210 to Guiding Light Behavioral Health and \$2,485.63 to Sigma Tactical Wellness for additional health and wellness screenings.

Funds available in budget line: 22001000-58900-G2602 (Misc Expenditures - Public Safety Health and Wellness Grant)

First Reading: June 15, 2026

Second and Final Reading: July 6, 2026

Attest:

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City Clerk

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Mayor



# CITY OF WESTBROOK, MAINE

## IN CITY COUNCIL

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### REQUEST FOR COUNCIL ACTION

**PROPOSED TITLE:** Amending Council Orders 2025-114 and 2026-07, Authorizing Expenditures for Public Safety Health & Wellness Screenings

**REQUESTED BY:** Steve Sloan

**DATE:** 7/6/2026

**SUMMARY:**

The Fire Department is requesting authorization to allocate the remaining Health and Wellness grant funds in order to provide for additional health screenings and mental health services. The remaining funds are the result of several communities not participating in this opportunity or not fully expending their allotted funds.

In consultation with the Fire Marshals Office, they have authorized the Fire Department to redistribute these funds to those communities that have additional costs due to these screenings as well as authorized Westbrook to host additional screening days for any Police, Fire or Dispatch employee within Cumberland County that may not have had the opportunity to attend a previous session. Please see the attached exhibit to see how the funds will be redistributed.

**\*\*PROPOSED AMENDMENT FOR SECOND & FINAL READING ON 7/6/2026\*\***

Since the first reading on June 15, 2026, additional invoices were received from member municipalities. This, along with a correction to a typo in the reallocations to Westbrook cited in the legislation given first reading on June 15, 2026, requires correction on the floor during second and final reading on July 6, 2026. This is a request for a motion to amend the legislation as follows:

- To update the amount to be redistributed from \$104,993.91 to **\$110,590.13**
- To update the authorized expenditure to Guiding Light Behavioral Health from \$7,210 to **\$10,260**
- To update the authorized expenditure to Sigma Tactical Wellness from \$2,485.63 to **\$15,220.63**
- To update the attached allocation spreadsheet to the revised version (enclosed for review)

Municipality	Total Award	Actual Cost		Amount Remaining
Cumberland	\$19,767.75	\$11,037.00		8,730.75
North Yarmouth	\$2,864.90	\$0.00		2,864.90
Portland	\$121,758.25	\$121,759.00		(0.75)
South Portland	\$36,957.21	\$0.00		36,957.21
Westbrook	\$32,373.37	\$42,069.00		(9,695.63) (\$7,210 Guiding Light Behavioral Health, \$2,485.63 Sigma Tacticle)
Bridgton	\$2,864.90	\$0.00		2,864.90
CC Sheriffs Office	\$65,033.23	\$38,205.00		26,828.23
Brunswick	\$26,643.57	\$30,400.00		(3,756.43) ( Reimburse an additional \$3,756.43)
Cape Elizabeth	\$4,010.86	\$3,396.00		614.86
Falmouth	\$20,627.28	\$14,102.00		6,525.28
Freeport	\$13,465.03	\$0.00		13,465.03
Gorham	\$7,448.74	\$7,641.00		(192.26) (Reimburse an additional \$192.26)
Maine Warden Service	\$6,302.78	\$0.00		6,302.78
Scarborough	\$31,513.90	\$54,336.00		(22,822.10) (reimburse an additional \$22,822.10)
Windham	\$16,043.44	\$5,094.00		10,949.44
Yarmouth	\$14,038.01	\$11,886.00		2,152.01
Standish	\$18,908.34	\$0.00		18,908.34
Gray	\$4,297.35	\$0.00		4,297.35
	<b>\$444,918.91</b>	<b>\$339,925.00</b>		<b>104,993.91</b>
<b>Total Agencies</b>				
<b>Totals Remaining</b>	\$104,993.91			

**Original Allocations**

Municipality	Initial Award	Expended	Balance	Reallocation	Notes
Bridgton	\$ 2,864.90	\$ -	\$ 2,864.90	\$ 2,864.90	No funds expended. Reallocate balance. Balance unspent by reporting deadline, reallocate balance. However, municipality seekign additional allocation for further screenings.
Brunswick	\$ 26,643.57	\$ 25,861.00	\$ 782.57	\$ 782.57	Reallocate balance.
Cape Elizabth	\$ 4,010.86	\$ 3,396.00	\$ 614.86	\$ 614.86	Reallocate balance.
Cumberland	\$ 19,767.75	\$ 11,037.00	\$ 8,730.75	\$ 8,730.75	Reallocate balance.
CC Sheriffs Office	\$ 65,033.23	\$ 47,544.00	\$ 17,489.23	\$ 17,489.23	\$9,399 of expenditure total paid directly to Sigma Tactical by City of Westbrook. Reallocate balance.
Falmouth	\$ 20,627.28	\$ 15,408.00	\$ 5,219.28	\$ 5,219.28	\$4,245 of expenditure total paid directly to Sigma Tactical by City of Westbrook. Reallocate balance.
Freeport	\$ 13,465.03	\$ 849.00	\$ 12,616.03	\$ 12,616.03	\$849 of expenditure total paid directly to Sigma Tactical by City of Westbrook
Gorham	\$ 7,448.74	\$ 7,641.00	\$ (192.26)		Municipality paid overage. Eligible for reimbursement through reallocation of unspent funds.
Gray	\$ 4,297.35	\$ -	\$ 4,297.35	\$ 4,297.35	No funds expended. Reallocate balance.
Maine Warden	\$ 6,302.78	\$ -	\$ 6,302.78	\$ 6,302.78	No funds expended. Reallocate balance.
North Yarmouth	\$ 2,864.90	\$ -	\$ 2,864.90	\$ 2,864.90	No funds expended. Reallocate balance.
Portland	\$ 121,758.25	\$ 118,145.77	\$ 3,612.48	\$ 3,612.48	Reallocate balance.
Scarborough	\$ 31,513.90	\$ 54,336.00	\$ (22,822.10)		\$6,792 of expenditure total paid directly to Sigma Tactical by City of Westbrook. Municipality paid overage. Eligible for reimbursement through reallocation of unspent funds.
South Portland	\$ 36,957.21	\$ 21,225.00	\$ 15,732.21	\$ 15,732.21	\$21,225 of expenditure total paid directly to Sigma Tactical by Westbrook. Reallocate balance.
Standish	\$ 18,908.34	\$ -	\$ 18,908.34	\$ 18,908.34	No funds expended. Reallocate balance.
Westbrook	\$ 32,373.37	\$ 34,859.00	\$ (2,485.63)		Municipality paid overage. Eligible for reimbursement through reallocation of unspent funds.
Windham	\$ 16,043.44	\$ 7,641.00	\$ 8,402.44	\$ 8,402.44	\$2,547 of expenditure total paid directly to SigmaTactical by City of Westbrook. Reallocate balance.
Yarmouth	\$ 14,038.01	\$ 11,886.00	\$ 2,152.01	\$ 2,152.01	Reallocate balance.
<b>Subtotal</b>	<b>\$ 444,918.91</b>	<b>\$ 359,828.77</b>			
<b>Funds available for Reallocation</b>				<b>\$ 110,590.13</b>	

**Proposed Reallocations**

Municipality	Reimbursements for Overages	Additional Allocations	Notes
Brunswick	\$ -	\$ 3,755.99	Additional allocation requested for cardiovascular screenings
Gorham	\$ 192.26	\$ 3,255.26	Reimbursement & additional allocation for mental health services
Scarborough	\$ 22,822.10	\$ 22,992.00	Reimbursement & additional allocation (\$16,200 for mental health screenings and \$6792 Sigma Tacticle)
Westbrook	\$ 2,485.63	\$ 25,480.63	Reimbursement & additional allocation (\$10,260 Guiding Light Beahvioral Health, \$15220.63 Sigma Tacticle)
	\$ 25,499.99	\$ 55,483.88	
<b>Total Reallocations</b>	<b>\$ 80,983.87</b>		
<b>Return to State</b>	<b>\$ 4,106.27</b>		



**CITY OF WESTBROOK, MAINE**  
IN CITY COUNCIL

**Date: July 6, 2026**

**Order: 2026-70**

**Authorizing the Purchase of Two (2) Replacement Zero Turn Mowers**

That the Westbrook City Council hereby authorizes the purchase of two (2) replacement zero turn mowers from Hall Implement Company of Windham, ME in the amount of \$27,229.51, as outlined in the attached exhibit.

Funds available in budget line: 40001000-58900-C2617 (Two Zero-Turn Mowers)

First Reading: June 15, 2026

Second and Final Reading: July 6, 2026

Attest:

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City Clerk

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Mayor



**CITY OF WESTBROOK, MAINE**  
IN CITY COUNCIL

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**REQUEST FOR COUNCIL ACTION**

**PROPOSED TITLE:** Authorizing the Purchase of Two (2) Replacement Zero Turn Mowers

**REQUESTED BY:** Eric Dudley

**DATE:** 7/6/2026

**SUMMARY:**

The Department of Engineering and Public Services is requesting the purchase of two replacement 2026 John Deere zero turn mowers from Hall Implement Company of Windham, ME in the amount of \$27,229.51.

These mowers will replace a 2014 Z-920 and 2014 Z- 970 John Deere Zero Turn mower each with over 2,200 hours on them. Industry standards suggest 1500 hours as a reasonable lifespan for such equipment. Department staff investigated all available local options for commercial zero turn mowers and determined John Deere to be the best value. NASPO Cooperative purchasing was used for the pricing, which complies with the City's Purchasing Policy (Code of Ordinances Section 33-20, *Cooperative Purchasing*).

This equipment purchase is part of the City's adopted 2026 Capital Improvement Program.



Quality Sales & Service  
Since 1961



JOHN DEERE

**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**

Hall Implement Co.  
1 John Deere Road  
Windham, ME 04062 null

**ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:**

Bryan McDonnell  
Hall Implement Co.  
1 John Deere Road Windham, ME 04062

**Prepared For**

CITY OF WESTBROOK  
371 SACO ST  
WESTBROOK, ME 040922003  
(207) 854-9105

**Prepared By**

Bryan McDonnell  
Hall Implement Co.  
1 John Deere Road  
Windham, ME 04062  
2078926894  
bryanmcdonnell@hallimplementco.com

**Quote Id** 1703047

**Creation Date** 03-Mar-2026

**Expiration Date** 02-Apr-2026

**Quote Summary**

Equipment Summary	Suggested List	Selling Price	QTY In Group	Extended
Z970R ZTrak <i>72"</i>	\$21,069.00	\$16,223.13	1	\$16,223.13
<b>Contract:</b> ME VA NASPO MA 18P 2501230000000000072 (PG 8Y CG 22)				
<b>Price Effective Date:</b> 02-Mar-2026				
Z920M ZTrak <i>54"</i>	\$14,294.00	\$11,006.38	1	\$11,006.38
<b>Contract:</b> ME VA NASPO MA 18P 2501230000000000072 (PG 8Y CG 22)				
<b>Price Effective Date:</b> 02-Mar-2026				
<b>Equipment Total</b>				<b>\$27,229.51</b>

**Quote Summary**

Total Selling Price	\$27,229.51
<b>Sub-total</b>	<b>\$27,229.51</b>
<b>Balance Due</b>	<b>\$27,229.51</b>

Salesperson : X \_\_\_\_\_

Accepted By : X \_\_\_\_\_

## Selling Equipment

Quote # 1703047  
Customer CITY OF WESTBROOK

### Z970R ZTrak

Hours	---	QTY In Group : 1
Serial Number	---	Suggested List
Stock Number	---	\$21,069.00
Contract	ME VA NASPO MA 18P 2501230000000000072 (PG 8Y CG 22)	Selling Price
Price Effective Date	02-Mar-2026	\$16,223.13
PUK Parent Serial #		Discount Amount
		(\$4,845.87)

### Equipment Summary

Code	Description	Qty	List Price	Discount %	Discount \$	Adjusted Selling Price
2215TC	Z970R ZTrak	1	\$21,069.00	23.0%	(\$4,845.87)	\$16,223.13

### Base / Options

Code	Description	Qty	List Price	Discount %	Discount \$	Adjusted Selling Price
001A	United States /Canada	1	\$0.00	23.0%	\$0.00	\$0.00
1506	72 In. Side Discharge Mower Deck	1	\$0.00	23.0%	\$0.00	\$0.00
2093	Fully Adjustable Suspension Seat with Armrests (24" High Back)	1	\$0.00	23.0%	\$0.00	\$0.00
1037	24x12x12 Pneumatic Turf Tire for 72" Decks	1	\$0.00	23.0%	\$0.00	\$0.00
<b>Total Base / Options</b>			<b>\$21,069.00</b>		<b>(\$4,845.87)</b>	<b>\$16,223.13</b>
<b>Selling Price Subtotal</b>						<b>\$16,223.13</b>
<b>Total Selling Price</b>			<b>\$21,069.00</b>		<b>(\$4,845.87)</b>	<b>\$16,223.13</b>

**Z920M ZTrak**

Hours	---	QTY In Group : 1
Serial Number	---	Suggested List
Stock Number	---	\$14,294.00
Contract	ME VA NASPO MA 18P 2501230000000000072 (PG 8Y CG 22)	Selling Price
Price Effective Date	02-Mar-2026	\$11,006.38
PUK Parent Serial #		Discount Amount
		(\$3,287.62)

**Equipment Summary**

Code	Description	Qty	List Price	Discount %	Discount \$	Adjusted Selling Price
2148TC	Z920M ZTrak	1	\$13,699.00	23.0%	(\$3,150.77)	\$10,548.23

**Base / Options**

Code	Description	Qty	List Price	Discount %	Discount \$	Adjusted Selling Price
001A	United States /Canada	1	\$0.00	23.0%	\$0.00	\$0.00
1502	54 In. Side Discharge Mower Deck	1	\$0.00	23.0%	\$0.00	\$0.00
2093	Fully Adjustable Suspension Seat with Armrests (24" High Back)	1	\$595.00	23.0%	(\$136.85)	\$458.15
1036	24x12x12 Pneumatic Turf Tire for 54 In. and 60 In. Decks	1	\$0.00	23.0%	\$0.00	\$0.00

<b>Total Base / Options</b>			<b>\$14,294.00</b>		<b>(\$3,287.62)</b>	<b>\$11,006.38</b>
<b>Selling Price Subtotal</b>						<b>\$11,006.38</b>
<b>Total Selling Price</b>			<b>\$14,294.00</b>		<b>(\$3,287.62)</b>	<b>\$11,006.38</b>



**Customer:**

Quotes are valid for 30 days from the creation date or upon contract expiration, whichever occurs first.

A Purchase Order (PO) or Letter of Intent (LOI) including the below information is required to proceed with this sale. The PO or LOI will be returned if information is missing.

Vendor: Hall Implement Co.

1 John Deere Road

Windham, ME 04062 null

Signature on all LOIs and POs with a signature line

Contract name or number; or JD Quote ID

Sold to street address

Ship to street address (no PO box)

Bill to contact name and phone number

Bill to address

Bill to email address (required to send the invoice and/or to obtain the tax exemption certificate)

Membership number if required by the contract

Quotes of equipment offered through contracts between Deere & Company, its divisions and subsidiaries (collectively "Deere") and government agencies are subject to audit and access by Deere's Strategic Accounts Business Division to ensure compliance with the terms and conditions of the contracts.

**For any questions, please contact:**

Bryan McDonnell

Hall Implement Co.

1 John Deere Road

Windham, ME 04062

Work Phone: 2078926894

Cell Phone: 207-892-6894

Email: [bryanmcdonnell@hallimplementco.com](mailto:bryanmcdonnell@hallimplementco.com)



**CITY OF WESTBROOK, MAINE**  
IN CITY COUNCIL

**Date: July 6, 2026**

**Order: 2026-71**

**Authorizing Awards of Bid for Purchase & Upfit of Three (3) Replacement One-Ton Trucks**

That the Westbrook City Council hereby authorizes awards of bid in the total amount of \$287,323 for the purchase and up-fit of three (3) replacement one-ton trucks, as outlined in the attached exhibit and as follows:

- To Rowe Ford of Westbrook, ME in the amount of \$259,843 for three (3) one-ton trucks;
- To Boyer Truck Equipment of Hudson, NH in the amount of \$22,680 for lighting packages and two (2) spray-on bed liners; and
- To Hartford Communications, LLC of Cornish, ME in the amount of \$4,800 for the purchase of two-way radios.

Funds available in budget lines: 40001000-58900-C2616 (Streets 1-Ton Truck, Plow & Sander), 40001000-58900-C2625 (Replace Sewer Unit 63 Utility Truck), 40001000-58900-C2626 (Replace Sewer Unit 62 Utility Truck)

First Reading: June 15, 2026

Second and Final Reading: July 6, 2026

Attest:

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City Clerk

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Mayor



# CITY OF WESTBROOK, MAINE

## IN CITY COUNCIL

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### REQUEST FOR COUNCIL ACTION

**PROPOSED TITLE:** Authorizing Awards of Bid for Purchase & Upfit of Three (3) Replacement One-Ton Trucks

**REQUESTED BY:** Eric Dudley

**DATE:** 7/6/2026

**SUMMARY:**

The Department of Engineering and Public Services requests authorization to contract with Rowe Ford of Westbrook, ME for the amount of \$259,843 for the purchase of three 2026 1-Ton trucks; \$22,680 to Boyer Truck Equipment of Hudson New Hampshire for the purchase of lighting packages and 2 spray-on bed liners; \$4,800 to Hartford Communications, LLC of Cornish, ME for the purchase of two-way radios.

Department staff sought competitive bids with the three vendors being the lowest responsive bidders for this equipment.

The three replacement trucks are part of the City's adopted 2026 Capital Improvement Program and break down as follows:

- 1 Single Rear Wheel 1-ton plow truck with sander insert to replace Unit 76, a 2002 GMC 4x4  $\frac{3}{4}$  ton truck with 108,594 miles. Unit 76 has already been sent to auction as it was not roadworthy.
- The second single rear wheel 1-ton will replace Unit 63 in Wastewater, a 2015 truck with 67,000 miles. Unit 63 will replace Unit 13, a 2008 1-Ton truck with 72,000 miles in the Streets Division. Unit 13 will be sent to auction after receipt of the new truck.
- The dual rear wheel 1-ton will replace Unit 62 in Wastewater, a 2016 truck with 71,000 miles. Unit 62 will replace Unit 77, a 2007 dual rear-wheel 1-Ton with 94,000 miles. Unit 77 will be sent to auction after receipt of the new truck.

ROWE/BOYER P/S Plow/SANDER \$ 81,902

NOT IN BID < + LIGHTING \$ 6960  
+ RADIO, LETTERING \$ 1600



Eric Dudley, PE  
Director, Engineering & Public Services  
371 Saco Street  
Westbrook, Maine 04092  
Phone: 207-854-0660  
Fax: 207-854-0672

ENGINEERING & PUBLIC SERVICES

**CITY OF WESTBROOK, MAINE  
PUBLIC SERVICES DEPARTMENT**

Sealed bids will be received in the Office of the City Clerk, 2 York Street, Westbrook, Maine 04092 until  
MAY 5th @ 10:00 AM when they will be publicly opened and read for one:

2026/2027

F-350 4X4 SRW REGULAR CAB RACK BODY AND EQUIPMENT

P/SERVICES

Additional copies of the bid package may be obtained at the City Clerk's office, (207) 854-9105.

PUBLIC SERVICES DEPARTMENT BID FORM  
F-350 4X4 SRW REGULAR CAB RACK BODY AND EQUIPMENT

We the undersigned, agree to furnish The City of Westbrook with the equipment described in the preceding specifications, which are incorporated as part of this proposal at the following price and delivery date. This form may be copied to allow for multiple vehicle proposals.

MANUFACTURER: Ford MODEL: F350 YEAR: 26  
ENGINE SIZE: 6.8L COLOR: white  
DELIVERY DATE: July 2026 PRICE: \$ 85,583 MESSER / Boyer \$ 81,902.60  
BID PRICE :\$ \$ 85583 BID PRICE :\$ \_\_\_\_\_  
WITH TRADE :\$ \_\_\_\_\_

WARRANTY: 5 yr / 100k powertrain 3yr / 36k b2b  
DEALERSHIP: Rowe Westbrook  
ADDRESS: 91 Main St  
CITY/TOWN: Westbrook STATE: ME  
TELEPHONE: 856-7493 FAX: \_\_\_\_\_  
AUTHORIZED SIGNATURE: [Signature] Tim Caron

Boyer's Truck Equipment  
 156 Lowell Rd  
 Hudson, NH 03051-4941  
 USA  
 6038826637



Sales Order

Rowe Ford Westbrook  
 91 Main Street Westbrook, ME 04092

P/S

1198                      04/28/2026                      \$31,155.00                      05/28/2026                      Net 30

Misc-Truck Equipment	DuraMag TB081114 Cab Chassis SRW Aluminum Flatbed - 86" W x 116.5" L - (Deck 81" W x 114" L) **All Extruded 6005 T6 Alum Box Tube Construction - T&G Extruded Aluminum Flooring **Extruded Aluminum Headboard w/Accessory Rack **LED Lights **10" Aluminum Side Boards (w/ 10" rear board)	1	5,090.00	5,090.00
Misc-Accessory	Plate Hitch With 2 1/2" Receiver	1	850.00	850.00
Misc-Truck Equipment	12 Ton Combo Hitch for 2 1/2" Receivers	1	145.00	145.00
Misc-Truck Equipment	Aluminum Fender Kit	2	250.00	500.00
Misc-Misc	Buyers 1705150 - 14x24x12 Aluminum Under Body Toolboxes & Mounting Hardware	2	525.00	1,050.00
Misc-Truck Equipment	UWS TT-100-COMBO - L Shaped Combo Tank, Fill Rite Pump - Reel Craft Reel - 25' Hose Includes misc. hose from tank to reel.	1	3,200.00	3,200.00
Misc-Truck Equipment	Back up Alarm	1	45.00	45.00
Labor	Labor	25	135.00	3,375.00
Misc-Plows	Fisher 8' Poly Sander With Joystick Controls (Installed)	1	8,000.00	8,000.00
Misc-Plows	Fisher XV2 8'6" Stainless (Installed)	1	8,900.00	8,900.00
Ford F-350 4x4 XL SRW reg cab 60"CA				
			<b>SUBTOTAL</b>	31,155.00
			<b>TOTAL</b>	<b>\$31,155.00</b>

CITY OF WESTBROOK, MAINE  
INSTRUCTIONS AND GENERAL CONDITIONS TO BIDDERS

**1. SUBMISSIONS OF BIDS:**

Bids shall be submitted on the BID FORM provided in this package and must be marked clearly on the outside

**F-350 4X4 SRW REGULAR CAB, RACK BODY AND EQUIPMENT**

The envelope shall be addressed to: City of Westbrook, Attn: Ellis Ledoux, 2 York Street, Westbrook, ME 04092.

Any questions concerning the bid should be addressed to Mark Poitras at 207-591-8136, Monday – Friday from 7:00 a.m. – 3:00 p.m.

The City of Westbrook reserves the right to reject any and all bids in whole or in part when deemed to be in the best interest of the City. The city may waive any minor discrepancy in the bid specification and will inspect the vehicle at the bidder's establishment prior to purchase.

**2. WARRANTIES, BROCHURES, MANUALS:**

All warranties and a descriptive brochure describing the equipment shall be enclosed in the bid. The bidder shall state the warranty period on the bid form. All appropriate parts and service manuals shall be delivered with the selected equipment.

**3. DISCOUNTS:**

The City of Westbrook pays its accounts in full within a thirty (30) day period following satisfactory completion of the contract and receipt of bills for all items covered by the City's purchase order. In submitting bids under these specifications, bidders should consider all discounts allowed in accordance with the above payment policy.

**4. EXEMPTION FROM TAXES:**

The city is exempt from payment of federal excise taxes on articles not for resale, federal transportation tax on all shipments and Maine State sales tax and use tax.

**5. TRANSPORTATION CHARGES:**

All transportation and delivery charges, including expenses for freight, transfer, mail, etc., shall be prepaid and be at the expense of the BIDDER unless otherwise specified in the bid. The bid price shall include all installation charges.

**6. EXCEPTIONS or ADDITIONAL FEATURES:**

Any exceptions to these bid requirements and specifications shall be clearly indicated by the bidder on a separate sheet of paper. In the absence of clearly noted exceptions, bidders will be obligated to comply with all the provisions contained herein. Any equivalent features and any additional features to those described in the specifications shall be noted in the bid

**7. DAMAGE REPAIR:**

The BIDDER shall be held responsible for repairing, at their sole cost and expense, any and all damages to the City or private property resulting from the work to be performed.

**8. SAFETY REGULATIONS:**

The BIDDER will at times comply with the safety regulations set forth by the Occupational Safety and Health Administration.

**9. DEFAULT**

In case of default by the BIDDER, the City of Westbrook reserves the right to procure contract services for other sources and charge any excess cost thereby to the BIDDER.

**10. ADDENDUM:**

Should a BIDDER find discrepancies in or omissions from the specifications or other contract documents, or should a BIDDER be in doubt as to their meaning, the BIDDER shall at once contact or notify Mark Poltras at 591-8136.

**11. BID OPENING:**

All bids will be opened publicly, and BIDDERS or their representatives may be present at the bid opening. The bids will be available for public inspection after opening but the city will not prepare abstracts for distribution.

**12. TERM OF BID:**

The bid shall meet all the listed specifications. No BIDDER may withdraw a bid for a period of sixty (60) days after the actual date of opening.

**13. AWARD OF CONTRACT:**

Award will be given to the lowest responsible BIDDER, taking into consideration the quality of the product or services; conformance with the specifications and intended purpose; delivery time; ultimate cost to the city and with the overall recommendation from the Public Services Equipment Supervisor and Public Services Department Head. Sale is subject to City Council authorization by two affirmative votes or readings at two meetings of the City Council.

All items appearing in the bidder's regular published specifications are assumed to be included in the bidder's proposal. The following specifications shall be the minimum requirements, and the equipment proposed shall comply with Maine and Federal laws. All specifications, dimensions and ratings must conform to or exceed S.A.E. specifications where applicable.

**INTENT:**

The intent of the City of Westbrook is to purchase an F-350 4x4 REGULAR CAB RACK BODY. It is not the intent of these specifications to favor any one manufacturer and, therefore, should not be considered restrictive. It is intended, however, to derive acceptable performance criteria. The City of Westbrook will entertain all bids submitted by Vendors that meet or is equivalent to the specifications requested **(that could include a vehicle in current inventory) upon final review by the City,**

**INSTRUCTION TO BIDDERS:**

The truck to be furnished under this bid shall be an F-350 4X4 SRW REGULAR CAB RACK BODY and include the following: aluminum rack utility body It shall be the manufacturer's latest model and design. These specifications shall be regarded as MINIMUM. **Bidders** must furnish all descriptive literature, manufacturer's compliance certificates and all other necessary data on the equipment proposed as required in the specification. **The bidder** must answer Yes or No to each specification line item except were asked to state specific data. Failure to answer correctly, or failure to respond, will deem your bid as non-responsive. All line items with a "NO" response shall be explained in detail on the "Exceptions to Bid Specification" page provided at the end of this document.

**(One) F-350 4X4 REGULAR CAB RACK BODY TRUCK**

All items appearing in the Bidder's regular published specifications are assumed to be included in the bidder's proposal. The following specifications shall be the minimum requirements, and the equipment proposed shall comply with Maine and Federal laws. All specifications, dimensions and ratings must conform to or exceed S.A.E. specifications where applicable.

**BODY STYLE AND GENERAL EQUIPMENT**

**F-350 4X4 REGULAR CAB RACK BODY:**

F-350 (REGULAR CAB), XL series, 4X4 with 8-foot RACK BODY; wheelbase of 142" minimum. GVWR of 10,900 lbs. The vehicle shall include all the standard equipment plus the following accessories, Snow plow prep package power/heated tow mirrors, power door locks, power windows, power steering, daytime running lights , AM/FM stereo with single CD changer radio, cruise control , sync with steering wheel controls , air conditioning, front premium dark gray Vinyl 40/20/40 front seat. Exterior color is to be Oxford white, XL chrome package, Weather Tech quality floor mats.

If dealers have a vehicle with an accessory package exceeding these options, it would be considered.

**ENGINE:**

6.8 gas, 2V DEVCT NA PFI V8

**TRANSMISSION:**

Torque shift heavy duty, select shift 10-speed automatic with tow haul mode. Or equivalent

**BRAKES:**

4-wheel disc, 4-wheel anti-lock braking system, engine only traction control, hydro-boost.

**PAYLOAD PACKAGE:**

10,000 lbs. GVWR, Axle ratio is to be 4:30 with electronic locking.

**TRANSFER CASE:**

4X4 electronic shift on the fly transfer case with manual locking hubs and auto rotary control on instrument panel. If available.

**TIRES:**

LT245/75R17 BSW All-terrain tires (4) mounted on steel wheels. Spare tire and wheel . To include bright hub cover.

**FUEL TANK:**

The fuel tank shall be AFT mounted with a 40 plus gallon capacity

Heavy duty for coolant, engine oil and transmission fluids.

**ELECTRICAL SYSTEM:**

410-amp dual alternator with a 750 CCA battery.

**EXTERIOR:**

Manually telescoping trailer tow mirrors with power/heated glass, integrated clearance lights and turn signals (part of the power equipment group). Front and rear splash guards/flaps, XL appearance package, includes chrome front bumper, dual beam jewel effect headlights and under hood engine compartment light, roof clearance lights, cab steps, 6" black angular molded in color running boards. True color, Oxford White.

**INTERIOR:**

Front bench seat, 40/20/40 with armrest, cup holder and storage bin, vinyl interior, dark gray in color. Manual air conditioning, power equipment group. Power locks and windows, 110v/400w outlet? upgraded mirrors, black vinyl floor covering. Weather Tech digital fit floor mat.

**ADDITIONAL PACKAGES:**

The truck shall include the following packages: Trailer brake controller. This will include an integrated trailer brake controller and trailer wiring, 7 wire harnesses w/ relays, 7rv & 4 flat place connectors. Up-fitter switches are to be included. Factory installed back up alarm. Snowplow prep package. Factory back up camera/sensor, Reece hitch, class 4 style frame mounting and receiver including a Reece pintle receiver with a 2 5/16" ball.

**TRUCK BED**

All aluminum x 9 foot 96 inches flat bed with integrated headboard, 10" removable aluminum sides, integrated wiring and LED lighting, Aluminum Fender kit preferred or front and rear mud flaps with sail brackets if fender kit doesn't work, Under side bed mounted aluminum toolboxes (one on each side if possible) also gas filler tube must be mounted to take gas at more than a trickle (at least ¾ position on gas nozzle).

FUEL TANK:

100 GALLON UWS TT100 COMBO

100 Gallon fuel tank "L" shaped with full width aluminum tool box, (one piece hinged lid) and an electric Fill Rite brand fuel pump with fuel filter and quick connect couplings to remove hose from pump, headboard mounted hose reel ( Reel Craft F7250LP spring retractable fuel hose reel, 3/4" x 25', 250 Psi).

SNOWPLOW:

Fisher XV2 8'6" Stainless Steel blade package with Fish stick control

SANDER:

Fisher 8-foot poly sander outfitted to work but removed to be transported separately, winter ops remove side boards, tank, tank reel, install sander.

**EXCEPTIONS TO BID SPECIFICATIONS:**

Feature

Explanation

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ROWE / BOYER w/w DUAL RW 82,243 <sup>MAVE</sup> 110,000

+ LIGHTING \$ 6960

NOT IN BID

+ RADIO, LETTERING \$ 1600

+ BED LINER \$ 900



Westbrook, Maine

ENGINEERING & PUBLIC SERVICES



Eric Dudley, PE  
Director, Engineering & Public Services  
371 Saco Street  
Westbrook, Maine 04092  
Phone: 207-854-0660  
Fax: 207-854-0672

**CITY OF WESTBROOK, MAINE  
PUBLIC SERVICES DEPARTMENT**

Sealed bids will be received in the Office of the City Clerk, 2 York Street, Westbrook, Maine 04092 until  
**MAY 5th @ 10:00 AM** when they will be publicly opened and read for one:

2026/2027

F-350 4X4 REGULAR CAB UTILITY BODY AND EQUIPMENT

WASTEWATER DIVISION

Additional copies of the bid package may be obtained at the City Clerk's office, (207) 854-9105.

Boyer's Truck Equipment  
 156 Lowell Rd  
 Hudson, NH 03051-4941  
 USA  
 6038826637



Sales Order

**BILL TO**  
 Rowe Ford Westbrook  
 91 Main Street Westbrook, ME 04092

Sales Order no 1197	Date 04/28/2026	TOTAL DUE \$25,885.00	Due Date 05/28/2026	TERMS 30 Days	ENCLOSED
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	DESCRIPTION	QTY	RATE	AMOUNT
Misc-Truck Equipment	DuraMag SB-S-60U-STD-DRW - 113" L x 96" w/ 40" Compartment Height, LED Compartment Lights Installed ** Powder Coat White from DuraMag ** 8" DRW Pooched Non-Skid, Black Service Body Bumper - Tapered Corners ** Install Factory Back Up Camera (IF Equipped)	1	11,995.00	11,995.00
Misc-Truck Equipment	Magnum Truck Racks 18SBL - Headache Rack; Louvered; Lighted; 18 Inch; Powder Coated; Matte Black; Aluminum; For Service Body Trucks	1	950.00	950.00
Misc-Truck Equipment	Back Up Alarm	1	45.00	45.00
Misc-Truck Equipment	Fleet Gold 1000 Watt Inverter - Includes : Inverter, Low Voltage/Shutdown Timer, Remote Switch, Cable Kit, Fuse Protection, Install Kit	1	1,395.00	1,395.00
Misc-Truck Equipment	12 Ton Combination Hitch for 2-1/2 Inch Hitch Receivers	1	145.00	145.00
Misc-Truck Equipment	TommyGate G2 Series - G2-54-1642 EA38	1	4,400.00	4,400.00
Misc-Plows	Fisher Truck Side Mount W/ Controller	1	2,800.00	2,800.00
Misc-Truck Equipment	Weathertech (USA) W407 Floor Mat; All-Weather; Black;	1	165.00	165.00
Misc-Truck Equipment	Class 4 Trailer Hitch & Wiring	1	750.00	750.00
Labor	Labor	24	135.00	3,240.00
Misc-Misc	*OPTIONAL* Spray in Bedliner \$1,100 Includes Spray in Bed, Bumper and on Compartment Tops (Recommended)	1	0.00	0.00

Ford F-350 4x4 reg cab XL DRW  
 60" CA

SUBTOTAL 25,885.00  
 TOTAL **\$25,885.00**

PUBLIC SERVICES DEPARTMENT BID FORM  
F-350 4x4 REGULAR CAB UTILITY BODY AND EQUIPMENT

We the undersigned agree to furnish The City of Westbrook with the equipment described in the preceding specifications, which are incorporated as part of this proposal at the following price and delivery date. This form may be copied to allow for multiple vehicle proposals.

MANUFACTURER: Ford MODEL: F350 YEAR: 2026  
ENGINE SIZE: 7.3L COLOR: white  
DELIVERY DATE: June 2026 PRICE: \$ 82,243  
BID PRICE :\$ 82,243 BID PRICE :\$ \_\_\_\_\_  
WITH TRADE :\$ \_\_\_\_\_

WARRANTY: 5 yr / 100K powertrain / 3 yr / 36K bumper to bumper  
DEALERSHIP: Rowe Westbrook  
ADDRESS: 91 Main St  
CITY/TOWN: Westbrook STATE: ME  
TELEPHONE: 207-856-7493 FAX: \_\_\_\_\_  
AUTHORIZED SIGNATURE: [Signature] Tim Caion



CITY OF WESTBROOK, MAINE  
INSTRUCTIONS AND GENERAL CONDITIONS TO BIDDERS

**1. SUBMISSIONS OF BIDS:**

Bids shall be submitted on the BID FORM provided in this package and must be marked clearly on the outside

**F-350 4X4 REGULAR CAB UTILITY BODY AND EQUIPMENT**

**The envelope shall be addressed to: City of Westbrook, Attn: Ellis Ledoux, 2 York Street, Westbrook, ME 04092.**

Any questions concerning the bid should be addressed to Mark Poitras at 207-591-8136, Monday – Friday from 7:00 a.m. – 3:00 p.m.

The City of Westbrook reserves the right to reject any and all bids in whole or in part when deemed to be in the best interest of the City. The city may waive any minor discrepancy in the bid specification and will inspect the vehicle at the bidder's establishment prior to purchase.

**2. WARRANTIES, BROCHURES, MANUALS:**

All warranties and a descriptive brochure describing the equipment shall be enclosed in the bid. The bidder shall state the warranty period on the bid form. All appropriate parts and service manuals shall be delivered with the selected equipment.

**3. DISCOUNTS:**

The City of Westbrook pays its accounts in full within a thirty (30) day period following satisfactory completion of the contract and receipt of bills for all items covered by the City's purchase order. In submitting bids under these specifications, bidders should consider all discounts allowed in accordance with the above payment policy.

**4. EXEMPTION FROM TAXES:**

The city is exempt from payment of federal excise taxes on articles not for resale, federal transportation tax on all shipments and Maine State sales tax and use tax.

**5. TRANSPORTATION CHARGES:**

All transportation and delivery charges, including expenses for freight, transfer, mail, etc., shall be prepaid and be at the expense of the BIDDER unless otherwise specified in the bid. The bid price shall include all installation charges.

**6. EXCEPTIONS or ADDITIONAL FEATURES:**

Any exceptions to these bid requirements and specifications shall be clearly indicated by the bidder on a separate sheet of paper. In the absence of clearly noted exceptions, bidders will be obligated to comply with all the provisions contained herein. Any equivalent features and any additional features to those described in the specifications shall be noted in the bid.

**Lot units welcome**

**7. DAMAGE REPAIR:**

The BIDDER shall be held responsible for repairing, at their sole cost and expense, any and all damages to the City or private property resulting from the work to be performed.

**8. SAFETY REGULATIONS:**

The BIDDER will at times comply with the safety regulations set forth by the Occupational Safety and Health Administration.

**9. DEFAULT**

In case of default by the BIDDER, the City of Westbrook reserves the right to procure contract services for other sources and charge any excess cost thereby to the BIDDER.

**10. ADDENDUM:**

Should a BIDDER find discrepancies in or omissions from the specifications or other contract documents, or should a BIDDER be in doubt as to their meaning, the BIDDER shall at once contact or notify Mark Poitras at 591-8136.

**11. BID OPENING:**

All bids will be opened publicly and BIDDERS or their representatives may be present at the bid opening. The bids will be available for public inspection after opening but the city will not prepare abstracts for distribution.

**12. TERM OF BID:**

The bid shall meet all the listed specifications. No BIDDER may withdraw a bid for a period of sixty (60) days after the actual date of opening.

**13. AWARD OF CONTRACT:**

Award will be given to the lowest responsible BIDDER, taking into consideration the quality of the product or services; conformance with the specifications and intended purpose; delivery time; ultimate cost to the city and with the overall recommendation from the Public Services Equipment Supervisor and Public Services Department Head. Sale is subject to City Council authorization by two affirmative votes or readings at two meetings of the City Council.

All items appearing in the bidder's regular published specifications are assumed to be included in the bidder's proposal. The following specifications shall be the minimum requirements, and the equipment proposed shall comply with Maine and Federal laws. All specifications, dimensions and ratings must conform to or exceed S.A.E. specifications where applicable.

**INTENT:**

The intent of the City of Westbrook is to purchase an F-350 4x4 Dual REAR WHEEL REGULAR CAB UTILITY BODY. It is not the intent of these specifications to favor any one manufacturer and, therefore, should not be considered restrictive. It is intended, however, to derive acceptable performance criteria. The City of Westbrook will entertain all bids submitted by Vendors that meet or is equivalent to the specifications requested **(that could include a vehicle in current inventory) upon final review by the City,**

**INSTRUCTION TO BIDDERS:**

The truck to be furnished under this bid shall be an F-350 4X4 DUAL REAR WHEEL REGULAR UTILITY BODY and include the following: aluminum rack body with removable 10 "side and rear boards. It shall be the manufacturer's latest model and design. These specifications shall be regarded as MINIMUM. **Bidders** must furnish all descriptive literature, manufacturer's compliance certificates and all other necessary data on the equipment proposed as required in the specification. **The bidder** must answer Yes or No to each specification line item except were asked to state specific data. Failure to answer correctly, or failure to respond, will deem your bid as non-responsive. All line items with a "NO" response shall be explained in detail on the "Exceptions to Bid Specification" page provided at the end of this document.

**(One) F-350 4X4 REGULAR CAB UTILITY BODY TRUCK**

All items appearing in the Bidder's regular published specifications are assumed to be included in the bidder's proposal. The following specifications shall be the minimum requirements, and the equipment proposed shall comply with Maine and Federal laws. All specifications, dimensions and ratings must conform to or exceed S.A.E. specifications where applicable.

**BODY STYLE AND GENERAL EQUIPMENT:**

F-350 (REGULAR CAB), XL series, 4X4 with 9 foot **Aluminum utility body**; wheelbase of 142" minimum. GVWR of 14000 lbs. The vehicle shall include all the standard equipment plus the following accessories, Snowplow prep package power/heated tow mirrors, power door locks, power windows, power steering, daytime running lights , AM/FM stereo with single CD changer radio, cruise control, sync with steering wheel controls , air conditioning, front premium Vinyl 40/20/40 front seat. Exterior color is to be Oxford white. XL chrome package, Weather Tech quality floor mats.

If dealers have a vehicle with an accessory package exceeding these options, it would be considered.

**ENGINE:**

6.8 gas, 2V DEVCT NA PFI V8

**TRANSMISSION:**

Torque shift heavy duty, select shift 10-speed automatic with tow haul mode. Or equivalent

**BRAKES:**

4-wheel disc, 4-wheel anti-lock braking system, engine only traction control, hydro-boost.

**PAYLOAD PACKAGE:**

14,000 lbs. GVWR, Axle ratio is to be 4:30 with electronic locking.

**TRANSFER CASE:**

4X4 electronic shift on the fly transfer case with manual locking hubs and auto rotary control on instrument panel. If available.

**TIRES:**

LT275/70R 18E BSW All-terrain tires (4) mounted on steel wheels. Spare tire and wheel . To include bright hub cover.

**FUEL TANK:**

The fuel tank shall be AFT mounted with a 40 plus gallon capacity.

**COOLING SYSTEM**



**POWER LIFT GATE**

Aluminum platform 37 inch +/- low profile elevator with a hinged upper flip over top section (low profile) 24" with secondary 24" fold over and fades away from truck as it lowers.

**PLOW PREP:**

Include push plates, fish stick, module, etc. all except blade.

**OTHER EQUIPMENT:**

Power inverter (hand tools, lighting, Etc..)

**EXCEPTIONS TO BID SPECIFICATIONS:**

Feature

Explanation

engine

2.3L only available in DRW classis

CD

No CD Player

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Prepared by: Tim Caron  
05/05/2026

Rowe Ford Sales | 91 Main Street Westbrook Maine | 040924791

2026 F-350 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F3H)

Price Level: 630

As Configured Vehicle

Code	Description	MSRP
<b>Base Vehicle</b>		
F3H	Base Vehicle Price (F3H)	\$55,530.00
<b>Packages</b>		
640A	Order Code 640A <i>Includes:</i> - Engine: 7.3L 2V DEVCT NA PFI V8 Gas - Transmission: TorqShift 10-Speed Automatic <i>Includes SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and off-road and transmission power take-off provision.</i> - GVWR: 14,000 Lb Payload Package - Wheels: 17" Argent Painted Steel <i>Hub covers/center ornaments not included.</i> - HD Vinyl 40/20/40 Split Bench Seat <i>Includes center armrest, cupholder, storage and driver's side manual lumbar.</i> - Radio: AM/FM Stereo w/MP3 Player <i>Includes 4 speakers.</i> - Ford Connectivity Package (1-Year Included) <i>Includes unlimited Wi-Fi hotspot. Included for 1-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.</i> - SYNC 4 <i>Includes 8" center display, wireless phone connection, cloud connected, AppLink with app catalog, 911 Assist, Apple CarPlay and Android Auto compatibility and digital owner's manual.</i>	N/C
<b>Emissions</b>		
425	50-State Emissions System	STD
<b>Powertrain</b>		
99N	Engine: 7.3L 2V DEVCT NA PFI V8 Gas	Included
44G	Transmission: TorqShift 10-Speed Automatic <i>includes SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and off-road and transmission power take-off provision.</i>	Included
X4L	Limited Slip w/4.30 Axle Ratio	\$385.00
STDGV	GVWR: 14,000 Lb Payload Package	Included
<b>Wheels &amp; Tires</b>		
TBM	Tires: LT245/75R17E BSW A/T	\$165.00

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2026 F-350 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F3H)

Price Level: 630

As Configured Vehicle (cont'd)

Code	Description	MSRP
	<i>Spare may not be the same as road tire.</i>	
64K	Wheels: 17" Argent Painted Steel <i>Hub covers/center ornaments not included.</i>	Included
<b>Seats &amp; Seat Trim</b>		
A	HD Vinyl 40/20/40 Split Bench Seat <i>Includes center armrest, cupholder, storage and driver's side manual lumbar.</i>	Included
<b>Other Options</b>		
PAINT	Monotone Paint Application	STD
145WB	145" Wheelbase	STD
STDRD	Radio: AM/FM Stereo w/MP3 Player <i>Includes 4 speakers.</i>	Included
	<i>Includes:</i>	
	- Ford Connectivity Package (1-Year Included) <i>Includes unlimited Wi-Fi hotspot. Included for 1-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.</i>	
	- SYNC 4 <i>Includes 8" center display, wireless phone connection, cloud connected, AppLink with app catalog, 911 Assist, Apple CarPlay and Android Auto compatibility and digital owner's manual.</i>	
96V	XL Chrome Package <i>Includes:</i> - Chrome Front Bumper - Bright Grille - Remote Start - Halogen Fog Lamps	\$425.00
473	Snow Plow Prep Package <i>Includes pre-selected springs (see order guide supplemental reference for springs/IGAWR of specific vehicle configurations). Note 1: Restrictions apply; see supplemental reference on body builders layout book for details. Note 2: Also allows for the attachment of a winch. Note 3: Highly recommended to add (86M) dual battery on 7.3L gas engine. Adding (67B) 410 amp dual alternators for diesel engine is highly recommended for max power output.</i>	\$350.00
41P	Transfer Case Skid Plates	\$150.00
86M	Dual 68 AH/65 AGM Battery	Included
67B	410 Amp Dual Alternators <i>Includes 250 Amp + 160 Amp.</i>	\$215.00
18B	Platform Running Boards	\$320.00

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2026 F-350 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F3H)

Price Level: 630

As Configured Vehicle (cont'd)

Code	Description	MSRP
872	Rear View Camera & Prep Kit <i>Pre-installed content includes cab wiring and frame wiring to the rear most cross member. Upriggers kit includes camera with mounting bracket, 20' jumper wire and camera mounting/wiring instructions.</i>	\$515.00
52B	Trailer Brake Controller	\$300.00
43C	Pro Power Onboard - 400W Outlet <i>Includes 1 in-dash mounted outlet.</i>	\$225.00
	<i>Includes:</i> <i>- Dual 68 AH/65 AGM Battery</i>	
61L	Front Wheel Well Liner (Pre-Installed)	\$180.00

Fleet Options

WARANT	Fleet Customer Powertrain Limited Warranty  Requires valid FIN code.  <i>Ford is increasing the 5-year 60,000-mile limited powertrain warranty to 5-years, 100,000 miles. Only Fleet purchasers with a valid Fleet Identification Number (FIN code) will receive the extended warranty. When the sale is entered into the sales reporting system with a sales type fleet along with a valid FIN code, the warranty extension will automatically be added to the vehicle. The extension will stay with the vehicle even if it is subsequently sold to a non-fleet customer before the expiration. This extension applies to both gas and diesel powertrains. Dealers can check for the warranty extension on eligible fleet vehicles in OASIS. Please refer to the Warranty and Policy Manual section 3.13.00 Gas Engine Commercial Warranty. This change will also be reflected in the printed Warranty Guided distributed with the purchase of every new vehicle.</i>	N/C
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SUBTOTAL	\$58,760.00
Destination Charge	\$2,595.00
<b>TOTAL</b>	<b>\$61,355.00</b>

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## 2026 F-350 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F3H)

Price Level: 636

### Selected Equip & Specs

#### Dimensions

\* **Conventional Capacity: 17,500 lbs.** \* **GCWR: 27,500 lbs.** \* **Fifth-wheel towing capacity: 19,900 lbs.** \* **Gooseneck towing capacity: 20,000 lbs.** • Front brake diameter: 14.3" • Rear brake diameter: 14.3" • Vehicle body length: 230.7" • Vehicle body width: 80.0" • Vehicle body height: 82.2" • Wheelbase: 145.0" • Vehicle turning radius: 24.3' • Front track: 69.1" • Rear track: 71.1" • Cab to axle: 60.0" • Rear tire outside width: 92.2" • Axle to end of frame: 47.2" • Frame section modulus: 12.7 cu.in. • Frame yield strength (psi): 50000.0 • Frame rail width: 34.1" • Front bumper to front axle: 38.3" • Front bumper to back of cab: 123.7" • Interior rear cargo volume: 11.6 cu.ft. • Max interior rear cargo volume: 11.6 cu.ft. • Total passenger volume: 64.6 cu.ft. • Headroom first-row: 40.8" • Leg room first-row: 43.9" • Shoulder room first-row: 66.7" • Hip room first-row: 62.5"

#### Powertrain

• Spark ignition system • 7.3L V-8 DEVCT variable valve control, engine with 335HP • Engine cylinders: V-8 • Injection Type: sequential MPI • Horsepower: 335 HP@3750 RPM • Torque: 468 lb.-ft.@3750 RPM • Radiator • Auxiliary power take-off • 10-speed automatic • Part-time 4WD • Four-wheel drive • Two-Speed Transfer Case • Recommended fuel: regular unleaded • Driveline managed traction control • Electronic transfer case shift \* **Mechanical limited slip differential** • Auto locking hub control

#### Fuel Economy and Emissions

• Gasoline secondary fuel type • Federal emissions

#### Suspension and Handling

• Firm ride suspension • Heavy-duty front shock absorbers • Heavy-duty rear shock absorbers

#### Drivesability

• 4-wheel disc brakes • Front and rear ventilated disc brakes • 4-wheel antilock (ABS) brakes • Four channel ABS brakes • Electronic parking brake • Brake assist system • Hill Start Assist • Mono-beam rigid axle front suspension • Front anti-roll bar • Front coil springs • DANA M300 rigid axle rear suspension • Rear anti-roll bar • Leaf spring rear suspension • Hydraulic power-assist steering system • Re-circulating ball steering • 2-wheel steering system

#### Body Exterior

• Trailer wiring harness \* **Running boards** • 2 doors • Monotone paint • Black side window trim • Black door handles • Black windshield trim \* **Chrome front bumper** • 2 front tow hooks \* **Body-coloured front bumper rub strip** \* **Black grille with chrome accents** • Convex spotter in driver and passenger side door mirrors • Manual extendable trailer mirrors • Turn signal indicator in door mirrors • Black door mirrors \* **LT245/75RS17 AT BSW front and rear tires** • 17 x 6.5-inch front and dual rear argent steel wheels

#### Convenience

• Power door locks with 2 stage unlocking • Keyfob activated door locks • All-in-one remote fob and ignition key • Auto-locking doors • Cruise control with steering wheel mounted controls \* **Keyfob remote vehicle start** • Day/Night rearview mirror • Power first-row windows • Fixed rear windshield • Front beverage holders • Locking glove box • 6 beverage holders • Instrument panel covered bin • Dashboard storage • Retained accessory power • Trip computer • Upfitter switches • Over the air updates • PRND in IP

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## 2026 F-350 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F3H)

Price Level: 630

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### Selected Equip & Specs (cont'd)

#### Comfort

• Manual climate control • Cabin air filter • Cloth headliner material • Full headliner coverage • Full vinyl floor covering • Full floor coverage • Urethane steering wheel • Manual tilting steering wheel • Manual telescopic steering wheel

#### Seats and Trim

• Seating capacity: 3 • 40-20-40 split-bench front seat • Driver seat with 4-way directional controls • Front passenger seat with 4-way directional controls • Height adjustable front seat head restraints • Manual front seat head restraint control • Split-bench front seat • Front seat center armrest • Front seat armrest storage • Manual reclining driver seat • Manual driver seat fore/aft control • Manual reclining passenger seat • Manual passenger seat fore/aft control • Manual driver seat lumbar • Vinyl front seat upholstery

#### Entertainment Features

• 2 total number of 1st row displays • 8 inch primary display • Primary touchscreen display • AM/FM stereo radio • AM/FM • In-vehicle audio • AM radio • FM radio • Seek scan • SYNC 4 external memory control • Standard grade speakers • Speakers number: 4 • Steering wheel mounted audio controls • SYNC 4 voice activated audio controls • Speed sensitive volume • Fixed audio antenna

#### Lighting, Visibility and Instrumentation

• Digital/analog instrumentation display • Configurable instrumentation gauges • Trip odometer • Digital clock • Compass • Exterior temperature display • Driver information center • Tachometer • Oil pressure gauge • Engine/electric motor temperature gauge • Transmission fluid temperature gauge • Engine hour meter • Gauge cluster display size (inches): 4.20 • Light tinted windows • Reflector headlights • Halogen headlights • Autolamp auto on/off headlight control • Multiple enclosed headlights • Delay-off headlights • DRL preference setting • Variable intermittent front windshield wipers • Illuminated entry • Front reading lights • Variable instrument panel light • Daytime running lights • Cab clearance lights • Remote activated perimeter approach lighting \* **Front fog lights** • Fade interior courtesy lights

#### Technology and Telematics

• SYNC 4 911 Assist emergency SOS system via mobile device • SYNC 4 handsfree wireless device connectivity • Smart device wireless mirroring • FordPass App mobile app access • 5G Modem - Ford Connectivity Package mobile hotspot internet access • 2 USB ports

#### Safety and Security

• Driver front impact airbag • Seat mounted side impact driver airbag • Safety Canopy System curtain first-row overhead airbags • Cancellable front passenger air bag • Seat mounted side impact front passenger airbag • 6 airbags • Front height adjustable seatbelts • SecuriLock immobilizer • Ford Security Package (1-year included with activation) security system • Remote panic alarm • Lane Departure Warning • Pre-Collision Assist with Automatic Emergency Braking (AEB) forward collision mitigation \* **Rear mounted camera**

#### Dimensions

##### General Weights

\* Curb weight

6,324 lbs.

\* Rear curb weight

2,787 lbs.

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2026 F-350 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F3H)

Price Level: 630

**Selected Equip & Specs (cont'd)**

GVWR	14,000 lbs.	Payload	7,700 lbs.
<i>Trailer Weights</i>			
* Fifth-wheel towing capacity	19,900 lbs.	* Gooseneck towing capacity	20,000 lbs.
* Conventional capacity	17,500 lbs.	* GCWR	27,500 lbs.
<i>Front Weights</i>			
* Front curb weight	3,537 lbs.	* GAWR front	5,990 lbs.
Axle capacity front	6,000 lbs.	* Spring rating front	5,990 lbs.
Tire/wheel capacity front	5,820 lbs.		
<i>Rear Weights</i>			
GAWR rear	10,300 lbs.	Axle capacity rear	10,300 lbs.
Spring rating rear	10,300 lbs.	Tire/wheel capacity rear	11,640 lbs.
<i>Off Road</i>			
Min ground clearance	8.3"		
<i>Exterior Measurements</i>			
Vehicle body length	230.7"	Vehicle body width	80.0"
Vehicle body height	82.2"	Wheelbase	145.0"
Front brake diameter	14.3"	Rear brake diameter	14.3"
Rear frame height loaded	29.7"	Rear frame height unloaded	34.8"
Front track	69.1"	Rear track	71.1"
Vehicle turning radius	24.3'	Cab to axle	60.0"
Rear tire outside width	92.2"	Axle to end of frame	47.2"
Frame section modulus	12.7 cu.in.	Frame yield strength (psi)	50000.0
Frame rail width	34.1"	Front bumper to front axle	38.3"
Front bumper to back of cab	123.7"		
<i>Interior Measurements</i>			
Interior rear cargo volume	11.6 cu.ft.	Max interior rear cargo volume	11.6 cu.ft.
<i>Interior Volume</i>			
Total passenger volume	64.6 cu.ft.		
<i>Headroom</i>			
Headroom first-row	40.8"		
<i>Legroom</i>			
Leg room first-row	43.9"		
<i>Shoulder Room</i>			
Shoulder room first-row	66.7"		
<i>Hip Room</i>			
Hip room first-row	62.5"		

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2026 F-350 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F3H)

Price Level: 630

## Selected Equip & Specs (cont'd)

### Powertrain

#### Engine

Engine	7.3L V-8 DEVCT variable valve control, engine with 335HP	Valves per cylinder	2
Engine cylinders	V-8	Injection type	sequential MPI
Engine location	Front mounted engine	Ignition	Spark ignition system
Engine mounting direction	Longitudinal mounted engine	Engine block material	Iron engine block
Cylinder head material	Aluminum cylinder head		

#### Engine Specs

Displacement	7.3L	cc	445 cu.in.
Bore	4.21"	Stroke	3.98"
Compression ratio	10.5	SAEJ1349	AUG2004 compliant

#### Engine Power

Horsepower	335 HP@3750 RPM	Torque	468 lb.-ft.@3750 RPM
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#### Alternator

* Alternator amps	250A	* Alternator type	Dual alternator
* Alternator rating	160A		

#### Battery

Battery amps	68Ah	* Battery type	Dual lead acid battery
Battery rating	750CCA	Battery run down protection	Battery run down protection

#### Engine Extras

Radiator	Radiator	Auxiliary power take-off	Auxiliary power take-off
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#### Transmission

Transmission	10-speed automatic	Transmission electronic control	Transmission electronic control
Overdrive transmission	Overdrive transmission	Lock-up transmission	Lock-up transmission
First gear ratio	4.615	Second gear ratio	2.919
Third gear ratio	2.132	Fourth gear ratio	1.773
Fifth gear ratio	1.519	Sixth gear ratio	1.277
Reverse gear ratio	4.695	Seventh gear ratio	1
Eighth gear ratio	0.851	Ninth gear ratio	0.687
Tenth gear ratio	0.632	Stall ratio	1.97
Selectable mode transmission	Selectable mode transmission	Sequential shift control	SelectShift Sequential shift control

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2026 F-350 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F3H)

Price Level: 630

**Selected Equip & Specs (cont'd)**

Transmission oil cooler	Transmission oil cooler	PTO transmission provision	PTO transmission provision
<i>Drive Type</i>			
4WD type	Part-time 4WD	Drive type	Four-wheel drive
<i>Drivetrain</i>			
*Axle ratio	4.3		
<i>Exhaust</i>			
Tailpipe	Stainless steel single exhaust		
<i>Fuel</i>			
Fuel type	regular unleaded		
<i>Fuel Tank</i>			
Fuel tank capacity	40.00 gal.		
<i>Drive Feature</i>			
*Limited slip differential differential	Mechanical limited slip differential	Traction control	Driveline managed traction control
Locking hub control	Auto locking hub control	Transfer case	Electronic transfer case shift
<i>Provisions</i>			
*Provisions	Snow plow provisions		

**Fuel Economy and Emissions**

<i>Fuel Economy</i>	
Secondary fuel type	Gasoline secondary fuel type
<i>Emissions</i>	
Emissions	Federal emissions

**Suspension and Handling**

<i>Suspension</i>			
Suspension	Firm ride suspension	Front shock absorbers	Heavy-duty front shock absorbers
Rear shock absorbers absorbers	Heavy-duty rear shock absorbers		

**Driveability**

<i>Brakes</i>			
Brake type	4-wheel disc brakes	Ventilated brakes	Front and rear ventilated disc brakes

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2026 F-350 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F3H)

Price Level: 630

**Selected Equip & Specs (cont'd)**

ABS brakes	Four channel ABS brakes	Electronic parking brake	Electronic parking brake
ABS brakes	4-wheel antilock (ABS) brakes		
<i>Brake Assistance</i>			
Hill start assist	Hill Start Assist	Brake assist system	Brake assist system
<i>Front Suspension</i>			
Front anti-roll	Front anti-roll bar	Suspension ride type front Mono-beam rigid axle front suspension	
<i>Front Spring</i>			
*HD front springs	Heavy-duty front springs	Springs front...	Front coil springs
<i>Rear Spring</i>			
Springs rear	Rear leaf springs	Rear springs...	Heavy-duty rear springs
<i>Rear Suspension</i>			
Rear anti-roll	Rear anti-roll bar	Suspension type rear	Leaf spring rear suspension
Suspension ride type rear DANA M300 rigid axle rear suspension			
<i>Steering</i>			
Steering	Hydraulic power-assist steering system	Steering type	Re-circulating ball steering
Steering type number of wheels 2-wheel steering system			
<i>Exterior</i>			
<i>Front Wheels</i>			
Front wheels diameter	17"	Front wheels width	6.5"
<i>Rear Wheels</i>			
Rear wheels diameter	17"	Rear wheels width	6.5"
<i>Front And Rear Wheels</i>			
Appearance	argent	Material	steel
<i>Front Tires</i>			
Aspect	75	Diameter	17"
Sidewalls	BSW	Speed	S
*Tread	AT	Type	LT
Width	245mm	* Front wheel - RPM	645
<i>Rear Tires</i>			
Aspect	75	Diameter	17"
Sidewalls	BSW	Speed	S
*Tread	AT	Type	LT

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2026 F-350 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F3H)

Price Level: 630

Selected Equip & Specs (cont'd)

Width 245mm \*Rear wheel - RPM 645

Body Exterior

Trailering

Towing wiring harness Trailer wiring harness \*Towing brake controller Trailer brake controller  
Towing trailer sway control Trailer sway control

Exterior Features

Number of doors 2 doors \*Running boards Running boards  
\*Skid plate 1 underbody skid plate

Body

Body panels Aluminum body panels with side impact beams

Mirrors

Convex spotter Convex spotter in driver and passenger side door mirrors Turn signal in door mirrors Turn signal indicator in door mirrors

Tires

Front tires LT load rating E Rear tires LT load rating E

Wheels

Dual rear wheels Dual rear wheels

Convenience

Door Locks

Door locks Power door locks with 2 stage unlocking Keyfob door locks Keyfob activated door locks  
All-in-one key All-in-one remote fob and ignition key Auto door locks Auto-locking doors

Cruise Control

Cruise control Cruise control with steering wheel mounted controls

Key Fob Controls

\*Fob remote vehicle controls Keyfob remote vehicle start

Rear View Mirror

Day/Night rearview mirror Day/Night rearview mirror

Exterior Mirrors

Door mirrors Power door mirrors Folding door mirrors Manual folding door mirrors  
Heated door mirrors Heated driver and passenger side door mirrors

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2026 F-350 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F3H)

Price Level: 630

Selected Equip & Specs (cont'd)

Front Side Windows

First-row windows Power first-row windows

Overhead Console

Overhead console Full overhead console Overhead console storage Overhead console storage

Passenger Visor

Visor passenger mirror Passenger visor mirror

Power Outlets

12V power outlets 2 12V power outlets \* 120V AC power outlets 1 120V AC power outlet

Rear Windshield

Rear windshield Fixed rear windshield

Storage

Number of beverage holders 6 beverage holders Beverage holders Front beverage holders  
Glove box Locking glove box Instrument panel storage Instrument panel covered bin

Dashboard storage Dashboard storage

Windows Feature

One-touch up window Driver and passenger one-touch up windows One-touch down window Driver and passenger one-touch down windows

Miscellaneous

Trip computer Trip computer PRND in IP PRND in IP  
Upfitter switches Upfitter switches Accessory power Retained accessory power  
Over the air updates Over the air updates

Comfort

Climate Control

Climate control Manual climate control Cabin air filter Cabin air filter

Headliner

Headliner material Cloth headliner material Headliner coverage Full headliner coverage

Floor Trim

Floor covering Full vinyl floor covering Floor coverage Full floor coverage

Steering Wheel

Steering wheel material Urethane steering wheel Steering wheel telescopic Manual telescopic steering wheel

Steering wheel tilt Manual tilting steering wheel

Seats and Trim

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: Tim Caron  
05/05/2026

Rowe Ford Sales | 91 Main Street Westbrook Maine | 040924791

2026 F-350 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F3H)

Price Level: 630

**Selected Equip & Specs (cont'd)**

*Seat Capacity*

Seating capacity 3

*Front Seats*

Front seat type	Split-bench front seat	Driver seat direction	Driver seat with 4-way directional controls
Driver seat fore/aft control	Manual driver seat fore/aft control	Passenger seat direction	Front passenger seat with 4-way directional controls
Split front seats	40-20-40 split-bench front seat	Reclining passenger seat	Manual reclining passenger seat
Passenger seat fore/aft control	Manual passenger seat fore/aft control	Front head restraints	Height adjustable front seat head restraints
Front head restraint control	Manual front seat head restraint control	Armrests front center	Front seat center armrest
Armrests front storage	Front seat armrest storage	Reclining driver seat	Manual reclining driver seat

*Lumbar Seats*

Driver lumbar Manual driver seat lumbar

*Front Seat Trim*

Front seat upholstery	Vinyl front seat upholstery	Front seatback upholstery	Vinyl front seatback upholstery
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*Interior Accents*

Interior accents Chrome interior accents

*Gearshifter Material*

Gearshifter material Urethane gear shifter material

**Entertainment Features**

*Displays*

Primary touchscreen display	Primary touchscreen display	Number of first-row displays	2 total number of 1st row displays
Primary display size	8 inch primary display		

*Radio Features*

External memory	SYNC 4 external memory control	Seek scan	Seek scan
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*Speakers*

Speakers	Standard grade speakers	Speakers number	4
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*Audio Features*

Steering mounted audio control	Steering wheel mounted audio controls	Speed sensitive volume	Speed sensitive volume
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Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: Tim Caron  
05/05/2026

Rowe Ford Sales | 91 Main Street Westbrook Maine | 040924791

2026 F-350 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F3H)

Price Level: 630

Selected Equip & Specs (cont'd)

Voice activated audio SYNC 4 voice activated audio controls

Lighting, Visibility and Instrumentation

Instrumentation

Trip odometer	Trip odometer	Instrumentation display. Digital/analog instrumentation display
Configurable instrumentation gauges	Configurable instrumentation gauges	

Instrumentation Displays

Temperature display	Exterior temperature display	Driver information center	Driver information center
Clock	Digital clock	Compass	Compass

Instrumentation Gauges

Tachometer	Tachometer	Oil pressure gauge	Oil pressure gauge
Transmission temperature gauge	Transmission fluid temperature gauge	Engine/electric motor temperature gauge	Engine/electric motor temperature gauge
Gauge cluster display size (inches)	4.20	Engine hour meter	Engine hour meter

Instrumentation Warnings

Engine temperature warning	Engine temperature warning	Oil pressure warning	Oil pressure warning
Low fuel warning	Low fuel warning	Low brake fluid warning	Low brake fluid warning
Battery charge warning	Battery charge warning	Headlights on reminder	Headlights on reminder
Key in vehicle warning	Key in vehicle warning	Door ajar warning	Door ajar warning
Service interval warning	Service interval indicator	Low tire pressure warning	Tire specific low air pressure warning

Glass

Tinted windows Light tinted windows

Headlights

Headlights	Halogen headlights	Headlight type	Reflector headlights
Auto headlights	Autolamp auto on/off headlight control	Multiple headlights	Multiple enclosed headlights
Delay off headlights	Delay-off headlights	DRL preference setting	DRL preference setting

Front Windshield

Wipers Variable intermittent front windshield wipers

Interior Lighting

Illuminated entry	Illuminated entry	Variable panel light	Variable instrument panel light
Front reading lights	Front reading lights		

Lights

Running lights	Daytime running lights	Interior courtesy lights	Fade interior courtesy lights
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Prices and contents availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: Tim Caron  
05/05/2026

Rowe Ford Sales | 91 Main Street Westbrook Maine | 040924791

2026 F-350 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F3H)

Price Level: 630

**Selected Equip & Specs (cont'd)**

* Fog lights	Front fog lights	Clearance lights	Cab clearance lights
Perimeter approach lighting	Remote activated perimeter approach lighting		

**Technology and Telematics**

*Connectivity*

Handsfree connectivity	SYNC 4 handsfree wireless device	Smart device integration mirroring	Smart device wireless
Emergency SOS SYNC 4 911 Assist system via mobile device	Emergency SOS SYNC 4 911 Assist emergency SOS system via mobile device		

*Internet Access*

Internet access	5G Modem - Ford Connectivity
Package mobile hotspot internet access	

*USB Ports*

USB ports	2 USB ports
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**Safety and Security**

*Airbags*

Front impact airbag driver	Driver front impact airbag	Number of airbags.	6 airbags
Front impact airbag passenger	Cancellable front passenger air bag	Front side impact airbag driver	Seat mounted side impact driver airbag
Front side impact airbag passenger	Seat mounted side impact front passenger airbag	Overhead airbags Safety Canopy System	curtain first-row overhead airbags

*Seatbelts*

Height adjustable seatbelts	Front height adjustable seatbelts
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*Security System*

Immobilizer	SecuriLock immobilizer	Remote panic alarm	Remote panic alarm
Security system	Ford Security Package (1-year included with activation) security system		

*Active Driving Assistance*

Lane departure	Lane Departure Warning	Forward collision warning	Pre-Collision Assist with Automatic Emergency Braking (AEB) forward collision mitigation
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*Cameras*

* Rear camera	Rear mounted camera
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Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: Tim Caron

05/05/2026

Rowe Ford Sales | 91 Main Street Westbrook Maine | 040924791

2026 F-350 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F3H)

Price Level: 630

## Warranty

### Standard Warranty

#### *Basic Warranty*

Basic warranty ..... 36 months/36,000 miles

#### *Powertrain Warranty*

Powertrain warranty ..... 60 months/60,000 miles

#### *Corrosion Perforation*

Corrosion perforation warranty ..... 60 months/unlimited

#### *Roadside Assistance Warranty*

Roadside warranty ..... 60 months/60,000 miles

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: Tim Caron  
05/05/2026

Ford Sales | 91 Main Street Westbrook Maine | 040924781

**2026 F-350 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F3H)**

Price Level: 630

**Major Equipment**

(Based on selected options, shown at right)  
10-speed automatic

- \* Running boards
- \* LT245/75RS17 AT BSW front and rear tires
- \* Overdrive transmission
- \* Lock-up transmission
- \* Alternator Amps: 250A
- \* Driveline managed traction control
- \* Dual lead acid battery
- \* Injection Type: sequential MPI
- \* Auxiliary power take-off
- \* 8 inch primary display
- \* AM/FM
- \* SYNC 4 external memory control
- \* Wheelbase: 145.0"
- \* Axle to end of frame: 47.2"
- \* Tire/wheel capacity rear: 11,640 lbs.
- \* Spring rating front: 5,990 lbs.
- \* Trip computer
- \* Heated driver and passenger side door mirrors
- \* DRL preference setting
- \* Light tinted windows
- \* 17 x 6.5-inch front and dual rear argent steel wheels
- \* Front tires LT load rating: E
- \* PTO transmission provision
- \* Transmission electronic control
- \* Stainless steel single exhaust
- \* Battery rating: 750CCA
- \* Battery run down protection
- \* Fuel tank capacity: 40.00 gal.
- \* Steering wheel mounted audio controls
- \* AM/FM stereo radio
- \* Seek scan
- \* Vehicle body length: 230.7"
- \* Cab to axle: 60.0"
- \* Axle capacity rear: 10,300 lbs.
- \* Axle capacity front: 6,000 lbs.
- \* Firm ride suspension
- \* Power door mirrors
- \* Manual folding door mirrors
- \* Daytime running lights
- \* Variable intermittent front windshield wipers

**As Configured Vehicle**

STANDARD VEHICLE PRICE	MSRP
\$55,530.00	
Order Code 640A	N/C
50-State Emissions System	STD
Engine: 7.3L 2V DEVCT NA PFI V8 Gas	Included
Transmission: TorqShift 10-Speed Automatic	Included
GVWR: 14,000 Lb Payload Package	Included
Wheels: 17" Argent Painted Steel	Included
HD Vinyl 40/20/40 Split Bench Seat	Included
Monotone Paint Application	STD
145" Wheelbase	STD
Radio: AM/FM Stereo w/MP3 Player	Included
Fleet Customer Powertrain Limited Warranty	N/C
Ford Connectivity Package (1-Year Included)	Included
SYNC 4	Included
Tires: LT245/75Rx17E BSW A/T	\$165.00
Limited Slip w/4.30 Axle Ratio	\$385.00
Platform Running Boards	\$320.00
Transfer Case Skid Plates	\$150.00
Pro Power Onboard - 400W Outlet	\$225.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, packages and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: Tim Caron  
05/05/2026

Rowe Ford Sales | 91 Main Street Westbrook Maine | 04092-4791

**2026 F-350 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F3H)**

Price Level: 630

**Major Equipment**

- \* Manual climate control
- \* Seat mounted side impact driver airbag
- \* Seat mounted side impact front passenger airbag
- \* SecurILock immobilizer
- \* Driver seat with 4-way directional controls
- \* Height adjustable front seat head restraints
- \* Split-bench front seat
- \* Front seat armrest storage
- \* Manual driver seat fore/aft control
- \* Manual passenger seat fore/aft control
- \* Vinyl front seatback upholstery
- \* 4-wheel disc brakes
- \* Electronic parking brake
- \* Hill Start Assist
- \* Driver front impact airbag
- \* Cancellable front passenger air bag
- \* 6 airbags
- \* 40-20-40 split-bench front seat
- \* Front passenger seat with 4-way directional controls
- \* Manual front seat head restraint control
- \* Front seat center armrest
- \* Manual reclining driver seat
- \* Manual reclining passenger seat
- \* Vinyl front seat upholstery
- \* Manual driver seat lumbar
- \* 4-wheel antilock (ABS) brakes
- \* Brake assist system

**As Configured Vehicle**

- 410 Amp Dual Alternators \$215.00
- Dual 68 AH/65 AGM Battery Included
- Snow Plow Prep Package \$350.00
- Trailer Brake Controller \$300.00
- Front Wheel Well Liner (Pre-Installed) \$180.00
- Rear View Camera & Prep Kit \$515.00
- XL Chrome Package \$425.00
- Chrome Front Bumper Included
- Bright Grille Included
- Remote Start Included
- Halogen Fog Lamps Included

SUBTOTAL	\$58,760.00
Destination Charge	\$2,595.00
<b>TOTAL</b>	<b>\$61,355.00</b>

**Fuel Economy**

City N/A



Hwy N/A

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

ROWE/BOYER w/w SRW \$ 95,698



ENGINEERING & PUBLIC SERVICES

Not in Bid + LIGHTING \$ 6960  
+ RADIO LETTERING \$ 1600  
+ BED LINER \$ 900



Eric Dudley, PE  
Director, Engineering & Public Services  
371 Saco Street  
Westbrook, Maine 04092  
Phone: 207-854-0660  
Fax: 207-854-0672

**CITY OF WESTBROOK, MAINE  
PUBLIC SERVICES DEPARTMENT  
WASTEWATER**

Sealed bids will be received in the Office of the City Clerk, 2 York Street, Westbrook, Maine 04092 until MAY 5th @ 10:00 AM when they will be publicly opened and read for one:

2026/2027

**F-350 4X4 SRW REGULAR CAB UTILITY BODY AND EQUIPMENT**

**WASTEWATER**

Additional copies of the bid package may be obtained at the City Clerk's office, (207) 854-9105.

Boyer's Truck Equipment  
 156 Lowell Rd  
 Hudson, NH 03051-4941  
 USA  
 6038826637



Sales Order

Rowe Ford Westbrook  
 91 Main Street Westbrook, ME 04092

1195                      04/28/2026                      \$26,775.00                      05/28/2026                      30 Days

Misc-Truck Equipment	DuraMag SB-S-60U-STD-SRW- Cab Chassis SRW Service Body, 113" L x 80" w 40" Compartment Height, LED Compartment Lights Installed ** Powder Coat White from DuraMag ** 8" SRW Pooched Non-Skid, Black Service Body Bumper - Tapered Corners ** Install Factory Back Up Camera (IF Equipped)	1	11,995.00	11,995.00
Misc-Truck Equipment	Magnum Truck Racks 18SSL - Headache Rack; Louvered; Lighted; 18 inch; Powder Coated; Matte Black; Aluminum; For Service Body Trucks	1	950.00	950.00
Misc-Truck Equipment	Back Up Alarm	1	45.00	45.00
Misc-Truck Equipment	Fleet Gold 1000 Watt Inverter - Includes : Inverter, Low Voltage/Shutdown Timer, Remote Switch, Cable Kit, Fuse Protection, Install Kit	1	1,395.00	1,395.00
Misc-Plows	Fisher 8'6 KV2 Stainless Steel - Includes : Minute Man 2 Mount, wiring, Fish-Stick Controller, Halogen Lights - Installed	1	8,500.00	8,500.00
Misc-Truck Equipment	12 Ton Combination Hitch for 2-1/2 Inch Hitch Receivers	1	145.00	145.00
Misc-Truck Equipment	Weatheriech (USA) W407 - Floor Mat; All-Weather; Black;	1	165.00	165.00
Misc-Truck Equipment	Class 4 Trailer Hitch & Wiring	1	750.00	750.00
Labor	Labor	18	135.00	2,430.00
Misc-Misc	*OPTIONAL* Spray In Bedliner \$1,100 Includes Spray in Bed, Bumper and on Compartment Tops (Recommended)	1	900	0.00
Misc-Misc	*OPTIONAL* VMAC Vr-150 Compressor - To be Used For 90# Jack Hammer \$18,175 Installed	1	0.00	0.00

Ford F-350 4x4 reg cab XL SRW 60"CA

SUBTOTAL

TOTAL

26,775.00  
**\$26,775.00**

PUBLIC SERVICES DEPARTMENT BID FORM  
F-350 4X4 SRW REGULAR CAB UTILITY BODY AND EQUIPMENT

We the undersigned, agree to furnish The City of Westbrook with the equipment described in the preceding specifications, which are incorporated as part of this proposal at the following price and delivery date. This form may be copied to allow for multiple vehicle proposals.

MANUFACTURER: Ford MODEL: F350 YEAR: 2026  
ENGINE SIZE: 6.8L COLOR: white  
DELIVERY DATE: June 2026 PRICE: \$78,578  
BID PRICE :\$ \_\_\_\_\_ BID PRICE :\$ \_\_\_\_\_  
WITH TRADE :\$ \_\_\_\_\_

WARRANTY: 5 yr / 100k powertrain, 3 yr / 36k bumper to bumper  
DEALERSHIP: Rouie Westbrook  
ADDRESS: 91 Main St  
CITY/TOWN: Westbrook STATE: ME  
TELEPHONE: 856-7493 FAX: \_\_\_\_\_  
AUTHORIZED SIGNATURE: [Signature] Tim Caron

CITY OF WESTBROOK, MAINE  
INSTRUCTIONS AND GENERAL CONDITIONS TO BIDDERS

**1. SUBMISSIONS OF BIDS:**

Bids shall be submitted on the BID FORM provided in this package and must be marked clearly on the outside

**F-350 4X4 SRW SRW REGULAR CAB UTILITY BODY AND EQUIPMENT**

The envelope shall be addressed to: City of Westbrook, Attn: Ellis Ledoux, 2 York Street, Westbrook, ME 04092.

Any questions concerning the bid should be addressed to Mark Poitras at 207-591-8136, Monday – Friday from 7:00 a.m. – 3:00 p.m.

The City of Westbrook reserves the right to reject any and all bids in whole or in part when deemed to be in the best interest of the City. The city may waive any minor discrepancy in the bid specification and will inspect the vehicle at the bidder's establishment prior to purchase.

**2. WARRANTIES, BROCHURES, MANUALS:**

All warranties and a descriptive brochure describing the equipment shall be enclosed in the bid. The bidder shall state the warranty period on the bid form. All appropriate parts and service manuals shall be delivered with the selected equipment.

**3. DISCOUNTS:**

The City of Westbrook pays its accounts in full within a thirty (30) day period following satisfactory completion of the contract and receipt of bills for all items covered by the City's purchase order. In submitting bids under these specifications, bidders should consider all discounts allowed in accordance with the above payment policy.

**4. EXEMPTION FROM TAXES:**

The city is exempt from payment of federal excise taxes on articles not for resale, federal transportation tax on all shipments and Maine State sales tax and use tax.

**5. TRANSPORTATION CHARGES:**

All transportation and delivery charges, including expenses for freight, transfer, mail, etc., shall be prepaid and be at the expense of the BIDDER unless otherwise specified in the bid. The bid price shall include all installation charges.

**6. EXCEPTIONS or ADDITIONAL FEATURES:**

Any exceptions to these bid requirements and specifications shall be clearly indicated by the bidder on a separate sheet of paper. In the absence of clearly noted exceptions, bidders will be obligated to comply with all the provisions contained herein. Any equivalent features and any additional features to those described in the specifications shall be noted in the bid.

**7. DAMAGE REPAIR:**

The BIDDER shall be held responsible for repairing, at their sole cost and expense, any and all damages to the City or private property resulting from the work to be performed.

**8. SAFETY REGULATIONS:**

The BIDDER will at times comply with the safety regulations set forth by the Occupational Safety and Health Administration.

**9. DEFAULT**

In case of default by the BIDDER, the City of Westbrook reserves the right to procure contract services for other sources and charge any excess cost thereby to the BIDDER.

**10. ADDENDUM:**

Should a BIDDER find discrepancies in or omissions from the specifications or other contract documents, or should a BIDDER be in doubt as to their meaning, the BIDDER shall at once contact or notify Mark Poltras at 591-8136.

**11. BID OPENING:**

All bids will be opened publicly, and BIDDERS or their representatives may be present at the bid opening. The bids will be available for public inspection after opening but the city will not prepare abstracts for distribution.

**12. TERM OF BID:**

The bid shall meet all the listed specifications. No BIDDER may withdraw a bid for a period of sixty (60) days after the actual date of opening.

**13. AWARD OF CONTRACT:**

Award will be given to the lowest responsible BIDDER, taking into consideration the quality of the product or services; conformance with the specifications and intended purpose; delivery time; ultimate cost to the city and with the overall recommendation from the Public Services Equipment Supervisor and Public Services Department Head. Sale is subject to City Council authorization by two affirmative votes or readings at two meetings of the City Council.

PAGE 3 INSTRUCTIONS & CONDITIONS

All items appearing in the bidder's regular published specifications are assumed to be included in the bidder's proposal. The following specifications shall be the minimum requirements, and the equipment proposed shall comply with Maine and Federal laws. All specifications, dimensions and ratings must conform to or exceed S.A.E. specifications where applicable.

INTENT:

The intent of the City of Westbrook is to purchase an F-350 4x4 SRW REGULAR CAB UTILITY BODY. It is not the intent of these specifications to favor any one manufacturer and, therefore, should not be considered restrictive. It is intended, however, to derive acceptable performance criteria. The City of Westbrook will entertain all bids submitted by Vendors that meet or is equivalent to the specifications requested **(that could include a vehicle in current inventory) upon final review by the City,**

INSTRUCTION TO BIDDERS:

The truck to be furnished under this bid shall be an F-350 4X4 SRW REGULAR CAB UTILITY BODY and include the following: aluminum rack body with removable 10 "side and rear boards. It shall be the manufacturer's latest model and design. These specifications shall be regarded as MINIMUM. Bidders must furnish all descriptive literature, manufacturer's compliance certificates and all other necessary data on the equipment proposed as required in the specification. The bidder must answer Yes or No to each specification line item except where asked to state specific data. Failure to answer correctly, or failure to respond, will deem your bid as non-responsive. All line items with a "NO" response shall be explained in detail on the "Exceptions to Bid Specification" page provided at the end of this document.

**(One) F-350 4X4 SRW REGULAR CAB UTILITY BODY TRUCK**

All items appearing in the Bidder's regular published specifications are assumed to be included in the bidder's proposal. The following specifications shall be the minimum requirements, and the equipment proposed shall comply with Maine and Federal laws. All specifications, dimensions and ratings must conform to or exceed S.A.E. specifications where applicable.

**BODY STYLE AND GENERAL EQUIPMENT**

**F-350 4X4 SRW REGULAR CAB UTILITY BODY:**

F-350 (REGULAR CAB) XL series, 4X4 with 8-foot Aluminum utility BODY; wheelbase of 142" minimum. GVWR of 10,900 lbs. The vehicle shall include all the standard equipment plus the following accessories, Snowplow prep package power/heated tow mirrors, power door locks, power windows, power steering, daytime running lights, AM/FM stereo with single CD changer radio, cruise control, sync with steering wheel controls, air conditioning, front premium Vinyl 40/20/40 front seat. Exterior color is to be Oxford white with Black premium cloth interior. XL chrome package, Weather Tech quality floor mats.

If dealers have a vehicle with an accessory package exceeding these options, it would be considered.

**ENGINE:**

6.8 gas, 2V DEYCT NA PFI V8

**TRANSMISSION:**

Torque shift heavy duty, select shift 10-speed automatic with tow haul mode. Or equivalent

**BRAKES:**

4-wheel disc, 4-wheel anti-lock braking system, engine only traction control, hydro-boost.

**PAYLOAD PACKAGE:**

11,500 lbs. GVWR, Axle ratio is to be 4:30 with electronic locking.

**TRANSFER CASE:**

4X4 electronic shift on the fly transfer case with manual locking hubs and auto rotary control on instrument panel. If available.

**TIRES:**

LT245/75R17 BSW All-terrain tires (4) mounted on steel wheels. Spare tire and wheel. To include bright hub cover.

**FUEL TANK:**

The fuel tank shall be AFT mounted with a 40 plus gallon capacity.

COOLING SYSTEM

Heavy duty for coolant, engine oil and transmission fluids.

ELECTRICAL SYSTEM:

410-amp alternator with a 750 CCA battery Minimal.

EXTERIOR:

Manually telescoping trailer tow mirrors with power/heated glass, integrated clearance lights and turn signals (part of the power equipment group). Front and rear splash guards/flaps, XL appearance package, includes chrome front bumper, dual beam jewel effect headlights and under hood engine compartment light, roof clearance lights, cab steps, 6" black angular molded in color running boards. True color, Oxford White.

INTERIOR:

Front bench seat, 40/20/40 with armrest, cup holder and storage bin, Vinyl interior, Dark gray in color. Manual air conditioning, power equipment group. Power locks and windows, 110v/400w outlet, upgraded mirrors, black vinyl floor covering. Weather Tech digital fit floor mats

ADDITIONAL PACKAGES:

The truck shall include the following packages: Trailer brake controller. This will include an integrated trailer brake controller and trailer wiring, 7 wire harnesses w/ relays, 7rv & 4 flat place connectors. Up-fitter switches are to be included. Factory installed back up alarm. Snowplow prep package. Factory back up camera/sensor, Reece hitch, class 4 style frame mounting and receiver including a Reece pintle receiver with a 2 5/16" ball.

OTHER EQUIPMENT:

Power inverter (hand tools,) engine mounted air compressor for auxiliary air and 90 Lb. jack hammer use.

TRUCK BED

All aluminum 80 inches +/- x 9 feet utility bed with integrated windowed headboard, compartment lighting, integrated wiring and LED lighting, with trailer hitch(mounted). Power inverter for axillary tools, lighting

SNOWPLOW:

Fisher XV2 8'6" Stainless Steel package with Fish stick control .







**CITY OF WESTBROOK, MAINE**  
IN CITY COUNCIL

**Date: July 6, 2026**

**Order: 2026-72**

**Authorizing Purchase of Replacement Single-Axle Plow Truck**

That the Westbrook City Council hereby authorizes the purchase of a 2026 Western Star 47X Single Axle Dump Truck with Viking Dump Body & Plow Gear from Freightliner & Western Star of Maine, of Westbrook, ME for \$284,932, as outlined in the attached exhibit.

Funds available in budget line: 40001000-58900-C2620 (Single Axle Plow Truck)

First Reading: June 15, 2026

Second & Final Reading: July 6, 2026

Attest:

---

City Clerk

---

Mayor



# CITY OF WESTBROOK, MAINE

## IN CITY COUNCIL

---

### REQUEST FOR COUNCIL ACTION

**PROPOSED TITLE:** Authorizing Purchase of Replacement Single-Axle Plow Truck

**REQUESTED BY:** Eric Dudley

**DATE:** 7/6/2026

**SUMMARY:**

The Department of Engineering and Public Services requests authorization to contract with Freightliner and Western Star of Maine, Westbrook, ME for the amount of \$284,932 to purchase a new 2026 Western Star 47X Single Axle Dump Truck with Viking Dump body and plow gear.

Sourcewell Cooperative purchasing was utilized to determine the purchase price of the equipment consistent with the City's Purchasing Policy.

This truck will replace Unit 27, a 2007 International 7400 with 81,000 miles which has exceeded its life expectancy of 15 years. The current truck is in such poor condition that there is no trade-in value and will be auctioned off after receipt of a new truck. Our single-axle plow trucks are essential for snow fighting and operate to move materials to and from jobsites during the construction season. This item is part of the adopted 2026 Capital Improvement Program.

Prepared For :  
Mark Poitras  
WESTBROOK CITY OF  
2 YORK ST  
WESTBROOK, ME 04092  
UNITED STATES  
Phone :207-591-8136  
Mobile: 207-415-5096  
E-Mail: MPoitras@westbrook.me.us

Prepared by:  
Jonathan Kostka  
FREIGHTLINER AND WESTERN STAR OF  
MAINE  
10 TERMINAL STREET  
WESTBROOK, ME 04092  
Phone :207-217-6653  
Mobile:207-671-4597  
E Mail jkostka@flmaine.com

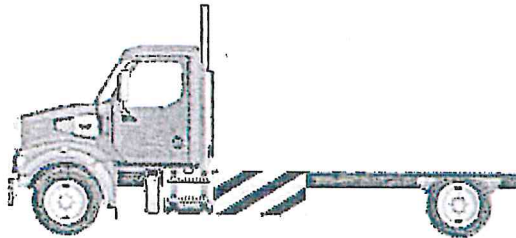
A proposal for  
WESTBROOK CITY OF

Prepared by  
FREIGHTLINER AND WESTERN STAR OF MAINE

Jonathan Kostka

July 17, 2025

Western Star 47X



TRUCK ALONE  
\$150,762  
VIKING w/STAND  
\$134,170

TOTAL  
\$ 284,932 -

SOURCE WELL

Components shown may not reflect all spec'd options and are not to scale

Prepared For:  
Mark Poitras  
WESTBROOK CITY OF  
2 YORK ST  
WESTBROOK, ME 04092  
UNITED STATES  
Phone :207-591-8136  
Mobile: 207-415-5095  
E-Mail: mPoitras@westbrook.me.us

Prepared by:  
Jonathan Koska  
FREIGHTLINER AND WESTERN STAR OF  
MAINE  
10 TERMINAL STREET  
WESTBROOK, ME 04092  
Phone :207-217-6853  
Mobile:207-671-4597  
E-Mail: jtkoska@imaine.com

## SPECIFICATION PROPOSAL

	Description
Price Level	WST 47X/49X PRL-29X (EFF:MY26 ORDERS)
Data Version	SPECPRO21 DATA RELEASE VER 047
Vehicle Configuration	WESTERN STAR 47X 2026 MODEL YEAR SPECIFIED SET FORWARD AXLE - TRUCK TRAILER TOWING PROVISION AT END OF FRAME WITH SAE J560 LH PRIMARY STEERING LOCATION
General Service	TRUCK/TRAILER CONFIGURATION DOMICILED, USA 50 STATES (INCLUDING CALIFORNIA AND CARB OPT-IN STATES) CARB CLEAN IDLE LABELS NOT FOR INITIAL REGISTRATION IN STATES REQUIRING CARB EMISSIONS CERTIFICATION (INCLUDES 6X4 INCH LABELS ON LOWER FORWARD OF DRIVER DOOR) CARB ACT EXEMPT UTILITY/REPAIR/MAINTENANCE SERVICE GOVERNMENT BUSINESS SEGMENT DIRT/SAND/ROCK COMMODITY TERRAIN/DUTY: 100% (ALL) OF THE TIME, IN TRANSIT, IS SPENT ON PAVED ROADS MAXIMUM 8% EXPECTED GRADE SMOOTH CONCRETE OR ASPHALT PAVEMENT - MOST SEVERE IN-TRANSIT (BETWEEN SITES) ROAD SURFACE WESTERN STAR VOCATIONAL WARRANTY

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	Description
	EXPECTED FRONT AXLE(S) LOAD 20000.0 lbs
	EXPECTED REAR DRIVE AXLE(S) LOAD 23000.0 lbs
	EXPECTED GROSS VEHICLE WEIGHT CAPACITY 43000.0 lbs
	EXPECTED GROSS COMBINATION WEIGHT 60000.0 lbs
Truck Service	FRONT PLOW/END DUMP BODY
	VIKING CIVES OF MAINE
Tractor Service	FLATBED TRAILER
	SINGLE (1) TRAILER
Engine	CUM L9 370 HP @ 2100 RPM; 2100 GOV RPM, 1250 LB-FT @ 1200 RPM
Electronic Parameters	70 MPH ROAD SPEED LIMIT
	CRUISE CONTROL SPEED LIMIT SAME AS ROAD SPEED LIMIT
	PTO MODE ENGINE RPM LIMIT - 1900 RPM
	PTO RPM CONTROL WITH STEERING WHEEL SWITCHES
	PTO GOVERNOR RAMP RATE - 25 RPM PER SECOND
	FUEL DOSING OF AFTERTREATMENT ENABLED IN PTO MODE-CLEANS HYDROCARBONS AT HIGH TEMPERATURES ONLY
	CRUISE CONTROL BUTTON PTO CONTROL AND ONE REMOTE PTO SPEED
	PTO SPEED 1 SETTING - 1850 RPM
	PTO MINIMUM RPM - 800
	PTO 1, WITH SWITCH, TEM SUPPLIED REQUEST AND INTERLOCKS, WITH PTO CONNECTIONS, NO FACTORY INTERLOCKS

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Description

ENGINE MOUNT PTO, TEM SUPPLIED REQUEST

Engine Equipment

EPA 2010 GHG 2024/CARB 2024 ULTRALOW NOX  
CONFIGURATION  
STANDARD OIL PAN  
OIL FILL AND DIPSTICK LOCATED FOR ENHANCED  
SERVICEABILITY  
SIDE OF HOOD AIR INTAKE WITH ENGINE MOUNTED AIR  
CLEANER, WITH INSIDE/OUTSIDE AIR AND SNOW DOOR  
DR 12V 160 AMP 28-SI QUADRAMOUNT PAD  
ALTERNATOR WITH REMOTE BATTERY VOLT SENSE  
(3) DTNA GENUINE, HIGH TEMP AGM STARTING AND  
CYCLING, MIN 2775CCA, 570RC, THREADED STUD  
BATTERIES  
PASSENGER SEAT BATTERY BOX VENTED TO OUTSIDE  
OF CAB  
BATTERY BOX MOUNTED UNDER PASSENGER SEAT  
WIRE GROUND RETURN FOR BATTERY CABLES WITH  
ADDITIONAL FRAME GROUND RETURN  
PLASTIC BATTERY BOX COVER  
NON-ESSENTIAL POSITIVE LOAD DISCONNECT, IN CAB  
CONTROL SWITCH MOUNTED OUTBOARD OF DRIVER  
SEAT  
POSITIVE AND NEGATIVE POSTS FOR JUMPSTART  
LOCATED ON FRAME NEXT TO STARTER  
PROGRESSIVE LOW VOLTAGE DISCONNECT AT 12.3  
VOLTS FOR DESIGNATED CIRCUITS  
CUMMINS TURBOCHARGED 18.7 CFM AIR  
COMPRESSOR WITH INTERNAL SAFETY VALVE  
ELECTRONIC ENGINE INTEGRAL SHUTDOWN  
PROTECTION SYSTEM  
C-BRAKE BY JACOBS WITH LOW/OFF/HIGH BRAKING  
DASH SWITCH  
RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL  
AFTERTREATMENT SYSTEM ASSEMBLY WITH RH B-  
PILLAR MOUNTED VERTICAL TAILPIPE  
ENGINE AFTERTREATMENT DEVICE, AUTOMATIC OVER  
THE ROAD ACTIVE REGENERATION AND VIRTUAL  
REGENERATION REQUEST SWITCH IN CLUSTER AND  
DASH MOUNTED INHIBIT SWITCH  
11 FOOT 06 INCH (136 INCH+0/-5.9 INCH) EXHAUST

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Description
SYSTEM HEIGHT
RH CURVED VERTICAL TAILPIPE B-PILLAR MOUNTED ROUTED FROM STEP
8 GALLON DIESEL EXHAUST FLUID TANK
UNPOLISHED ALUMINUM WST DIESEL EXHAUST FLUID TANK COVER
LH HEAVY DUTY STANDARD DIESEL EXHAUST FLUID TANK LOCATION
STANDARD DIESEL EXHAUST FLUID TANK CAP
STAINLESS STEEL AFTERTREATMENT DEVICE/MUFFLER/TAILPIPE SHIELD
AIR POWERED ON/OFF ENGINE FAN CLUTCH
AUTOMATIC FAN CONTROL WITHOUT DASH SWITCH, NON ENGINE MOUNTED
DETROIT FUEL/WATER SEPARATOR WITH WATER IN FUEL SENSOR AND 12 VOLT PREHEATER
CUMMINS SPIN ON FUEL FILTER
COMBINATION FULL FLOW/BYPASS OIL FILTER
1400 SQUARE INCH VOCATIONAL RADIATOR WITH PROTECTION PACKAGE
ANTIFREEZE TO -34F, OAT (NITRITE AND SILICATE FREE) EXTENDED LIFE COOLANT
GATES BLUE STRIPE COOLANT HOSES OR EQUIVALENT
STANDARD CHARGE AIR COOLER PLUMBING
RADIATOR DRAIN VALVE
LOWER RADIATOR GUARD
1350 ADAPTER FLANGE FOR FRONT PTO PROVISION
PHILLIPS-TEMRO 1000 WATT/115 VOLT BLOCK HEATER
PHILLIPS-TEMRO 150 WATT/115 VOLT OIL PREHEATER
CHROME ENGINE HEATER RECEPTACLE MOUNTED UNDER LH DOOR WITH CURRENT SENSOR LIGHT
ELECTRIC GRID AIR INTAKE WARMER

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	Description
Transmission	DELCO 12V 39MF HD/OCP STARTER WITH THERMAL PROTECTION AND INTEGRATED MAGNETIC SWITCH
Transmission Equipment	ALLISON 3000 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION
	ALLISON VOCATIONAL PACKAGE 223 - AVAILABLE ON 3000/4000 PRODUCT FAMILIES WITH VOCATIONAL MODELS RDS, HS, MH AND TRV
	ALLISON VOCATIONAL RATING FOR ON/OFF HIGHWAY APPLICATIONS AVAILABLE WITH ALL PRODUCT FAMILIES
	PRIMARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY
	SECONDARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 3, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY
	PRIMARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE
	SECONDARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE
	PRIMARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE
	SECONDARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE
	NEUTRAL AT STOP ENABLED
	QUICKFIT BODY LIGHTING CONNECTOR UNDER CAB, WITH CAP
	ELECTRONIC TRANSMISSION WIRING TO CUSTOMER INTERFACE CONNECTOR
	CUSTOMER INSTALLED CHELSEA 281 SERIES PTO
	PTO MOUNTING, LH SIDE OF MAIN TRANSMISSION ALLISON
	MAGNETIC PLUGS, ENGINE DRAIN, TRANSMISSION DRAIN, AXLE(S) FILL AND DRAIN
	PUSH BUTTON ELECTRONIC SHIFT CONTROL, DASH MOUNTED

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Description
WATER TO OIL TRANSMISSION COOLER
TRANSMISSION OIL CHECK AND FILL, WITH ELECTRONIC OIL LEVEL CHECK
SYNTHETIC TRANSMISSION FLUID (TES-295 COMPLIANT)
Front Axle and Equipment
DETROIT DA-F-20.0-5 20,000# FL1 71.0 KPI/3.74 DROP SINGLE FRONT AXLE
CONNCT PRESET PLUS PREMIUM ALUMINUM FRONT HUBS
MERITOR 16.5X6 Q+ CAST SPIDER CAM FRONT BRAKES, DOUBLE ANCHOR, FABRICATED SHOES
NON-ASBESTOS FRONT BRAKE LINING
MERITOR STEELLITE X30 FRONT BRAKE DRUMS
FRONT BRAKE DUST SHIELDS
FRONT OIL SEALS
VENTED FRONT HUB CAPS WITH WINDOW, CENTER AND SIDE PLUGS - OIL
HALDEX AUTOMATIC FRONT SLACK ADJUSTERS
DUAL POWER STEERING GEARS, BENDIX 16-20K
4 QUART POWER STEERING RESERVOIR
OIL/AIR POWER STEERING COOLER
CURRENT AVAILABLE SYNTHETIC 75W-90 FRONT AXLE LUBE
Front Suspension
20,000# FLAT LEAF FRONT SUSPENSION
THREADED SPRING PINS AND BUSHINGS - FRONT SUSPENSION
FRONT SHOCK ABSORBERS
Rear Axle and Equipment
MERITOR RS-23-160 23,000# R-SERIES SINGLE REAR AXLE
CONNCT PRESET PLUS PREMIUM ALUMINUM REAR

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Description
HUBS
5.63 REAR AXLE RATIO
IRON REAR AXLE CARRIER WITH STANDARD AXLE HOUSING
MXL 17T MERITOR EXTENDED LUBE MAIN DRIVELINE WITH HALF ROUND YOKES
NO INTERAXLE (#3) DRIVELINE
DRIVER CONTROLLED TRACTION DIFFERENTIAL - SINGLE REAR AXLE
(1) DRIVER CONTROLLED DIFFERENTIAL LOCK REAR VALVE FOR SINGLE DRIVE AXLE
INDICATOR LIGHT FOR EACH DIFFERENTIAL LOCKOUT SWITCH
MERITOR 16.5X7 0+ CAST SPIDER HEAVY DUTY CAM REAR BRAKES, DOUBLE ANCHOR, FABRICATED SHOES
NON-ASBESTOS REAR BRAKE LINING
BRAKE CAMS AND CHAMBERS ON REAR SIDE OF DRIVE AXLE(S)
COMMET CAST IRON REAR BRAKE DRUMS
REAR BRAKE DUST SHIELDS
REAR OIL SEALS
WABCO TRISTOP D LONGSTROKE 1-DRIVE AXLE SPRING PARKING CHAMBERS
HALDEX AUTOMATIC REAR SLACK ADJUSTERS
CURRENT AVAILABLE SYNTHETIC 75W-90 REAR AXLE LUBE
STANDARD REAR AXLE BREATHER(S)

#### Rear Suspension

25,000# FLAT LEAF SPRING REAR SUSPENSION WITH HELPER AND RADIUS ROD

8.5 INCH NOMINAL RIDE HEIGHT (430MM GLOBAL REFERENCE HEIGHT)

STANDARD AXLE SEATS IN AXLE CLAMP GROUP

FORE/AFT CONTROL RODS

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Description
NO REAR SHOCK ABSORBERS
Pusher / Tag Equipment
NO PUSHER/TAG BRAKE DUST SHIELDS
Brake System
WABCO 4S/4M ABS WITH TRACTION CONTROL WITH ATC SHUT OFF SWITCH
REINFORCED NYLON, FABRIC BRAID AND WIRE BRAID CHASSIS AIR LINES
RELAY VALVE WITH 5-8 PSI CRACK PRESSURE, NO REAR PROPORTIONING VALVE
BW AD-9SI BRAKE LINE AIR DRYER WITH HEATER
AIR DRYER MOUNTED INBOARD ON LH RAIL
STEEL AIR BRAKE RESERVOIRS
PULL CABLES ON ALL AIR RESERVOIR(S)
Trailer Connections
AIR CONNECTIONS TO END OF FRAME WITH GLAD HANDS FOR TRUCK AND NO DUST COVERS
(1) QUICKFIT PROGRAMMABLE SOLENOID W/STATE RETENTION PLUMBED TO BACK OF CAB
PRIMARY CONNECTOR/RECEPTACLE WIRED FOR COMBINATION STOP/TURN, CENTER PIN POWERED THROUGH IGNITION WITH STOP SIGNAL PREWIRE PACKAGE
PDI INSTALLED ELECTRIC BRAKE CONTROLLER
SAE J560 7-WAY PRIMARY TRAILER CABLE RECEPTACLE MOUNTED END OF FRAME
NO TRAILER ELECTRICAL CABLE
Wheelbase & Frame
4840MM (191 INCH) WHEELBASE, SFA ONLY
11.0MM X 85.0MM X 287.0MM STEEL FRAME (0.43X3.35X11.30 INCH) 120 KSI
TEM TO EVALUATE AND INSTALL FRAME RAIL REINFORCEMENT AS NEEDED FOR FRONT FRAME MOUNTED EQUIPMENT
1575MM (62 INCH) REAR FRAME OVERHANG

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Description
FRAME OVERHANG RANGE: 61 INCH TO 70 INCH
24 INCH INTEGRAL FRONT FRAME EXTENSION
CALC'D BACK OF CAB TO REAR SUSP C/L (CA) 109.06 in
CALC'D FRAME LENGTH - OVERALL 305.15 in
FRAME HEIGHT TOP FRONT UNLADEN 45.03 in
FRAME HEIGHT TOP FRONT LADEN 40.95 in
FRAME HEIGHT TOP REAR UNLADEN 42.3 in
FRAME HEIGHT TOP REAR LADEN 28.3 in
SQUARE END OF FRAME
STANDARD WEIGHT ENGINE CROSSMEMBER
STANDARD CAST ALUMINUM CROSSMEMBER BACK OF TRANSMISSION
STANDARD MIDSHIP #1 CROSSMEMBER(S)
HEAVY DUTY REAR C-CHANNEL CROSSMEMBER, NON-TOWING
STANDARD SUSPENSION CROSSMEMBER
STANDARD WEIGHT REAR SUSPENSION CROSSMEMBER
Chassis Equipment
UNPOLISHED ALUMINUM WST EQUIPMENT COVERS
CLEAR FRAME SPACE REQUESTED
TEMPORARY STEEL BUMPER
FRONT ANTI-SPRAY CAB MOUNTED MUDFLAPS
NO FRONT TOW HOOKS
NO LICENSE PLATE MOUNTING
HUCK-SPIN ROUND COLLAR CHASSIS FASTENERS

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	Description
	EXTERIOR HARNESSSES WRAPPED IN ABRASION TAPE
Fuel Tanks	
	60 GALLON/227 LITER ALUMINUM FUEL TANK - LH
	25 INCH DIAMETER FUEL TANK(S)
	PLAIN ALUMINUM/PAINTED STEEL FUEL/HYDRAULIC TANK(S) WITH POLISHED STAINLESS STEEL BANDS
	FUEL TANK(S) FORWARD
	POLISHED STEP FINISH
	FUEL TANK CAP(S)
	EQUIFLO INBOARD FUEL SYSTEM
	HIGH TEMPERATURE REINFORCED NYLON FUEL LINE
Tires	
	CONTINENTAL HAU 3 WT 315/80R22.5 20 PLY RADIAL FRONT TIRES
	CONTINENTAL HDR2+ 11R22.5 16 PLY RADIAL REAR TIRES
Wheels	
	ALCOA ULTRA ONE 89U63X 22.5X9.00 10-HUB PILOT 3.12 INSET 10-HD ALUMINUM FRONT WHEELS
	ALCOA LVL ONE 88565X 22.5X9.25 10-HUB PILOT HD 10-HAND ALUMINUM DISC REAR WHEELS
	FRONT WHEEL MOUNTING NUTS
	REAR WHEEL MOUNTING NUTS
	NYLON WHEEL GUARDS FRONT AND REAR ALL INTERFACES
Cab Exterior	
	111.6 INCH BBC CONVENTIONAL ALUMINUM CAB
	STAINLESS STEEL CAB ACCENT MOLDING
	FRONT FENDERS
	BOLT-ON MOLDED FLEXIBLE FENDER EXTENSIONS

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Description
INTERIOR GRAB HANDLES WITH ADDED LOWER LH AND RH A PILLAR GRAB HANDLES AND LH AND RH EXTERIOR NON-SLIP GRAB HANDLES
BRIGHT HOOD MOUNTED AIR INTAKE GRILLE, BLACK SCREEN, WITH LED ACCENT LIGHTS
X-SERIES STEEL REINFORCED ALUMINUM CAB
X-SERIES VOCATIONAL HOOD WITH ACCESS HATCH
HOOD OPENING ASSIST WITH LOCKING STRUT
WESTERN STAR NAMEPLATES
DUAL HADLEY SD-978 26 INCH RECTANGULAR AIR HORNS
DUAL ELECTRIC HORNS
REAR LICENSE PLATE MOUNT END OF FRAME
AIR CAB MOUNTING
DUAL STAGE INTELLIGENT LED HEADLIGHTS WITH HEATED LENS SYSTEM
VISOR MOUNTED LED MARKER LIGHTS
WIRING AND SWITCH FOR CUSTOMER FURNISHED SNOW PLOW LAMPS WITH DUAL CONNECTIONS AT BUMPER
HEADLIGHTS ON WITH WIPERS, WITH DAYTIME RUNNING LIGHTS
INTEGRAL LED STOP/TAIL/BACKUP LIGHTS
LED SIDE TURN SIGNAL
C-BAR MIRROR SYSTEM WITH DUAL HEATED MIRRORS WITH INTEGRAL HEATED CONVEX, DUAL REMOTE, STAINLESS STEEL BACK COVER, AND BRIGHT C-BAR
102 INCH EQUIPMENT WIDTH
LH AND RH CONVEX MIRRORS INTEGRAL WITH PRIMARY MIRRORS
RH DOWN VIEW MIRROR
RH HEATED BLACK HOOD/FENDER MOUNTED SIDE VIEW MIRROR WITH BRIGHT FINISH MOUNTING ARM
STANDARD SIDE/REAR REFLECTORS

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	Description
	RH AFTERTREATMENT SYSTEM CAB ACCESS WITH PLAIN COVER WITH SEAM TO SEAM (OR EXTENDED) STEPS ON ALL FUEL/HYDRAULIC TANKS  NO SLEEPER VENT  STAINLESS STEEL EXTERIOR SUN VISOR WITH INTEGRAL MARKER LIGHTS  SINGLE SOLAR TINTED REAR WINDOW, (1) 31 INCH X 20 INCH  1-PIECE ROPED-IN HEATED WINDSHIELD  1.5 GALLON WINDSHIELD WASHER RESERVOIR MOUNTED UNDER CAB WITH REMOTE FILL,
Cab Interior	X-SERIES BASE INTERIOR TRIM LEVEL PACKAGE  CHARCOAL BLACK VINYL BASE LEVEL INTERIOR  CARBON WITH BASE BLACK ACCENT  BLACK MATS WITH ADDED FLOOR HEAT AND NOISE INSULATION WITH ACCELERATOR RUB PAD  (1) DASH MOUNTED POWER OUTLETS AND (1) DUAL USB CHARGING OUTPUT  FORWARD ROOF MOUNTED CONSOLE  LH AND RH DOOR STORAGE POCKETS INTEGRATED INTO MOLDED DOOR PANELS  (2) COAT HOOKS ON BACKWALL OF CAB  NO UPPER BUNK  DIGITAL ALARM CLOCK IN DRIVER DISPLAY  5 LB. FIRE EXTINGUISHER MOUNTED INBOARD OF DRIVER SEAT  STANDARD HEATER PLUMBING WITH BALL SHUTOFF VALVES AT SUPPLY LINES ONLY  RADIATOR MOUNTED AIR CONDITIONER CONDENSER  PREMIUM INSULATION  STANDARD LED CAB LIGHTING

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Description
REMOTE KEYLESS ENTRY AND 2 TRANSMITTERS
DOOR LOCKS AND IGNITION SWITCH KEYED THE SAME
KEY QUANTITY OF 2
LH AND RH ELECTRIC DOOR LOCKS WITH AUTO UNLOCK FEATURE WHEN DOOR IS SET FROM OPEN TO CLOSED POSITION
BLACK DOOR HANDLES
NO MATTRESS
TRIANGULAR REFLECTORS KIT WITHOUT FLARES SHIPPED LOOSE IN CAB
ELITE 2.0 HIGH BACK AIR SUSPENSION DRIVER SEAT W/2 AIR LUMBAR,ACTIVE BOLSTER,INTEGRATED CUSHION EXTENSION, TILT,ADJUSTABLE SHOCK, MAP POCKET, HEAT & VENTILATION
BATTERY BOX MID BACK NON SUSPENSION PASSENGER SEAT
BLACK SUSPENSION COVER FOR AIR DRIVER SEAT
DUAL DRIVER SEAT ARMRESTS, NO PASSENGER SEAT ARMRESTS
BLACK MORDURA CLOTH DRIVER SEAT COVER WITH EMBROIDERED LOGO
BLACK MORDURA CLOTH PASSENGER SEAT COVER WITH NO LOGO
3 POINT HIGH VISIBILITY ORANGE ADJUSTABLE D-RING RETRACTOR DRIVER AND FIXED D-RING RETRACTOR PASSENGER SEAT BELTS
ADJUSTABLE TILT AND TELESCOPING STEERING COLUMN
4-SPOKE 18 INCH (450MM) BLACK STEERING WHEEL WITH SWITCHES
DRIVER AND PASSENGER INTERIOR SUN VISORS

#### Instruments & Controls

STANDARD FOOT PEDAL SYSTEM

ELECTRONIC ACCELERATOR CONTROL

BLACK GAUGE BEZELS

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WESTBROOK CITY OF  
2 YORK ST  
WESTBROOK, ME 04092  
UNITED STATES  
Phone :207-591-8136  
Mobile: 207-415-6096  
E-Mail: MPotras@westbrook.me.us

Prepared by:  
Jonathan Kostka  
FREIGHTLINER AND WESTERN STAR OF  
MAINE  
10 TERMINAL STREET  
WESTBROOK, ME 04092  
Phone :207-217-6853  
Mobile:207-671-4597  
E-Mail: jkostka@llmaine.com

Description

---

STANDARD CENTER INSTRUMENT PANEL,

DUAL NEEDLE PRIMARY AND SECONDARY AIR  
PRESSURE GAUGE

INTAKE MOUNTED AIR RESTRICTION INDICATOR WITH  
GRADUATIONS

97 DB BACKUP ALARM

ELECTRONIC CRUISE CONTROL WITH CONTROLS ON  
STEERING WHEEL SPOKES

KEY OPERATED IGNITION SWITCH AND INTEGRAL  
START POSITION; 4 POSITION  
OFF/RUN/START/ACCESSORY

AUXILIARY POWER DISTRIBUTION MODULE FOR TEM  
USE, AUXILIARY EVAULT MOUNTED, CIRCUIT BREAKER  
PROTECTED

PREMIUM INSTRUMENT CLUSTER WITH 5.0 INCH TFT  
COLOR DISPLAY

DIGITAL PANEL LAMP DIMMER SWITCH IN DRIVER  
DISPLAY

HEAVY DUTY ONBOARD DIAGNOSTICS INTERFACE  
CONNECTOR WITH DUST CAP LOCATED BELOW LH  
DASH

2 INCH ELECTRIC FUEL GAUGE

ENGINE REMOTE INTERFACE NOT CONFIGURED

ELECTRICAL ENGINE COOLANT TEMPERATURE GAUGE

NO ENGINE OIL TEMPERATURE GAUGE

ELECTRIC ENGINE OIL PRESSURE GAUGE

2 INCH TRANSMISSION OIL TEMPERATURE GAUGE

ELECTRONIC OUTSIDE TEMPERATURE SENSOR  
DISPLAY IN DRIVER MESSAGE CENTER

ENGINE AND TRIP HOUR METERS INTEGRAL WITHIN  
DRIVER DISPLAY

PTO CONTROLS FOR ENHANCED VEHICLE  
ELECTRIC/ELECTRONIC ARCHITECTURE

NO OBSTACLE DETECTION SYSTEM

NO SIDE OBJECT DETECTION SYSTEM

Application Version 12.0.303  
Data Version PRL 29X 047  
WP1450 UPDATED

07/17/2025 04:06 PM  
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Description
NO DR ASSIST SYSTEM
NO VEHICLE STABILITY ADVISOR OR CONTROL
NO LANE DEPARTURE WARNING SYSTEM
1 QUICKFIT PROGRAMABLE MODULE (QPM/XMC)
(2) TMC RP1226 ACCESSORY CONNECTORS: (1) LOCATED BEHIND PASSENGER SIDE REMOVABLE DASH PANEL (1) CENTER OF OVERHEAD CONSOLE
TOP OF DASH RAM MOUNT WITHOUT POWER OR GROUND, FOR CUSTOMER FURNISHED DEVICE
7" B-PANEL INTERACTIVE TOUCHSCREEN DISPLAY RADIO W/ USB-C, APPLE CARPLAY, ANDROID AUTO, BLUETOOTH/AM/FM/SXM/WB, WITH MICROPHONE
DASH MOUNTED RADIO
STANDARD SPEAKER SYSTEM
NO AM/FM RADIO ANTENNA
POWER AND GROUND WIRING PROVISION OVERHEAD
ROOF/OVERHEAD CONSOLE CB RADIO PROVISION
SINGLE REMOTE SPEAKER WITH LEAD FOR 2-WAY RADIO
SINGLE FIBERGLASS LH MIRROR MOUNTED CB ANTENNA WITH BRACKET AND LEAD
HEADLINER MULTI-BAND ANTENNA: AM/FM/WEATHERBAND, WIFI/BLUETOOTH, GNSS/GPS
INTEROPERABLE SDAR ANTENNA
ELECTRONIC MPH SPEEDOMETER WITH SECONDARY KPH SCALE, WITHOUT ODOMETER
ELECTRONIC 2500 RPM TACHOMETER
DETROIT CONNECT PLATFORM HARDWARE
5 YEARS DAIMLER CONNECTIVITY BASE PACKAGE (FEATURES VARY BY MODEL) POWERED BY DETROIT CONNECT ON CUMMINS ENGINES
IGNITION SWITCH CONTROLLED ENGINE STOP
FOUR EXTRA HARDWIRED SWITCHES IN DASH, ROUTE

Prepared For:  
 Mark Poltras  
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	Description
	TO BETWEEN SEATS, BLUNTCUT
	HARDWIRE SWITCH #1, ON/OFF LATCHING, 20 AMPS IGNITION POWER
	HARDWIRE SWITCH #2, ON/OFF LATCHING, 30 AMPS BATTERY POWER
	HARDWIRE SWITCH #3, ON/OFF LATCHING, 10 AMPS BATTERY POWER
	HARDWIRE SWITCH #4, ON/OFF LATCHING, 20 AMPS IGNITION POWER
	PRE-TRIP INSPECTION FEATURE FOR EXTERIOR LAMPS ONLY
	STANDARD TRACTOR PROTECTION VALVE
	TRAILER HAND CONTROL BRAKE VALVE
	DIGITAL TURBO AIR PRESSURE IN DRIVER DISPLAY
	DIGITAL VOLTAGE DISPLAY INTEGRAL WITH DRIVER DISPLAY
	ROTARY HEADLAMP SWITCH, MARKER LIGHTS/HEADLIGHTS SWITCH WITH PULL OUT FOR OPTIONAL FOG/ROAD LAMPS
	TWO VALVE PARKING BRAKE SYSTEM WITH DASH VALVE CONTROL, AUTONEUTRAL AND WARNING INDICATOR
	SELF CANCELING TURN SIGNAL SWITCH WITH DIMMER, HEADLAMP FLASH, WASH/WIPE/INTERMITTENT
	PROGRAMMABLE SWITCHES/INDICATORS LOCATED IN AUXILIARY PANEL
	QUICKFIT POWERTRAIN INTERFACE CONNECTOR UNDER CAB WITH CAPS
	8 EXTRA PROGRAMMABLE SWITCHES/INDICATORS
	QUICKFIT PROGRAMMABLE INTERFACE CONNECTOR(S) UNDER CAB WITH CAP
Design	PAINT: ONE SOLID COLOR
Color	CAB COLOR A: L0894EY ORANGE ELITE EY
	BLACK, HIGH SOLIDS POLYURETHANE CHASSIS PAINT

Certification / Compliance

Application Version 12.0.303  
 Data Version PRI-29X.047  
 WP1450 UPDATED

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 E-Mail :jkostka@jmaine.com

Description
U.S. FMVSS CERTIFICATION, EXCEPT SALES CABS AND GLIDER KITS
Secondary Factory Options
CORPORATE PDI CENTER OPTION INSTALLATION/MODIFICATION ONLY
Clear Frame Space Details
CFS,LH,OB,#1,START 1" BOC
CFS,LH,OB,#1, 48" LONG
CFS,RH,OB,#1,START 1" BOC
CFS,RH,OB,#1, 48" LONG

Other Factory Charges

CARB-COMPLIANT BASE WARRANTY DD8 DS/B6.7 L9 >=330  
 GHG24 SURCHARGE - CUMMINS  
 SOURCEWELL DEALER CHARGE  
 MY26 ESCALATOR  
 CUMMINS TARIFF CHARGE - \$205  
 5 YEARS DAIMLER CONNECTIVITY BASE PACKAGE (FEATURES VARY BY MODEL) POWERED BY DETROIT CONNECT ON CUMMINS ENGINES  
 STANDARD DESTINATION CHARGE

Extended Warranty

CUMMINS ENGINE CARB COMPLIANT: L9 MD1 MD DTY 5 YEARS / 100,000 MILES / 161,000 KM EXTENDED WARRANTY. FEX APPLIES

Dealer Installed Options

	Front Weight	Rear Weight
RH TIMBREN	0	0
2-WAY RADIO AND TRUCK LETTERING	0	0
VIKING CIVES FLOW GEAR	0	0
<b>Total Dealer Installed Options</b>	<b>0 lbs</b>	<b>0 lbs</b>

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(+) Weights Shown are estimates only.  
If weight is critical, contact Customer Application Engineering.

(\*\*) Prices shown do not include taxes, fees, etc... "Net Equipment Selling Price" is located on the Quotation Details Proposal Report.

(\*\*\*) All cost increases for major components (Engines, Transmissions, Axles, Front and Rear Tires) and government mandated requirements, tariffs, and raw material surcharges will be passed through and added to factory invoices.



Cives Corporation, dba  
**Viking Cives (USA)**  
 14331 Mill Street  
 Harrisville, NY 13648  
 Phone: (315) 543-2321  
 Fax: (315) 543-2366  
 www.vikingcives.com

**QUOTATION**

Quote ID: 958

Page 1 of 3

2012 Factory/Shipper  
 Catalog

**Customer:** Freightliner of Maine Westbrook (RE: City of  
 Westbrook)

**Contact:** Jonathon Kostka

**Address:** Westbrook, Me

**Phone:** 207-591-1975

**Fax:**

**Attn:** Single Axle w/ All Season Body & Plow Equipment  
 Budget Quote

**Quote Number:** 958-1

**Quote Date:** 07/17/2025

**Quote valid until:** 08/30/2025

**For:**

**Terms:** Net 30 days

**Salesperson:** John Nault

**FOB:** Lewiston, Me

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Custom Hitch with mtg. bolts nuts and pins (P10)		
1	S10500F - Custom Hitch Plow & Wing Mount-Power Tilt (incl. yoke)		
1	S10996 - Access Step		
1	S11010 - 4" x 10" DA Cylinder		
1	S12700 - SAE "C" 2 bolt (constant running pump)		
1	S13010 - Push Center, 30-1/2"		
1	S14000 - Lift group - All plows except Metros with chain lift leveling device		
1	S15000F - Hose Connecting Bracket w/restrictor, fittings and disconnects		
1	S15100F - Quick Disconnects for Lift Cylinder		
1	S31400F - FAH33 All Hydraulic Assembly w/mtg. brk't (3 x 33 cyl.)		
1	S33300F - Full Trip Hinge (not to be used with trip edge wing)		
1	S34000F - Quick Disconnects for Front Wing Cylinder (1 per front mast)		
1	Rear Mast Weldment - includes slides, cylinders, mounting brackets - no tank) S40547 Rear Mast H1059IP RH Assy. CSS		
1	Reversible Plow, Heavy Duty Trip Edge 10 Degree		
1	S54030 - R1142TE Moldboard Reversible, HD Trip Edge 10 degree		
1	Sxxxxx - Top Wind Jack		
1	Sxxxxx - Nordic Move 11' Kit		
1	S54230 - Twin Cylinder (cushion valve) Power Reverse Pushframe (PRR)		
1	S54260 - Brace Arm - for Straight and Flare Reversibles & OW3153TE9 (pair)		
1	S54310 - 30-1/2" pushlug swivel		
1	S54410 - Dead Sheave Leveling Device (stainless steel cable)		
1	S54510 - Curb Shoes (pair)		
1	S54620 - Rubber Deflector -12" wide - for 11' Moldboard		
1	S60010 - 132WHD RH WING WELDMENT - Standard RH Wing		
1	S60710 - Carbide Blade 12" punching, with steel cover blade -for 132 Wing		
1	S61041F - Full Trip Hydraulic Arms (cushion spring lower)		
1	Body - Beau-Roc Model SSM4 10 x 36 x 48, 10' Stainless Steel Dump Body, Hardox 450 Floor, 1/2 Cab Shield, 36" Sides, 48" Tailgate w/ Dbl Acting Air, D.A. Telescopic Hoist w/ Out Dog House, Remote Grease, (3) Coal Doors, Apron		
1	Spreader - Swenson EV100, 10' x 6.7 yd Stainless Steel Spreader, hydraulic Drive, Calcium Tanks, Spinner Chute		



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**QUOTATION**

Quote ID: 958

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2012 Factory/Shipper  
 Catalog

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Plow Lights – Abl Led Heated		
1	Lights – Led Amber/ Green Strobes Mounted on Front & Side of Cab Shield, Led Amber/ Green Strobes, S/T/T & B/U in Rear Corner Posts, Led Wing & Spinner Lights, (2) Extra Led B/U Lights Mounted on Pintle Plate, (2) Led Amber Strobes Mounted to Plow Hitch.		
1	Pintle Plate w/ 25 Ton Hook, D-Rings, Trailer Plug & Glad Hands, Lic Plate Mounted Above Pintle w/ Holes Drilled for Plate.		
1	Side Boards w/ I-Vee (Steel – Painted Black)		
1	Donovan Electric Tarp System w/ Asphalt Cover		
1	Back Up Camera – (1) Rear & (1) Wing w/ 5” LCD Color Monitor		
1	On Spots		
1	Mud Flaps w/ Anti-Sails		
1	Hydraulics To Include: A10 Rexroth Load Sense Pump w/ Shut Off, Drive Shaft, Hydraulic Tank, Hydraulic Oil, (6) Walvoil Valves w/ Air Bonnets, Del Air Controls, Hose Kit, Stainless Steel Lines Where Feasible, Electric Calcium Pump, Dickey John Spreader Controls w/ Sensor Cable.		
1	Paint		
1	Labor To Install		
1	Undercoating – Under Dump Body		
<b>Quote Total:</b>			<b>\$129,270.00</b>
<b>Discount:</b>			<b>\$0.00</b>
<b>Total Due:</b>			<b>\$129,270.00</b>

The following options may be added:

QUANTITY	DESCRIPTION	PRICE EACH	AMOUNT
1	Spreader Stand, Galvanized - Add	4,900.00	\$4,900.00

\$134,170

Customer must fill out the information below before the order can be processed...

Accepted by:	
Date:	
P.O. number:	

The price and terms on this quotation are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. All quotations and agreements are contingent upon strikes, accidents, fires, availability of material and all other causes beyond our control. Prices are based on costs and conditions existing on date of quotation and are subject to change by the Seller before final acceptance.

- ◆ Typographical and stenographic errors subject to corrections. Purchaser agrees to accept either overage or shortage not in excess of ten percent to be charged pro-rata. Purchaser assumes liability for patent and copyright infringement when goods are made to Purchaser’s specifications. When quotation specifies material to be furnished by the purchaser, ample allowance must be made for reasonable spoilage and material must be of suitable quality to facilitate efficient production.
- ◆ Conditions not specifically stated herein shall be governed by the established trade customs. Terms inconsistent with those stated herein which may appear on Purchaser’s formal order will not be binding on the Seller.



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## QUOTATION

Quote ID: 958

Page 3 of 3

2012 Factory/Shipper  
Catalog

- ◆ Unless otherwise stated, Installation charges do not include modifications to exhaust systems, cab protectors or bumpers.



**CITY OF WESTBROOK, MAINE**  
IN CITY COUNCIL

**Date: July 6, 2026**

**Order: 2026-73**

**Authorizing FY 2027 Animal Shelter Contract with the Animal Refuge League of Greater  
Portland**

That the Westbrook City Council hereby approves the attached annual agreement between the City of Westbrook and the Animal Refuge League of Greater Portland for the care of stray, abandoned, and unwanted animals at the cost of \$27,948 for the period of July 1, 2026 through June 30, 2027.

Funds available in budget line: 10001310-58100 (Mayor's Office - Dues & Memberships)

First Reading: June 15, 2026

Second and Final Reading: July 6, 2026

Attest:

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City Clerk

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Mayor



# CITY OF WESTBROOK, MAINE

IN CITY COUNCIL

---

## REQUEST FOR COUNCIL ACTION

**PROPOSED TITLE:** Authorizing FY 2027 Animal Shelter Contract with the Animal Refuge League of Greater Portland

**REQUESTED BY:** Ellis Ledoux

**DATE:** 7/6/2026

**SUMMARY:**

The City of Westbrook contracts with the Animal Refuge League of Greater Portland (ARLGP) for animal shelter services on an annual basis. When stray cats and dogs are brought in by Westbrook Police or the Animal Control Officer, the shelter collects an impound fee from the owner on the City's behalf, and turns the revenue over to the City.

There is a rate increase for FY2027, at the rate of \$1.37 per capita. Note that since the City of Westbrook is the host municipality for the ARLGP, Westbrook receives a discounted annual contract rate - other area municipalities using ARLGP's services pay a per capita rate of \$1.43/person. In addition, the ARLGP collects and reimburses the City for impound fees collected for Westbrook dogs and cats brought in by the Westbrook ACO or Westbrook Police Officers.

The rates are as follows:

1st Offense: \$25 impound fee

2nd Offense: \$50.00 impound fee

3rd or More Offense(s): \$100.00 impound fee



April 3, 2026

Ellis Ledoux, City Clerk  
City of Westbrook  
2 York Street  
Westbrook, ME 04092

Dear Ellis;

Enclosed for your review and signature are two copies of the FY2027 contract for shelter services with the Animal Refuge League of Greater Portland. As we previously communicated via email, the rising costs to care for animals has led us to increase our per capita rate from \$1.33 to \$1.37 annually; we continue to base population count on the 2020 census.

If there are changes to your impound fees, please let us know in writing. We currently collect impound fees from anyone who claims an animal that was brought to us by your ACO or police officers as follows:

Dogs & cats: \$25/1<sup>st</sup> occurrence; \$50/2<sup>nd</sup> occurrence; \$100/subsequent occurrences

I have also enclosed a report of how many pets and people from your town were beneficiaries of the services ARLGP provides in calendar year 2025. We hope you find this information interesting.

Please sign both copies of the contract and return one to my attention by mail, or alternatively, scan and email me a copy of the signed contract. If you have questions or concerns, please reach out to me.

We appreciate our ongoing partnership and look forward to continuing to serve your community.

Sincerely,

Jennifer Oliver  
Administrative & Finance Manager  
joiver@arlgp.org  
(207) 517-3933



**ARLGP Calendar Year 2025 Impact Report  
City of Westbrook, Maine**

<b>Westbrook Intakes 2025</b>					
	Cat	Dog	Rabbit	Other	Total
Surrender	58	19	5	9	<b>91</b>
Returned	7	5	2	2	<b>16</b>
Service In	1	12	0	0	<b>13</b>
Stray	72	42	1	2	<b>117</b>
Transfer In	0	0	3	0	<b>3</b>
<b>Total</b>	<b>138</b>	<b>78</b>	<b>11</b>	<b>13</b>	<b>240</b>

<b>Westbrook Outcomes 2025</b>					
	Cat	Dog	Rabbit	Other	Total
Adoption	108	45	5	17	<b>175</b>
Died	6	1	0	1	<b>8</b>
DOA	11	3	1	1	<b>16</b>
RTO	22	26	0	1	<b>49</b>
Service Out	0	12	0	0	<b>12</b>
Transfer Out	0	2	0	0	<b>2</b>
<b>Total</b>	<b>147</b>	<b>89</b>	<b>6</b>	<b>20</b>	<b>262</b>

- # of lost/found pets reported:** 45
- # of students participating in Humane Ed programs:** 20
- # of dogs that took training classes or did play groups:** 44
- # of households that used the Pet Food Pantry:** 66
- # of volunteers from your community:** 33 (+10 groups)

<b># of pet visits to our clinic:</b>	
Microchip:	7
Post Adoption Services:	4
Public Exam/Treatment:	1
Spay/Neuter:	67
Shelter Service:	1
<b>TOTAL:</b>	<b>80</b>

For further information, contact:  
Patsy Murphy, ARLGP Executive Director  
(207) 517-3930      pmurphy@arlgp.org

## AGREEMENT

THIS AGREEMENT made and executed by and between the CITY OF WESTBROOK, a municipal corporation with a place of business located in the County of Cumberland, State of Maine (hereinafter "Municipality") and the Animal Refuge League of Greater Portland, a non-profit corporation organized and existing under the laws of the State of Maine, with a principal place of business located at 217 Landing Road, in Westbrook, County of Cumberland, State of Maine, (hereinafter "ARLGP").

### WITNESSETH:

WHEREAS, Municipality is required under the laws of the State of Maine to provide shelter at a State licensed animal shelter (7 M.R.S.A. 3949) for stray and lost dogs, cats, and other companion animals (hereinafter "Animals"); and

WHEREAS, Municipality is required under the laws of the State of Maine to provide services relating to the humane disposition of said Animals in the event they are not claimed by their owners; and

WHEREAS, ARLGP possesses both the expertise and facilities to provide these services;

NOW, THEREFORE, the parties hereby agree as follows:

1. Acceptance of Animals. Provided the ARLGP shelter is not under quarantine as imposed by State humane agent(s), State veterinarian(s), or contract veterinarian(s), ARLGP agrees that it will accept each and every stray, lost and confiscated Animal delivered to it at the ARLGP shelter by a duly authorized Animal Control Officer, Police Officer or citizen of Municipality, provided the Animal was found within the territorial limits of Municipality. Said Animals shall be held for the legal impoundment period, after which the ARLGP will make such disposition as it, in its sole discretion, deems necessary and proper.
2. Delivery of Animals. Provided the ARLGP shelter is not under quarantine, all stray or lost companion/domestic Animals collected by the said Animal Control/Police Officer shall be delivered to ARLGP for the impoundment period provided the Animal Control/Police Officer cannot return the stray or lost Animal to its owner directly.
3. Delivery and Hours of Operation. ARLGP staff are regularly available between 7:00 a.m. and 5:00 p.m. Monday through Friday and between 7:00 a.m. and 4:00 p.m. Saturdays and Sundays. Whenever possible, delivery of said animals should be planned during those hours in order to ensure there is cage/kennel space available. After regular business hours, Animal Control/Police Officer(s) have access to limited temporary kenneling facilities at the ARLGP shelter.
4. Exclusive Rights and Custody. Municipality agrees that all Animals apprehended and seized within the boundaries of the Municipality and delivered to the ARLGP shall be under the exclusive control and custody of the ARLGP. Moreover, Municipality agrees that, so far as it is concerned, the ARLGP shall have the undisputed right, consistent with the laws of the State of Maine, to humanely dispose of every Animal given into its custody in accordance with State laws and the policies and procedures of the ARLGP.
5. Proper Care Required. ARLGP shall comply with animal care standards as required by State law for such Animals while they are in the ARLGP's possession.
6. Rabies Quarantine. The ARLGP shall quarantine on a space available basis for a period of at least ten (10) days, stray dogs and cats in the Municipality which have bitten residents of the Municipality. Provision for rabies testing, and the costs therein, are the sole responsibility of the

- Municipality and/or its residents. The ARLGP is not obligated, nor does it have the space, to quarantine privately owned Animals.
7. Fees. For the services provided by the ARLGP, Municipality agrees to pay the ARLGP the total sum of \$27,948.00, which is based on 4 Quarters at the rate of \$1.37 per capita of the Municipality population 20,400, from the 2020 Census. All money is payable in advance. Quarterly payments are in the amount of \$6,987.00 each for 4 quarters. The first installment is due on July 1<sup>st</sup>, 2026 and will be invoiced separately.
  8. Boarding of Confiscated Animals. The fees noted in Paragraph 7, above, shall cover all boarding for Animals delivered to the ARLGP and held other than those pending court proceedings. It is important to note that in the case of seizures due to cruelty and or neglect, costs and fees for animal care are the municipality's responsibility. The law does provide for the municipality's reimbursement from the animal's owner. ARLGP fee schedules are available upon request.
  9. Impoundment Fee Collection and Licensing. The ARLGP agrees that it will require every owner seeking to redeem an impounded Animal to pay the appropriate municipal impoundment fee, plus the cost of board at a rate to be determined by the ARLGP for each day of impoundment from the date of impoundment. Further, the ARLGP will require the owner of every impounded Animal to pay all applicable fees, including veterinary medical and vaccination fees, of an impounded Animal. The ARLGP shall also require proof of licensure prior to releasing a dog into the custody of the owner in accordance with 7 M.R.S.A. 3913(3) (C), as may be amended or will provide owner with a ten (10) day temporary license and forward copies to Municipality.
  10. Documentation. The ARLGP agrees to provide to Municipality an annual detailed record of the number of stray or lost Animals seized within the territorial limits of Municipality and received by the ARLGP.
  11. Enforcement Activities. Municipality shall be fully responsible for carrying out all enforcement activities required under the laws of the State of Maine and the Ordinances of the Municipality, as may be amended. The ARLGP shall not be required to apprehend or seize any Animals found roaming at large.
  12. Donations and Gifts. Any and all donations, contributions, or anything of value given to or received by the ARLGP as a result of any service performed in carrying out the provisions of the Agreement, including but not limited to payments received pursuant to Paragraph 7 above, shall be the exclusive property of the ARLGP, and Municipality shall have no claim or interest therein.
  13. Adoption Authority. The ARLGP shall have the sole and exclusive right to determine the responsibility of persons offering to become the owners of unclaimed Animals and the suitability of homes offered, and shall have the sole and exclusive right to accept or reject such applicants for unclaimed Animals.
  14. Veterinary Care. As prescribed by 7 M.R.S.A. § 3948, the municipality is responsible for providing proper medical attention to any injured stray companion animal. The ARLGP will not accept any injured stray Animal that has not received proper veterinarian medical care. Municipality agrees that it shall obtain appropriate emergency veterinary care for injured Animals prior to delivery to the ARLGP shelter. In the event that Municipality delivers an injured Animal to the ARLGP without first obtaining appropriate emergency veterinary care, the ARLGP, in its sole discretion, may elect either to refuse acceptance of such Animal or to accept delivery of such Animal and procure the veterinary care it deems necessary or appropriate. Municipality agrees to reimburse the ARLGP for the costs of emergency and required follow up care within ten (10) days from the receipt of an invoice.

- At no time will the municipality drop off any injured Animal during closed hours unless prior arrangements have been made with an ARLGP representative.
15. Animal Control Officers. Municipality agrees that it shall notify the ARLGP, in writing, of the identities of all of its duly authorized Animal Control Officers. Municipality agrees that it will provide each Animal Control Officer with a copy of the animal control laws of the State of Maine contained in the booklet published by the Maine Animal Welfare Board, the sections of the Municipality's Codes or Ordinances which are pertinent to the performance of their duties, and the terms of this Agreement. Animal Control Officers must also be certified as required by Title 7 M.R.S.A. 3947.
  16. Independent Capacity. The ARLGP, its officers, employees, agents and volunteers shall act in an independent capacity during the term of this Agreement and shall not act or hold themselves out as officers, employees, agents or volunteers of Municipality. Municipality, its employees, agents and representatives shall act in an independent capacity during the term of this Agreement and shall not act or hold themselves out as officers, employees, agents or volunteers of the ARLGP. Nothing in this Agreement shall be deemed by either party or by any third party as creating a joint venture or partnership between the ARLGP and Municipality.
  17. Indemnity. The ARLGP shall, at its own expense, defend, indemnify and save Municipality harmless from and as to all demands, claims, causes of action or judgments as the extent that some loss or claim results from the error, omission, negligence or fault of the ARLGP, its officers, employees or agents.
  18. Compliance. The ARLGP agrees to comply with applicable federal and state laws and regulations in the performance of this Agreement.
  19. Assignment. This Agreement shall not be assigned by either party without the prior written approval of the other party.
  20. Other Services. The ARLGP offers to provide the following services to Municipality at no additional cost to Municipality:
    - a. Cremation Services: The ARLGP will accept for cremation stray or lost Animals, dead on arrival, from animal control officers, or duly authorized law enforcement personnel.
    - b. Telephone Services: To avoid confusion, the ARLGP will take all telephone inquiries regarding reclaiming an Animal and adopting an Animal. Under special circumstances involving suspected abuse or neglect, the Animal Control/Police Officer(s) may request that they be contacted prior to an Animal being reclaimed by its owner.
    - c. Lost and Found Pet Services: ARLGP staff will take lost and found reports to facilitate the return of pets to their owners.
    - d. Education Services: ARLGP staff and volunteers will be available for conducting education programs upon request to any interested community group or organization, including schools, grades K through 12.
  21. Term. The term of this Agreement shall be from July 1, 2026, to June 30, 2027.
  22. End of Term. At or before the end of the term of this Agreement, the parties shall negotiate the terms and conditions of either an extension of this Agreement or a new Agreement. As long as Municipality is negotiating in good faith, the ARLGP agrees to continue to receive and care for stray and lost Animals pursuant to the terms and conditions of this Agreement as may be in effect at the end of the term. Provided, however, that such obligation shall not exceed three (3) months and that Municipality continues to make quarterly payments as were in effect at the end of the term.

23. Complete Agreement. This Agreement represents the entire agreement between the parties and no oral or prior written matter shall have any force or effect. No amendment shall be effective without prior express written approval signed by both parties hereto. Neither party shall be bound by any conditions not expressly stated in this Agreement.
24. Binding. This Agreement is binding upon, and shall inure to the benefit of the heirs, assigns and successors in interest of the parties hereto.
25. Severability. If any provisions of this Agreement shall be adjudged to be invalid or unenforceable by final judgment of a court of competent jurisdiction, such invalidity or unenforceability shall not affect the validity of the Agreement and the remaining provisions of the Agreement shall be construed as if not containing such provision and, thereafter, the rights and obligation of the parties shall be construed and enforced under the remaining provisions of the Agreement.
26. Governing Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Maine.
27. Execution. This Agreement may be executed in any number of counterparts and by different parties in separate counterparts. Each counterpart when so executed shall be deemed to be an original and all of which together shall constitute one and the same agreement. A signature in a pdf or electronic document shall be considered the equivalent of an original signature

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed on their behalf, as of the date of the last signature below.

CITY OF WESTBROOK

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

ANIMAL REFUGE LEAGUE OF GREATER PORTLAND

By: Patsy Murphy

Printed name: Patsy Murphy

Its: Executive Director

Date: 4/2/20



**CITY OF WESTBROOK, MAINE**  
IN CITY COUNCIL

**Date: July 6, 2026**

**Order: 2026-74**

**Authorizing Expenditure for Tennis Court Repairs**

That the Westbrook City Council hereby authorizes an expenditure in the total amount of \$9,000 to the Westbrook School Department to partially offset the cost of tennis court repairs, as outlined in the attached exhibit.

Funds available in budget line 10001310-59999 (Contingency)

First Reading: June 15, 2026

Second and Final Reading: July 6, 2026

Attest:

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City Clerk

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Mayor



**CITY OF WESTBROOK, MAINE**  
IN CITY COUNCIL

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**REQUEST FOR COUNCIL ACTION**

**PROPOSED TITLE:** Authorizing Expenditure for Tennis Court Repairs

**REQUESTED BY:** Angela Holmes

**DATE:** 7/6/2026

**SUMMARY:**

This authorizes an expenditure in the amount of \$9,000 to partially offset the cost of tennis court upgrades at Westbrook High School. Existing conditions were deemed unsafe, as the cracks throughout the court surface created tripping hazards for students and resident users. The School Department approached the City in March asking for assistance with a short-term solution for repairs to the tennis courts to make them functional until a full renovation can be incorporated into a future fiscal year Capital Improvement Plan. These repairs included uniform grinding of pavement surface cracks, pavement resurfacing, and repainting of the repaired areas. The initial estimated cost for repairs was \$30,000, and the City had been asked to share 50% of the total cost, due to non-school public use of the courts.

To maximize the use of taxpayer funds, the Department of Public Services suggested taking over the Spring 2026 sweeping at the Westbrook High School (instead of beginning in FY 2027 as discussed through the budget process), thereby saving the School several thousand dollars in anticipated vendor costs, and apply those savings toward the City's tennis court contribution, which was ultimately determined to be \$9,000. The final cost of repairs totaled \$22,525.20.

This order authorizes an expenditure (a transfer) in the total amount of \$9,000 to the School Department as the City's contribution toward the tennis court repairs. Funds are available in the Mayor's Office Contingency account.

**Nelson Property Services, Inc**

1035 Ocean Ave  
Portland, ME 04103  
(207) 887-9468  
www.nelsonpropertyservicesme.com



PROPERTY SERVICES  
207 887 9468

**INVOICE**

BILL TO  
WESTBROOK SCHOOL DEPT.

INVOICE 27721  
DATE 04/14/2026  
TERMS Due on receipt  
DUE DATE 05/01/2026

JOB LOCATION  
HIGH SCHOOL TENNIS COURTS

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
04/14/2026	PAVING	MILL AND PAVE HIGH SCHOOL TENNIS COURTS CRACKED AREAS PER WALK THROUGH. LABOR EQUIPMENT AND MATERIALS INCLUDED.	1	15,000.00	15,000.00

Thank you for your business. Please include your invoice number along with your payment.

SUBTOTAL	15,000.00
TAX (0.055)	0.00
TOTAL	15,000.00
<b>BALANCE DUE</b>	<b>\$15,000.00</b>

Pay invoice


# Invoice

Date	Invoice #
4/15/2026	9016

Bill To
Westbrook High School ATTN: Tony Lombardo 125 Stroudwater Street Westbrook, ME 04092

Remit to:  
Maine Tennis & Track Co.  
24 Mayall Road  
Gray, ME 04039

P.O. No.	Terms	Project
	Net 15	

Qty	Description	Rate	Amount
50	Gallons Ready to use Novasurface	26.65	1,332.50
30	Gallons Stadium blue novacourt	30.00	900.00
30	Gallons Grass green novacourt	30.00	900.00
1	Gallon textured white line	50.00	50.00
	Shipping	342.70	342.70
			

Thank you for your business. A 1.5% finance charge will be applied to any balance over 30 days.	<b>Total</b>	\$3,525.20
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# INVOICE

Yorks Superior Striping  
192 Parker Farm Rd  
Buxton, ME 04093

207pavementbros@gmail.com  
+1 (207) 671-1036



**Bill to**  
Tony Lombardo  
Westbrook School

**Ship to**  
Tony Lombardo  
Westbrook School

## Invoice details

Invoice no.: 1123  
Terms: Net 15  
Invoice date: 04/27/2026  
Due date: 05/12/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Tennis Court Striping		1	\$4,000.00	\$4,000.00

**Total** **\$4,000.00**

## Ways to pay

BANK

[View and pay](#)



**CITY OF WESTBROOK, MAINE**  
IN CITY COUNCIL

**Date: July 6, 2026**

**Order: 2026-75**

**Approving the FY 2026-2027 General Fund & Sewer Fund Annual Vendor Lists**

That the Westbrook City Council hereby approves the attached FY 2026-2027 Annual Vendor Lists for the General Fund and Sewer Fund for disbursements not to exceed the stated amounts to the stated vendors, their successors, or assigns.

First Reading: June 15, 2026

Second and Final Reading: July 6, 2026

Attest:

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City Clerk

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Mayor



# CITY OF WESTBROOK, MAINE

IN CITY COUNCIL

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## REQUEST FOR COUNCIL ACTION

**PROPOSED TITLE:** Approving the FY 2026-2027 General Fund & Sewer Fund Annual Vendor Lists

**REQUESTED BY:** Angela Holmes

**DATE:** 7/6/2026

**SUMMARY:**

This is a request to approve the Annual Vendor List for the General Fund and Sewer Fund for FY 2026-2027.

Section 3.1 of the Westbrook City Charter states that the appropriation or expenditure of money which exceeds \$5,000 requires City Council approval. This is a request to authorize all regular and recurring annual payments which, may cumulatively across all City departments, exceed \$5,000 to certain vendors for the conduct of day-to-day municipal operations. Any expenditures exceeding \$5,000 which are not regular annual payments, or are to vendors not listed on the Annual Vendor Lists, or are for amounts which exceed the total authorized amount, must be presented to City Council for approval.

**City of Westbrook FY2026-2027**

**General Fund Vendor List**

<b>Account</b>	<b>Account Name</b>	<b>Total Budget</b>	<b>Vendors</b>
52100	Health Insurance	\$4,027,940	Maine Municipal Employees Health Trust (MMEHT)
52105	HRA Contribution	\$138,550	Flores & Associates LLC
52106	Dental Insurance	\$222,188	Allegiant Care, Northeast Delta Dental
52200	Social Security/Medicare	\$869,255	United States Treasury
52300	ICMA	\$117,146	MissionSquare
52301	MPERS	\$1,831,038	Maine Public Employees Retirement System (MainePERS)
52600	Unemployment	\$10,000	Maine Department of Labor
52700	Workers Compensation	\$397,820	Maine Municipal Association
52800	Other Employee Benefits	\$135,000	Dearborn Life Insurance, Flores & Associates LLC, MissionSquare, <b>Northern Light Wellbeing</b> , <b>United States Treasury</b>
52900	Wellness & Safety Program	\$6,000	Amazon, Bayside Employee Health, Dollar Tree, Factory Outlet Stores, Hannaford, Home Depot, Market Basket, Michaels Stores, Occupational Health Centers, Staples, Robin Payton, Target, Walmart, WB Mason, Wolf Technology
52901	Uniforms	\$166,600	AAA Police Supply, Admiral Fire & Safety, Allen Uniforms, Amazon, Axon Enterprises, Ben's Uniforms, Bergeron Protective Clothing, Brand Company, Cabela's, Carhartt, Cintas, <b>Compass Trades LLC</b> , <b>Dedham Sportsmen's Center</b> , Galls, Hanging by a Thread, <b>IMS Alliance</b> , Industrial Protection Services, Lamey Wellehan, <b>Motorola Solutions</b> , Neptune Uniforms, Pierce Apparel of New Jersey, Red Wing Shoe Store, Table 6 Designs, Witmer Public Safety Group, Xtreme Screen & Sportwear
52902	Medical Exams/Physicals	\$54,280	Bayside Employee Health, Cintas, Guiding Light Counseling, Industrial Hearing Testing, <b>Northern Light Wellbeing LLC dba Work Health</b> , <b>Novacare Rehabilitation</b> , Occupational Health Centers, Richard Staples, Saco Bay Physical Therapy, Select Physical Therapy Holdings, <b>The Pain Changer</b> , Philip Smith, Wendy Kjeldgaard, United Diagnostic Services
53300	Professional EE Training & Travel	\$215,730	AAA Police Supply, Accuracy, Abbott Advantage, Across the Street Productions, Amanda Levine, Amazon, American Airlines, American Library Assoc, American Planning Assoc, American Red Cross, <b>Arrowhead Forensics</b> , Atlantic Partners, Atlantic Valuation Services, Axon Enterprises, Bernstein Shur, City of South Portland, CivicPlus, Combined Tactical Systems, Cornell University, County of Cumberland, Cumberland County Soil & Water Conservation District, David Cornell, Dedham Sportsmen's Center, Delta Airlines, Dirigo Safety, Ebsco, Expert Online Training, FBI LEEDA, Gail Platts, GIS Solutions, Good Group Decisions, Gordon Graham, Government Finance Officers Assoc, Graham Research Consultants, Granite State Police Career Counseling, Harris Computer Systems, High Street Municipal Solutions LLC, HRE, Inclusion Maine, Industrial Organizational Solutions, Institute for Diversity Certification, International Assoc of Chiefs of Police, ICMA, International Economic Development Council, Interpret Maine, Iowa College Acquisition Corp, James Thomas, JPMA Staff Development Solutions, Kaplan University, Labor Employment Relations Association, Lighthouse Health & Safety, Maine Assoc of Assessing Officers, Maine Board of Pesticide Control, Maine Building Officials & Inspectors Assoc, Maine Chapter of IAAO, Maine Chiefs of Police Assoc, Maine Community College System, Maine Criminal Justice Academy, Maine Development Foundation, Maine Government Finance Officers Assoc, Maine Local Government HR Assoc, Maine Local Roads, Maine Municipal Assoc, Maine Municipal Tax Collectors & Treasurers Assoc, Maine Recreation & Park Assoc, Maine Revenue Services, Maine Town & City Clerks Assoc, Maine Turnpike Authority, Maine Women Leading Government, Manpower, National Fire Protection Agency, National Recreation & Park Assoc, National Swimming Pool Foundation, New England Assoc of City & Town Clerks, New England Medical Instruction, New England Sports Turf Managers Assoc, Northeast Economic Development Council, Northern Light Mayo Hospital, Northern New England Recreation & Park Assoc, Pine Point FTC, PowerDMS, Praetorian Digital, Presumpscot River FF1 Academy, Priority Learning, Range Culture, Red Door Recreation Training & Consulting, Robert Konczal, Roger Audette, RT Concepts, Safety.BLR, Scott Mattox, Sirchie, Southern Maine Library District, Southern Maine Regional Training Council, Sports Turf Managers Assoc, Task Force 1, Tenzinga, Town of Gorham, Traditions Training, Training Technologies International, Treasurer State of Maine, Tri-County Training Assoc, Tyler Technologies, Ultramax, United Airlines, United Ambulance, United Language Group, University of Maine, Vision Appraisal, VTEC Maine, YWCA

**City of Westbrook FY2026-2027**

**General Fund Vendor List**

53400	Comm Support Initiatives/Other Professional Services	\$21,500	Intercultural Community Center, My Place Teen Center, Westbrook Community Food & Resource Center
53405	Contractual Services	\$33,639	Amanda Levine, Corey Electric, Hygrade Business Group, Integrative Inquiry, Knight Property Services, LDT Enterprises, Maine Municipal Association, Natures Design, <b>Robert Half Recruiters</b> , ShredSafe, <b>Springborn Staffing</b> , Trauma Intervention Programs
53410	Consultants	\$72,500	7C's Consulting, <b>Acorn Engineering</b> , Atlantic Valuation Services, Camoin Assoc, City of South Portland, <b>Connectivity Point Design</b> , Corey Electric, Cornell Consultants, Credeire Assoc, Cumberland County Soil & Water Conservation District, <b>Dirigo Interactive</b> , Good Group Decisions, Gorrill Palmer, Greater Portland Council of Governments, Haley Ward, Henderson Grant Consulting, HubSpot, Integrative Inquiry, James Thomas, Maine Municipal Association, Milone & MacBroom, Nearmap, Nicholas Nordfors, On Call Municipal Solutions, Owen Haskell, R W Eaton Assoc, Sansoucy Assoc, Sebago Technics, Sevee & Maher, Stantec, Terradyn Consultants, S W Cole, Tideview Group, Titcomb Associates, Treasurer State of Maine, Verrill Dana, William Van Tuinen Tax Assessment Service, Woodard & Curran, Wright Pierce
53410	Transporation/A dult Program	\$12,000	Cabbage Island Clambakes, Casco Bay Island Tix, Custom Coach & Limousine, Dirigo Bus Lines, Magic Falls Rafting, Maine Turnpike Authority, Maine Recreation & Park Assoc, Portland Sea Dogs, Smiling Hill Farm, Spare Time
53450	Legal Services	\$202,600	Archipelago Law, Bergen & Parkinson, Bernstein Shur Sawyer & Nelson, Drummond Woodsum, <b>Eaton Peabody</b> , Jensen Baird Gardner & Henry, Monaghan Leahy, Moncure & Barnicle, Perkins Thompson, Pierce Atwood LLP, Preti Flaherty Beliveau & Pachios, Tibbetts Law, Verrill Dana, Woodman Edwards Danylik Austin Smith & Jacques
53451	ProfConsult - Arbitrators	\$1,000	Treasurer State of Maine
53460	ProfConsult - Auditor	\$47,750	Wipfli LLP
53520	ProfConsult - IT/Technology	\$145,000	TPx Communications
53615	Interpretive Services	\$2,500	Catholic Charities Maine, Convey911, Interpret Maine, Language Line Services, The New Translation and Interpretation, Trauma Intervention Programs
53616	Lab Services	\$9,869	City of Portland
53617	GIS Project	\$49,450	Bradstreet Consultants, Cartographic Associates, Woodard & Curran
53618	Postclosure Care Costs	\$20,500	Sevee & Mahar Engineers
53619	Records Management	\$12,000	Amazon, <b>Brown &amp; Meyers</b> , CivicPlus, Gaylord Archival, ICC General Code, Kofile Technologies, ShredSafe, Staples, Walmart, WB Mason
53621	ProfService - Collections	\$48,750	Comstar
53624	Analysis Programs	\$2,500	Amazon, Environmental Systems Research Institute (ESRI), GovConnection, Hawk Analytics, Howard Consulting & Investigations, Katana Forensics, Lexis Nexis, Logotech, PeopleFacts, <b>Staples</b> , Thomas Howard
53712	Background/App Screen	\$2,000	Backgrounds Online
53714	Registrar Fees	\$8,500	Cumberland County Registry of Deeds, <b>Maine Information Network</b>
53715	Refuse Collection	\$1,001,399	Garbage to Garden, Pine Tree Waste
53717	Veterinary Services	\$500	Maine Veterinary Medical Center
54105	Water & Sewer (Utility)	\$42,650	Portland Water
54110	Hydrant Fees	\$195,125	Portland Water
54200	Cleaning Supplies & Services	\$342,508	Cascobay Cleaning

**City of Westbrook FY2026-2027**

**General Fund Vendor List**

54300	Repairs/ Maintenance (NonCap)	\$354,800	<p>A-1 Lockbox, <b>AAA Fire Extinguisher</b>, Able Air Corp, <b>ABM Mechanical</b>, Above &amp; Beyond, Adams Auto Glass, Adolph Kiefer, Air Cleaning Specialists, Allegiance Trucks, Allied Equipment, Alta Equipment Co, Altec Truck Equipment, Amazon, AME Construction, ARI Herta, Arkie Rogers Septic Service, Automation, Automotive Garage Tools, B&amp;B Towing, Blue Planet Graphics, Boom Technologies, Brackett Machine, Brackett's Sharpening Service, Bucky's Auto Glass, Burns Fencing, Carpet Specialist, <b>Cascobay Cleaning</b>, Chad Little, Chadwick Baross, Champion Auto Body, Christman Pool Service, Cintas, Cirus Controls, Clean Air Technologies, Clean Harbors, CMS Hydraulics, CN Wood, Component Repair &amp; Supply, COPP Motors Towing, Corey Electric, Crown Equipment, Crown Lift Trucks, CRS Component Repair, Cummins, Cunningham Security, Custom Float Services, Custom Restraint &amp; Strap, Custom Truck One Source, Daigle &amp; Houghton, Darling Plumbing &amp; Heating, DeVivo Companies, Dews Door Co, Door &amp; Dock, DuraMag Bodies, Dynamic Upfitters, Ed's Batteries, Election Systems &amp; Software, <b>Encore Fire Protection</b>, Environmental Projects, FW Webb, Freightliner, G&amp;E Roofing, General Fitness Services, Gilman, Glassman Glass Services, GMS Hydraulics, Gorham Machine &amp; Fabrication, Gould Service, Grainger, Guy's Locksmith, Hale Trailer, Hall Implement, Harcros Chemicals, Harnois Paint Co, Harrison Shrader Enterprises, Hartford Communications, <b>HD Supply</b>, Hews Auto Body, Hillside Lumber, Home Depot, Honeywell, HoodPros, Howard P Fairfield, Hydraulic Hose &amp; Assemblies, Industrial Protection Services, ISCS Hydraulics, Jordan Equipment, J-Pro, KL Jack, Kamco, Knowles Industrial Service, Konecranes, LP Appliance, Lee Baxter, Lift Guy, Limerick Transmission, Lincoln Aquatics, Lock Stock &amp; Barrel, Lowes, M&amp;H Signs, Maaco, Maine Fabrication, Maine Kenworth, Maine Radio, Maintenance Technologies, Market Square Architects, MB Tractor, MC Faulkner, McFarland Spring Corp, McKeeman &amp; Sons, Messer, Mike's Pool Service, Moody's Auto Body, MSC Aquisition Co, National Engineering &amp; Testing, Nations Rent, NEFCO, New England Battery Distributors, New England Detroit Diesel, New England Diesel, New England Kenworth, New England Mechanical Services, New England Upfitters, Noregon Vehicle Data, North American Equipment, Northeast Emergency Apparatus, Northeast Technologies, Northeast Test Consultants, NuCO2, O'Conner GMC, Otis Elevator, Overhead Door Co, Palmer Spring Co, Petroleum Maintenance Systems, Phillips &amp; Sons Body Shop, Pine Tree Food Equipment, Plumbmaster, Plummers Hardware, Poolweb, Portland Glass, Portland Pump Co, Power Products, PRC Industrial Supply, Prime Electric Motors, Pro-Tech Refrigeration, Puraqua Products, RB Allen, Radio Communications Management (RCM),</p> <p>RBG, Robinsons Transmission, Rockingham Electrical, Rowe Ford, Rust Check Co, SA McLean, <b>Service Tire Truck Centers (STTC)</b>, Sherwin Williams, Sign Pro, Signs by Popovich, Simard &amp; Sons, Sprinkler Systems, Stevens Electric &amp; Pump Service, Stoneham Ford, Sunbelt Rentals, <b>Taylor's Garage Painting &amp; Repair</b>, TransAxle, Tri State Packing, Triple M Poly, Tripp Mahindra Equipment, TSI, United Construction &amp; Forestry, Upfitters, Viking Cives, Wagon Masters, Weirs Motor Sales, Whited Ford Truck Center, Whited Peterbilt of Maine, Wood CRW Corp, Workout Fitness Store, Wymans Auto Body, Yankee Ford, Yerxa's</p>
54310	Outsourced (Minitor Radio Repairs)	\$7,000	<b>Maine Radio</b> , Radio Communications Management (RCM)
54310	Outsourced (Transportation/ Child Program)	\$35,000	Aquaboggin, <b>Blast Party Rentals</b> , <b>Bowl New England</b> , Dirigo Bus Lines, Funtown Splash Town, Monkey C Monkey Do, Spare Time, Urban Air, <b>Yankee Ford</b> , Yorks Wild Kingdom
54311	Copier/Postage Service Agreements	\$2,100	Quadient Leasing USA
54312	Building Service Agreements	\$535,000	3M Company, <b>AAA Fire</b> , ACS Firehouse Software, Air Cleaning Specialists, Atlantic Air, Business Equipment Unlimited (BEU), Cellular Alarm Service, Charter Communications, CivicPlus, Clean Harbors, Connectivity Point, Corey Electric, Cunningham Security, Darling Plumbing, Dews Door Co, Door & Dock, <b>Encore Fire Protection</b> , Environmental Systems Research Institute (ESRI), ESO Solutions, G&E Roofing, Glidden Excavating, Grainger, Handyman Equipment Rental, Harris Computer Systems, Honeywell, Interstate Fire Protection, Johnson Controls, Kamco, Knowles Industrial, Kone Cranes, KYOCERA, Lee Baxter, Maine Information Network, Maine State Library, Minerva, Minuteman Security, Modern Pest, MyRecDept.com, National Elevator Inspection Services, Natures Design, New England Mechanical Services, Norris Communications, Northeast Test Consultants, Otis Elevator, Overhead Door Company, Portland Computer Copy, Portland Glass, RB Allen, Securitas Security, Sprinkler Systems, Stevens Electric, Suburban Security, The Great Outdoors, Treasurer State of Maine, Trittech Software Systems, Vision Internet Providers, Zoll Medical

City of Westbrook FY2026-2027

General Fund Vendor List

54330	TechConsult - Maint	\$696,262	3M Company, ACS Firehouse Software, Adobe, Advance Technology, Airgas, Aladtec, Amazon, Automotive Garage Tools, B&B Towing, Bateman's Power Equipment, Baxter Medical, <b>Bergeron Protective Clothing</b> , Bibliotheca, Brewer Tree, Burns Fencing, Business Equipment Unlimited (BEU), Carahsoft, Cartographic Associates, Casella Waste, Central Square, CivicPlus, Charter Communications, Conduent Government Systems, Connected Office Technologies, Consolidated Communications, Convey911, Critical Alert Systems, Cunningham Security, Data Defined, Data Pilot, Dirigo Safety, Eastern Excavation, Ebsco, Ecomaine, Environmental Systems Research Institute (ESRI), Envisionware, ESO Solutions, EXACOM, Fire Tech & Safety, FirstLight Fiber, GovConnection, GovPilot, The Great Outdoors, Greater Portland Council of Governments, Handyman Equipment Rental, Harris Computer Systems, Harrison Shrader, Henderson Grant Consulting, Honeywell, <b>ImageTrend</b> , Industrial Protection Services, Jatheon Technologies, Johnson Controls, Knight Property Services, Kone Cranes, Knowles Industrial, KYOCERA, Lee Baxter, Lift Guy, Maine Geek 2 Go, Maine Infonet Collaborative, Maine Information Network, Maine State Library, Map 360, Microsoft, Minerva, Modern Pest, Motorola Solutions, MyGov, MyRecDept.com, Natures Design, Nearmap, Norris Communications, Northeast Technologies, OCLC, Otis Elevator, Peter Wannemacher, Pine Tree Waste, Portland Computer Copy, PowerDMS, Praetorian Digital, RB Productions, Radio Communications Management (RCM), Reporting Systems, Shaw Brothers, Spillers, Spittrunk, Stryker Sales Corp, Synernet, Teleflex, Treasurer State of Maine, Trittech Software Systems, TW Enterprises, Tyler Technologies, Useful, Vision Government Solutions, Vision Internet Providers, VJB Services, WatchGuard, Wolf Technology, Woodard & Curran, Woods Excavating, Zoll Medical
54340	Vehicles - Maintenance & Repairs	\$150,000	Admiral Fire & Safety, Advanced Emergency Products, Aftermath Services, Airgas, Allegiance Trucks, Automotive Garage Tools, Autotronics, B&B Towing, Baker Connections, Benner's Auto Service, Bill Dodge, Blue Planet Graphics, Brackett Machine, Brenntag, BWE, Chem Fast, Chemsearch, Cintas, CMS Hydraulics, Coastal Electronics, CRS Component Repair, Cummins, Custom Strap and Restraint, Daigle & Houghton, Downeast Signs, East Coast Service Center, Eastern Industrial, Ed's Batteries, Elliot Auto Supply, Factory Motor Parts, Fastenal, Finger Lakes, Fleet Pride, FW Webb, Greenwood Emergency Vehicles, Hartford Communications, Home Depot, Horizon Solutions, Hutchins Motors, Hydraulic Hose & Assemblies, Jordan Equipment, J-Pro, Justin Michaud, Kevin Russell & Assoc, Kimball Midwest, KL Jack, Kussmaul Electronics, Lawson Products, Maietta Enterprises, Macco, Maietta Towing, Maintenance Connection, <b>Matheson Tri-Gas</b> , McFarland Spring Corp, McGovern MHQ, Messer Truck Equipment, Minuteman Trucks, Mitchell 1, Morrison & Sylvester, MSC Aquisition, NAPA Auto Parts, NCH Corp, NEFCO, New England Detroit Diesel, <b>New England Vehicle Outfitters</b> , NH Bragg, <b>Nippon Sanso Matheson</b> , Northeast Emergency Apparatus, O'Connor Motor, O'Reilly Automotive Stores, Palmer Spring, Pape Chevrolet, Pleasant Hill Auto Sales, Portland North, PRC Industrial Supply, Radio Communications Management (RCM), Reliance Equipment, Rowe Ford, Snap On Tools, Soules Auto Supply, Southworth-Milton, Sparkle Wash, Sugarloaf Ambulance, Sun Stoppers, Tractor Supply, Terminal Supply Co, Tessco, Tom & Jerry's, Town of Scarborough, United Rental, WatchGuard, Whited Ford, Wholesale Public Safety, Williams Bros, Wurth Co, Yankee Ford
54350	Radio Repairs & Maintenance	\$3,000	Radio Communications Management (RCM), TMDE Calibration Labs
54390	Small Equipment - Maintenance/Repairs	\$129,800	AD Electric, Chad Little, Corey Electric, Critical Alert Systems, Electric Light Co, Fire Tech & Safety, Gilman, Grainger, Hall Implement, Harrison Shrader Enterprises, Hartford Communications, Highway Tech, Industrial Protection Services, Maine Radio, MB Tractor, Mitchell's Electric, Moulison Electric, NAPA Auto Parts, New England Traffic Solutions, Perma Line, Radio Communications Management (RCM), TMDE Calibration Labs, Yerxa's
54440	Equipment Rentals/Contracts	\$211,800	Airgas, Allegiance Trucks, Ambrose Equipment Co, Anderson Equipment, <b>Associated Septic Services</b> , Automotive Garage Tools, B&B Towing, Baxter Medical, Blow Bros, Brewer Tree, Casella Waste, Chad Little Out, Colonial Tree & Landscaping, COPP Motors Towing, Critical Alert Systems, <b>Custom Float</b> , Dura Edge, Eastern Excavation, Ecomaine, Gorham Sand & Gravel, Hall Implement, Handyman Equipment Rental, Harrell's, John Deere Landscapes, Knight Property Services, Land Pride, Maietta Lawn Care, Maine Oxy, <b>Matheson Tri-Gas</b> , MB Tractor, Mission Turf, Modern Pest, Natures Design Landscaping, <b>Nippon Sanso Matheson</b> , Organic First Lawn Care, Phillips & Sons Auto Body, Pine Tree Waste, Pioneer Manufacturing Co, Pioneer Turf Services, Records Management Center, Rent-It, Risbara Brothers, Royal Flush Portable Restrooms, Shaw Brothers, ShredSafe, Southern Maine Tree, Sports Turf Specialties, Tax Exempt Leasing Corp, Teleflex, The Lift Guy, Thirsty Turf Irrigation, Toro, Town of Gorham, Turf Products, TW Enterprises, United Construction & Forestry, United Rental, <b>Verizon Communications</b> , <b>Westwood Tree Care</b> , Windham Equipment Rental, Woods Excavating, Yerxa's

**City of Westbrook FY2026-2027**

**General Fund Vendor List**

54599	Demolition Costs	\$5,000	Casella Waste, CPRC, Dump Guys, Ecomaine, Environmental Projects Inc, Pine Tree Waste, Shaw Earthworks
55200	General Liability/Property Insurances	\$437,112	Paquin & Carroll, Travelers, Trident
55201	Insurance Deductible	\$50,000	Paquin & Carroll, Travelers, Trident
55310	Postage	\$20,425	Creative Digital Imaging, FedEx, Formax, Pitney Bowes, Quadiant Finance, UPS, USPS
55320	Telephone & Communications	\$136,840	American Messaging Services, AT&T, Charter Communications, Consolidated Communications, Corey Electric, FirstLight Fiber, FirstNext, GoNetSpeed, Otelco, Oxford County Telephone Service, Siptrunk, Spectrum, SpyGlass, TPx Communications, Treasurer State of Maine, Verizon Connect NWF, Verizon Wireless, Wolf Technology Group
55400	Marketing/Advertising, Recruitment & Recycling Education	\$119,000	Adobe, Alert All, Amazon, American Roots, Blutdot Tech, Boston Globe, Camoin Industries, Charter Communications, Crestline Specialties, Dale Rand Printing, Dept of Labor Veterans, Discount Mugs, Diversity.com, Ecomaine, Facebook, Full Court Press, Globus New Media, <b>GoBo Source</b> , Google Ads, Grainger, Hearst Properties, Home Depot, JobsInTheUS, HubSpot, Indeed, Ladder to the Moon Network, <b>Lands End</b> , LinkedIn, Live Work Maine, Macro Promos, Maine Trust for Local News, Maine Resource Recovery Assoc, MaineBiz, MaineToday Media, MEREDA, M&H Signs, New England Business Media, New England Promotional Marketing, Nimlok Maine, Pinnacle Promotions, Pinscher Designs, Portland Press Herald, Port City Graphics, Reliant Hiring Solutions, Spectrum, Staples, Sticker Mule, Sun Journal, <b>TelVue Corporation</b> , Toter, Walsh Printing, WB Mason, WCSH, WGME, WMTW, Xtreme Screen & Sportswear
55500	Printing Services	\$24,000	Award Champs, Awards & Recognition, Crown Trophy, Cyber Copy, Dale Rand Printing, Deluxe Small Business Sales, Election Systems & Software, Full Court Press, Hero's Industries, Hygrade, Maine Municipal Assoc, Marks Printing House, Nelco, Port City Graphics, R&W Engraving, Signature Coins, ShredSafe, Spillers, Swan Island Press, The Creative Companies, Tyler Business Forms, <b>Tyler Technologies</b> , Walsh Printing, WB Mason
55900	Park Band Concerts	\$6,000	13 Black, American Ride, Andrew Penk, Band Beyond Description, Blue Steel Express, Bob Charest Band, Captain Ray & The Castaways, Damn Yankee Balloons, Darlin' Corey, David Goode, Dirty McCurdy, Doubting Gravity, Fiddlers Three, JC & The Aces, Jose Duddy, Legolas Erica Brown & The Bluegrass Connection, Maine Marimba Ensemble, Pardon Me Doug, Phil 'N The Blanks, Quiet Riot Act, Rosewood Avenue, Stolen Mojo, Sugar Hill String Band, The Delta Knights Band, Westbrook City Band
56000	General Supplies	\$58,800	A-1 Lockbox, Adobe, AED Superstore, Amazon, Amsan, Awards & Recognition, Batteries & Bulbs, BJ's, Brodart Co, Casual Cape, Christman Pool Service, Cintas, Costco, CPRC, Creative Companies, Deluxe Small Business Sales, Demco, Digital Check Corp, Dollar Tree, <b>Formax</b> , Full Court Press, Global Industrial, Grainger, Harmons Floral Company, <b>HD Supply</b> , Hero's Industries, Home Depot, Krames Staywell, Lowes, Maine Recreation & Park Assoc, Market Basket, MF Athletic Co, North West Health, Oldcastle Lawn & Garden, Owl Stamp Co, Plummers Hardware, Records Management Center, Reliance Label Solutions, Sam's Club, Secretary of State, ShredSafe, Sherwin Williams, Signature Coins, Spillers, Staples, Swenson Granite Works, Swimoutlet.com, Target, Tractor Supply, Transact Supplies, Tyler Business Forms, Uline, Vanguard ID, Walmart, Walsh Printing, WB Mason, Woodlot Management & Products, Xtreme Screen & Sportswear
56010	Meeting Expense	\$4,700	Amazon, BJ's, Dollar Tree, Target, WB Mason, <b>Walmart</b>
56010	Comm Policing/Behavioral Health	\$3,000	Amazon, BJ's Wholesale, Crestline, Dollar Tree, Hannaford, Plummers Hardware, Target, Walmart, WB Mason
56010	Other Supplies	\$5,500	Amazon, BJ's Wholesale, Guys Locksmith, Hannaford, Plummers Hardware, Sherwin Williams, Tracfone
56020	Evidence Supplies	\$6,500	<b>Arrowhead Forensics</b> , Dash Medical, Ecomaine, Evident, Galls, HETL Chem Forensic, Home Depot, Logotech, Lowes, Safariland, Sirchie Acquisition Company, <b>Staples</b> , Treasurer State of Maine, Uline, WB Hunt, WB Mason
56040	Medical Supplies	\$70,980	Baxter Medical, Bound Tree, Henry Schein, MaineHealth, Maine Medical Center, McKesson Medical, Naples Fire Rescue, Teleflex, Zoll Medical
56041	Medical Oxygen	\$4,100	Maine Oxy, <b>Matheson Tri-Gas</b> , <b>Nippon Sanso Matheson</b>
56042	Foam	\$500	Harrison Shrader Enterprises, Fire Tech & Safety, Industrial Protection Services
56043	Tires	\$56,500	BDS Tires, Jeds Wholesale Tires, Maine Commercial Tire, Goodyear Tire, Rowe Ford, <b>Service Tire Truck Centers (STTC)</b> , Sullivan Tire

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**General Fund Vendor List**

56044	Chemical Supplies & Paint	\$47,500	Adolph Kiefer, Christman Pool Service, Davey Tree, Grainger, Harcros Chemicals, Intelligent Marking USA, Lincoln Aquatics, NuCO2, Pioneer Manufacturing, Plummers Hardware, Sherwin Williams, Sterling, Suburban Propane
56045	Landscaping/ Agricultural Supplies	\$82,250	A-1 Lockbox, Amazon, Anthem Sports, Beacon Athletics, Benson Farm, Bill Dodge, Broadway Gardens, Brookline Machine, Chad Little, Clean Harbors, Corey Electric, Custom Float Services, Dead River, Dura Edge, Ed's Batteries, FR Carroll, Gorham Country Club, Grainger, Green Thumb Farms, Grondin Construction, H2O Irrigation Specialist, Hall Implement, Handyman Equipment Rental, Harrell's, Home Depot, Irrigation Doctor, John Deere Landscapes, Knight Property Services, Kwiki Goals, Land Pride, Lowes, Mainely Small Engines, MB Bark, MB Tractor, Mission Turf, O'Donal's Nursery, Oldcastle Lawn & Garden, Organic First Lawn Care, PA Lyford, Pierson Nurseries, Pike Industries, Pioneer Manufacturing, Pioneer Turf Services, Reed Custom Soils, Shaw Brothers, SiteOne Landscape Supply, Sports Field, Sports Turf Specialties, Swenson Granite, Thirsty Turf Irrigation, Toro, Tuckahoe Turf Farms, Turf Products, TW Enterprises, <b>Westwood Tree Care</b> , Yerxa's
56046	Cemetery Supplies	\$5,000	Burns Fencing, Collette Monument, John Deere Landscapes, Maine Memorial, Perma Line, Richardson Monument, <b>Swan's Concrete Products</b>
56049	Children's Program Supplies	\$12,100	Amazon, Artist and Craftsman, BJ's, Brunswick Waldorf School Association, Demco, Hannaford, Home Depot, Lowes, Maine Recreation & Park Assoc, Maine Warrior Gym, National Spiritualist Association of Churches, Portland Sea Dogs, Sebago Lake State Park, Staples, Sunset Ridge Golf, Sweetser, Table 6 Designs, Treasurer State of Maine, University of Maine, Urban Air, Walmart, WB Mason, Xtreme Screen & Sportswear
56050	Adult Program Supplies	\$2,200	Amazon, Hannaford, Home Depot, Lowes, Walmart
56051	Cleaning Supplies	\$45,000	Aeroclave, Amazon, <b>Cascobay Cleaning</b> , Chem Quest, Compass Trades, Demco, Gaylord Brothers, <b>HD Supply</b> , Highsmith, Home Depot, Lowes, NAPA Auto Parts, Oldcastle Lawn & Garden, Reliance Label Solutions, The Creative Company, Vanguard ID, WB Mason
56052	Other Program Supplies	\$450	Amazon, Hannaford, Home Depot, Lowes, Swank Motion Pictures
56060	Specialty Supplies/ Materials	\$22,000	AH Harris & Sons, Burns Fencing, Consolidated Electrical, Donten's Welding, Gagne & Son Concrete, Gilman, Hammond Lumber Co, Handyman Equipment Rental, HD Supply, Home Depot, John Deere Landscapes, Northeast Test Consultants, Oldcastle Law & Garden, Pine Environmental, RJ Grondin & Sons, SiteOne Landscape Supply, Tractor Supply
56061	Downtown Supplies	\$30,000	Amazon, Apex Lighting, Batteries & Bulbs, BBI Waste, Blow Bros, Broadway Gardens, Burns Fencing, <b>Christmas Light Source</b> , Display Sales, Ferguson Enterprises, Gilman, Gorham Fencing, Gorham Flag, Home Depot, Lowes, MB Bark, ME O'Brien & Sons, O'Donal's Nursery, Oldcastle Lawn & Garden, Pine Environmental, Rileighs Outdoor, Royal Flush Portable Restrooms, Traffic Control Industries, Wintergreen Corp
56062	Traffic/ Regulatory Signs	\$20,000	At Work Personnel, Display Sales, Mitchell's Electric, Perma Line, Voss Signs, Vulcan Signs, White Signs
56095	Protective Clothing	\$25,000	Admiral Fire & Safety, Bergeron Protective Clothing, Compass Trades, East Coast Emergency Outfitters, Fire Tech & Safety, Harrison Shrader Enterprises, Mach V Group, Northeast Rescue Systems, OfficerStore, The Fire Store, Witmer Public Safety
56099	Misc Supplies	\$2,000	McKeeman & Sons, Staples, WB Mason
56210	Natural Gas	\$116,500	Unitil
56220	Electricity	\$394,500	Central Maine Power, Constellation Newenergy
56221	Electricity - Street Lighting	\$350,000	Central Maine Power, Constellation Newenergy
56222	Electricity - Traffic Lights	\$16,500	Central Maine Power, Constellation Newenergy
56240	Oil	\$5,000	CN Brown, Dead River, Suburban Propane
56260	Fuel - Gas	\$137,388	Dead River, Dennis K Burke, Petroleum Traders Corp, Lampron Energy, Pit Stop Oils, Irving Oil
56261	Fuel - Diesel	\$176,990	Dead River, Dennis K Burke, Fleet Pride, Petroleum Traders Corp, Lampron Energy, Pit Stop Oils, Irving Oil
56262	Equipment Oil	\$15,000	Allegiance Trucks, Brenntag Petroleum, BWE, Chemsearch Chemicals, Dennis K Burke, NAPA Auto Parts, O'Reilly Automotive Stores
56400	Books & Materials - Children	\$19,240	Amazon, <b>Baker &amp; Taylor</b> , Blackstone Publishing, Brodart Co, Bull Moose, Gale Group, Hoopla, Ingram Library Services, Junior Library Guild, Kanopy, Libraria, MT Library Services, OCLC

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56401	Books & Materials - Adult	\$26,000	Amazon, <b>Baker &amp; Taylor</b> , Blackstone Publishing, Brodart Co, Bull Moose, Cengage Learning, Center Point, Gale Group, Hoopla, Ingram Library Services, Kanopy, OCLC
56440	Subscriptions	\$22,719	Adobe, Brodart Co, Book Page, Canva, Ebsco, Emergency Services Marketing Corp, FBI National Academy Assoc, ImageTrend, International Assoc of Chiefs of Police, International Assoc of Electrical Inspectors, JJ Keller, Lexis Nexis, MaineToday Media, Maine Trust for Local News, National Fire Protection Agency, Northern New England Law Publishers, OCLC, Pack Track, Praetorian Group, Records Management Center, Survey Monkey, Swan Island Press, Thomson Reuters, USA Today
56500	Technology/ Computer Supplies	\$4,100	Amazon, Business Equipment Unlimited (BEU), Higgins Office Products, Maine Information Network, Staples, Tyler Business Forms, WB Mason
56600	Children's Audio Visual/Channel 2 Supplies	\$22,280	Access AV, Adobe, Amazon, B&H Photo Video, <b>Baker &amp; Taylor</b> , Bibliotheca, Blackstone Publishing, Bull Moose, Community Television Assoc of Maine, Headlight AV, Hoopla, Ingram Library Services, Kanopy, Leightronix, <b>Library Ideas</b> , Midwest Tape, OCLC, Overdrive, <b>Playaway Products LLC</b> , Portland Headlight AV Services, Pro AV Systems, Random House, Recorded Books, Standing Oak Media, Stone Mountain Sound, Tighrope Media, Vox Publishing, Walmart
56601	Adult AV Supplies	\$14,720	Amazon, Audio Editions, <b>Baker &amp; Taylor</b> , Bibliotheca, Blackstone Audio, Brodart Co, Bull Moose, Hoopla, Ingram Library Services, Kanopy, Midwest Tape, Random House, OCLC, Overdrive, Recorded Books, Walmart
56700	Auto Parts	\$130,000	Admiral Fire Supply, Admiral Fire & Safety, Allegiance Trucks, Allied Equipment, American Steel, Anderson Equipment, Autotronics, Baker Connections, Bill Dodge, Blue Planet Graphics, Brackett Machine, Brookline Machine, Bucky's Auto, Cavallaro Auto Repairs, Central Equipment, Chad Little, Chadwick Baross, CMS Hydraulics, CN Wood, Cohel Steel, Crown Lifts, CRS Component Repair, CRS Hydraulic Repair, Cummins, Custom Restraint & Strap, Diagle & Houghton, <b>DeVivo Companies</b> , East Coast Service Center, Eastern Bearings, Eastern Industrial Automation, Ed's Batteries, Elliott Auto Supply, Factory Motor Parts, Freightliner, FW Webb, Glassman Glass Services, GMS Hydraulics, Goldstein Steel, Grainger, <b>Greenwood Emergency Vehicles</b> , Hale Trailer, Hall Implement, Hartford Communications, Howard P Fairfield, Hutchins Motors, Hydraulic Hose & Assemblies, Jordan Equipment, J-Pro, KL Jack, Mainely Batteries, MB Tractor, Messer, Mill Metals, Minuteman Trucks, McFarland Spring Corp, Mitchell 1, Morrison & Sylvester, Motion Industries, MSC Acquisition Co, NAPA Auto Parts, New England Battery, New England Detroit Diesel, New England Diesel Service, Noregon Vehicle Data, Northeast Emergency Apparatus, Northern Burner Supply, O'Connor Motor Co, O'Reilly Automotive Stores, Palmer Spring, Pape Chevrolet, Peterbuilt Whited Ford, Portland North Truck Center, Portland Radiator, PRC Industrial Supply, Roberts Auto Body, Rowe Ford, SA McLean, Snap On Tools, Southworth-Milton, TK Equipment, Transaxle, Tripp Mahindra Equipment, Tri State Packing, United Construction & Forestry, United Rental, UPS, Ver-Mac, Viking Cives, Whited Ford, Wholesale Public Safety, William Bros, Yankee Ford, Yerxa's, Cumberland Auto Salvage, LKQ Auto Salvage
56800	Cutting Edges	\$40,000	Allied Equipment, Atlantic Broom, Brackett Machine, CN Wood, Gorham Machine & Fabrication, Howard P Fairfield, Hydraulic Hose & Assemblies, Jordan Equipment, PRC Industrial Supply, SA McLean, United Construction & Forestry, Viking Cives, Winters Products
56900	Downtown Contractual	\$20,000	Brackett Machine, Corey Electric, Gilman, Graybar, Mitchell's Electric
57301	Small Equipment	\$76,100	A-1 Lockbox, Advance Auto Parts, Amazon, Ambrose Equipment, Anthem Sports, Beacon Athletics, Best Buy, Brackett Machine, Calwen, Casual Cape, Chad Little, Corey Electric, Cornwall Tools, Country Cottage Furniture, Election Systems & Software, Factory Motor Parts, Fire Tech & Safety, General Fitness Services, Gilman, Globus New Media, Gorham Country Club, GovConnection, Grainger, Hall Implement, Handyman Equipment Rental, Harbor Tool & Supply, Harrison Shrader Enterprises, Higgins Office Products, Home Depot, Horizon Solutions, Hydraulic Hose & Assembly, Interstate Battery, Jay Pro Sports, John Deere, J-Pro, JS Tool Sales, Land Pride, Lowes, Mac Tools, Mainely Small Engines, MB Tractor, Messer, MF Athletic Co, MHQ Municipal, Mitchell 1, NAPA Auto Parts, Nevco Sports, NH Bragg, Noregon Vehicle Date, Office Depot, O'Reilly's Automotive Stores, Palmer Spring, Pearl Northwest, Pine Environmental, Pioneer Manufacturing Co, Pioneer Turf Services, Plummers Hardware, PRC Industrial Supply, Pro Moving Service, Radio Communications Management (RCM), Shaw Brothers, SiteOne Landscape Supply, Snap On Tools, Sports Turf Specialties, Staples, Think Car Diagnosis, Thirsty Turf Irrigation, Toro, Transcor Information Technologies, TRX Training, Turf Products, United Construction & Forestry, United Equipment Rental, Wayfair, WB Mason, Windham Rental Center, Witmer Public Safety, Wolf Technology Group, Yankee Ford, Yerxa's

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57340	Hardware - New	\$46,500	3M Company, Amazon, Apple Store, AT&T, Bibliotheca, Business Equipment Unlimited (BEU), Cunningham Security, Data Defined, GovConnection, Higgins Office Products, Lenovo, Microsoft, Netrix, Northeast Technologies, Radio Communications Management (RCM), TechSoup Global, Verizon, WatchGuard
57350	Software - New	\$8,900	Adobe, Cumberland County Registry of Deeds, Deed-Chek, GovConnection, Greenbrier Graphics, Higgins Office Products, Microsoft, Netrix, TPx Communications, Vision Government, When to Work
57390	Other Equipment	\$37,000	Admiral Fire & Safety, Brand Co, Dingee Machine Co, Downeast Signs, Fire Tech & Safety, Golden West Industrial Supply, GovConnection, Grainger, Harrison Shrader Enterprises, Home Depot, Hub Furniture, MARSARS Water Rescue, NAPA Auto Parts, Navy Surface Warfare Center, Northeast Emergency Apparatus, Pine Environmental, Plummers Hardware, Stryker Sales Corp, WB Mason, Windham Rental Center
58100	Dues & Memberships	\$208,425	Amazon Prime, American Institute of Certified Public Accountants, American Planning Assoc, American Public Works Assoc, American Society of Civil Engineers, Animal Refuge League of Greater Portland, Assoc of Public Safety Communications Officials International (APCO International), American Society of Composers Authors & Publishers (ASCAP), CivicPlus, Critical Alert Systems, Cumberland County Fire Chiefs Assoc, Cumberland County Municipal Clerk's Assoc, Diversity Hiring Coalition, Downtown Westbrook Coalition, Eaton Peabody Consulting, FBI National Academy Assoc, Government Finance Officers Assoc, Greater Portland Council of Governments, Institute for Diversity Certification, Human Resources Assoc of Southern Maine, International Assoc of Arson Investigation, International Assoc of Electrical Inspectors, International Assoc of SRO's, International Chiefs of Police, International Institute of Municipal Clerks, International Public Management Assoc for Human Resources, Labor Employee Relations Assoc, Maine Arborist Assoc, Maine Better Transportation Assoc, Maine Building Officials & Inspectors Assoc, Maine Chiefs of Police Assoc, Maine Development Foundation, Maine Government Finance Officers Assoc, Maine International Trade Center, Maine Local Government Human Resources Assoc, Maine Municipal Assoc, Maine Municipal Tax Collectors & Treasurers Assoc, Maine Polygraph Assoc, Maine Real Estate & Development Assoc, Maine Recreation & Park Assoc, Maine Society of CPAs, Maine Town & City Clerk's Assoc, Maine Town & City Managers Assoc, Maine Women Leading Government, Mayor's Coalition, National Assoc of School Resource Officers, National Emergency Number Assoc (NENA), National Safety Council, National Assoc of Town Watch (NATW), National Fire Protection Agency, New England Assoc of City & Town Clerks (NEACTC), New England Park Assoc, New England Sports Turf Managers Assoc, New England State Police Information Network, Portland Convention & Visitors Bureau, Portland Regional Chamber of Commerce, Ruth's Reusable Resources, Secretary of State, Society for Human Resource Management, Southern Maine District II Planning Council, Southern Maine Emergency Medical Services Council, Sports Turf Managers Assoc, The United States Police Canine Assoc, Thomson Reuters, Treasurer State of Maine, Visit Portland, Westbrook City Band, Westbrook Historical Society
58110	Bank Fees	\$8,500	Bangor Savings Bank
58310	Debt Service	\$880,448	Bank of New York Mellon, Maine Bond Bank, US Bank
58320	Debt Service - Interest	\$323,404	Bank of New York Mellon, Maine Bond Bank, US Bank
58900	Other Expenditures	\$33,350	7C's Consulting, A-1 Lockbox, Abracadabra Productions, Amazon, Aquatic Technology, <b>Authorize.net</b> , Blow Bros, Christman Pool Service, CivicPlus, Colorado Time Systems, Corey Electric, CPRC, CyberSource Corp, Everlast Climbing Industries, Full Court Press, Home Depot, Hygrade Business Group, Maine Recreation & Park Association, <b>National Association of County Veterans Service</b> , Plummers Hardware, <b>Priority Payment Systems</b> , Royal Flush Portable Restrooms, Sherwin Williams, Staples, Treasurer State of Maine, Tyler Technologies, WB Mason, Wight Sporting Goods, Wolf Technology, Xtreme Screen & Sportswear
58911	Employee Recognition	\$16,500	Admirals Fire & Safety, Award Champs, Awards & Recognition, Canteen Service Co, Creative Awards, <b>Crestline Specialties</b> , Dale Rand Printing, DownEast Engraving, Fireside Inn, Harmons Floral Company, Hero Industries, Italian Heritage Center, R&W Engraving, Signature Coins, Treasurer State of Maine, Trophy Warehouse, WB Mason
58912	Flowers	\$500	Admirals Fire & Safety, Award Champs, Awards & Recognition, Canteen Service Co, Creative Awards, <b>Crestline Specialties</b> , Dale Rand Printing, DownEast Engraving, Fireside Inn, Harmons Floral Company, Hero Industries, Italian Heritage Center, R&W Engraving, Signature Coins, Treasurer State of Maine, Trophy Warehouse, WB Mason
58920	Canine Expenditures	\$12,500	Amazon, Clover Acres Kennel, Dehler Animal Clinic, Elite K9, Hollis Animal Clinic, Law Enforcement Dogs of Maine, Maine Veterinary Medical Center, Plummers Hardware, <b>Portland Veterinary Emergency &amp; Specialty Care</b> , Stoneledge Animal Hospital

**City of Westbrook FY2026-2027**

**General Fund Vendor List**

58930	Road Salt/Calcium	\$200,000	Greater Portland Council of Governments, International Salt, Lowes, Monson Companies, Morton Salt, SiteOne
58932	Tipping Fees	\$671,925	Casella Waste, CPRC, Ecomaine, Pine Tree Waste
58933	Leaf Collection	\$13,600	Casella Waste, CPRC, Ecomaine, Pine Tree Waste
58934	Hazardous Waste Collection	\$15,000	Casella Waste, Clean Harbors, Ecomaine, Environmental Projects, Environmental Services, <b>EnviroServe</b> , Northeast Test Consultants, Pine Tree Waste, PTI, Zoom Logos
58935	Bituminous Concrete	\$150,000	AH Harris, At Work Personnel, Auburn Concrete, B&L Enterprises, Brewer Tree Service, Burns Fencing, <b>Carroll Materials LLC</b> , Clean Harbors, Coastal Road Repair, Colonial Tree & Landscaping, Core & Main, CPRC, Dayton Sand & Gravel, Dearborn Construction, Dirigo Slip Form, Eastern Excavation, EcoClean, EJ Prescott, Ferguson Waterworks, Fine Line Pavement Striping, FR Carroll, Gagne & Son Concrete, Glidden Excavation, Gorham Fence, Gorham Sand & Gravel, Granite State Curb Setters, Grondin & Sons, Handyman Equipment Rental, HD Waterworks, Hertz Rental, Hillside Lumber, Hissong Ready Mix, Industrial Concrete Services, Keenan Construction, Kennebec Rental, KISC, KL Jack, Les Wilson, <b>Maine Bio-Fuel</b> , Mainway Landscaping, Monson Companies, Nortrax, On the Line, Pavement Treatments, Peter's Construction, Pike Industries, Plowman Construction, Plummers Hardware, Poirier Guidelines, <b>PRC Industrial Supply</b> , Precast of Maine, Ricci & Sons, Risbara Brothers, RJ Grondin, Shaw Brothers, Streetscan, Swenson Granite, T Buck Construction, Thyng Paving, Total Asphalt Repair, Tri State Curb, TW Enterprises, United Construction & Forestry, United Rentals, White Brothers, <b>White Cap LP</b> , Williams Brothers Construction, Woods Excavation, Zebra Striping, Zoom Logos
58936	Cold Mix/Patch	\$6,000	AH Harris & Sons, B&L Enterprises, Carroll Materials, CPRC, Dayton Sand & Gravel, Eastern Excavation, Gagne & Son Concrete, Gorham Sand & Gravel, HD Supply, Pike Industries, Plummers Hardware, RJ Grondin, Shaw Brothers, Total Asphalt Repair, <b>White Cap LP</b>
58937	Traffic Paint/Striping	\$80,000	Atlantic Pavement Markings, Coastal Road Repair, Fine Line Pavement Striping, <b>Jordan Equipment</b> , K5 Corp, L&D Services, Markings, Pine Environmental, Plummers Hardware, Poirier Guidelines, Sherwin Williams, Total Asphalt Repair, Zebra Striping
58938	Culverts/Pipes	\$10,000	B&L Enterprises, Coastal Road Repair, <b>Contractors Choice</b> , Core & Main, <b>Davis Logging &amp; Equipment</b> , EcoClean, EJ Prescott, Ferguson Waterworks, <b>Gagne &amp; Son</b> , Shaw Brothers, WH Shurtleff Company
58939	Winter Sand & Gravel	\$30,600	Gorham Sand & Gravel, International Salt, LP Murray & Sons, Mortan Salt, Pike Industries, Shaw Brothers
58999	County Taxes	\$2,413,846	County of Cumberland
59501	Utility	\$10,000	Avesta Housing, Central Maine Power, Portland Water, Unitil
59502	Non Food Items	\$10,000	Goodwill, <b>Greater Portland Transit District</b> , <b>Demoulas Super Markets</b> , Hannaford, Jamezy, Market Basket, Moonlight Cleaners, Sindibad Market, WB Mason
59504	Rental Assistance	\$300,000	Landlords
59507	Burials	\$5,000	Advantage Funeral Services, AT Hutchins, Desmond Funeral Service, Dobson Funeral Services, Dolby Blais & Segee, <b>ECI Services of Maine</b> , Maine Cremation Care
59509	Food	\$10,000	African Supermarket, <b>Demoulas Super Markets</b> , Grace International Food Market, Hannaford, La Fontaine, L'Africana Market, Market Basket, Mayas African Super Market, Sinibad Market
59510	Medical Supplies	\$5,000	Hannaford Pharmacy, <b>MaineHealth Pharmacy</b>
59651	Greater Portland Transit District	\$908,665	Greater Portland Transit District
59652	RTP	\$21,000	Greater Portland Transit District

**City of Westbrook FY2026-2027**

**Sewer Fund Vendor List**

<b>Account</b>	<b>Account Name</b>	<b>Total Budget</b>	<b>Vendors</b>
52901	Uniforms	\$9,500	Cintas Corporation, Horizon Solutions, Lamey Wellehan, Pine Environmental
52902	Medical Exams/ Physicals	\$2,000	Cintas Corporation, Bayside Employee Health Center
53300	Professional EE Training & Travel	\$10,000	AEC Engineering, American Red Cross, ASCE, Maine Rural Water Association, NASSCO, NEIWPC, Wright Pierce
53420	Engineering	\$100,000	Gorill Palmer, <del>Ltyods Register Americas</del> , RW Gillespie & Associates, Sebago Technics, St Germain, Stantec, SW Cole Engineering, Wright Pierce
53617	GIS Project	\$61,812	Cartographic Associates Inc
53622	Portland Water Assessment	\$4,829,623	Portland Water District
54105	Water & Sewer (Utility)	\$2,000	Portland Water District
54312	Maintenance - Building & Grounds	\$20,000	AEC Engineering, C N Wood Enviro LLC, Carbtrol Corporation, Corey Electric, Cummins, Ed's Batteries, EJ Prescott, G&E Roofing, Glidden Paving, Grainger, Hayes Pump, HD Supply, Home Depot, Honeywell, K & S Doors, KL Jack, Lowes, Overhead Door, Patriot Mechanical, Power Products, PTI Paving, Shaw Brothers, Southworth-Milton, Stevens Electric, Stultz Electric, Timken Motor and Crane Services
54390	Maintenance - Small Equipment	\$10,000	Aubuchon Hardware, C N Wood Enviro LLC, Cummins Northeast, Fastenal, Gorman Rupp Pump, Grainger, Hall Implement, Hayes Pump, Home Depot, Honeywell, Jack Young Co, K & S Doors, Lowes, KL Jack, MB Tractor Equipment, MSA Gas Meters, Patriot Mechanical, Pine Tree Environmental, Plummers Hardware, Portland North Truck Center, Southworth-Milton Inc, Stevens Electric & Pump, Stultz Electric, Visual Imaging Resources
55320	Telephone - Push Talk	\$15,000	AT&T, Corey Electric, GoNetSpeed, Verizon Wireless
56000	General Supplies	\$20,000	Adobe, Amazon, Goodwill, Grainger, Horizon Solutions, Lowes, Pine Environmental, Plummers Hardware, Spillers, Staples, Walsh Printing & Graphics, WB Mason
56210	Natural Gas	\$5,000	Northern Utilities, Suburban Propane
56220	Electricity	\$75,000	Central Maine Power, Constellation Newergy Inc, Corey Electric
56700	Vehicle Supplies/Auto Parts	\$6,500	Adams & Fogg, Advance Auto Parts, Aqua Solutions Inc, Atlantic Broom Service, C N Wood Enviro, Corey Electric, Cummings Northeast, DeVivo Bus Sales, Eastern Electric, Genuine Parts Company, Goodyear Tire, Hayes Pump, Hews Co, Howard P Fairfield, Hydraulic Hose & Assembly, Jack Young Co, Jordan Equipment, K L Jack Co, Lee Dodge, MB Tractor Equipment, McFarland Spring, Messer Truck Equipment, Morrison & Sylvester, MSA Meters, NAPA, Northland Holder, Nortrax, O'Connor GMC, Overhead Door, Portland North Truck, PRC Industrial Supply, PROLine Products, Roberts Auto Body, Stevens Electrical, Stultz Electric, Tenco, Vactor, Weirs Motor Sales, Westbrook Service Center, Wingfoot Commerical Tire, Yerxa's Power Equipment

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**Sewer Fund Vendor List**

57340	Computers/SCADA Maintenance	\$25,000	AT&T Mobility II LLC, Eastcom Associates Inc, Electrical Controls of Maine, ESRI, <b>TJH Management LLC (AEC Engineering)</b> , Verizon Wireless
57390	Small Equipment	\$30,000	CN Wood, Cummins Inc, Eastern Electric, Ed's Batteries, EJ Prescott, Faulkner Welding, Genuine Parts Company, Handyman Rental, Hayes Pump, Home Depot, Horizon Solutions, K & S Doors, K L Jack, Lowes, MSA Meters, NAPA, Nortrax, Overhead Door, Pine Environmental Services, Plummers Hardware, Portland North Truck, Power Products, Stevens Electric, Stultz Electric, SupplyWorks, Tenco, Timken Motor and Crane Services, Vactor Corp, WW Grainger
57400	Sewer Rehab & Repair	\$300,000	Advanced Auto Parts, American Concrete, CN Wood Enviro LLC, Coastal Road Repair, Corey Associates, Cummins Northeast, EcoClean, EJ Prescott, Faulkner Welding & Machine, Gorham Sand & Gravel, Grainger, Hayes Pump, Home Depot, Hydraulic Hose & Assembly, Les Wilson & Sons, Lowes, Messer, MSA Gas Meters, Overhead Door, Project Flagging, PRC Industrial Supply, RJ Grondin, Rowe Ford, Shaw Brothers, Stevens Electrical, Tenco, Treasurer State of Maine, Westbrook Service Center, Zoom Drain
58981	Sludge Disposal	\$3,000	Pine Tree Waste
58982	Sewer Inspection - TV	\$30,000	Eastcom Associates, MiniCam, <b>SewerAI</b> , Vortex Companies, Zoom Logos Inc (Zoom Drain)
58983	Castings, Brick, Pipe	\$20,000	American Concrete, American Highway Products, At Work Flaggers, Carbtrol Corporation, Coastal Road Repair, Core & Main, Cretex Specialty Products, EJ Prescott, Ferguson Waterworks, Flow Assessments, Gagne & Son Concrete Blocks, Glidden Construction, Gorham Sand & Gravel, Handyman Rental, Keenan Excavation, Leavitt Earthworks, Les Wilson & Sons, Pavement Treatments Inc, Pre-Cast of Maine, RJ Grondin, Shaw Brothers, Suburban Security, Treasurer State of Maine, Windham Rental
59000	NPDES	\$75,000	Cumberland County Soil & Water Conservation District, Long Creek Watershed Management District Restoration, <b>Low Impact Development Technologies LLC</b> , Walsh Printing & Graphics



**CITY OF WESTBROOK, MAINE**  
IN CITY COUNCIL

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**REQUEST FOR COUNCIL ACTION**

**PROPOSED TITLE:** Authorizing Amendment of Millbrook Estates Affordable Housing Development District Program (No. 20)

**REQUESTED BY:** Monique Cornett

**DATE:** 7/6/2026

**SUMMARY:**

This order authorizes the amendment of Affordable Housing Tax Increment Financing (AHTIF) District Millbrook Estates (No. 20). The amendment will modify the size of the District to remove a portion of the original parcel. This will allow for the creation of the proposed AHTIF District Millbrook Estates III and the development of an additional 36 low-income rental housing units within the new proposed AHTIF District.

This item is the first of two total Council actions for Millbrook Estates (original AHTIF) and Millbrook Estates III.

# MAINE STATE HOUSING AUTHORITY

## APPLICATION

### Affordable Housing Tax Increment Financing

The Municipal Affordable Housing Development Districts statute, 30-A M.R.S. §§5245 – 5250-G, referred to as the "TIF Statute" in this Application, applies to affordable housing tax increment financing in Maine. The TIF Statute provides that before a municipality's designation of an affordable housing development district and its adoption of the associated affordable housing development program for the district become effective, MaineHousing must review the proposed district and development program to ensure compliance with the TIF Statute.

*All applications to MaineHousing for review of an affordable housing development district and its associated development program must be on this form and include all eight Attachments noted below.*

Sections 1 and 2 below are in fillable PDF format and may be completed on-line. After you have completed Sections 1 and 2, please print the Application and sign where indicated in Section 1.

This Application, with Attachments 1 through 8, may be submitted to MaineHousing in one of two ways:

By Email sent to [TIFs@mainehousing.org](mailto:TIFs@mainehousing.org), *or*

By mail to: MaineHousing, Attn: Legal, 26 Edison Drive, Augusta, Maine 04330

In this Application "district" means an affordable housing development district and "development program" means an affordable housing development program.

## SECTION 1 – APPLICANT INFORMATION

1-1 Name of applicant city or town: \_\_\_\_\_

1-2 Municipal official submitting this Application:

\_\_\_\_\_  
Printed name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Mailing address

\_\_\_\_\_  
Phone number

\_\_\_\_\_  
E-mail address

*The municipal official named above certifies that he/she has the authority to submit this Application to MaineHousing and further certifies that to the best of his/her knowledge, the information contained in this Application and its Attachments is true.*

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

1-3 Municipal official with authority to submit annual reports to MaineHousing on the status of the district:

\_\_\_\_\_  
Printed name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Mailing address

\_\_\_\_\_  
Phone number

\_\_\_\_\_  
E-mail address

## SECTION 2 – NOTICE AND HEARING

Before designating a district or adopting a development program, the municipal legislative body must

- (a) hold at least one public hearing,
- (b) publish notice of the hearing at least 10 days before the date of the hearing in a newspaper of general circulation in the municipality,
- (c) at the hearing, consider
  - (i) whether the district and development program will contribute to the expansion of affordable housing or the betterment of the health, welfare or safety of the residents,
  - (ii) any claim by a party that the district or development program will be detrimental to that party's property interests for which substantial evidence is produced, and whether any adverse economic effect is outweighed by the availability of affordable housing or the betterment of resident health, welfare or safety.

2-1 Date of public notice: \_\_\_\_\_

### *Attachment 1 – Newspaper Notice*

Include as *Attachment 1* a copy of the newspaper page showing the public notice and the newspaper name and date.

2-2 Date of public hearing: \_\_\_\_\_

### **Attachment 2 – Public Hearing Record**

Include as **Attachment 2** the record of the meeting at which the public hearing was held, certified by the municipal clerk.

### **Attachment 3 – Additional Documents**

Include as **Attachment 3** all documentation submitted to, or prepared by, the municipality relating to items (c)(i) and (c)(ii) above.

## **SECTION 3 – MUNICIPAL APPROVAL**

### **3-1 Conditions of municipal approval of district and development program**

The TIF Statute sets out conditions for the designation of a district and adoption of a development program by a city or town. A municipality must designate a district and adopt a development program meeting these conditions.

To assist municipalities in ensuring that districts and development programs comply with the conditions of the TIF Statute, we have set out below a **Checklist in Appendix A** that can be used in designating a district and adopting a development program. The Checklist covers the conditions in the TIF Statute that need to be met in approving the district and development program. While MaineHousing does not require municipalities to fill in or follow the format of the Checklist, in reviewing a district and development program approved by a municipality, we will look for specific information in the Application materials (including the Attachments) the city or town submits to us showing compliance with all the conditions of the TIF Statute.

**IMPORTANT NOTE:** Because the TIF Statute defines a district as "a specified area within the corporate limits of a municipality that has been designated . . . to be developed" under a development program, a development program must, at a minimum, include new construction of affordable housing or rehabilitation of existing housing *inside* the district, or both. A municipality may not create a district for the sole purpose of capturing tax increment revenues that would result only from inflationary adjustments to property values with no development of new housing or rehabilitation of existing housing in the district.

### **Attachment 4 – Municipal Approval**

Include as **Attachment 4** a copy of the order or resolution and vote of the municipal legislative body approving the district and development program, certified by the municipal clerk.

### **Attachment 5 – District Maps**

Include as **Attachment 5** a municipal map and tax map showing the district boundaries.

### **Attachment 6 – Certification of Original Assessed Value of District**

Include as **Attachment 6** a dated certification signed by the municipal assessor showing the original assessed value of the district. "Original assessed value" means the taxable assessed value of the district as of the March 31<sup>st</sup> before municipal approval of the district.

### **Attachment 7 – Development Program**

Include as **Attachment 7** a copy of the development program approved by the municipality's legislative body.

**Attachment 8 – Credit Enhancement or Other Agreement**

*Include as **Attachment 8** a copy of the credit enhancement agreement or other tax increment revenue sharing agreement, whether or not executed.*

**See Appendix A below for  
Checklist for Approval of District and Development Program**

## Appendix A

### Checklist for Approval of District and Development Program

The TIF Statute sets out conditions for the designation of a district and adoption of a development program by a city or town. A municipality must designate a district and adopt a development program meeting these conditions.

To assist municipalities in ensuring that districts and development programs comply with the conditions of the TIF Statute, we have set out below a **Checklist** that can be used in designating a district and adopting a development program. The Checklist covers the conditions in the TIF Statute that need to be met in approving the district and development program. While MaineHousing does not require municipalities to fill in or follow the format of the Checklist, in reviewing a district and development program approved by a municipality, we will look for specific information in the Application materials (including the Attachments) the city or town submits to us showing compliance with all the conditions of the TIF Statute.

- District description
  - \_\_\_\_\_ Physical description of district
  - \_\_\_\_\_ Municipal map showing district boundaries
  - \_\_\_\_\_ Tax map showing district boundaries
  
- At least 25% of district acreage is suitable for residential use, blighted, or in need of rehabilitation/redevelopment
  - \_\_\_\_\_ % acreage suitable for residential use
  - \_\_\_\_\_ % blighted
  - \_\_\_\_\_ % in need of rehabilitation/redevelopment
  - \_\_\_\_\_ Physical description of district to support above
  - \_\_\_\_\_ Zoning designation where district is located
  - \_\_\_\_\_ Allowed uses in that zone
  
- District acreage divided by total municipal acreage is not more than 2%
  - \_\_\_\_\_ Total district acreage
  - \_\_\_\_\_ Total municipal acreage
  - \_\_\_\_\_ District acreage as a percent of total acreage

- Total acreage of all existing and proposed development districts (affordable housing and DECD districts) in municipality divided by total municipal acreage is not more than 5%

\_\_\_\_\_ Total acreage of all development districts  
\_\_\_\_\_ Total municipal acreage  
\_\_\_\_\_ Total development district acreage as a percent of total acreage

- Original assessed value (OAV)\* of district

\_\_\_\_\_ Dated certification signed by municipal assessor showing OAV amount and date

\* OAV means the taxable assessed value of the district as of the March 31<sup>st</sup> before municipal approval of the district.

- OAV of all existing and proposed affordable housing development districts in the municipality divided by aggregate taxable property value as of the April 1<sup>st</sup> before MaineHousing approval is not more than 5%

\_\_\_\_\_ Aggregate OAV of existing and proposed districts  
\_\_\_\_\_ Aggregate taxable property value as of the April 1<sup>st</sup> before MaineHousing approval  
\_\_\_\_\_ Aggregate OAV as a percent of total taxable value

- Development program start and end dates

\_\_\_\_\_ First tax year (i.e., April 1 – March 31) of development program \*

\* May be any tax year specified in municipal approval. If none is specified, the development program will start during the tax year of approval.

\_\_\_\_\_ Last tax year of development program \*\*

\*\* Not more than 30 years after tax year of MaineHousing approval.

\_\_\_\_\_ Municipal fiscal year \*\*\*

\*\*\* Example: July 1 – June 30

- The development program meets an identified housing need in municipality

\_\_\_\_\_ Description of need  
\_\_\_\_\_ Description of how development program meets need  
\_\_\_\_\_ Number of new rental units to be constructed

- \_\_\_\_\_ Number of existing rental units to be rehabilitated
- \_\_\_\_\_ Number of new single-family homes, including condominiums, to be constructed
- \_\_\_\_\_ Number of existing single-family homes, including condominiums, to be rehabilitated

District must be a primarily residential \* development

- \_\_\_\_\_ Description of residential and non-residential uses in district and acreage of each
- \_\_\_\_\_ Description of accessory uses relating to residential use

\* A district is primarily residential if the overall character of the uses in the district is residential. Residential uses include both housing and uses related to residential uses, such as recreational facilities and child care facilities available to the residents of the district and small-scale nonresidential uses that are intended to provide services primarily to the residents of the district.

At least 33% of the housing units in the district must be affordable housing \*

- \_\_\_\_\_ Number of affordable single-family owner-occupied homes, including condominiums, in district
- \_\_\_\_\_ Number of affordable rental units in district
- \_\_\_\_\_ Total number of housing units in district
- \_\_\_\_\_ Affordable housing units as a percent of total units

\* Affordable housing is an owner-occupied single-family home or condominium or a rental unit for a household earning no more than 120% of area median income (AMI). The housing must be decent, safe and sanitary. Affordable housing does not include facilities such as emergency shelters, nursing homes, convalescent homes, hospitals, residential treatment facilities, correctional facilities, or student dormitories, regardless of income level. No purchase price limits on homes or rent restrictions on rental units are required to establish that a unit is affordable.

HUD updates AMI annually. The AMI for counties and other designated areas in Maine can be found at <https://www.huduser.gov/portal/datasets/il.html>. Select the tab for the most current Year for which data is available. Click the link under Individual Income Limits Areas (“FY\_\_\_\_\_IL Documentation”). Scroll and select the State of Maine. Scroll and select the appropriate municipality. Click “View County Calculations”. Use the Median Family Income figure in the first column. Multiply that MFI figure by 120% to determine the maximum income level.

- Mechanism to ensure ongoing affordability of 33% of the housing units in district for required time

\_\_\_\_\_ Length of affordability period for owner-occupied single-family homes and condominiums \*

\* The minimum affordability period for single-family owner-occupied homes and condominiums is 10 years.

\_\_\_\_\_ Description of affordability mechanism for single-family owner-occupied homes and condominiums

\_\_\_\_\_ Length of affordability period for rental units \*\*

\*\* The minimum affordability period for rental units is 30 years.

\_\_\_\_\_ Description of affordability mechanism for rental units

A district may contain only homeownership units or only rental units or a combination of both, but a minimum of 33% of the total number of housing units in the district must be affordable for the required time, i.e., 10 or 30 years, depending on the housing type.

The affordable units can be fixed (particular units are subject to the affordability requirements and never change, i.e., those specific units must remain affordable during the applicable affordability period and other units cannot be substituted for them) or they can float (units initially designated as affordable may change over time and other affordable units can be substituted in their place) provided that at least 33% of the total number of housing units in the district are affordable housing at any given point in time.

Whether the units are rental or homeownership units, the affordability period begins to run when the units have been constructed or rehabilitated into decent, safe and sanitary housing and (i) are available for occupancy if the development is subject to a declaration of covenants and restrictions that requires the units to be affordable (i.e., restricted to households with income not exceeding 120% of AMI), or (ii) when the units are occupied by a household with income not exceeding 120% of AMI if the development is not subject to a declaration. The development program needs to include timing information on the development and availability for occupancy of the affordable units in the district. To comply with the TIF Statute's requirement that at least 33% of the housing units in the district be affordable housing, in a mixed-income development, the development program must provide for the construction/rehabilitation of the affordable units within a reasonable timeframe during the construction phase of the project and not leave them to the end of the project if the units will be made available for occupancy or sale as they are constructed or rehabilitated.

- Operation of housing and facilities in district
  - \_\_\_\_\_ Description of how housing and facilities in the district will be operated after completion
  - \_\_\_\_\_ Entity responsible for operation
  - \_\_\_\_\_ Source of operating funds

Specific planned uses of tax increment revenues from the district \*

\* See §5249 of the TIF Statute for eligible uses of tax increment revenues from the district.

**IMPORTANT NOTE:** Municipalities are cautioned that a broad recitation in a development program of all or substantially all the authorized project costs listed in the TIF Statute will not be accepted by MaineHousing.

A non-residential use included in a development program may be funded with tax increment revenues from the district, provided that the non-residential use contributes to a specific, identified improvement of the health, welfare or safety of the residents of the municipality, including a specific, identified benefit to the residents of the district, or to the expansion of affordable housing within the municipality. The district and development program must otherwise comply with the requirements of the TIF Statute, including the requirement that the district be a primarily residential development. Tax increment revenues may not be used to construct new "pure" commercial facilities within a district or to rehabilitate those facilities.

\_\_\_\_\_ Description of each improvement, facility, program, or other activity included in the development program that may or will be funded in whole or in part with tax increment revenues \*

\* Include all intended uses and potential alternative uses.

\_\_\_\_\_ List which of these improvements, facilities, programs, or other activities are inside the district

\_\_\_\_\_ List which of these improvements, facilities, programs, or other activities are outside the district \*\*

\*\* To be funded with tax increment revenues, costs outside the district must be ***directly related to or made necessary*** by the creation or operation of the district. Include any supporting studies, research, estimates, and assumptions.

\_\_\_\_\_ Amount of tax increment revenues to be used for each improvement, facility, program or other activity inside and outside the district \*\*\*

\*\*\* Only the proportion of costs outside the district that are ***directly related to or made necessary*** by the creation or operation of the district may be paid with tax increment revenues.

- \_\_\_\_\_ Amount and source of other funding for the development program
- \_\_\_\_\_ Timing of each planned improvement, facility, program, or other activity

A municipality may use tax increment revenues from a district to establish a permanent housing development revolving loan fund or investment fund. \*

- \_\_\_\_\_ A description of the fund, including type, purpose, operation, and provisions for repayment or return of fund proceeds to the fund
- \_\_\_\_\_ The timing of the establishment and use of the fund
- \_\_\_\_\_ The property to be purchased with investment fund proceeds and the housing to be developed with revolving loan fund proceeds and timing
- \_\_\_\_\_ The location of the property and the housing

\* A permanent housing development revolving loan fund or investment fund must be used solely for the development of affordable housing as defined above.

Loans made from a revolving loan fund must be repaid to the municipality, and all loan repayments must be deposited into that loan fund and used for additional loans for the development of affordable housing. Loans may be made from the revolving loan fund for both new construction of affordable housing and the rehabilitation of existing housing.

Funds in an investment fund may be used only for the purchase of property by the municipality for the development of affordable housing by the municipality itself or by a developer to which the municipality sells or leases the property. All sales proceeds or rental revenues must be placed in the investment fund and used for additional purchases of property by the municipality for that purpose.

Creating a district around an existing residential area for the purpose of funding a revolving loan fund or investment fund still requires that there be some development of affordable housing *within* the district, whether new construction or the rehabilitation of existing housing, or both.

Because revolving loan funds and investment funds are capitalized with tax increment revenues resulting from the development of affordable housing in a district and proceeds disbursed from a loan or investment fund are required to be returned to the fund, it is not necessary for a municipality to make any further showing that costs of establishing a permanent housing development revolving loan fund or investment fund are directly related to or made necessary by the district.

A financial plan showing for ***each year*** the development program will be in effect

- \_\_\_\_\_ An estimate of increased assessed value \* of the district (including assumptions)

\* Increased assessed value is the amount, if any, by which the current assessed value as of the most recent April 1<sup>st</sup> exceeds OAV.

\_\_\_\_\_ Amount or percent or method or formula for determining amount or percent of increased assessed value to be retained as captured assessed value \*\* and applied to pay development program costs and resulting tax increment \*\*\*

\*\* Captured assessed value is the portion of increased assessed value that is used from year to year to finance the project costs authorized under the development program.

\*\*\* Tax increment means the municipal real estate taxes assessed on the increased assessed value of the property in the district.

\_\_\_\_\_ Calculation of estimated tax shifts showing the effect on the municipality's state revenue sharing, education subsidies, and county taxes resulting from creation of district and the capture of increased assessed value. \*\*\*\*

\*\*\*\* Use the tax shift formulas in **Appendix B** to this Application to calculate tax shifts.

\_\_\_\_\_ Allocation of total tax increment revenues from the district

\_\_\_\_\_ Portion \* to be allocated to project owner

\_\_\_\_\_ Portion \* to be allocated to municipality

\* May be stated as a percent or amount or by formula.

\_\_\_\_\_ Copy of credit enhancement or other tax increment revenue sharing agreement (whether or not executed)

Relocation plan for persons temporarily or permanently displaced by development activities

\_\_\_\_\_ Relocation plan description, or

\_\_\_\_\_ Statement that no relocation is necessary

Description of environmental controls to be applied

\_\_\_\_\_ Statement regarding environmental controls, such as permitting and licensing or use of environmental mitigation measures during development and operation of district

Development program consistent with comprehensive planning

\_\_\_\_\_ Date of comprehensive plan final adoption

\_\_\_\_\_ Statement of no conflict with comprehensive plan

\_\_\_\_\_ Statement indicating how development program complies with Maine law limiting growth-related capital investments (see 30-A M.R.S. §4349-A)

District not in conflict with municipal charter

\_\_\_\_\_ Statement of no conflict with municipal charter

**For municipal debt financing only:** Amount of public debt with maximum 30-year maturity to be incurred to finance development program costs

\_\_\_\_\_ Principal amount, maturity and type of each municipal debt issuance

\_\_\_\_\_ List of improvements inside the district \* to be financed with municipal debt

<p>* Under §5250-D of the TIF Statute, municipal debt may be issued to finance only development program costs <u>inside</u> the district.</p>
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## Appendix B Tax Shift Formulas

**To calculate the state education subsidy tax shift:** For each fiscal year, the state education subsidy formula is based on the average of the certified state valuations for the three (3) most recent years prior to the most recently certified state valuation. The education tax shift is computed by comparing Maine Department of Education Form ED 279 for the municipality with and without retained captured assessed value. The difference in the actual education subsidy and the adjusted education subsidy represents the projected state education subsidy tax shift for that year.

**To calculate the state revenue sharing tax shift:** The first step in determining the revenue sharing tax shift is to obtain the total municipal revenue sharing amount from the State Treasurer. The five steps outlined in the following formula are then applied ("CAV" below means projected captured assessed value):

Step 1:            
$$\frac{\text{Municipal Population} \times \text{Local Property Tax Levied}}{\text{State Local Valuation}} = \text{Current Factor}$$

Step 2:            
$$\frac{\text{Municipal Population} \times \text{Local Property Tax Levied}}{\text{State Local Valuation} + \text{CAV}} = \text{Adjusted Factor}$$

Step 3:            
$$\frac{\text{Current Factor}}{\text{Adjusted Factor}} = 1.X$$

Step 4:            
$$1.X - 1.0 = .X$$

Step 5:            
$$.X (\text{total municipal revenue sharing amount}) = \text{Revenue sharing tax shift}$$

**To calculate the county tax shift:** The steps in determining the county tax shift are as follows ("CAV" below means projected captured assessed value):

Step 1:            Obtain the most recent County State Valuation from Maine Revenue Services.

Step 2:            Determine the average CAV for the District over the life of the District.

Step 3:            Determine the municipality's current share of the county tax:

$$\frac{\text{Current State municipal valuation}}{\text{Current State county valuation}}$$

Step 4:            Determine what the municipality's share of the county tax would be if the new value from the District were added to the municipal valuation without the creation of the District:

$$\frac{\text{Current State municipal valuation} + \text{average new value}}{\text{Current State county valuation} + \text{average new value}} = \% \text{ of county tax shift}$$

- Step 5: Determine the estimated average annual county tax over the life of the District. To arrive at this number, determine the average change in county tax for the last five (5) years and the percentage increase projected to the middle of the District's life.
- Step 6: Multiply the projected tax from Step 5 by the percent of county tax shift from Step 4 to determine the county tax shift.

CITY OF WESTBROOK  
NOTICE OF PUBLIC HEARING

The Westbrook City Council hereby provides notice that it will hold a public hearing at 7:00 p.m. on Monday, July 6th, 2026, in the Westbrook High School, 125 Stroudwater Street, Westbrook, Maine, for purposes of receiving public comments on 1.) the proposed first amendment to the Millbrook Estates Affordable Housing Development District and Development Program, and 2.) the designation of the proposed new Millbrook Estates III Municipal Affordable Housing Development District, and the adoption of a Development Program for said new District, pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended.

The first amendment to the Millbrook Estates District includes the removal of 0.91 acres at 300 East Bridge Street (Map 012, Lot 010 on the City's Tax Maps) in order to create the new proposed Millbrook Estates III District. The Millbrook Estates District will therefore be reduced to 22.06 acres.

Millbrook Estates III, LP, a Maine limited partnership, proposes to acquire the 0.91 acre portion of the site located at 300 East Bridge Street (Map 012, Lot 010 on the City's Tax Maps) in Westbrook, to construct and operate a thirty-six (36) unit low-income housing project to be known as the Millbrook Estates III Apartments. Of the 36 rental units at Millbrook Estates III, at least 80% will serve low-income residents with quality affordable rental housing. At least 28 of the units will be leased at rental rates affordable to residents with annual household income at or below 60% of the area median income (AMI).

The proposed new District and Development Program will enable the City to capture tax revenues generated by investments made within the District related to certain residential development activities.

The City proposes to authorize a Credit Enhancement Agreement with the developer of the property within the new Millbrook Estates III District that allocates certain revenues generated from the development within this District to the Developer for operating costs and financing of the construction of the 36 new rental units, and to allocate the remaining revenues to municipal projects such as road improvements, pedestrian amenities, transportation infrastructure, other municipal infrastructure, senior services and public safety, as may be approved and permitted pursuant to Section 5249 of Title 30-A of the Maine Revised Statutes, as amended.

A copy of the proposed first amendment to the Development Program for the Millbrook Estates Affordable Housing Development District and a copy of the proposed Development Program for the new Millbrook Estates III Affordable Housing Development District is on file with the City

Clerk at City Hall, 2 York Street in Westbrook, Maine, and may be reviewed during normal business hours. All interested residents are invited to attend the hearing and to be heard at that time.

**ORDER OF THE WESTBROOK CITY COUNCIL  
July 6, 2026**

WHEREAS, the City is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to adopt an Affordable Housing Development District and Development Program and to amend the same; and

WHEREAS, the City adopted the Millbrook Estates Affordable Housing Development District and Development Program by Order of the City Council of the City of Westbrook on August 2, 2021, which was subsequently approved by Maine Housing on January 26, 2022 (the “District”); and

WHEREAS, the City desires to amend the District for the purpose of modifying the size of the District from its original 22.97 acres to remove a 0.91 acre portion of the original parcel to enable the development of an additional 36 low-income rental housing units to be known as Millbrook Estates III; and

WHEREAS, the City has identified a need for the development of affordable rental housing within the City and has identified the portion of property within the District as available and suitable for such development; and

WHEREAS, the Millbrook Estates III project will meet a significant housing need of the City and surrounding communities, as well as improve and broaden the tax base of the City and improve the general economy of the City, the region and the State of Maine; and

WHEREAS, the City has held a public hearing on the proposed amendment to the District in accordance with the requirements of 30-A MRSA §5250(1) upon at least ten (10) days prior notice published in a newspaper of general circulation within the City; and,

WHEREAS, the City desires to amend the District and adopt the proposed amendment to the Development Program as presented to the City Council this day and as has been on file in the City Clerk’s Office at City Hall; and

WHEREAS, it is anticipated that the Director of the Maine State Housing Authority (“MSHA”) will approve the amendment to the District and Development Program;

NOW THEREFORE, the City Council hereby Orders as follows:

Section 1. The City Council hereby finds and determines that:

(a) Adoption and implementation of the amendment to the District and the Development Program will contribute to the expansion of affordable housing opportunities within the municipality, and therefore constitute a good and valid public purpose, and will contribute to the economic growth or well-being of the inhabitants of the City or to the betterment of the health, welfare or safety of the inhabitants of the City; and

(b) The City Council has considered all evidence presented to it with regard to any adverse economic effect on or detriment to any existing business and has found and determined that adoption and implementation of the amendment to the District and the Development Program will not result in a substantial detriment to any existing business in the City, and any adverse economic effect of the amendment to the District and the Development Program on any existing business in the City is outweighed by the contributions expected to be made by the projects and improvements described in the District and the Development Program to the economic growth or well-being of the City or to the betterment of the health, welfare or safety of the inhabitants of the City.

Section 2. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the City Council hereby approves the amendment to the City of Westbrook Millbrook Estates Affordable Housing Development District as presented to the City Council.

Section 3. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the City Council hereby adopts the amendment to the Development Program for the Millbrook Estates Affordable Housing Development District in the form presented to the City Council.

Section 4. The foregoing amendment to the District and the Development Program shall automatically become final and shall take full force and effect upon approval of the District and Development Program by the Director of the Maine State Housing Authority (MSHA), without requirement of any further action by the City, the City Council, or any other party.

Section 5. Pursuant to the provisions of 30-A M.R.S.A. §5250-A, the percentage of the Increased Assessed Value to be retained as Captured Assessed Value in the District and the term of said District is confirmed as set forth in the Development Program.

Section 6. The City Administrator be and hereby is authorized and directed, on behalf of the City of Westbrook, Maine, to submit to the Director of MSHA for review and approval, pursuant to the requirements of 30-A M.R.S.A. §5250, the application and such other documentation as may be necessary or appropriate for the final approval of the amendment to the District and the Development Program. The City Administrator is further authorized and empowered, at his or her discretion from time to time, to make such technical revisions to the District or the Development Program for the District, or to the scope, cost or description of the public improvements to be financed with the portion of tax increment revenues generated by the District and retained by the City as described in the Development Program, as the City Administrator deems reasonably necessary or convenient in order to facilitate the process for review and approval of the amendment to the District and Development Program by MSHA, or for any other reason, so long as such

revisions are not inconsistent with these resolutions or the basic structure and intent of the District and the Development Program.

Section 7. The City Administrator be and hereby is authorized, empowered and directed to enter into an amended and restated Credit Enhancement Agreement contemplated by the Development Program, if necessary, in the name of and on behalf of the City, such agreement to be in such form and to contain such terms and provisions, not inconsistent with the Development Program, as the City Administrator may approve, the City Administrator's approval to be conclusively evidenced by his or her execution thereof.

This Order shall take effect immediately upon adoption.



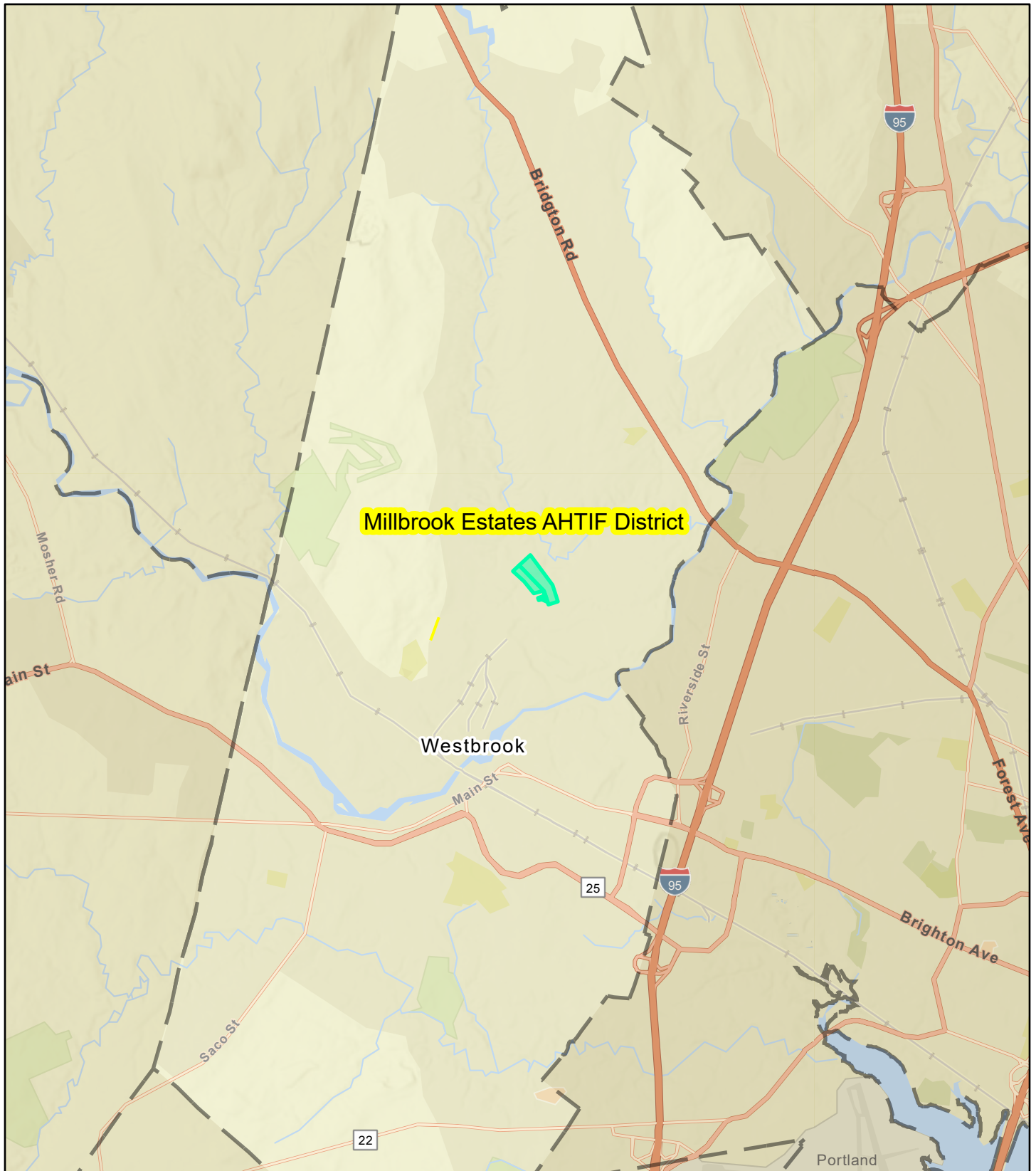
City of Westbrook, ME

1 inch = 4359 Feet



www.cai-tech.com

June 9, 2026



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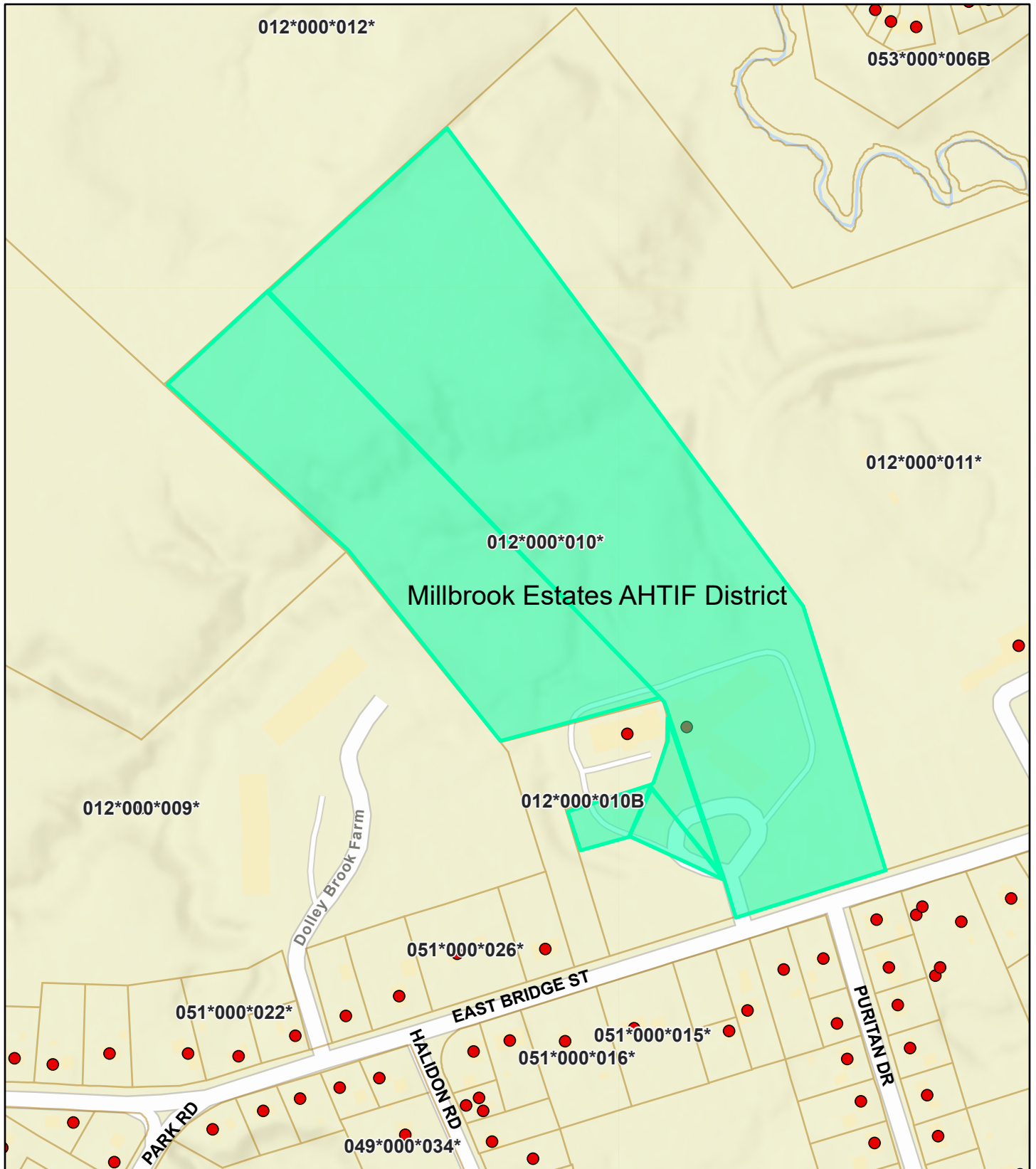
City of Westbrook, ME

1 inch = 273 Feet



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June 9, 2026



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**CITY OF WESTBROOK, MAINE  
MILLBROOK ESTATES I AMD  
AFFORDABLE HOUSING DEVELOPMENT DISTRICT**

**CERTIFICATE OF ASSESSOR**

The undersigned Assessor for the City of Westbrook, Maine, does hereby certify pursuant to the provisions of 30-A M.R.S.A. §5250-A(2) that the taxable assessed value for all taxable real and taxable personal property within the Millbrook Estates Affordable Housing Development District, as amended, as delineated on a map included in the Application for Affordable Housing Tax Increment Financing, to which this Certificate is attached, was, as of March 31, 2021 (April 1, 2020) as follows:

<b>Property Address</b>	<b>MBL#</b>	<b>Taxable Assessed Value</b>	<b>Acreage</b>
300 East Bridge Street, Westbrook, ME	Portion of Map 12, Lot 000 010	\$0	22.06
	<b>TOTAL</b>	<b>\$0</b>	<b>22.06</b>

**IN WITNESS WHEREOF**, This Certificate has been executed as of this \_\_\_\_\_ day of June, 2026.

ASSESSOR

By: \_\_\_\_\_

Dean Prindle

**AMENDED AND RESTATED MILLBROOK ESTATES AFFORDABLE HOUSING  
DEVELOPMENT DISTRICT  
DEVELOPMENT PROGRAM**

**Summary:**

This Amended and Restated Millbrook Estates Affordable Housing Development District Development Program (the “Amended and Restated Millbrook Development Program”) amends and restates the Millbrook Estates Affordable Housing Development District Development Program adopted by the City Council of the City of Westbrook on August 2, 2021, and approved by MaineHousing on January 26, 2022 (the “Original Millbrook Development Program”).

The sole purpose of the amendment to the Original Millbrook Development Program is to modify the size of the District described on Exhibit A to the Original Millbrook Development Program. The reason for the modification to the size of the District is that Westbrook Development Corporation intends to develop an additional project to be known as Millbrook Estates III, on a portion of the land within the District as described in the Original Millbrook Development Program. The area constituting the development district for the new project will be withdrawn from the District, and will constitute a new development district when approved pursuant to a separate development program. Other than the change in the size of the District, and corresponding modifications, no other changes are made to the Original Millbrook Development Program.

Millbrook Estates I, LP, a Maine limited partnership (the “Partnership”), acquired and rehabilitated a 100-unit, low-income senior housing project known as the Millbrook Estates Apartments (the “Project”).

The parcel for the Original Millbrook Development Program is comprised of approximately 22.97 acres and constitutes the premises located at 300 East Bridge Street in Westbrook, Maine (the “Original Parcel”). The new project known as Millbrook Estates III will comprise a portion of the Original Parcel, consisting of 0.91 acres. The Original Parcel will therefore be reduced to 22.06 acres.

Of the 100 rental units at Millbrook Estates, 85 serve low-income seniors with quality affordable rental housing. Sixty (60) of the units are leased at rental rates affordable to seniors with annual household income at or below 50% of the area median income (AMI). Twenty-Five (25) of the units are rented to households at or below 60% of AMI. The remaining 15 units at Millbrook Estates are leased at market rate. At least 33% of units in the District will be restricted to occupancy by households earning no more than 120% of AMI.

Residents of the Project further benefit from the efficiency and predictability of having heat, hot water, and electricity included in their monthly rents.

In order to provide, preserve, and enhance much needed affordable housing in the City of Westbrook, the Partnership receives Tax Increment Financing to provide operating subsidies needed to support the affordability of the Project. The Partnership receives Tax Increment

Financing under the terms of a Credit Enhancement Agreement (“CEA”) pursuant to which 75% of the “tax increment revenues” as defined in the legislation creating the Affordable Housing Tax Increment Financing Program are returned to it each year for a 30-year period following the completion of construction of the Project. The obligation to pay such tax increment revenues to the Partnership is set forth in the CEA between the City and the Partnership, dated March 8, 2022, as amended, on usual and customary terms. A copy of the CEA is on file with the City.

The following questions are responsive to the checklist for Approval of District and Development Program set forth in Appendix A to the Maine State Housing Authority Affordable Housing Tax Increment Financing Application.

**1. Description of the Millbrook Estates Affordable Housing Development District.**

The Millbrook Estates Affordable Housing Development District (the “District”) consists of one parcel of approximately 22.06 acres, City Tax Map 12, Lot 010, located at 300 East Bridge Street, Westbrook, Maine, all as shown on **Attachment 5** to the Application for Affordable Housing Tax Increment Financing, which is a revision from the district as described in the Original Millbrook Development Program.

The District is located Westbrook’s Contract Zone 1. Affordable housing is a permitted use in Contract Zone 1.

**2. Is at least 25% of district acreage is suitable for residential use, blighted, or in need of rehabilitation/redevelopment?**

All of the acreage in the District is suitable, and will be used for, residential purposes.

**3. Does the District acreage divided by total municipal acreage exceed 2%?**

No. The acreage in the District as amended is 22.06 acres and the total municipal acreage is 11,008 acres, yielding a District of .2% of the total municipal acreage.

**4. Does the total acreage of all existing and proposed development districts (affordable housing and DECD districts) in municipality divided by total municipal acreage exceed 5%?**

The total acreage of all existing and proposed development districts in Westbrook is 413.83 acres, and the total municipal acreage is 11,008 acres. The existing development districts and the acreage of each are listed below:

	<u>District</u>	<u>Acreage</u>
1.	EXPIRED	
2.	EXPIRED	
3.	Jordan's Meats/Sysco	6
4.	EXPIRED	
5.	EXPIRED	
6.	JE Gould (Olympia)	18.61
7.	EXPIRED	
8.	EXPIRED	
9.	EXPIRED	
10.	Downtown	73.77 (exempt)
11.	IDEXX	99.77
12.	SIGCO/Lake Creek	9.47
13.	Larrabee Commons	2.36 (affordable housing)
14.	Riverview Terrace	3 (affordable housing)
15.	Waterstone	65.88
16.	Westbrook Transit	17.85 (exempt)
17.	Harnois Apartments	4.897 (affordable housing)
18.	Emery	0.323 (affordable housing)
19.	Clear H2O	5.78
20.	Millbrook Estates I	22.06 (affordable housing – amendment pending)
21.	Stroudwater Apartments	3.21 (affordable housing)
22.	Public Infrastructure	18.86
23.	Avesta	1.00 (affordable housing)
24.	Symbol Apartments	4.32 (affordable housing)
25.	Spring Street	51.70
26.	Quaker Lane	4.06
27.	Millbrook Estates	0.91 (affordable housing – proposed)
	TOTAL	413.83

The proposed Millbrook Estates Affordable Housing Development District will be 22.06 acres.

The total acreage of all existing and proposed development districts (affordable housing and DECD districts) less exempt districts in the City is 322.21 and divided by the total municipal acreage of the City (11,008) is 2.93%.

**5. Original assessed value of district**

The original taxable assessed value of the district is \$0. A certification of such original taxable assessed value from the Assessor of Westbrook is included as **Attachment 6** to the Application for Affordable Housing Tax Increment Financing for this District.

**6. Does the OAV of all existing and proposed affordable housing development districts in Westbrook divided by aggregate taxable property value as of April 1, 2020 exceed 5%?**

No. The existing development districts and the original assessed value of each are listed below:

	<u>District</u>	<u>Original Assessed Value</u>
1.	EXPIRED	
2.	EXPIRED	
3.	Jordan's Meats	\$ 324,700
4.	EXPIRED	
5.	EXPIRED	
6.	JE Gould (Olympia)	\$ 260,000
7.	EXPIRED	
8.	EXPIRED	
9.	EXPIRED	
10.	Downtown	\$ 29,628,900 (exempt)
11.	IDEXX	\$ 40,296,100
12.	SIGCO/Lake Creek	\$4,087,800
13.	Larrabee Commons	\$ 0 (affordable housing)
14.	Riverview Place	\$ 0 (affordable housing)
15.	Waterstone	\$4,275,300
16.	Westbrook Transit	\$1,207,800 (exempt)
17.	Harnois Apartments	\$0 (affordable housing)
18.	Emery	\$0 (affordable housing)
19.	Clear H20	\$1,815,500
20.	Millbrook Estates	\$0 (affordable housing)
21.	Stroudwater Apartments	\$0 (affordable housing)
22.	Public Infrastructure	\$262,658
23.	Avesta	\$0 (affordable housing)
24.	Symbol Apartments	\$0 (affordable housing)
25.	Spring Street	\$495,500
26.	Quaker Lane	\$564,000
27.	Millbrook Estates III	\$182,364 (affordable housing – proposed)
	<b>TOTAL</b>	<b>\$51,999,922</b>

The proposed Millbrook Estates Affordable Housing Development District has an original assessed value of \$0 as of March 31, 2021 (April 1, 2020), which is not impacted by this amendment. The total amount of taxable property in the City as of the April 1, 2025 municipal valuation return is \$3,794,216,600. The total City affordable housing district original assessed values less exempt districts is \$182,364, which as a percentage of the City's total taxable value is 0.005%.

**7. Development program start and end dates**

The Development Program began upon the approval by the Director of MaineHousing of the City's application for Tax Increment Financing in tax year 2021-22 (i.e., the period from April 1, 2021 through March 31, 2022), which was January 26, 2022, and continues until March 31, 2052 (the end date of the tax year beginning on April 1, 2051). The City's fiscal year runs from July 1 – June 30.

**8. What housing needs in Westbrook does the Development Program meet?**

Waitlists for senior affordable housing units in Westbrook number in the hundreds year to year. The current number of individuals on the waitlist for affordable 1-bedroom unit such as the 85 that will be provided at Millbrook Estates is 1,050.

The 85 affordable rental units at the Project are a critical step toward meeting the very high and rapidly growing demand for quality affordable rental housing for seniors in Westbrook.

**9. Is the District a primarily residential development?**

The District will be used for exclusively residential purposes.

**10. Are at least 33% of the housing units in the district affordable housing?**

The Partnership has preserved or created a total of 85 income restricted apartments in the District, which constitutes 85% of the total housing units in the District, all of which is affordable as defined under the statute and restricted to occupancy by households with income not exceeding 60% of area median income.

An additional 15 market rate units are also provided in the Project contributing to the economic diversity of the District.

**11. What is the mechanism to ensure ongoing affordability of 33% of the housing units in District?**

The property contained within District is subject to a long-term restrictive covenant required by MaineHousing as a condition of receiving low income housing tax credits. The restrictive covenant requires that the affordable units in the project be restricted to seniors with low incomes (based on a percentage of area median income) and that the rent levels that can be charged will be limited as provided by MaineHousing and the U.S.

Department of Housing and Urban development and the low income housing tax credit program. The restrictive covenant constitutes the senior encumbrance on the property and runs for a 45-year period after the completion of the project.

**12. How will the housing in the District be operated?**

The Project in the District is owned by the Partnership. The Partnership has entered into a property management contract with Westbrook Housing Authority, which manages a variety of affordable housing projects in central and southern Maine and is experienced and qualified to manage the project. Funding during operations comes from revenue generated by rental of the units in the project.

**13. What are the specific planned uses of tax increment revenues from the District?**

The City intends to continue to capture 100% of the tax revenue on the increased assessed value in the District each tax year. The captured revenue is split between the City and the Partnership pursuant to the terms of the CEA, which provides for up to 75 % of the captured revenue to be reimbursed to the Partnership.

The tax increment revenues being returned to Millbrook Estates I, LP shall be utilized by the Partnership as an operating subsidy to fund operating costs, including without limitation property management and administration, utilities, routine repairs and maintenance, insurance, real estate taxes, and the Project’s replacement reserve account.

The operating subsidy provided enables the Partnership to sustain the Project at restricted income levels while also freeing net operating funds to support payable debt necessitated by required year 1 rehabilitation expenses.

The City will use its share of the Retained Tax Increment Revenues to pay the following costs:

- (1) Construction, alteration and expansion of pedestrian amenities and safety improvements along East Bridge Street, from Methodist Road to Bridgton Road and at the intersections of East Bridge Street and Puritan Drive, Austin Street, Park Road, Methodist Road, and Bridgton Road, including but not limited to sidewalks and walking paths, crosswalks, pedestrian crossing signals, signage, lighting, and handicap accessibility, pedestrian bridges, and related pedestrian improvements. These improvements are located in the vicinity of, but outside the District. They are required due to the improvements and activities within the District as follows: the improvements and rehabilitation activities proposed within the District will significantly extend the useful life of the District’s housing units and ensure that it will be maintained as senior housing for the term of the District and beyond. These City improvements will improve pedestrian safety for seniors in the vicinity of the District. (Estimated total investment: \$300,000; within 5-10 years);

- (2) Construction, alteration and expansion of East Bridge Street and Park Road area, plus the intersections noted above to address vehicle safety, capacity, access, congestion and pedestrian safety issues. These improvements are located in the vicinity of, but outside the District. These public facilities and improvements will mitigate the adverse impact of the District on traffic congestion and conflicts in the vicinity of the District. (Estimated total investment: \$200,000; within 5-10 years);
- (3) Bus shelters, bus stops, signage, informational kiosks and related transit improvements in the vicinity of, or adjacent to the District. These improvements are located outside of the District. They are directly related to the on-going operation of the District in order to provide improved access to public transportation for residents of the District. (Estimated total investment: \$50,000; within 1-2 years);
- (4) Construction, alteration and expansion of pedestrian amenities, recreation amenities, and safety improvements in the Mill Brook Preserve, Mill Brook South Preserve, Pride Preserve, and 629 East Bridget Street field, including but not limited to sidewalks, walking paths, pedestrian foot bridges, signage, lighting and handicap accessibility, recreation amenities, and related pedestrian improvements. These improvements are located both within and outside of the District. They are directly related to the on-going operation of the District for the purpose of providing recreation amenities and safe access to the amenities within the District. (Estimated total investment: \$150,000; within 5-10 years);
- (5) Purchase and replacement of emergency rescue vehicles and associated equipment; and costs of public safety personnel that may be necessary as a result of establishment of the District. This equipment is made necessary by the establishment of the District as follows: The establishment of the District will result in a significant extension of the useful life of the District's housing units, an increase in the number of affordable housing units in the District and the extension of the term of such affordability. This will ensure that the housing in the District will be maintained as senior housing for the term of the District and beyond. It is reasonably expected that senior residents will increase the demand on the City's emergency rescue vehicles over the term of the District. (Estimated total investment: \$250,000; within 5-10 years);
- (6) Up to 50% of City expenses or funding support provided to non-profit agencies that provide programming, nutrition services, health and social services or recreational/leisure services and activities specifically offered to seniors, including residents within the District. These costs are directly related to the on-going operation of the District by supporting programming, services and activities for seniors. (Estimated total investment: \$200,000; within 2-10 years)\*.

\*The estimated total investments listed above cumulatively equal \$1,150,000, which exceeds the total estimated captured tax revenue to be retained by the City over the term of this District (\$758,872). The City anticipates seeking other revenue sources to match TIF revenue and the estimated totals listed above include any such matched amounts to reflect total project costs. The longer term items are subject to change depending on additional funding availability. The estimated amounts listed for each project cost above

are estimates only and are subject to change. These estimated amounts are not intended to limit the use of TIF revenue in any one authorized category listed above.

**14. Is Westbrook intending to use tax increment revenues from the District to establish a permanent housing development revolving loan fund or investment fund?**

No. Westbrook does not intend to use the revenues in this manner.

**15. A financial plan showing for each year the development program will be in effect.**

Please see tables attached hereto as **Exhibit A**, showing projections of tax increment revenues and tax shift benefits.

**16. What are the relocation plans for persons temporarily or permanently displaced by development activities?**

The Millbrook Estates rehabilitation is being performed with existing tenants in place and resident accommodations will be made for temporary construction activities. No residents will be displaced by the development activities of the Project.

**17. Describe the environmental controls to be applied to the Project**

The Project is currently fully permitted by City of Westbrook and operates in full compliance with such permits and in compliance with applicable federal, state and local environmental and land use laws and regulations.

**18. Is the development program consistent with Westbrook’s comprehensive planning?**

Westbrook’s comprehensive plan was adopted on December 2, 2013. The Development Program does not conflict with the Westbrook Comprehensive Plan. The Development Program complies with Maine law limiting growth-related capital investments (see 30-A M.R.S.A. § 4349-A).

**19. Is the District in conflict with Westbrook’s municipal charter**

No. Neither the District nor the Development Program are in conflict with Westbrook’s municipal charter.

**20. For municipal debt financing only: Amount of public debt with maximum 30-year maturity to be incurred to finance development program costs**

Not applicable.

Millbrook I Amended Affordable Housing District - CAPTURED ASSESSED VALUES (CAV) CALCULATIONS

TIF Year	Tax Year Beninning April 1	Increased Assessed Value	Captured Valuation	Non- Captured Valuation	Estimated Mill Rate	Tax Assessment on Valuation Increment	Total Captured Revenue	Captured Revenue to Developer Project Account	Captured Revenue to Municipal Project Account
1	2021	\$ -	\$ -	\$ -	\$ 17.83	\$ -	\$ -	\$ -	\$ -
2	2022	\$ -	\$ -	\$ -	\$ 18.10	\$ -	\$ -	\$ -	\$ -
3	2023	\$ 8,307,000	\$ 8,307,000	\$ -	\$ 16.68	\$ 138,561	\$ 138,561	\$ 103,921	\$ 34,640
4	2024	\$ 7,438,400	\$ 7,438,400	\$ -	\$ 14.75	\$ 109,716	\$ 109,716	\$ 82,287	\$ 27,429
5	2025	\$ 7,497,700	\$ 7,497,700	\$ -	\$ 15.10	\$ 113,215	\$ 113,215	\$ 84,911	\$ 28,304
6	2026	\$ 7,205,000	\$ 7,022,636	\$ -	\$ 16.25	\$ 114,118	\$ 114,118	\$ 85,588	\$ 28,529
7	2027	\$ 7,205,000	\$ 7,022,636	\$ -	\$ 16.25	\$ 114,118	\$ 114,118	\$ 85,588	\$ 28,529
8	2028	\$ 7,241,025	\$ 7,058,661	\$ -	\$ 16.25	\$ 114,703	\$ 114,703	\$ 86,027	\$ 28,676
9	2029	\$ 7,277,230	\$ 7,094,866	\$ -	\$ 16.25	\$ 115,292	\$ 115,292	\$ 86,469	\$ 28,823
10	2030	\$ 7,313,616	\$ 7,131,252	\$ -	\$ 16.25	\$ 115,883	\$ 115,883	\$ 86,912	\$ 28,971
11	2031	\$ 7,350,184	\$ 7,167,820	\$ -	\$ 16.25	\$ 116,477	\$ 116,477	\$ 87,358	\$ 29,119
12	2032	\$ 7,386,935	\$ 7,204,571	\$ -	\$ 16.25	\$ 117,074	\$ 117,074	\$ 87,806	\$ 29,269
13	2033	\$ 7,423,870	\$ 7,241,506	\$ -	\$ 16.25	\$ 117,674	\$ 117,674	\$ 88,256	\$ 29,419
14	2034	\$ 7,460,989	\$ 7,278,625	\$ -	\$ 16.25	\$ 118,278	\$ 118,278	\$ 88,708	\$ 29,569
15	2035	\$ 7,498,294	\$ 7,315,930	\$ -	\$ 16.25	\$ 118,884	\$ 118,884	\$ 89,163	\$ 29,721
16	2036	\$ 7,535,786	\$ 7,353,422	\$ -	\$ 16.25	\$ 119,493	\$ 119,493	\$ 89,620	\$ 29,873
17	2037	\$ 7,573,465	\$ 7,391,101	\$ -	\$ 16.25	\$ 120,105	\$ 120,105	\$ 90,079	\$ 30,026
18	2038	\$ 7,611,332	\$ 7,428,968	\$ -	\$ 16.25	\$ 120,721	\$ 120,721	\$ 90,541	\$ 30,180
19	2039	\$ 7,649,389	\$ 7,467,025	\$ -	\$ 16.25	\$ 121,339	\$ 121,339	\$ 91,004	\$ 30,335
20	2040	\$ 7,687,636	\$ 7,505,272	\$ -	\$ 16.25	\$ 121,961	\$ 121,961	\$ 91,470	\$ 30,490
21	2041	\$ 7,726,074	\$ 7,543,710	\$ -	\$ 16.25	\$ 122,585	\$ 122,585	\$ 91,939	\$ 30,646
22	2042	\$ 7,764,704	\$ 7,582,340	\$ -	\$ 16.25	\$ 123,213	\$ 123,213	\$ 92,410	\$ 30,803
23	2043	\$ 7,803,528	\$ 7,621,164	\$ -	\$ 16.25	\$ 123,844	\$ 123,844	\$ 92,883	\$ 30,961
24	2044	\$ 7,842,545	\$ 7,660,181	\$ -	\$ 16.25	\$ 124,478	\$ 124,478	\$ 93,358	\$ 31,119
25	2045	\$ 7,881,758	\$ 7,699,394	\$ -	\$ 16.25	\$ 125,115	\$ 125,115	\$ 93,836	\$ 31,279
26	2046	\$ 7,921,167	\$ 7,738,803	\$ -	\$ 16.25	\$ 125,756	\$ 125,756	\$ 94,317	\$ 31,439
27	2047	\$ 7,960,773	\$ 7,778,409	\$ -	\$ 16.25	\$ 126,399	\$ 126,399	\$ 94,799	\$ 31,600
28	2048	\$ 8,000,576	\$ 7,818,212	\$ -	\$ 16.25	\$ 127,046	\$ 127,046	\$ 95,284	\$ 31,761
29	2049	\$ 8,040,579	\$ 7,858,215	\$ -	\$ 16.25	\$ 127,696	\$ 127,696	\$ 95,772	\$ 31,924
30	2050	\$ 8,080,782	\$ 7,898,418	\$ -	\$ 16.25	\$ 128,349	\$ 128,349	\$ 96,262	\$ 32,087
31	2051	\$ 8,121,186	\$ 7,938,822	\$ -	\$ 16.25	\$ 129,006	\$ 129,006	\$ 96,754	\$ 32,251
<b>30 Year AHTIF Total</b>		<b>\$ 184,153,424</b>	<b>\$ 186,799,324</b>	<b>\$ -</b>		<b>\$ 3,035,489</b>	<b>\$ 3,035,489</b>	<b>\$ 2,276,617</b>	<b>\$ 758,872</b>

0.50%

75%

TAX SHIFTS  
 Avoided Formua Impacts to the City of Westbrook  
 Valuation Sheltering via Millbrook I Amended TIF Development District

TIF Years Remaining	Tax Year Beginning April 1	Total Added Valuation	Sheltered Valuation	Avoided Formula Impacts				
				Annual Tax	Avoided Loss of State Aid for Education	Avoided Loss of State Municipal Revenue Sharing	Avoided Increase in County Tax	Total Avoided Revenue Sharing Impacts
1	2026	\$7,205,000	\$7,022,636	\$114,118	\$60,300	\$1,886	\$4,325	\$66,511
2	2027	\$7,241,025	\$7,058,661	\$114,703	\$60,609	\$1,896	\$4,347	\$66,852
3	2028	\$7,277,230	\$7,094,866	\$115,292	\$60,920	\$1,906	\$4,370	\$67,195
4	2029	\$7,313,616	\$7,131,252	\$115,883	\$61,232	\$1,915	\$4,392	\$67,540
5	2030	\$7,350,184	\$7,167,820	\$116,477	\$61,546	\$1,925	\$4,414	\$67,886
6	2031	\$7,386,935	\$7,204,571	\$117,074	\$61,862	\$1,935	\$4,437	\$68,234
7	2032	\$7,423,870	\$7,241,506	\$117,674	\$62,179	\$1,945	\$4,460	\$68,584
8	2033	\$7,460,989	\$7,278,625	\$118,278	\$62,498	\$1,955	\$4,483	\$68,936
9	2034	\$7,498,294	\$7,315,930	\$118,884	\$62,818	\$1,965	\$4,506	\$69,289
10	2035	\$7,535,786	\$7,353,422	\$119,493	\$63,140	\$1,975	\$4,529	\$69,644
11	2036	\$7,573,465	\$7,391,101	\$120,105	\$63,464	\$1,985	\$4,552	\$70,001
12	2037	\$7,611,332	\$7,428,968	\$120,721	\$63,789	\$1,995	\$4,575	\$70,360
13	2038	\$7,649,389	\$7,467,025	\$121,339	\$64,116	\$2,006	\$4,599	\$70,720
14	2039	\$7,687,636	\$7,505,272	\$121,961	\$64,444	\$2,016	\$4,622	\$71,082
15	2040	\$7,726,074	\$7,543,710	\$122,585	\$64,774	\$2,026	\$4,646	\$71,446
16	2041	\$7,764,704	\$7,582,340	\$123,213	\$65,106	\$2,037	\$4,670	\$71,812
17	2042	\$7,803,528	\$7,621,164	\$123,844	\$65,439	\$2,047	\$4,694	\$72,180
18	2043	\$7,842,545	\$7,660,181	\$124,478	\$65,774	\$2,058	\$4,718	\$72,549
19	2044	\$7,881,758	\$7,699,394	\$125,115	\$66,111	\$2,068	\$4,742	\$72,921
20	2045	\$7,921,167	\$7,738,803	\$125,756	\$66,449	\$2,079	\$4,766	\$73,294
21	2046	\$7,960,773	\$7,778,409	\$126,399	\$66,789	\$2,089	\$4,791	\$73,669
22	2047	\$8,000,576	\$7,818,212	\$127,046	\$67,131	\$2,100	\$4,815	\$74,046
23	2048	\$8,040,579	\$7,858,215	\$127,696	\$67,475	\$2,111	\$4,840	\$74,425
24	2049	\$8,080,782	\$7,898,418	\$128,349	\$67,820	\$2,122	\$4,864	\$74,806
25	2050	\$8,121,186	\$7,938,822	\$129,006	\$68,167	\$2,132	\$4,889	\$75,188
26	2051	\$8,161,792	\$7,979,428	\$129,666	\$68,515	\$2,143	\$4,914	\$75,573
<b>30 Year AHTIF TOTAL</b>		<b>\$192,315,216</b>	<b>\$187,756,116</b>	<b>\$3,051,037</b>	<b>\$1,612,168</b>	<b>\$50,431</b>	<b>\$115,634</b>	<b>\$1,778,233</b>

0.50%

52.840%

0.02686%

3.790%

Updated May 10, 2018



# CITY OF WESTBROOK, MAINE

IN CITY COUNCIL

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## REQUEST FOR COUNCIL ACTION

**PROPOSED TITLE:** Authorizing Millbrook Estates III Affordable Housing Development District Program and Credit Enhancement Agreement

**REQUESTED BY:** Monique Cornett

**DATE:** 7/6/2026

**SUMMARY:**

This order authorizes the establishment of Affordable Housing Tax Increment Financing (AHTIF) District Millbrook Estates III (No. 27) for the development of 36 low-income rental housing units. The order further authorizes the City of Westbrook to enter into a Credit Enhancement Agreement with Millbrook Estate III, LP. The adoption of the District will expand affordable housing opportunities within Westbrook.

This item is the second of two total Council actions for Millbrook Estates (original AHTIF) and Millbrook Estates III.

# MAINE STATE HOUSING AUTHORITY

## APPLICATION

### Affordable Housing Tax Increment Financing

The Municipal Affordable Housing Development Districts statute, 30-A M.R.S. §§5245 – 5250-G, referred to as the "TIF Statute" in this Application, applies to affordable housing tax increment financing in Maine. The TIF Statute provides that before a municipality's designation of an affordable housing development district and its adoption of the associated affordable housing development program for the district become effective, MaineHousing must review the proposed district and development program to ensure compliance with the TIF Statute.

*All applications to MaineHousing for review of an affordable housing development district and its associated development program must be on this form and include all eight Attachments noted below.*

Sections 1 and 2 below are in fillable PDF format and may be completed on-line. After you have completed Sections 1 and 2, please print the Application and sign where indicated in Section 1.

This Application, with Attachments 1 through 8, may be submitted to MaineHousing in one of two ways:

By Email sent to [TIFs@mainehousing.org](mailto:TIFs@mainehousing.org), *or*

By mail to: MaineHousing, Attn: Legal, 26 Edison Drive, Augusta, Maine 04330

In this Application "district" means an affordable housing development district and "development program" means an affordable housing development program.

## SECTION 1 – APPLICANT INFORMATION

1-1 Name of applicant city or town: \_\_\_\_\_

1-2 Municipal official submitting this Application:

\_\_\_\_\_  
Printed name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Mailing address

\_\_\_\_\_  
Phone number

\_\_\_\_\_  
E-mail address

*The municipal official named above certifies that he/she has the authority to submit this Application to MaineHousing and further certifies that to the best of his/her knowledge, the information contained in this Application and its Attachments is true.*

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

1-3 Municipal official with authority to submit annual reports to MaineHousing on the status of the district:

\_\_\_\_\_  
Printed name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Mailing address

\_\_\_\_\_  
Phone number

\_\_\_\_\_  
E-mail address

## SECTION 2 – NOTICE AND HEARING

Before designating a district or adopting a development program, the municipal legislative body must

- (a) hold at least one public hearing,
- (b) publish notice of the hearing at least 10 days before the date of the hearing in a newspaper of general circulation in the municipality,
- (c) at the hearing, consider
  - (i) whether the district and development program will contribute to the expansion of affordable housing or the betterment of the health, welfare or safety of the residents,
  - (ii) any claim by a party that the district or development program will be detrimental to that party's property interests for which substantial evidence is produced, and whether any adverse economic effect is outweighed by the availability of affordable housing or the betterment of resident health, welfare or safety.

2-1 Date of public notice: \_\_\_\_\_

### *Attachment 1 – Newspaper Notice*

*Include as Attachment 1 a copy of the newspaper page showing the public notice and the newspaper name and date.*

2-2 Date of public hearing: \_\_\_\_\_

### **Attachment 2 – Public Hearing Record**

Include as **Attachment 2** the record of the meeting at which the public hearing was held, certified by the municipal clerk.

### **Attachment 3 – Additional Documents**

Include as **Attachment 3** all documentation submitted to, or prepared by, the municipality relating to items (c)(i) and (c)(ii) above.

## **SECTION 3 – MUNICIPAL APPROVAL**

### **3-1 Conditions of municipal approval of district and development program**

The TIF Statute sets out conditions for the designation of a district and adoption of a development program by a city or town. A municipality must designate a district and adopt a development program meeting these conditions.

To assist municipalities in ensuring that districts and development programs comply with the conditions of the TIF Statute, we have set out below a **Checklist in Appendix A** that can be used in designating a district and adopting a development program. The Checklist covers the conditions in the TIF Statute that need to be met in approving the district and development program. While MaineHousing does not require municipalities to fill in or follow the format of the Checklist, in reviewing a district and development program approved by a municipality, we will look for specific information in the Application materials (including the Attachments) the city or town submits to us showing compliance with all the conditions of the TIF Statute.

**IMPORTANT NOTE:** Because the TIF Statute defines a district as "a specified area within the corporate limits of a municipality that has been designated . . . to be developed" under a development program, a development program must, at a minimum, include new construction of affordable housing or rehabilitation of existing housing *inside* the district, or both. A municipality may not create a district for the sole purpose of capturing tax increment revenues that would result only from inflationary adjustments to property values with no development of new housing or rehabilitation of existing housing in the district.

### **Attachment 4 – Municipal Approval**

Include as **Attachment 4** a copy of the order or resolution and vote of the municipal legislative body approving the district and development program, certified by the municipal clerk.

### **Attachment 5 – District Maps**

Include as **Attachment 5** a municipal map and tax map showing the district boundaries.

### **Attachment 6 – Certification of Original Assessed Value of District**

Include as **Attachment 6** a dated certification signed by the municipal assessor showing the original assessed value of the district. "Original assessed value" means the taxable assessed value of the district as of the March 31<sup>st</sup> before municipal approval of the district.

### **Attachment 7 – Development Program**

Include as **Attachment 7** a copy of the development program approved by the municipality's legislative body.

**Attachment 8 – Credit Enhancement or Other Agreement**

*Include as **Attachment 8** a copy of the credit enhancement agreement or other tax increment revenue sharing agreement, whether or not executed.*

**See Appendix A below for  
Checklist for Approval of District and Development Program**

## Appendix A

### Checklist for Approval of District and Development Program

The TIF Statute sets out conditions for the designation of a district and adoption of a development program by a city or town. A municipality must designate a district and adopt a development program meeting these conditions.

To assist municipalities in ensuring that districts and development programs comply with the conditions of the TIF Statute, we have set out below a **Checklist** that can be used in designating a district and adopting a development program. The Checklist covers the conditions in the TIF Statute that need to be met in approving the district and development program. While MaineHousing does not require municipalities to fill in or follow the format of the Checklist, in reviewing a district and development program approved by a municipality, we will look for specific information in the Application materials (including the Attachments) the city or town submits to us showing compliance with all the conditions of the TIF Statute.

- District description
  - \_\_\_\_\_ Physical description of district
  - \_\_\_\_\_ Municipal map showing district boundaries
  - \_\_\_\_\_ Tax map showing district boundaries
  
- At least 25% of district acreage is suitable for residential use, blighted, or in need of rehabilitation/redevelopment
  - \_\_\_\_\_ % acreage suitable for residential use
  - \_\_\_\_\_ % blighted
  - \_\_\_\_\_ % in need of rehabilitation/redevelopment
  - \_\_\_\_\_ Physical description of district to support above
  - \_\_\_\_\_ Zoning designation where district is located
  - \_\_\_\_\_ Allowed uses in that zone
  
- District acreage divided by total municipal acreage is not more than 2%
  - \_\_\_\_\_ Total district acreage
  - \_\_\_\_\_ Total municipal acreage
  - \_\_\_\_\_ District acreage as a percent of total acreage

- Total acreage of all existing and proposed development districts (affordable housing and DECD districts) in municipality divided by total municipal acreage is not more than 5%

\_\_\_\_\_ Total acreage of all development districts  
\_\_\_\_\_ Total municipal acreage  
\_\_\_\_\_ Total development district acreage as a percent of total acreage

- Original assessed value (OAV)\* of district

\_\_\_\_\_ Dated certification signed by municipal assessor showing OAV amount and date

\* OAV means the taxable assessed value of the district as of the March 31<sup>st</sup> before municipal approval of the district.

- OAV of all existing and proposed affordable housing development districts in the municipality divided by aggregate taxable property value as of the April 1<sup>st</sup> before MaineHousing approval is not more than 5%

\_\_\_\_\_ Aggregate OAV of existing and proposed districts  
\_\_\_\_\_ Aggregate taxable property value as of the April 1<sup>st</sup> before MaineHousing approval  
\_\_\_\_\_ Aggregate OAV as a percent of total taxable value

- Development program start and end dates

\_\_\_\_\_ First tax year (i.e., April 1 – March 31) of development program \*

\* May be any tax year specified in municipal approval. If none is specified, the development program will start during the tax year of approval.

\_\_\_\_\_ Last tax year of development program \*\*

\*\* Not more than 30 years after tax year of MaineHousing approval.

\_\_\_\_\_ Municipal fiscal year \*\*\*

\*\*\* Example: July 1 – June 30

- The development program meets an identified housing need in municipality

\_\_\_\_\_ Description of need  
\_\_\_\_\_ Description of how development program meets need  
\_\_\_\_\_ Number of new rental units to be constructed

- \_\_\_\_\_ Number of existing rental units to be rehabilitated
- \_\_\_\_\_ Number of new single-family homes, including condominiums, to be constructed
- \_\_\_\_\_ Number of existing single-family homes, including condominiums, to be rehabilitated

District must be a primarily residential \* development

- \_\_\_\_\_ Description of residential and non-residential uses in district and acreage of each
- \_\_\_\_\_ Description of accessory uses relating to residential use

\* A district is primarily residential if the overall character of the uses in the district is residential. Residential uses include both housing and uses related to residential uses, such as recreational facilities and child care facilities available to the residents of the district and small-scale nonresidential uses that are intended to provide services primarily to the residents of the district.

At least 33% of the housing units in the district must be affordable housing \*

- \_\_\_\_\_ Number of affordable single-family owner-occupied homes, including condominiums, in district
- \_\_\_\_\_ Number of affordable rental units in district
- \_\_\_\_\_ Total number of housing units in district
- \_\_\_\_\_ Affordable housing units as a percent of total units

\* Affordable housing is an owner-occupied single-family home or condominium or a rental unit for a household earning no more than 120% of area median income (AMI). The housing must be decent, safe and sanitary. Affordable housing does not include facilities such as emergency shelters, nursing homes, convalescent homes, hospitals, residential treatment facilities, correctional facilities, or student dormitories, regardless of income level. No purchase price limits on homes or rent restrictions on rental units are required to establish that a unit is affordable.

HUD updates AMI annually. The AMI for counties and other designated areas in Maine can be found at <https://www.huduser.gov/portal/datasets/il.html>. Select the tab for the most current Year for which data is available. Click the link under Individual Income Limits Areas (“FY\_\_\_\_\_IL Documentation”). Scroll and select the State of Maine. Scroll and select the appropriate municipality. Click “View County Calculations”. Use the Median Family Income figure in the first column. Multiply that MFI figure by 120% to determine the maximum income level.

- Mechanism to ensure ongoing affordability of 33% of the housing units in district for required time

\_\_\_\_\_ Length of affordability period for owner-occupied single-family homes and condominiums \*

\* The minimum affordability period for single-family owner-occupied homes and condominiums is 10 years.

\_\_\_\_\_ Description of affordability mechanism for single-family owner-occupied homes and condominiums

\_\_\_\_\_ Length of affordability period for rental units \*\*

\*\* The minimum affordability period for rental units is 30 years.

\_\_\_\_\_ Description of affordability mechanism for rental units

A district may contain only homeownership units or only rental units or a combination of both, but a minimum of 33% of the total number of housing units in the district must be affordable for the required time, i.e., 10 or 30 years, depending on the housing type.

The affordable units can be fixed (particular units are subject to the affordability requirements and never change, i.e., those specific units must remain affordable during the applicable affordability period and other units cannot be substituted for them) or they can float (units initially designated as affordable may change over time and other affordable units can be substituted in their place) provided that at least 33% of the total number of housing units in the district are affordable housing at any given point in time.

Whether the units are rental or homeownership units, the affordability period begins to run when the units have been constructed or rehabilitated into decent, safe and sanitary housing and (i) are available for occupancy if the development is subject to a declaration of covenants and restrictions that requires the units to be affordable (i.e., restricted to households with income not exceeding 120% of AMI), or (ii) when the units are occupied by a household with income not exceeding 120% of AMI if the development is not subject to a declaration. The development program needs to include timing information on the development and availability for occupancy of the affordable units in the district. To comply with the TIF Statute's requirement that at least 33% of the housing units in the district be affordable housing, in a mixed-income development, the development program must provide for the construction/rehabilitation of the affordable units within a reasonable timeframe during the construction phase of the project and not leave them to the end of the project if the units will be made available for occupancy or sale as they are constructed or rehabilitated.

- Operation of housing and facilities in district
  - \_\_\_\_\_ Description of how housing and facilities in the district will be operated after completion
  - \_\_\_\_\_ Entity responsible for operation
  - \_\_\_\_\_ Source of operating funds

Specific planned uses of tax increment revenues from the district \*

\* See §5249 of the TIF Statute for eligible uses of tax increment revenues from the district.

**IMPORTANT NOTE:** Municipalities are cautioned that a broad recitation in a development program of all or substantially all the authorized project costs listed in the TIF Statute will not be accepted by MaineHousing.

A non-residential use included in a development program may be funded with tax increment revenues from the district, provided that the non-residential use contributes to a specific, identified improvement of the health, welfare or safety of the residents of the municipality, including a specific, identified benefit to the residents of the district, or to the expansion of affordable housing within the municipality. The district and development program must otherwise comply with the requirements of the TIF Statute, including the requirement that the district be a primarily residential development. Tax increment revenues may not be used to construct new "pure" commercial facilities within a district or to rehabilitate those facilities.

\_\_\_\_\_ Description of each improvement, facility, program, or other activity included in the development program that may or will be funded in whole or in part with tax increment revenues \*

\* Include all intended uses and potential alternative uses.

\_\_\_\_\_ List which of these improvements, facilities, programs, or other activities are inside the district

\_\_\_\_\_ List which of these improvements, facilities, programs, or other activities are outside the district \*\*

\*\* To be funded with tax increment revenues, costs outside the district must be ***directly related to or made necessary*** by the creation or operation of the district. Include any supporting studies, research, estimates, and assumptions.

\_\_\_\_\_ Amount of tax increment revenues to be used for each improvement, facility, program or other activity inside and outside the district \*\*\*

\*\*\* Only the proportion of costs outside the district that are ***directly related to or made necessary*** by the creation or operation of the district may be paid with tax increment revenues.

- \_\_\_\_\_ Amount and source of other funding for the development program
- \_\_\_\_\_ Timing of each planned improvement, facility, program, or other activity

A municipality may use tax increment revenues from a district to establish a permanent housing development revolving loan fund or investment fund. \*

- \_\_\_\_\_ A description of the fund, including type, purpose, operation, and provisions for repayment or return of fund proceeds to the fund
- \_\_\_\_\_ The timing of the establishment and use of the fund
- \_\_\_\_\_ The property to be purchased with investment fund proceeds and the housing to be developed with revolving loan fund proceeds and timing
- \_\_\_\_\_ The location of the property and the housing

\* A permanent housing development revolving loan fund or investment fund must be used solely for the development of affordable housing as defined above.

Loans made from a revolving loan fund must be repaid to the municipality, and all loan repayments must be deposited into that loan fund and used for additional loans for the development of affordable housing. Loans may be made from the revolving loan fund for both new construction of affordable housing and the rehabilitation of existing housing.

Funds in an investment fund may be used only for the purchase of property by the municipality for the development of affordable housing by the municipality itself or by a developer to which the municipality sells or leases the property. All sales proceeds or rental revenues must be placed in the investment fund and used for additional purchases of property by the municipality for that purpose.

Creating a district around an existing residential area for the purpose of funding a revolving loan fund or investment fund still requires that there be some development of affordable housing *within* the district, whether new construction or the rehabilitation of existing housing, or both.

Because revolving loan funds and investment funds are capitalized with tax increment revenues resulting from the development of affordable housing in a district and proceeds disbursed from a loan or investment fund are required to be returned to the fund, it is not necessary for a municipality to make any further showing that costs of establishing a permanent housing development revolving loan fund or investment fund are directly related to or made necessary by the district.

A financial plan showing for each year the development program will be in effect

- \_\_\_\_\_ An estimate of increased assessed value \* of the district (including assumptions)

\* Increased assessed value is the amount, if any, by which the current assessed value as of the most recent April 1<sup>st</sup> exceeds OAV.

\_\_\_\_\_ Amount or percent or method or formula for determining amount or percent of increased assessed value to be retained as captured assessed value \*\* and applied to pay development program costs and resulting tax increment \*\*\*

\*\* Captured assessed value is the portion of increased assessed value that is used from year to year to finance the project costs authorized under the development program.

\*\*\* Tax increment means the municipal real estate taxes assessed on the increased assessed value of the property in the district.

\_\_\_\_\_ Calculation of estimated tax shifts showing the effect on the municipality's state revenue sharing, education subsidies, and county taxes resulting from creation of district and the capture of increased assessed value. \*\*\*\*

\*\*\*\* Use the tax shift formulas in **Appendix B** to this Application to calculate tax shifts.

\_\_\_\_\_ Allocation of total tax increment revenues from the district

\_\_\_\_\_ Portion \* to be allocated to project owner

\_\_\_\_\_ Portion \* to be allocated to municipality

\* May be stated as a percent or amount or by formula.

\_\_\_\_\_ Copy of credit enhancement or other tax increment revenue sharing agreement (whether or not executed)

Relocation plan for persons temporarily or permanently displaced by development activities

\_\_\_\_\_ Relocation plan description, or

\_\_\_\_\_ Statement that no relocation is necessary

Description of environmental controls to be applied

\_\_\_\_\_ Statement regarding environmental controls, such as permitting and licensing or use of environmental mitigation measures during development and operation of district

Development program consistent with comprehensive planning

\_\_\_\_\_ Date of comprehensive plan final adoption

\_\_\_\_\_ Statement of no conflict with comprehensive plan

\_\_\_\_\_ Statement indicating how development program complies with Maine law limiting growth-related capital investments (see 30-A M.R.S. §4349-A)

District not in conflict with municipal charter

\_\_\_\_\_ Statement of no conflict with municipal charter

**For municipal debt financing only:** Amount of public debt with maximum 30-year maturity to be incurred to finance development program costs

\_\_\_\_\_ Principal amount, maturity and type of each municipal debt issuance

\_\_\_\_\_ List of improvements inside the district \* to be financed with municipal debt

<p>* Under §5250-D of the TIF Statute, municipal debt may be issued to finance only development program costs <u>inside</u> the district.</p>
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## Appendix B

### Tax Shift Formulas

**To calculate the state education subsidy tax shift:** For each fiscal year, the state education subsidy formula is based on the average of the certified state valuations for the three (3) most recent years prior to the most recently certified state valuation. The education tax shift is computed by comparing Maine Department of Education Form ED 279 for the municipality with and without retained captured assessed value. The difference in the actual education subsidy and the adjusted education subsidy represents the projected state education subsidy tax shift for that year.

**To calculate the state revenue sharing tax shift:** The first step in determining the revenue sharing tax shift is to obtain the total municipal revenue sharing amount from the State Treasurer. The five steps outlined in the following formula are then applied ("CAV" below means projected captured assessed value):

Step 1:            
$$\frac{\text{Municipal Population} \times \text{Local Property Tax Levied}}{\text{State Local Valuation}} = \text{Current Factor}$$

Step 2:            
$$\frac{\text{Municipal Population} \times \text{Local Property Tax Levied}}{\text{State Local Valuation} + \text{CAV}} = \text{Adjusted Factor}$$

Step 3:            
$$\frac{\text{Current Factor} = 1.X}{\text{Adjusted Factor}}$$

Step 4:            
$$1.X - 1.0 = .X$$

Step 5:            
$$.X (\text{total municipal revenue sharing amount}) = \text{Revenue sharing tax shift}$$

**To calculate the county tax shift:** The steps in determining the county tax shift are as follows ("CAV" below means projected captured assessed value):

Step 1:            Obtain the most recent County State Valuation from Maine Revenue Services.

Step 2:            Determine the average CAV for the District over the life of the District.

Step 3:            Determine the municipality's current share of the county tax:

$$\frac{\text{Current State municipal valuation}}{\text{Current State county valuation}}$$

Step 4:            Determine what the municipality's share of the county tax would be if the new value from the District were added to the municipal valuation without the creation of the District:

$$\frac{\text{Current State municipal valuation} + \text{average new value}}{\text{Current State county valuation} + \text{average new value}} = \% \text{ of county tax shift}$$

- Step 5: Determine the estimated average annual county tax over the life of the District. To arrive at this number, determine the average change in county tax for the last five (5) years and the percentage increase projected to the middle of the District's life.
- Step 6: Multiply the projected tax from Step 5 by the percent of county tax shift from Step 4 to determine the county tax shift.

CITY OF WESTBROOK  
NOTICE OF PUBLIC HEARING

The Westbrook City Council hereby provides notice that it will hold a public hearing at 7:00 p.m. on Monday, July 6th, 2026, in the Westbrook High School, 125 Stroudwater Street, Westbrook, Maine, for purposes of receiving public comments on 1.) the proposed first amendment to the Millbrook Estates Affordable Housing Development District and Development Program, and 2.) the designation of the proposed new Millbrook Estates III Municipal Affordable Housing Development District, and the adoption of a Development Program for said new District, pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended.

The first amendment to the Millbrook Estates District includes the removal of 0.91 acres at 300 East Bridge Street (Map 012, Lot 010 on the City's Tax Maps) in order to create the new proposed Millbrook Estates III District. The Millbrook Estates District will therefore be reduced to 22.06 acres.

Millbrook Estates III, LP, a Maine limited partnership, proposes to acquire the 0.91 acre portion of the site located at 300 East Bridge Street (Map 012, Lot 010 on the City's Tax Maps) in Westbrook, to construct and operate a thirty-six (36) unit low-income housing project to be known as the Millbrook Estates III Apartments. Of the 36 rental units at Millbrook Estates III, at least 80% will serve low-income residents with quality affordable rental housing. At least 28 of the units will be leased at rental rates affordable to residents with annual household income at or below 60% of the area median income (AMI).

The proposed new District and Development Program will enable the City to capture tax revenues generated by investments made within the District related to certain residential development activities.

The City proposes to authorize a Credit Enhancement Agreement with the developer of the property within the new Millbrook Estates III District that allocates certain revenues generated from the development within this District to the Developer for operating costs and financing of the construction of the 36 new rental units, and to allocate the remaining revenues to municipal projects such as road improvements, pedestrian amenities, transportation infrastructure, other municipal infrastructure, senior services and public safety, as may be approved and permitted pursuant to Section 5249 of Title 30-A of the Maine Revised Statutes, as amended.

A copy of the proposed first amendment to the Development Program for the Millbrook Estates Affordable Housing Development District and a copy of the proposed Development Program for the new Millbrook Estates III Affordable Housing Development District is on file with the City

Clerk at City Hall, 2 York Street in Westbrook, Maine, and may be reviewed during normal business hours. All interested residents are invited to attend the hearing and to be heard at that time.

**ORDER OF THE WESTBROOK CITY COUNCIL  
July 6, 2026**

WHEREAS, the City is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to adopt an Affordable Housing Development District and Development Program; and

WHEREAS, the City has identified a need for the development of affordable rental housing within the City and has identified certain property as available and suitable for such development; and

WHEREAS, the City has received a proposal to develop a 0.91 acre parcel to construct 36 low-income rental housing units to be known as Millbrook Estates III; and

WHEREAS, the Millbrook Estates III project will meet a significant housing need of the City and surrounding communities, as well as improve and broaden the tax base of the City and improve the general economy of the City, the region and the State of Maine; and

WHEREAS, the City has held a public hearing on the proposed amendment to the District in accordance with the requirements of 30-A MRSA §5250(1) upon at least ten (10) days prior notice published in a newspaper of general circulation within the City; and,

WHEREAS, the City desires to designate the Millbrook Estates III Affordable Housing Development District (the “District”) and adopt the proposed Development Program for said District as presented to the City Council this day and as has been on file in the City Clerk’s Office at City Hall; and

WHEREAS, it is anticipated that the Director of the Maine State Housing Authority (“MSHA”) will approve the District and Development Program;

NOW THEREFORE, the City Council hereby Orders as follows:

Section 1. The City Council hereby finds and determines that:

(a) Adoption and implementation of the District and the Development Program will contribute to the expansion of affordable housing opportunities within the municipality, and therefore constitute a good and valid public purpose, and will contribute to the economic growth or well-being of the inhabitants of the City or to the betterment of the health, welfare or safety of the inhabitants of the City; and

(b) The City Council has considered all evidence presented to it with regard to any adverse economic effect on or detriment to any existing business and has found and determined that adoption and implementation of the District and the Development Program will not result in a substantial detriment to any existing business in the City, and any adverse economic effect of the District and the Development Program on any existing business in the City is outweighed by the contributions expected to be made by the projects and improvements described in the District and the Development Program to the economic

growth or well-being of the City or to the betterment of the health, welfare or safety of the inhabitants of the City.

Section 2. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the City Council hereby designates the City of Westbrook Millbrook Estates III Affordable Housing Development District as presented to the City Council.

Section 3. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the City Council hereby adopts the Development Program for the Millbrook Estates III Affordable Housing Development District in the form presented to the City Council.

Section 4. The foregoing designation of the District and adoption of the Development Program shall automatically become final and shall take full force and effect upon approval of the District and Development Program by the Director of the Maine State Housing Authority (MSHA), without requirement of any further action by the City, the City Council, or any other party.

Section 5. Pursuant to the provisions of 30-A M.R.S.A. §5250-A, the percentage of the Increased Assessed Value to be retained as Captured Assessed Value in the District and the term of said District is confirmed as set forth in the Development Program.

Section 6. The City Administrator be and hereby is authorized and directed, on behalf of the City of Westbrook, Maine, to submit to the Director of MSHA for review and approval, pursuant to the requirements of 30-A M.R.S.A. §5250, the application and such other documentation as may be necessary or appropriate for the final approval of the District and the Development Program. The City Administrator is further authorized and empowered, at her discretion from time to time, to make such technical revisions to the District or the Development Program for the District, or to the scope, cost or description of the public improvements to be financed with the portion of tax increment revenues generated by the District and retained by the City as described in the Development Program, as the City Administrator deems reasonably necessary or convenient in order to facilitate the process for review and approval of the District and Development Program by MSHA, or for any other reason, so long as such revisions are not inconsistent with these resolutions or the basic structure and intent of the District and the Development Program.

Section 7. The City Administrator be and hereby is authorized, empowered and directed to enter into the Credit Enhancement Agreement contemplated by the Development Program, in the name of and on behalf of the City, such agreement to be in such form and to contain such terms and provisions, not inconsistent with the Development Program, as the City Administrator may approve, the City Administrator's approval to be conclusively evidenced by his or her execution thereof.

This Order shall take effect immediately upon adoption.



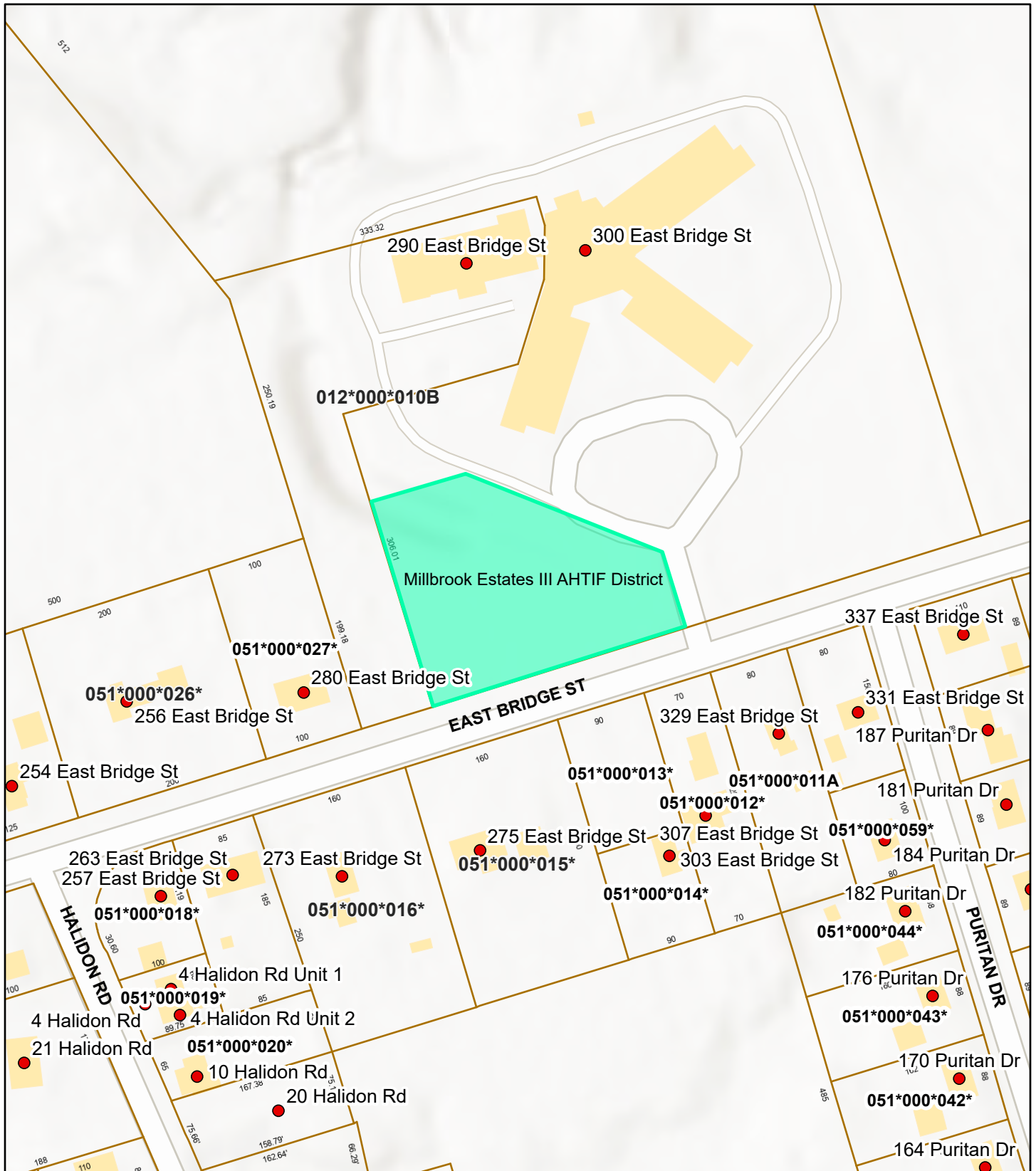
City of Westbrook, ME

1 inch = 137 Feet



www.cai-tech.com

June 9, 2026



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



City of Westbrook, ME

1 inch = 4359 Feet



www.cai-tech.com

June 9, 2026



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**CITY OF WESTBROOK, MAINE  
MILLBROOK ESTATES III  
AFFORDABLE HOUSING DEVELOPMENT DISTRICT**

**CERTIFICATE OF ASSESSOR**

The undersigned Assessor for the City of Westbrook, Maine, does hereby certify pursuant to the provisions of 30-A M.R.S.A. §5250-A(2) that the taxable assessed value for all taxable real and taxable personal property within the Millbrook Estates III Affordable Housing Development District, as delineated on a map included in the Application for Affordable Housing Tax Increment Financing, to which this Certificate is attached, was, as of March 31, 2026 (April 1, 2025) as follows:

<b>Property Address</b>	<b>MBL#</b>	<b>Taxable Assessed Value</b>	<b>Acreage</b>
300 East Bridge Street, Westbrook, ME	Portion of Map 12, Lot 000 010	\$182,364	0.91
	<b>TOTAL</b>	<b>\$182,364</b>	<b>0.91</b>

**IN WITNESS WHEREOF**, This Certificate has been executed as of this \_\_\_\_\_ day of June, 2026.

ASSESSOR

By: \_\_\_\_\_

Dean Prindle

**MILLBROOK ESTATES III AFFORDABLE HOUSING DEVELOPMENT DISTRICT  
DEVELOPMENT PROGRAM**

**Summary:**

Millbrook Estates III, LP, a Maine limited partnership (the “Partnership”), proposes to acquire a site located at 300 East Bridge Street in Westbrook, and construct and operate a thirty-six (36) unit low-income housing project to be known as the Millbrook Estates III Apartments (the “Project”).

The parcel for the Project is comprised of approximately 0.91 acres and constitutes a portion of the premises located at 300 East Bridge Street in Westbrook, Maine.

Of the 36 rental units at Millbrook Estates III, at least 80% will serve low-income residents with quality affordable rental housing. At least 28 of the units will be leased at rental rates affordable to residents with annual household income at or below 60% of the area median income (AMI). At least 33% of the units in the District will be restricted to occupancy by households earning no more than 120% of AMI.

Future residents of the Project will further benefit from the efficiency and predictability of having heat, hot water, and electricity included in their monthly rents.

In order to provide, preserve, and enhance much needed affordable housing in the City of Westbrook, the Partnership is requesting Tax Increment Financing to provide operating subsidies needed to support the affordability of the Project. The Partnership is requesting a Tax Increment Financing arrangement pursuant to which 75% of the “tax increment revenues” as defined in the legislation creating the Affordable Housing Tax Increment Financing Program would be returned to it each year for a 30-year period following the completion of the proposed construction. The obligation to pay such tax increment revenues to the Partnership would be set forth in a Credit Enhancement Agreement (“CEA”) between the City and the Partnership, on usual and customary terms. A copy of the proposed CEA is on file with the City.

The following questions are responsive to the checklist for Approval of District and Development Program set forth in Appendix A to the Maine State Housing Authority Affordable Housing Tax Increment Financing Application.

**1. Description of the Millbrook Estates III Affordable Housing Development District.**

The Millbrook Estates III Affordable Housing Development District (the “District”) consists of one parcel of approximately 0.91 acres, which is a portion of the current parcel, City Tax Map 12, Lot 010, located at 300 East Bridge Street, Westbrook, Maine, all as shown on **Attachment 5** to the Application for Affordable Housing Tax Increment Financing for this District.

The District is located in Westbrook’s Contract Zone 1. Affordable housing is a permitted use in Contract Zone 1.

**2. Is at least 25% of district acreage is suitable for residential use, blighted, or in need of rehabilitation/redevelopment?**

All of the acreage in the District is suitable, and will be used for, residential purposes.

**3. Does the District acreage divided by total municipal acreage exceed 2%?**

No. The acreage in the District is 0.91 acres and the total municipal acreage is 11,008 acres, yielding a District of .008% of the total municipal acreage.

**4. Does the total acreage of all existing and proposed development districts (affordable housing and DECD districts) in municipality divided by total municipal acreage exceed 5%?**

The total acreage of all existing and proposed development districts in Westbrook is 413.83 acres, and the total municipal acreage is 11,008 acres. The existing development districts and the acreage of each are listed below:

	<u>District</u>	<u>Acreage</u>
1.	EXPIRED	
2.	EXPIRED	
3.	Jordan's Meats/Sysco	6
4.	EXPIRED	
5.	EXPIRED	
6.	JE Gould (Olympia)	18.61
7.	EXPIRED	
8.	EXPIRED	
9.	EXPIRED	
10.	Downtown	73.77 (exempt)
11.	IDEXX	99.77
12.	SIGCO/Lake Creek	9.47
13.	Larrabee Commons	2.36 (affordable housing)
14.	Riverview Terrace	3 (affordable housing)
15.	Waterstone	65.88
16.	Westbrook Transit	17.85 (exempt)
17.	Harnois Apartments	4.897 (affordable housing)
18.	Emery	0.323 (affordable housing)
19.	Clear H20	5.78
20.	Millbrook Estates I	22.06 (affordable housing – amendment pending)
21.	Stroudwater Apartments	3.21 (affordable housing)

22.	Public Infrastructure	18.86
23.	Avesta	1.00 (affordable housing)
24.	Symbol Apartments	4.32 (affordable housing)
25.	Spring Street	51.70
26.	Quaker Lane	4.06
27.	Millbrook Estates	0.91 (affordable housing – proposed)
	<b>TOTAL</b>	<b>413.83</b>

The proposed Millbrook Estates III Affordable Housing Development District will be 0.91 acres, which is a portion of the Millbrook Estates TIF District (#20) listed above and included in the total acreage included above.

The total acreage of all existing and proposed development districts (affordable housing and DECD districts) less exempt districts in the City is 322.21 and divided by the total municipal acreage of the City (11,008) is 2.93%.

**5. Original assessed value of district**

The original taxable assessed value of the district is \$182,364 as of March 31, 2026 (April 1, 2025). A certification of such original taxable assessed value from the Assessor of Westbrook is included as **Attachment 6** to the Application for Affordable Housing Tax Increment Financing for this District.

**6. Does the OAV of all existing and proposed affordable housing development districts in Westbrook divided by aggregate taxable property value as of April 1, 2026 exceed 5%?**

No. The existing development districts and the original assessed value of each are listed below:

	<u>District</u>	<u>Original Assessed Value</u>
1.	EXPIRED	
2.	EXPIRED	
3.	Jordan's Meats	\$ 324,700
4.	EXPIRED	
5.	EXPIRED	
6.	JE Gould (Olympia)	\$ 260,000
7.	EXPIRED	
8.	EXPIRED	
9.	EXPIRED	
10.	Downtown	\$ 29,628,900 (exempt)
11.	IDEXX	\$ 40,296,100
12.	SIGCO/Lake Creek	\$4,087,800

13.	Larrabee Commons	\$ 0 (affordable housing)
14.	Riverview Place	\$ 0 (affordable housing)
15.	Waterstone	\$4,275,300
16.	Westbrook Transit	\$1,207,800 (exempt)
17.	Harnois Apartments	\$0 (affordable housing)
18.	Emery	\$0 (affordable housing)
19.	Clear H20	\$1,815,500
20.	Millbrook Estates	\$0 (affordable housing)
21.	Stroudwater Apartments	\$0 (affordable housing)
22.	Public Infrastructure	\$262,658
23.	Avesta	\$0 (affordable housing)
24.	Symbol Apartments	\$0 (affordable housing)
25.	Spring Street	\$495,500
26.	Quaker Lane	\$564,000
27.	Millbrook Estates III	\$182,364 (affordable housing – proposed)
	<b>TOTAL</b>	<b>\$51,999,922</b>

The proposed Millbrook Estates III Affordable Housing Development District has an original assessed value of \$182,364 as of March 31, 2026 (April 1, 2025). The total amount of taxable property in the City as of the April 1, 2025 municipal valuation return is \$3,794,216,600. The total City affordable housing district original assessed values less exempt districts is \$182,364, which as a percentage of the City’s total taxable value is 0.005%.

**7. Development program start and end dates**

The Development Program shall begin upon the approval by the Director of MaineHousing of the City’s application for Tax Increment Financing in tax year 2026-27 (i.e., the period from April 1, 2026 through March 31, 2027), and continue until the earlier of:

- (i) 30 years after the tax year in which the Project is placed in service, as evidenced by issuance of a certificate of occupancy from the City or
- (ii) 35 years after the tax year in which the designation of the district is approved by the Director of MaineHousing.

The City’s fiscal year runs from July 1 – June 30.

**8. What housing needs in Westbrook does the Development Program meet?**

Maine’s housing market continues to face a severe shortage of affordable rental opportunities, and the pressure is particularly acute in the Greater Portland region, including Westbrook. According to MaineHousing, Maine must add tens of thousands of

new housing units by the end of this decade to keep pace with demand, with workforce and lower income households experiencing the greatest barriers to access. In Westbrook, these statewide challenges are magnified by the City’s proximity to Portland, continued job growth, and limited housing inventory. Current market data shows median apartment rents in Westbrook exceeding \$2,200 per month, placing market rate housing out of reach for many working households, and individuals living on fixed incomes. At the same time, available rental inventory remains extremely constrained, underscoring the critical need for additional high quality affordable housing opportunities such as those proposed at Millbrook Estates III.

The 36 affordable rental units at the Project are a critical step toward meeting the very high and rapidly growing demand for quality affordable rental housing in Westbrook.

**9. Is the District a primarily residential development?**

The District will be used for exclusively residential purposes.

**10. Are at least 33% of the housing units in the district affordable housing?**

The Partnership will preserve or create a total of at least 28 income restricted apartments in the District, which constitutes nearly 80% of the total housing units in the District, all of which will be affordable and will be restricted to occupancy by households with income not exceeding 60% of area median income.

Additional market rate units may be provided in the Project depending on evolving competitive funding source criteria possibly contributing to the economic diversity of the District.

**11. What is the mechanism to ensure ongoing affordability of 33% of the housing units in District?**

The property contained within District will be subject to a long-term restrictive covenant required by MaineHousing as a condition of receiving low income housing tax credits. The restrictive covenant will require that the affordable units in the Project be restricted to households with low incomes (based on a percentage of area median income as outlined herein) and that the rent levels that can be charged will be limited as provided by MaineHousing and the U.S. Department of Housing and Urban development and the low income housing tax credit program. The restrictive covenant will be the encumbrance on the property and will run for a 45-year period after the completion of the project. Additionally, the CEA to be entered into between the City and the Partnership will require that the Partnership maintains at least 33% of the units of the Project as affordable, as defined under the statute, for the term of the District.

**12. How will the housing in the District be operated?**

The Project in the District will be owned by the Partnership. The Partnership will enter into a property management contract with Westbrook Housing Authority, which manages

a variety of affordable housing projects in central and southern Maine and is experienced and qualified to manage the Project. Funding during operations will come from revenue generated by rental of the units in the Project.

**13. What are the specific planned uses of tax increment revenues from the District?**

The City intends to capture 100% of the tax revenue on the increased assessed value in the District each tax year. The captured revenue will be split between the City and the Partnership pursuant to the terms of the CEA, which provides for up to 75% of the captured revenue to be reimbursed to the Partnership.

The tax increment revenues being returned to Millbrook Estates III, LP shall be utilized by the Partnership for the following purpose: 100% shall be used as an operating subsidy to fund operating costs, including without limitation property management and administration, utilities, routine repairs and maintenance, insurance, real estate taxes, and the Project's replacement reserve account.

The operating subsidy provided enables the Partnership to sustain the Project at restricted income levels while also freeing net operating funds to support payable debt necessitated by required year 1 construction expenses.

The City will use its share of the Retained Tax Increment Revenues to pay the following costs:

- (1) Construction, alteration and expansion of pedestrian amenities and safety improvements along East Bridge Street, from Methodist Road to Bridgton Road and at the intersections of East Bridge Street and Puritan Drive, Austin Street, Park Road, Methodist Road, and Bridgton Road, including but not limited to sidewalks and walking paths, crosswalks, pedestrian crossing signals, signage, lighting, and handicap accessibility, pedestrian bridges, and related pedestrian improvements. These improvements are located in the vicinity of, but outside the District. They will ensure that the Project will be maintained as housing for the term of the District and beyond. These City improvements will improve pedestrian safety in the vicinity of the District. (Estimated total investment: \$300,000; within 5-10 years);
- (2) Construction, alteration and expansion of East Bridge Street and Park Road area, plus the intersections noted above to address vehicle safety, capacity, access, congestion and pedestrian safety issues. These improvements are located in the vicinity of, but outside the District. These public facilities and improvements will mitigate the adverse impact of the District on traffic congestion and conflicts in the vicinity of the District. (Estimated total investment: \$200,000; within 5-10 years);
- (3) Bus shelters, bus stops, signage, informational kiosks and related transit improvements in the vicinity of, or adjacent to the District. These improvements are located outside of the District. They are directly related to the on-going operation of the District in order to provide improved access to public

- transportation for residents of the District. (Estimated total investment: \$50,000; within 1-2 years);
- (4) Construction, alteration and expansion of pedestrian amenities, recreation amenities, and safety improvements in the Mill Brook Preserve, Mill Brook South Preserve, Pride Preserve, and 629 East Bridge Street field, including but not limited to sidewalks, walking paths, pedestrian foot bridges, signage, lighting and handicap accessibility, recreation amenities, and related pedestrian improvements. These improvements are located outside of the District. They are directly related to the on-going operation of the District for the purpose of providing recreation amenities and safe access to the amenities within the District. (Estimated total investment: \$150,000; within 5-10 years);
  - (5) Purchase and replacement of emergency rescue vehicles and associated equipment; and costs of public safety personnel that may be necessary as a result of establishment of the District. This equipment is made necessary by the establishment of the District because the establishment of the District will result in an increase in the number of housing units in the District. It is reasonably expected that additional residents within the District will increase the demand on the City's emergency rescue vehicles over the term of the District. (Estimated total investment: \$250,000; within 5-10 years);
  - (6) To the extent the Project is age-restricted for seniors, as that term may be defined by applicable regulations, up to 50% of City expenses or funding support provided to non-profit agencies that provide programming, nutrition services, health and social services or recreational/leisure services and activities specifically offered to seniors, including residents within the District. These costs are directly related to the on-going operation of the District by supporting programming, services and activities for seniors. (Estimated total investment: \$200,000; within 2-10 years)\*.

\*The estimated total investments listed above cumulatively equal \$1,150,000, which exceeds the total estimated captured tax revenue to be retained by the City over the term of this District (\$363,1717). The City anticipates seeking other revenue sources to match TIF revenue and the estimated totals listed above include any such matched amounts to reflect total project costs. The longer-term items are subject to change depending on additional funding availability. The estimated amounts listed for each project cost above are estimates only and are subject to change. These estimated amounts are not intended to limit the use of TIF revenue in any one authorized category listed above.

**14. Is Westbrook intending to use tax increment revenues from the District to establish a permanent housing development revolving loan fund or investment fund?**

No. Westbrook does not intend to use the revenues in this manner.

**15. A financial plan showing for each year the development program will be in effect.**

Please see attached tables attached hereto as **Exhibit A**, showing projections of tax increment revenues and tax shift benefits.

**16. What are the relocation plans for persons temporarily or permanently displaced by development activities?**

No residents will be displaced by the development activities of the Project.

**17. Describe the environmental controls to be applied to the Project**

Construction of the Project will require a building permit from the City of Westbrook. The Project is expected to receive approval from the City of Westbrook and will operate in full compliance with such approvals and in compliance with applicable federal, state and local environmental and land use laws and regulations.

**18. Is the development program consistent with Westbrook’s comprehensive planning?**

Westbrook’s comprehensive plan was adopted on December 2, 2013. The Development Program does not conflict with the Westbrook Comprehensive Plan. The Development Program complies with Maine law limiting growth-related capital investments (see 30-A M.R.S.A. § 4349-A).

**19. Is the District in conflict with Westbrook’s municipal charter**

No. Neither the District nor the Development Program are in conflict with Westbrook’s municipal charter.

**20. For municipal debt financing only: Amount of public debt with maximum 30-year maturity to be incurred to finance development program costs**

Not applicable.

**Millbrook III Affordable Housing District - CAPTURED ASSESSED VALUES (CAV) CALCULATIONS**

TIF Year	Tax Year Beninning April 1	Increased Assessed Value	Captured Valuation	Non-Captured Valuation	Estimated Mill Rate	Tax Assessment on Valuation Increment	Total Captured Revenue	Captured Revenue to Developer Project Account	Captured Revenue to Municipal Project Account
1	2028	\$3,027,000	\$2,844,636	\$0	\$16.25	\$46,225	\$46,225	\$34,669	\$11,556
2	2029	\$3,042,135	\$2,859,771	\$0	\$16.25	\$46,471	\$46,471	\$34,853	\$11,618
3	2030	\$3,057,346	\$2,874,982	\$0	\$16.25	\$46,718	\$46,718	\$35,039	\$11,680
4	2031	\$3,072,632	\$2,890,268	\$0	\$16.25	\$46,967	\$46,967	\$35,225	\$11,742
5	2032	\$3,087,996	\$2,905,632	\$0	\$16.25	\$47,217	\$47,217	\$35,412	\$11,804
6	2033	\$3,103,436	\$2,921,072	\$0	\$16.25	\$47,467	\$47,467	\$35,601	\$11,867
7	2034	\$3,118,953	\$2,936,589	\$0	\$16.25	\$47,720	\$47,720	\$35,790	\$11,930
8	2035	\$3,134,547	\$2,952,183	\$0	\$16.25	\$47,973	\$47,973	\$35,980	\$11,993
9	2036	\$3,150,220	\$2,967,856	\$0	\$16.25	\$48,228	\$48,228	\$36,171	\$12,057
10	2037	\$3,165,971	\$2,983,607	\$0	\$16.25	\$48,484	\$48,484	\$36,363	\$12,121
11	2038	\$3,181,801	\$2,999,437	\$0	\$16.25	\$48,741	\$48,741	\$36,556	\$12,185
12	2039	\$3,197,710	\$3,015,346	\$0	\$16.25	\$48,999	\$48,999	\$36,750	\$12,250
13	2040	\$3,213,699	\$3,031,335	\$0	\$16.25	\$49,259	\$49,259	\$36,944	\$12,315
14	2041	\$3,229,767	\$3,047,403	\$0	\$16.25	\$49,520	\$49,520	\$37,140	\$12,380
15	2042	\$3,245,916	\$3,063,552	\$0	\$16.25	\$49,783	\$49,783	\$37,337	\$12,446
16	2043	\$3,262,146	\$3,079,782	\$0	\$16.25	\$50,046	\$50,046	\$37,535	\$12,512
17	2044	\$3,278,456	\$3,096,092	\$0	\$16.25	\$50,312	\$50,312	\$37,734	\$12,578
18	2045	\$3,294,849	\$3,112,485	\$0	\$16.25	\$50,578	\$50,578	\$37,933	\$12,644
19	2046	\$3,311,323	\$3,128,959	\$0	\$16.25	\$50,846	\$50,846	\$38,134	\$12,711
20	2047	\$3,327,880	\$3,145,516	\$0	\$16.25	\$51,115	\$51,115	\$38,336	\$12,779
21	2048	\$3,344,519	\$3,162,155	\$0	\$16.25	\$51,385	\$51,385	\$38,539	\$12,846
22	2049	\$3,361,242	\$3,178,878	\$0	\$16.25	\$51,657	\$51,657	\$38,743	\$12,914
23	2050	\$3,378,048	\$3,195,684	\$0	\$16.25	\$51,930	\$51,930	\$38,947	\$12,982
24	2051	\$3,394,938	\$3,212,574	\$0	\$16.25	\$52,204	\$52,204	\$39,153	\$13,051
25	2052	\$3,411,913	\$3,229,549	\$0	\$16.25	\$52,480	\$52,480	\$39,360	\$13,120
26	2053	\$3,428,972	\$3,246,608	\$0	\$16.25	\$52,757	\$52,757	\$39,568	\$13,189
27	2054	\$3,446,117	\$3,263,753	\$0	\$16.25	\$53,036	\$53,036	\$39,777	\$13,259
28	2055	\$3,463,348	\$3,280,984	\$0	\$16.25	\$53,316	\$53,316	\$39,987	\$13,329
29	2056	\$3,480,664	\$3,298,300	\$0	\$16.25	\$53,597	\$53,597	\$40,198	\$13,399
30	2057	\$3,498,068	\$3,315,704	\$0	\$16.25	\$53,880	\$53,880	\$40,410	\$13,470
<b>30 Year AHTIF Total</b>		<b>\$94,684,610</b>	<b>\$89,396,054</b>	<b>\$0</b>		<b>\$1,452,686</b>	<b>\$1,452,686</b>	<b>\$1,089,514</b>	<b>\$363,171</b>

0.50%

75%

TAX SHIFTS  
 Avoided Formua Impacts to the City of Westbrook  
 Valuation Sheltering via Millbrook III TIF Development District

TIF Year	Tax Year Beginning April 1	Total Added Valuation	Sheltered Valuation	Avoided Formula Impacts				
				Annual Tax	Avoided Loss of State Aid for Education	Avoided Loss of State Municipal Revenue Sharing	Avoided Increase in County Tax	Total Avoided Revenue Sharing Impacts
1	2028	\$3,027,000	\$2,844,636	\$46,225	\$24,425	\$764	\$1,752	\$26,941
2	2029	\$3,042,135	\$2,859,771	\$46,471	\$24,555	\$768	\$1,761	\$27,085
3	2030	\$3,057,346	\$2,874,982	\$46,718	\$24,686	\$772	\$1,771	\$27,229
4	2031	\$3,072,632	\$2,890,268	\$46,967	\$24,817	\$776	\$1,780	\$27,374
5	2032	\$3,087,996	\$2,905,632	\$47,217	\$24,949	\$780	\$1,790	\$27,519
6	2033	\$3,103,436	\$2,921,072	\$47,467	\$25,082	\$785	\$1,799	\$27,665
7	2034	\$3,118,953	\$2,936,589	\$47,720	\$25,215	\$789	\$1,809	\$27,812
8	2035	\$3,134,547	\$2,952,183	\$47,973	\$25,349	\$793	\$1,818	\$27,960
9	2036	\$3,150,220	\$2,967,856	\$48,228	\$25,483	\$797	\$1,828	\$28,108
10	2037	\$3,165,971	\$2,983,607	\$48,484	\$25,619	\$801	\$1,838	\$28,258
11	2038	\$3,181,801	\$2,999,437	\$48,741	\$25,755	\$806	\$1,847	\$28,408
12	2039	\$3,197,710	\$3,015,346	\$48,999	\$25,891	\$810	\$1,857	\$28,558
13	2040	\$3,213,699	\$3,031,335	\$49,259	\$26,029	\$814	\$1,867	\$28,710
14	2041	\$3,229,767	\$3,047,403	\$49,520	\$26,167	\$819	\$1,877	\$28,862
15	2042	\$3,245,916	\$3,063,552	\$49,783	\$26,305	\$823	\$1,887	\$29,015
16	2043	\$3,262,146	\$3,079,782	\$50,046	\$26,445	\$827	\$1,897	\$29,169
17	2044	\$3,278,456	\$3,096,092	\$50,312	\$26,585	\$832	\$1,907	\$29,323
18	2045	\$3,294,849	\$3,112,485	\$50,578	\$26,725	\$836	\$1,917	\$29,478
19	2046	\$3,311,323	\$3,128,959	\$50,846	\$26,867	\$840	\$1,927	\$29,634
20	2047	\$3,327,880	\$3,145,516	\$51,115	\$27,009	\$845	\$1,937	\$29,791
21	2048	\$3,344,519	\$3,162,155	\$51,385	\$27,152	\$849	\$1,947	\$29,949
22	2049	\$3,361,242	\$3,178,878	\$51,657	\$27,295	\$854	\$1,958	\$30,107
23	2050	\$3,378,048	\$3,195,684	\$51,930	\$27,440	\$858	\$1,968	\$30,266
24	2051	\$3,394,938	\$3,212,574	\$52,204	\$27,585	\$863	\$1,979	\$30,426
25	2052	\$3,411,913	\$3,229,549	\$52,480	\$27,731	\$867	\$1,989	\$30,587
26	2053	\$3,428,972	\$3,246,608	\$52,757	\$27,877	\$872	\$2,000	\$30,749
27	2054	\$3,446,117	\$3,263,753	\$53,036	\$28,024	\$877	\$2,010	\$30,911
28	2055	\$3,463,348	\$3,280,984	\$53,316	\$28,172	\$881	\$2,021	\$31,074
29	2056	\$3,480,664	\$3,298,300	\$53,597	\$28,321	\$886	\$2,031	\$31,238
30	2057	\$3,498,068	\$3,315,704	\$53,880	\$28,470	\$891	\$2,042	\$31,403
<b>30 Year AHTIF TOTAL</b>		<b>\$94,684,610</b>	<b>\$89,396,054</b>	<b>\$1,452,686</b>	<b>\$767,599</b>	<b>\$24,012</b>	<b>\$55,057</b>	<b>\$846,668</b>

0.50%

52.840%

0.02686%

3.790%

Updated May 10, 2018

**CREDIT ENHANCEMENT AGREEMENT**

THIS CREDIT ENHANCEMENT AGREEMENT, dated as of \_\_\_\_\_, 2026, between the **City of Westbrook**, Maine, a municipal body corporate and politic and a political subdivision of the State of Maine (the “City”), and Millbrook Estates III, LP, a Maine limited partnership (the “Developer”).

W I T N E S S E T H T H A T

WHEREAS, the Developer intends to acquire a portion of the real estate located at 300 East Bridge Street in Westbrook, Maine, consisting of 0.91 acres (the “Property”); and

WHEREAS, the Developer intends to construct and operate a thirty-six (36) unit low-income housing project to be known as Millbrook Estates III Apartments (the “Project”); and

WHEREAS, the City designated the Millbrook Estates III Affordable Housing Development District (the “District”) pursuant to Chapter 206, subchapter 3 of Title 30-A of the Maine Revised Statutes, as amended, by vote at a City Council Meeting held on (the “Vote”); and

WHEREAS, the Developer has requested the City’s financial assistance to support the affordability of the Project through a reimbursement of a percentage of property taxes paid on incremental assessed value generated by the Project under a credit enhancement agreement; and

WHEREAS, the City authorized the execution and delivery of a credit enhancement agreement described in the Development Program pursuant to a resolution of the City Council, adopted on; and

WHEREAS, the City and the Developer desire and intend that this Credit Enhancement Agreement be and constitute the credit enhancement agreement contemplated and described in the Development Program; and

WHEREAS, the estimated cost of acquisition of the Property and construction of the Project, including construction activities, installation of equipment and furnishings, design fees, legal fees, insurance, financing and other costs associated with the development is estimated to be at least \$9,000,000; and

WHEREAS, the Project will provide not less than 36 apartments, at least 28 of which will offer rental rates affordable to residents with annual household income at or below 60% of the area median income; and

WHEREAS, completion of the Project will create a significant public benefit by providing affordable housing opportunities, and construction jobs in Westbrook; and

WHEREAS, the high cost of maintenance and operation of the Project requires financial assistance from the City to ensure the public benefit of providing affordable housing; and

WHEREAS, the City has decided to induce the Development to undertake the Project through the use of this Agreement.

NOW, THEREFORE, in consideration of the foregoing and in consideration of the mutual promises and covenants set forth herein, the parties hereby agree as follows:

## **ARTICLE I** **DEFINITIONS**

Section 1.1. Definitions. The terms defined in this Article I shall, for all purposes of this Agreement, have the meanings herein specified, unless the context clearly requires otherwise:

“Agreement” shall mean this Credit Enhancement Agreement between the City and the Developer.

“Captured Assessed Value” means the amount of Increased Assessed Value retained in the District in each Tax Year during the term of this Agreement. It is the parties’ intention that one hundred percent (100%) of the Increased Assessed Value shall be utilized to finance the Project Costs of the City and the Developer described in the Development Program in each year that this Agreement shall remain in effect, the Retained Tax Increment Revenues (City’s Share) shall be deposited in the City’s Project Cost Sub-Account of the Development Program Fund and the Retained Tax Increment Revenues (Developer’s Share) shall be deposited in the Developer’s Project Cost Sub-Account of the Development Program Fund to the extent provided in this Agreement.

“City” means the City of Westbrook, Maine, a municipality duly organized and existing under the laws of the State of Maine.

“City’s Base Share” means \$ 22,000 for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027. At the beginning of each Fiscal Year thereafter, beginning on July 1, 2027, and on each July 1<sup>st</sup> thereafter, the City’s Base Share shall be increased to an amount equal to 102% of the City’s Base Share for the prior Fiscal Year.

“Current Assessed Value” means the taxable assessed value for municipal property tax purposes of all taxable real property comprising or located within the District as of April 1<sup>st</sup> of each year that this Agreement shall remain in effect.

“Developer” means Millbrook Estates III, LP, a Maine limited partnership; its respective successors and assigns (subject to the restrictions of Article VII hereof).

“Development Program” means the development program for the District as adopted by the City Council at a City Council meeting held on. The Development Program allows the Developer to use the funds paid to it under Section 3.1 hereof for operating subsidy for the Project and/or to support amortization of a loan to fund development of the Project.

“Development Program Fund” means the “Millbrook Estates III Affordable Housing Development District Fund” created pursuant to and in accordance with the terms and conditions of the Development Program and established and maintained pursuant to Article II hereof.

“District” means Millbrook Estates III Affordable Housing Development District designated by the City pursuant to Chapter 206, subchapter 3 of Title 30-A of the Maine Revised Statutes, as amended, by vote of the City Council at a meeting held. The District consists of all real property owned by Developer, its successors and assigns and located in the boundaries shown on or described in Exhibit A hereto.

“Fiscal Year” means July 1 to June 30 each year or such other fiscal year as the City may establish from time to time.

“Increased Assessed Value” means the valuation amount by which the Current Assessed Value in any year exceeds the Original Assessed Value. If the Current Assessed Value is equal to or less than the Original Assessed Value, there is no Increased Assessed Value.

“Original Assessed Value” means the assessed value for municipal property tax purposes of all taxable real property comprising or located within the District as of March 31, 2026 (April 1, 2025), which is \$182,364.

“Project Costs” means any expenditures or monetary obligations incurred or expected to be incurred that are authorized by title 30-A, section 5249, subsection 1.

“Property Taxes” means any and all *ad valorem* property taxes levied, charged or assessed against real property comprising or located within the District by the City or on its behalf.

“Qualified Investments” shall mean any and all securities, obligations or accounts in which municipalities may invest their funds under applicable Maine law.

“Retained Tax Increment Revenues (Developer’s Share)” means that portion of the Tax Increment Revenues actually paid by Developer to the City that is allocated by the City pursuant to the Development Program to fund the costs of the Development Program. The parties agree that for each year this Agreement shall remain in effect, the lesser of: (a) seventy five percent (75%) of the Tax Increment Revenues, or (b) the total Tax Increment Revenues minus the Retained Tax Increment Revenues (City’s Share) shall be designated as Retained Tax Increment Revenues (Developer’s Share) and paid out in accordance herewith.

“Retained Tax Increment Revenues (City’s Share)” means that portion of the Tax Increment Revenues actually paid by Developer to the City that is allocated by the City pursuant to the Development Program to fund the costs of the City’s public projects described in the Development Program. The parties agree that for each year this Agreement shall remain in effect, the greater of: (a) twenty five percent (25%) of the Tax Increment Revenues, or (b) the City’s Base Share, shall be designated as Retained Tax Increment Revenues (City’s Share) and paid out in accordance herewith.

“Tax Increment Revenues” means all real Property Taxes assessed by the City, in excess of any state, county or special district tax, upon the Captured Assessed Value of property in the District.

“Tax Payment Date” means the date(s) on which property taxes levied by the City are due and payable from the Developer with respect to property located within the City.

“Tax Year” means April 1 to March 31 each year or such other tax year as the City may establish from time to time. The Tax Year corresponds with the Fiscal Year starting July 1<sup>st</sup> after the preceding April 1<sup>st</sup> assessment date in that same calendar year and ending the following June 30<sup>th</sup>.

Section 1.2. Interpretation and Construction. In this Agreement, unless the context otherwise requires:

(a) The terms “hereby,” “hereof,” “hereto,” “herein,” “hereunder” and any similar terms, as used in this Agreement, refer to this Agreement, and the term “hereafter” means after, and the term “heretofore” means before the date of delivery of this Agreement.

(b) Words importing a particular gender mean and include correlative words of every other gender and words importing the singular number mean and include the plural number and vice versa.

(c) Words importing persons mean and include firms, associations, partnerships (including limited partnerships), limited liability companies, trusts, corporations and other legal entities, including public or governmental bodies, as well as any natural persons.

(d) Any headings preceding the texts of the several Articles and Sections of this Agreement, and any table of contents or marginal notes appended to copies hereof, shall be solely for convenience of reference and shall constitute a part of this Agreement, nor shall they affect its meaning, construction or effect.

(e) All approvals, consents and acceptances required to be given or made by any signatory hereto shall not be unreasonably withheld.

## **ARTICLE II**

## DEVELOPMENT PROGRAM FUND AND FUNDING REQUIREMENTS

Section 2.1. Creation of Development Program Fund. The City hereby confirms the creation and establishment of the Development Program Fund as a segregated fund in the name of the City pursuant to and in accordance with the terms and conditions of the Development Program. The Development Program Fund shall consist of a Project Cost Account, which shall include the Developer's Project Cost Sub-Account and the City's Project Cost Sub-Account.

All funds in the City's Project Cost Sub-Account shall be the sole and exclusive property of the City and shall not be subject in any way to the terms or provisions of this Agreement, except that the City shall use all funds in the City's Project Cost Sub-Account:

(a) to pay the following costs (which constitute both costs reasonably related to the improvements in the District as well as public safety improvements made necessary by the establishment of the District):

1. Construction, alteration and expansion of pedestrian amenities and safety improvements along East Bridge Street, from Methodist Road to Bridgton Road and at the intersections of East Bridge Street and Puritan Drive, Austin Street, Park Road, Methodist Road, and Bridgton Road, including but not limited to sidewalks and walking paths, crosswalks, pedestrian crossing signals, signage, lighting, and handicap accessibility, pedestrian bridges, and related pedestrian improvements. These improvements are located in the vicinity of, but outside the District. They are required due to the improvements and activities within the District because they will ensure that the Project will be maintained as housing for the term of the District and beyond. These City improvements will improve pedestrian safety in the vicinity of the District. (Estimated total investment: \$300,000; within 5-10 years);
2. Construction, alteration and expansion of East Bridge Street and Park Road area, plus the intersections noted above to address vehicle safety, capacity, access, congestion and pedestrian safety issues. These improvements are located in the vicinity of, but outside the District. These public facilities and improvements will mitigate the adverse impact of the District on traffic congestion and conflicts in the vicinity of the District. (Estimated total investment: \$200,000; within 5-10 years);
3. Bus shelters, bus stops, signage, informational kiosks and related transit improvements in the vicinity of, or adjacent to the District. These improvements are located outside of the District. They are directly related to the on-going operation of the District in order to provide improved access to public transportation for residents of the District. (Estimated total investment: \$50,000; within 1-2 years);

4. Construction, alteration and expansion of pedestrian amenities and safety improvements in the Mill Brook Preserve, Mill Brook South Preserve and Pride Preserve, including but not limited to sidewalks, walking paths, pedestrian foot bridges, signage, lighting and handicap accessibility and related pedestrian improvements. These improvements are located both within and outside of the District. They are directly related to the on-going operation of the District for the purpose of providing safe access to the amenities within the District. (Estimated total investment: \$150,000; within 5-10 years);
5. Purchase and replacement of emergency rescue vehicles and associated equipment; and costs of public safety personnel that may be necessary as a result of establishment of the District. This equipment is made necessary by the establishment of the District because the establishment of the District will result in the development of new housing units that are reasonably expected to increase the demand on the City's emergency services over the term of the District. (Estimated total investment: \$250,000; within 5-10 years);
6. To the extent the Project is age-restricted for seniors, as that term may be defined by applicable regulations, up to 50% of City expenses or funding support provided to non-profit agencies that provide programming, nutrition services, health and social services or recreational/leisure services and activities specifically offered to seniors, including residents within the District. These costs are directly related to the on-going operation of the District by supporting programming, services and activities for seniors. (Estimated total investment: \$200,000; within 2-10 years).

(b) any other purpose(s) or use(s) that (i) are permitted by the Maine Affordable Housing Development District law, 30-A MRSA chapter 206, subchapter 3, as amended from time to time, (ii) that are described in any amendment to the Development Program hereby duly approved by the City; and (iii) approved in writing by the Maine State Housing Authority.

Section 2.2. Liens. Except as otherwise provided or permitted in this Agreement, the City shall not create any liens, encumbrances, or other interests of any nature whatsoever, nor shall it hypothecate its interest in the Developer's Project Cost Sub-Account of the Development Program Fund, or any funds therein, other than the interest granted to the Developer hereunder in and to the amounts on deposit therein provided, however, that nothing herein shall prohibit the creation of property tax liens on property in the District in accordance with and entitled to priority as provided by Maine law, and any trustee process, attachment and judgment liens and other liens obtained in accordance with applicable law.

Section 2.3. Deposits into Developer's Project Cost Sub-Account of the Development Program Fund. Subject to the provisions of Section 3.1b hereof with respect to partial payments, the City shall deposit all the Retained Tax Increment Revenues (Developer's Share) actually paid by Developer to the City into the Developer's Project Cost Sub-Account of the Development Program Fund to fully fund the payments due to Developer under

Article III of this Credit Enhancement Agreement. Any and all revenues resulting from investment earnings on deposits in the Development Program Fund shall be retained in the Development Program Fund and applied for Development Program purposes relating to the Development Program Fund as prescribed by 30-A M.R.S.A §5250-A(3).

Section 2.4. Use of Monies in the Developer's Project Cost Sub-Account of the Development Program Fund. Except as otherwise provided in this Agreement, monies deposited in the Developer's Project Cost Sub-Account of the Development Program Fund shall be used and applied solely to fund the City's payment obligations to the Developer described in Article III hereof.

Section 2.5. Monies Held in Trust. Except as otherwise provided in this Agreement, all monies required to be deposited with or paid into the Developer's Project Cost Sub-Account of the Development Program Fund to fund payments to the Developer under the provisions hereof and the provisions of the Development Program shall be held for the benefit of the Developer in accordance with the provisions of this Agreement.

Section 2.6. Reporting Obligations. Developer covenants and agrees to provide the City promptly upon request with all documentation reasonably required by the City to satisfy its reporting required by the Maine State Housing Authority in connection the Development Program and/or the Project.

Section 2.7. Investments. Monies in the Developer's Project Cost Sub-Account may be invested and reinvested in Qualified Investments as determined by the City. The City shall have discretion regarding the investment of such monies, provided such monies are invested in Qualified Investments. As and when any amounts so invested are needed for disbursements, the City shall cause a sufficient amount of such investments to be sold or otherwise converted into cash to the credit of such account. The City shall have the sole and exclusive right to designate the investments to be sold and to direct the sale or conversion to cash of investments made with monies in the Developer's Project Cost Sub-Account of the Development Program Fund.

### **ARTICLE III** **PAYMENT OBLIGATIONS**

Section 3.1. Credit Enhancement Payments. (a) Except as otherwise provided in this Agreement, the City shall pay to the Developer within 30 days following each Tax Payment Date or the date payment is actually received by the City from the Developer, whichever is later, payments equal to the Retained Tax Increment Revenues (Developer's Share) for each Tax Year of the District beginning with Tax Year 2026-2027 or the Tax Year in which a certificate of occupancy is issued for the Project, whichever is later, and continuing until 30 years after the Tax Year in which a certificate of occupancy is issued for the Project or 35 years after the Tax Year in which the designation of the District is approved by the Director of Maine Housing (March 31, 2061), whichever is earlier. The City shall make all such payments to Developer, its successors and assigns (subject to the restrictions contained in Article VII hereof). The obligation of the City to make such payments shall be a limited

obligation payable solely out of monies actually on deposit in or available from the Retained Tax Increment Revenues (Developer's Share) on deposit in the Developer's Project Cost Sub-Account of the Development Program Fund and shall not constitute a general debt or obligation on the part of the City or a general obligation or charge against or pledge of the faith and credit or taxing power of the City, the State of Maine or any political subdivision thereof.

(b) Notwithstanding Section 3.1(a), the amounts payable thereunder shall be due and payable only if: (i) all real property taxes and assessments and all personal property taxes that are due and payable with respect to all of the property in the District have been paid in full, and (ii) all real property taxes and assessments and all personal property taxes that are due and payable with respect to any other real and personal property owned by the Developer, its successors and assigns, in the City have been paid in full, and (iii) all amounts due and payable under Section 3.7 and Section 3.8 of this Agreement have been paid in full. If any of such property taxes or other amounts due under this Agreement are not paid when due, the property taxes actually paid by Developer, its successors and assigns shall, first, be applied to taxes due on account of Original Assessed Value, second to any personal property taxes with respect to any personal property located in the District, third to all amounts due under Section 3.7 and Section 3.8 of this Agreement, fourth, to any real property taxes and personal property taxes with respect to property of the Developer, its successors and assigns located outside of the District and, fifth, to the Property Taxes with respect to real property in the District, and the portion thereof constituting the Retained Tax Increment Revenues (Developer's Share) of the amounts allocated under this clause "fifth" shall be applied to make the deposits to the Developer's Project Cost Sub-Account. If such property taxes and assessments and other amounts are not paid when due, the City may withhold and suspend all payments under this Agreement until such property taxes and assessments and other amounts due hereunder are paid in full. In addition, if the Developer institutes any tax abatement proceeding with respect to any property in the District, the City may withhold and suspend all payments of the Tax Increment (Developer's Share) with respect to the amount of value of the items of property subject to the abatement proceeding, and upon final action and completion of such abatement proceeding, the proper amount (based on the results of the abatement proceedings) shall be deposited in the proper accounts and the appropriate amount, as required hereunder, disbursed to the Developer.

(c) The Developer agrees that all payments made by the City to the Developer pursuant to this Agreement will be used and applied, subject to the limitations set forth in Sections 3.1(a) and 3.1(b), to either pay debt service on indebtedness incurred to finance "Project Costs" as that term is defined under Act and described in the Development Program or used to pay directly, amortize or reimburse Developer for operating costs of the Project, including property management and administration, utilities, routine repairs and maintenance, insurance, real estate taxes and funding of the Project's replacement reserve account.

Section 3.2. Failure to Make Payment. Except as otherwise provided in this Agreement, in the event the City should fail to, or be unable to, make any of the payments required under Section 3.1 hereof, the item or installment so unpaid shall continue from

year-to-year, as an obligation of the City subject to the limitations set forth in Section 3.1 hereof, until the amount unpaid shall have been fully paid. The Developer shall have the right to initiate and maintain an action to specifically enforce the City's obligations hereunder, including without limitation, the City's obligation to establish and maintain the Developer's Project Cost Sub-Account of the Development Program Fund, to deposit all Retained Tax Increment Revenues (Developer's Share) to the Developer's Project Cost Sub-Account of the Development Program Fund and its obligation to make the required payments to the Developer, and the City acknowledges and agrees that Developer is entitled to specific performance of any provision of this Agreement due to the uniqueness of the terms hereof.

Section 3.3. Manner of Payments. The payments provided for in this Article III shall be paid directly to the Developer in the manner provided hereinabove for the Developer's own use and benefit by check drawn on the City's account.

Section 3.4. Obligations Unconditional. Except as otherwise provided in this Agreement and subject to the provisions of Section 5.2(a) hereof, the obligations of the City to make the payments described in this Agreement in accordance with the terms hereof shall be absolute and unconditional irrespective of any defense or any rights of setoff, recoupment or counterclaim it might otherwise have against the Developer and the City shall not suspend or discontinue any payment hereunder for any cause, other than by court order or by reason of a final judgment by a court of competent jurisdiction that the District is invalid or otherwise illegal, or as provided in Section 3.1(b) and (c) above or by reason of an order of trustee process or attachment or other court order.

Notwithstanding any other provisions of this Agreement, the City reserves the right to terminate this Agreement upon receipt of a final judgment by a court of competent jurisdiction to the effect that this Agreement or the Development Program (or the designation of the District) adopted in connection herewith or any payment made thereunder or hereunder is or would be illegal or invalid or not properly authorized. Such termination shall not, however, affect the Developer's obligation to defend and indemnify the City, which obligations shall survive any such termination. In addition, notwithstanding any other provisions of this Agreement, the City may set off any amount found by the court of competent jurisdiction to be due to the City from the Developer or from the owner of the property in the District. Except as provided in this Agreement, including subsections 3.1(a), 3.1(b), and 3.1 (c), Section 3.7, and Section 3.8 of this Agreement, the obligations of the City to make payments hereunder shall be absolute and irrevocable, irrespective of any rights of set off, recoupment or counterclaim.

Section 3.5. Limited Funding Obligation. The City's obligations to fund payment hereunder shall be limited obligations of the City payable solely from Retained Tax Increment Revenues (Developer's Share) pledged therefor under this Agreement and only out of property taxes actually paid with respect to Property in the District and actually received by the City as described in Section 3.1(b) of this Agreement. The obligation of the City to fund such payments shall be a limited obligation payable solely out of monies actually on deposit in or available from Retained Tax Increment Revenues for deposit to the

Developer Project Cost Sub-Account and shall not constitute a general debt or obligation on the part of the City or a general obligation or charge against or pledge of the faith and credit or taxing power of the City, the State of Maine or any political subdivision thereof. This Agreement shall not directly or indirectly or contingently obligate the City, the State of Maine, or any other municipality or political subdivision to levy or to pledge any form of taxation whatever therefore or to make any appropriation for their payment, excepting the pledge of the Retained Tax Increment Revenues (Developer's Share) established under this Agreement. Notwithstanding any provision of this Agreement or any other agreement, document or statement, the City shall have no other obligations or liabilities whatsoever with respect to the Project described herein or in the Development Program.

Section 3.6. Reserved.

Section 3.7. Developer's Obligations. The Developer shall perform the following obligations and shall pay to the City the following amounts:

(a) The Developer shall pay to the City an annual administrative fee equal to \$500.

(b) The Developer shall pay or reimburse the City for all reasonable out-of-pocket fees, expenses and other charges of the City and its outside consultants, including the City's attorneys and other consultants, in connection with the preparation, review, negotiation, approval, execution, administration, enforcement and carrying out of this Agreement and the preparation, review and approval of the Development Program.

(c) The Developer agrees to defend, indemnify, pay, reimburse and hold the City, its City Councilors, officers, agents and employees, harmless from any and all claims, suits, liabilities, actions, proceedings and expenses, including, without limitation, attorney's fees and expenses and accountant's fees and expenses, arising out of this Agreement, the Development Program or any claim of illegality or invalidity of this Agreement or the Development Program or the City's approval of the District, this Agreement or the Development Program or out of the City's preparation and participation in this Agreement or the Development Program.

(d) The Developer covenants and agrees that in the event that title to any property in the District is hereafter transferred to any entity exempt from the payment of Property Taxes, including, without limitation, any charitable corporation or the State of Maine or any agency or authority thereof, then the Developer shall ensure that the transfer of interest in the property is subject to a requirement that the new owner of the such property in the District, as a covenant running with the land, shall be obligated to pay to the City each year during and after the expiration or termination of this Agreement, a payment in lieu of taxes equal to the greater of 25% of the Property Taxes and 25% of all other property taxes (including personal property taxes) that would be assessed by the City on the property in the District or the City's Base Share as defined herein, as if and under the assumption that the property in the District were fully taxable and owned in fee by Developer and not exempt from Property Taxes or other property taxes. The Developer agrees to record a memorandum of this paragraph in the Cumberland County Registry of Deeds within 15 days from the date of this

Agreement and also immediately after each deed to the Developer of any property in the District.

(e) The Developer shall not cease business operations in the District, and shall operate its business in the District substantially as described in the Development Program and as represented in greater detail by the Developer to the City.

(f) The Developer shall comply with any covenants or agreement between Developer and Maine State Housing Authority and with all rules adopted by the Maine State Housing Authority and with any conditions of approval imposed by the Maine State Housing Authority following designation of the District. The Developer shall indemnify, defend and hold the City harmless from any loss, liability or obligation arising under 30-A MRSA 5250-E(2) relating to recovery of public revenue, including, without limitation, any payments required thereunder by the City to the Maine State Housing Authority arising from failure of Developer to comply with the conditions for approval of an affordable housing development district and under any rules adopted by the Maine State Housing Authority pursuant thereto, including chapter 31 (99-346) of the regulations adopted by the Maine State Housing Authority and under the Application for Affordable Housing Tax increment Financing submitted to the Maine State Housing Authority or any agreement entered between the City and the Maine State Housing Authority, and the Developer shall reimburse the City for any amounts that the City is required to pay to the Maine State Housing Authority or the State of Maine or any agency or department thereof under such law, rules, regulations, covenants and agreements.

The amounts due under this Section 3.7 may be set off or deducted from any amount due to the Developer under this Agreement, and if not so deducted, shall be due and payable within 30 days of written notice from the City to the Developer. Notwithstanding any other provision of this Agreement, the provisions of this Section 3.7 shall survive any expiration or termination of this Agreement.

Section 3.8. Calculation. The City and the Developer shall maintain records which are adequate to calculate the amounts payable to the Developer under this Agreement, and the Developer shall cooperate with the City's requests for any information needed in order for the City to make such calculations. Such amounts shall be calculated by the City annually. If the Developer does not object to such calculations within 120 days of receipt thereof or of any payment for such year, the calculations shall be final and binding on Developer, provided, however, in the event of any overpayment, there shall be no limitation on the City for correcting such error. In the event of any such error, the Developer shall reimburse the City on demand in the amount of any overpayment. The amounts due under this Section 3.8 may be set off or deducted from any amount due to the Developer under this Agreement, and if not so deducted, shall be due and payable upon written notice from the City to the Developer. Notwithstanding any other provision of this Agreement, the provisions of this Section 3.8 shall survive any expiration or termination of this Agreement.

**ARTICLE IV**  
**PLEDGE AND SECURITY INTEREST**

Section 4.1. Pledge of Developer's Project Cost Sub-Account of the Development Program Fund. In consideration of this Agreement and other valuable consideration and for the purpose of securing payment of the amounts provided for hereunder to the Developer by the City, according to the terms and conditions contained herein, and in order to secure the performance and observance of all of the City's covenants and agreements contained herein, the City hereby grants a security interest in and pledges to the Developer's Project Cost Sub-Account of the Development Program Fund to the extent of Developer's rights under this Agreement to receive funds from such Development Program Fund and all sums of money and other securities and investments now or hereafter on deposit therein.

Section 4.2. Perfection of Interest. The City shall cooperate with the Developer in causing appropriate financing statements and continuation statements naming the Developer as pledgee of all amounts from time to time on deposit in the Developer's Project Cost Sub-Account of the Development Program Fund to be duly filed and recorded in the appropriate state offices as required by and permitted under the provisions of the Maine Uniform Commercial Code or other similar law as adopted in the State of Maine and any other applicable jurisdiction, as from time to time amended, in order to perfect and maintain the security interests created hereunder or take any such other action as Developer determines is necessary to perfect such security interest. To the extent deemed reasonably necessary by the Developer, the City will at such time and from time to time as requested by Developer establish the Developer's Project Cost Sub-Account of the Development Program Fund as a segregated fund under the control of an escrow agent, trustee or other fiduciary, at the expense of the Developer, so as to perfect Developer's interest therein.

Section 4.3. Further Instruments. The City shall, upon the reasonable request of the Developer, from time to time execute and deliver such further instruments and take such further action as may be reasonable and as may be required to carry out the provisions of this Agreement; provided, however, that no such instruments or actions shall constitute a pledge of the credit of the City or require any payment or expense by the City (unless paid by Developer) or discharge either party or change any provision of this Agreement.

Section 4.4. No Disposition of Developer's Project Cost Sub-Account Development Program Fund. Except as permitted hereunder, the City shall not sell, lease, pledge, assign or otherwise dispose, encumber or hypothecate any interest in the Developer's Project Cost Sub-Account of the Development Program Fund and will promptly pay or cause to be discharged or make adequate provision to discharge any lien, charge or encumbrance on any part thereof not permitted hereunder.

Section 4.5. Access to Books and Records. All books, records and documents in the possession of the City relating to the District, the Development Program, this Agreement and the monies, revenues and receipts on deposit or required to be deposited into the Developer's Project Cost Sub-Account of the Development Program Fund shall at all reasonable times be open to inspection by the Developer, its agents and employees.

**ARTICLE V**  
**DEFAULTS AND REMEDIES**

Section 5.1. Events of Default. Each of the following events shall constitute and be referred to in this Agreement as an “Event of Default:”

- (a) any failure by the City or the Developer to pay any amounts due to the other party when the same shall become due and payable, which failure is not cured within thirty (30) days following written notice thereof;
- (b) any failure by the City to make deposits belonging to the Developer into the Developer’s Project Cost Sub-Account of the Development Program Fund as and when due, which failure is not cured within thirty (30) days following written notice thereof;
- (c) any failure by the City or the Developer to observe and perform in all material respects any covenant, condition, agreement or provision contained herein on the part of the City or the Developer to be observed or performed, which failure is not cured within thirty (30) days following written notice thereof; or
- (d) if a decree or order of a court or agency or supervisory authority having jurisdiction in the premises of the appointment of a conservator or receiver or liquidator of, any insolvency, readjustment of debt, marshalling of assets and liabilities or similar proceedings, or for the winding up or liquidation of the City's or Developer’s affairs shall have been entered against the City or Developer or the City or Developer shall have consented to the appointment of a conservator or receiver or liquidator in any such proceedings of or relating to the City or Developer or of or relating to all or substantially all of its property, including without limitation, the filing of a voluntary petition in bankruptcy by the City or Developer or the failure by the City or Developer to have a petition in banking dismissed within a period of ninety (90) consecutive days following its filing or in the event an order for release has been entered under the Bankruptcy Code with respect to the City or Developer.
- (e) any discontinuance of the District property as “affordable housing,” pursuant to the definition contained in Title 30-A M.R.S.A. Section 5246.

Section 5.2. Remedies on Default. Whenever any Event of Default referred to in Section 5.1 hereof shall have occurred and be continuing, the non-defaulting party may take any one or more of the following remedial steps:

- (a) The non-defaulting party may take whatever action at law or at equity as may appear necessary or desirable to collect any amount then due and

thereafter to become due, to specifically enforce the performance or observance of any obligations, agreements or covenants of the non-defaulting party under this Agreement and any documents, instruments and agreements contemplated hereby or to enforce any rights or remedies available hereunder; and

(b) The Developer and the City shall have all rights and remedies available to it by law or in equity and the Developer shall also have the right to exercise any rights and remedies available to a secured party under the laws of the State of Maine.

Section 5.3. Remedies Cumulative. No remedy herein conferred upon or reserved to any party is intended to be exclusive of any other available remedy or remedies but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law, in equity or by statute. Delay or omission to insist upon the strict performance of any of the covenants and agreements herein set forth or to exercise any rights or remedies upon the occurrence of an Event of Default shall not impair or result in the relinquishment of any future rights to insist upon and to enforce, from time to time and as often as may be deemed expedient, by injunction or other appropriate legal or equitable remedy, strict compliance by the City and the Developer with all of the covenants and conditions hereof, or of the rights to exercise any such rights or remedies, if such Events of Default be continued or repeated.

Section 5.4. Agreement to Pay Attorneys' Fees and Expenses. Notwithstanding the application of any other provision hereof, in the event any party should default under any of the provisions of this Agreement and the non-defaulting party shall require and employ attorneys or incur other expenses or costs for the collection of payments due or to become due or for the enforcement of performance or observance of any obligation or agreement on the part of the City or the Developer herein contained, the defaulting party shall, on demand thereof, pay to the non-defaulting party the reasonable costs and expenses so incurred by the non-defaulting party.

## **ARTICLE VI** **EFFECTIVE DATE, TERM AND TERMINATION**

Section 6.1. Effective Date and Term. This Agreement shall become effective upon its execution and delivery by the parties hereto and shall remain in effect until 30 years after the Tax Year in which a certificate of occupancy is issued for the Project or 35 years after the Tax Year in which the designation of the District is approved by the Director of Maine Housing (March 31, 2061), whichever is earlier.

Section 6.2. Cancellation and Expiration of Term. At the termination or other expiration of this Agreement in accordance with the provisions to this Agreement, the City and the Developer shall each execute and deliver such documents and take or cause to be taken such actions as may be necessary to evidence the termination of this Agreement.

**ARTICLE VII**  
**ASSIGNMENT AND PLEDGE OF DEVELOPER'S INTEREST**

Section 7.1. Consent to Pledge and/or Collateral Assignment. The City hereby acknowledges that it is the intent of the Developer to pledge and assign its right, title and interest in, to and under all or a portion of this Agreement as collateral for financing for the Project, although no obligation is hereby imposed on the Developer to make such assignment or pledge. Recognizing this intention, the City hereby consents and agrees to the pledge and assignment of all the Developer's right, title and interest in, to and under this Agreement and in and to the payments to be made to Developer hereunder, to third parties as collateral or security for indebtedness or otherwise, on one or more occasions during the term hereof, without need for any further action on the part of the City. Notwithstanding the City's written consent, no pledge or assignment of this Agreement shall be effective as against the City until a written notice thereof has been delivered to and received by the City, from the Developer, in the manner specified elsewhere in this Agreement for delivery of notices. Following receipt of any such notice, the City shall have no liability to the Developer for any payment made by the City in good faith directly to any such pledgee or assignee pursuant to the terms of such pledge or assignment, including any purported exercise of rights thereunder by the pledgee or assignee, whether or not such direct payment is erroneously made.

The City's consent to any such pledge or assignment shall not obligate the City to make payment to the Developer's pledgee or assignee in circumstances where the Developer, by reason of an uncured breach of the Developer's obligations under this Agreement, would not be entitled to receive such payment directly from the City. The City may also condition any payments under this Agreement to such pledgee or assignee upon execution of a prior express written assumption of the Developer's obligations under this Agreement by such pledgee or assignee.

Section 7.2. Assignment of Agreement. This section 7.2 does not apply to collateral assignments or pledges of Developer's rights hereunder as collateral for financing as described in Section 7.1, but rather applies to absolute assignments of this agreement to third party transferees in connection with the sale or conveyance of Developer's project. The City hereby consents to the assignment of this Agreement to any owner of all of the real property in the District by the Developer upon obtaining written consent by the City of Westbrook's City Council which consent shall not be unreasonably withheld so long as the original purposes of the Agreement shall be met after such assignment and as long as no default then exists hereunder and as long as the assignee assumes in writing, in form satisfactory to the City, all obligations of the Developer under this Agreement. Any such assignment shall in no event operate as a release of the obligations of the Developer under this Agreement. The City agrees to, once consent has been given by the City Council, execute and deliver any reasonable consents or other confirmations or agreements required by the prospective assignee, including recognition of the assignee as the holder of all right, title and interest herein and as the payee of amounts due and payable hereunder and any and all such other documentation as shall confirm to such assignee the position of such assignee and the irrevocable and binding nature of this Agreement and provide to the pledgee or assignee

such rights and/or remedies as it may deem necessary for the establishing, perfection and protection of its interest herein. Any attorney's fees or other costs of the City associated with reviewing, processing or otherwise representing the City in activities relating to such assignment contemplated in Article VII hereof shall be paid by the Developer.

## **ARTICLE VIII** **MISCELLANEOUS**

Section 8.1. Successors. In the event of the dissolution of the City or the Developer or the assignment of this Agreement, the covenants, stipulations, promises and agreements set forth herein shall bind and inure to the benefit of the respective successors and assigns of the parties hereto from time to time and any entity, officer, board, commission, agency or instrumentality to whom or to which any power or duty of such party shall be transferred.

Section 8.2. Parties in Interest. Except as herein otherwise specifically provided, nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person, firm, or corporation other than the City and the Developer any right, remedy or claim under or by reason of this Agreement, it being intended that this Agreement shall be for the sole and exclusive benefit of the City and the Developer and their respective successors and assigns (subject to the restrictions contained in Article VII hereof).

Section 8.3. Severability. In case any one or more of the provisions of this Agreement shall, for any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Agreement and this Agreement shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

Section 8.4. No Personal Liability of Officials of the City. No covenant, stipulation, obligation or agreement of the City contained herein shall be deemed to be a covenant, stipulation or obligation of any present or future elected or appointed official, officer, agent, servant or employee of the City in his or her individual capacity and neither the members of the City Council of the City nor any official, officer, employee or agent of the City shall be liable personally with respect to this Agreement or be subject to any personal liability or accountability by reason hereof.

Section 8.5. Counterparts. This Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be an original, but such counterparts shall together constitute but one and the same Agreement.

Section 8.6. Governing Law. The laws of the State of Maine shall govern the construction and enforcement of this Agreement.

Section 8.7. Notices. All notices, certificates, requests, requisitions or other communications by the City or the Developer pursuant to this Agreement shall be in writing and shall be sufficiently given and shall be deemed given when mailed by first class mail, postage prepaid, addressed as follows:

If to the City: City Administrator  
City of Westbrook  
Westbrook City Hall  
2 York Street  
Westbrook, ME 04092

If to the Developer: Millbrook Estates III, LP  
c/o Westbrook Development Corporation  
30 Liza Harmon Drive  
Westbrook, ME 04092

With a copy to:  
Edward J. Kelleher, Esq.  
Drummond, Woodsum & MacMahon  
84 Marginal Way  
Suite 600  
Portland, Maine 04101

Any of the parties may, by notice given to the other, designate any further or different addresses to which subsequent notices, certificates, requests or other communications shall be sent hereunder.

Section 8.8. Amendments. This Agreement may be amended only with the concurring written consent of the parties hereto.

Section 8.9. Benefit of Assignees or Pledges. The City agrees that this Agreement is executed in part to induce assignees or pledges to provide financing for the Project and accordingly all covenants and agreements on the part of the City as to the amounts payable hereunder are hereby declared to be for the benefit of any such assignee or pledgee from time to time of the Developer's right, title and interest herein.

Section 8.10. Valuation Agreement. The Development Program makes certain assumptions and estimates regarding valuation, depreciation of assets, tax rates and estimated costs. The City and the Developer hereby covenant and agree that the assumptions, estimates, analysis and results set forth in the Development Program shall in no way (a) prejudice the rights of any party or be used, in any way, by any party in either presenting evidence or making argument in any dispute which may arise in connection with valuation of or abatement proceedings relating to Developer's property for purposes of ad valorem property taxation; or (b) vary the terms of this Agreement even if the actual results differ substantially from the estimates, assumptions or analysis.

The parties acknowledge that all laws of the State now in effect or hereafter enacted with respect to taxation of property shall be applicable and that the City, by entering into this Agreement, is not excusing any non-payment of taxes by Developer. Without limiting the foregoing, the City and the Developer shall always be entitled to exercise all rights and

remedies regarding assessment, collection and payment of taxes assessed on Developer's property without the provision of any notice of default pursuant to this Agreement.

The parties further acknowledge that the projected amounts to be paid by the City to the Developer under this Agreement and the Development Program are based on property tax laws of the State of Maine in force as of the date of this Agreement. The City shall have no obligation to supplementally appropriate or otherwise supply any shortfall in the amounts actually paid to the Developer from the projected amounts, resulting from any future changes in State property tax laws, property assessments, State funding formulas, or other causes. In all cases, the City's obligations under this Agreement shall be limited to a maximum of the Retained Tax Increment Revenues (Developer's Share), as defined herein.

Section 8.11. No Waiver of Immunities. Nothing in this agreement shall be deemed in any manner or for any purpose to limit, waive or impair any immunity from judgment or suit or limitation on damages presently enjoyed by the City in its governmental capacity under provisions of the Maine Tort Claims Act, 14 MRSA section 8101 et seq., as amended, or other provisions of law.

[The rest of this page is intentionally left blank.  
The next page is the signature page.]

IN WITNESS WHEREOF, the City and the Developer have caused this Agreement to be executed in their respective names and their respective seals to be hereunto affixed and attested by the duly authorized officers, all as of the date first above written.

WITNESS:

CITY OF WESTBROOK

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By: Angela Holmes  
Its: City Administrator

Millbrook Estates III, LP  
By: WDC GP, LLC  
Its: General Partner

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By: John Concannon  
Its: President

**Exhibit A**

**(Description or Map of Real Property Owned by Developer in District)**



**CITY OF WESTBROOK, MAINE**  
IN CITY COUNCIL

**Date: July 6, 2026**  
**Resolve: 2026-14**

**Authorizing Road Closure for Westbrook Strong 5K Road Race 2026**

That the Westbrook City Council hereby authorizes the road closure of Captain Bill Hartley Drive to inbound traffic from William Clarke Drive to Main Street from 7:30am to 9:30am on July 18, 2026 for the Westbrook Strong 5k Road Race event, as outlined in the attached exhibit.

First and Final Reading: July 6, 2026

Attest:

---

City Clerk

---

Mayor



**CITY OF WESTBROOK, MAINE**  
IN CITY COUNCIL

---

**REQUEST FOR COUNCIL ACTION**

**PROPOSED TITLE:** Authorizing Road Closure for Westbrook Strong 5K Road Race 2026

**REQUESTED BY:** Christine Johnson

**DATE:** 7/6/2026

**SUMMARY:**

This is a request for the closure of Captain Bill Hartley Drive on Saturday July 1, 2026 from 7:30 AM to 9:30 AM for the Westbrook Strong 5k Road Race event. The remaining streets along the race course will remain open to vehicular traffic, but will be staffed for participant safety and traffic control purposes by volunteers and the Westbrook Police Department and Fire Police. These staffed streets include Haskell Street, Forest Street, Stroudwater Street, and Main Street.

# APPLICATION OVERVIEW



**License Type:** Event & Mass Gathering Permit

**ID #** 26-000061 | **Started** June 15, 2026

**Status:** In Review

## Address

Riverbank Park  
677 Main Street, Westbrook, ME USA 04092

## Legal

No legal information

## Description

Westbrook Strong 5k road race July 18 2026

## INFORMATION FIELDS

---

### Name of Event

Westbrook Strong 5k

### Location of Event

Riverbank park

### Applicant Information

#### Contact Person

Gary Rairdon

#### Organization Name

Westbrook Strong 5K

#### Address

PO Box 414 Westbrook Maine 04092

#### Phone Number

1-207-318-1957

#### Email Address

westbrookstrong5k@gmail.com

#### Exempt from Fees?

Yes

### Event Date(s) & Times

#### Event Date(s)

july 18 2026

#### Rain Date(s)

no rain date rain or shine

#### Set Up (Arrival) Time

7 a.m.

#### Event Time

7:30 a.m. kids race. 5K 8:00 a.m.

#### Clean Up (Exit) Time

10:30 a.m.

---

**Expected Attendance**

400 people

---

**Event Layout & Activities****Activity & Equipment Description**

we will gather in the park at 7 am with a kids fun run at 7:30, and the 5k at 8 am we will be providing additional port-o-pottys closing events after race and clean up and out of the park by 10:03

**Site Sketch**

WestbrookStrongMap.docx, WestbrookStrong5KEventPermit.pdf

**Tents**

Yes

**Closure of City Streets**

yes. See map on file

**Parking Plan**

No Parking Plan Needed

**Registration Fee Collected**

Yes

**Vendors**

no other vendor other than the timing company

**Alcohol**

no

**Grilling**

no

**Electrical Requirements**

no

**Are you setting up a PA (sound) system? And/or Amplified Music? Band? DJ?**

Yes

**Sanitation Plan**

adding additional 3 units

**Event Staff**

no

**Public Safety Presence**

yes

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**Mass Gathering Requirements****Potable Water**

no

**Security Plan**

WPD

**Sound Management**

pa by timing company

**Other Municipalities**

-

**Emergency Operations Plan**

WPD

**Medical Plan**

nurse station on site

---

**Insurance Certificate**

-

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**City Regulations & Conditions For Use**

No

---

**Assumption of Risk & Liability Agreement**

Yes

---

**Public Costs Acknowledgement**

Yes

---

# MAP: WESTBROOK STRONG 5K

## ROUTE

Start at Riverbank Park (river end)  
 Down east end of Park  
 Left on Main  
 Right on Haskell  
 Right on Forest  
 Right on Stroudwater  
 Left on Oakland  
 Right on Walton  
 Right on Monroe  
 Right on Stroudwater  
 Left on Forest  
 Left on Haskell  
 Left on Main  
 Finish at starting point

## VOLUNTEERS (10) 😊

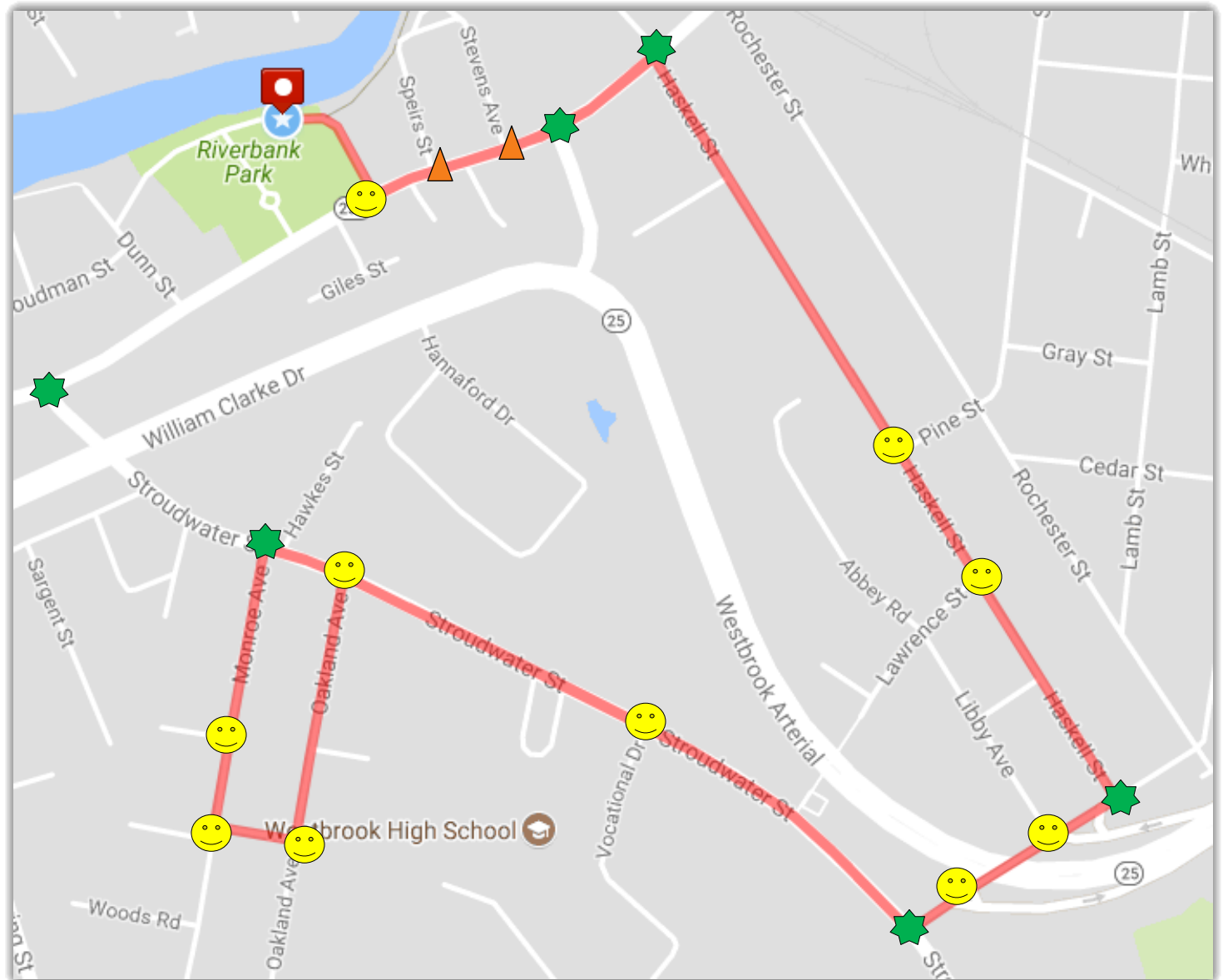
Riverbank Park & Main  
 Haskell & Pine  
 Haskell & Lawrence  
 Haskell & Boothby  
 Haskell & Forest  
 Forest & Libby  
 Forest & Exit to Route 25  
 Forest & Stroudwater  
 Stroudwater & Vocational  
 Stroudwater & Oakland  
 Oakland & Walton  
 Walton & Monroe  
 Monroe & Robinson  
 Monroe & Stroudwater

## FIRE POLICE (6) 🌟

Main & Capt. William Hartley  
 Main & Haskell  
 Haskell & Forest  
 Forest & Stroudwater  
 Stroudwater & Monroe  
 Main & Stroudwater

## CONES (2) ▲

Main & Speirs  
 Main & Stevens





**CITY OF WESTBROOK, MAINE**  
IN CITY COUNCIL

**Date: July 6, 2026**

**Order: 2026-78**

**Confirming Emergency Expenditures for Sewer Repair in Vallee Square**

That the Westbrook City Council hereby confirms the following emergency expenditures related to the sewer service work in Vallee Square: \$66,741.03 to Woods Excavating of Gorham, ME, \$1,500.00 to Corey Electric of Westbrook, ME, \$904.66 to EJ Prescott of Portland, ME, \$645.66 to GraybaR of Portland, ME, and \$287.13 to Core & Main of Westbrook, ME, for a total cost of \$70,078.48 as outlined in the attached exhibit.

Funds available in budget line 40001000-58900-C2627 (Vallee Square Emergency Replacement)

First Reading: July 6, 2026

Second and Final Reading: July 20, 2026

Attest:

---

City Clerk

---

Mayor



# CITY OF WESTBROOK, MAINE

## IN CITY COUNCIL

---

### REQUEST FOR COUNCIL ACTION

**PROPOSED TITLE:** Confirming Emergency Expenditures for Sewer Repair in Vallee Square

**REQUESTED BY:** Katherine Kelley

**DATE:** 7/6/2026

**SUMMARY:**

The Department of Engineering and Public Services requests confirmation for the payment of work done and materials by Woods Excavating, Corey Electric, EJ Prescott, GraybaR and Core & Main in the amounts of \$66,741.03, \$1,500.00, \$904.66, \$645.66, and \$287.13 respectively.

Near the end of April to early May, the Wastewater division went in to clean the sewer line at Main Street and Vallee square, where excessive grease build-up was discovered. The Wastewater division was able to make it down Main Street, but got stuck in a portion of Vallee Square. After multiple attempts to clean the line, it was determined that the sewer line must have collapsed. Due to the depth and difficulty of this area of sewer, the City was only able to find one contractor willing to do the work. Due to utility conflicts, and approximately 100 LF of pipe found completely deteriorated, the emergency work was completed on May 29th.

Cost is being funded by Sewer Fund Balance.

Woods Excavating, LLC  
 PO Box 1282  
 Westbrook, ME 04098-1282

# Invoice

Date	Invoice #
6/1/2026	3765

Bill To
City of Westbrook 2 York Street Westbrook, ME 04092

DATE: 6.25.26  
 ACCOUNT: 40001000 58900 C2627  
 AUTH. BY: K. Kelley  
 AMOUNT: 66,741.03

P.O. No.	Terms
Sewer Repair	Net 15

Description	Quantity	U/M	Rate	Amount
Emergency Sewer Repair at Valley Square:				
Supervisor	6	Hrs	146.00	876.00
Project Manager	2	Hrs	146.00	292.00
Foreman	57.5	Hrs	106.00	6,095.00
Construction Laborer	52.5	Hrs	74.00	3,885.00
ECR 355 E Volvo Excavator	46	Hrs	328.00	15,088.00
Tractor w-50 Ton Low Bed	6	Hrs	205.00	1,230.00
Tri Axle Dump	61.5	Hrs	134.00	8,241.00
Utility Truck w tools	57.5	Hrs	62.00	3,565.00
Pump 2/3"	2	Dy	210.00	420.00
Forward/Reverse Compactor	3	Dy	350.00	1,050.00
Power Pipe Saw	5	Dy	151.00	755.00
Highway Saw	8	Hrs	230.00	1,840.00
Sight Safety Package	3	Wk	600.00	1,800.00
2500 Watt Generator	3	Dy	123.00	369.00
Steel Plates	1	Mo	1,350.00	1,350.00
Trench Box	1	Mo	3,300.00	3,300.00
3/4" Crushed Stone	32	Cy	33.00	1,056.00
Bank Run Coarse Sand	108	Cy	16.00	1,728.00
Fill disposal	111	Cy	9.00	999.00
Type A Gravel	60	Cy	25.75	1,545.00
Type D Gravel	18	Cy	20.50	369.00
8" Coupling	2	Ea	57.93	115.86
Materials 20% mark up	1	Ea	1,162.57	1,162.57
Temporary Fence	1	Sub	1,536.00	1,536.00
Paving	1	Sub	7,200.00	7,200.00
Subcontractors 10% mark up	1	Ea	873.60	873.60

Payments/Credits	
Total	\$66,741.03
<b>Balance Due</b>	<b>\$66,741.03</b>



# INVOICE

Invoice # Z082845  
 Invoice Date 5/22/26  
 Account # 221583  
 Sales Rep BILL GREEN  
 Phone # 207-464-0585  
 Branch # 198 Westbrook, ME  
 Total Amount Due \$48.90

1830 Craig Park Court  
 St. Louis, MO 63146

Remit To:  
 CORE & MAIN LP  
 PO BOX 28330  
 ST LOUIS, MO 63146

126 1 MB 0.672 E0122 I0204 D15104254598 S2 P11053883 0002:0002



CITY OF WESTBROOK  
 PUBLIC SERVICES  
 371 SACO ST  
 WESTBROOK ME 04092-2003

Shipped to:

CUSTOMER PICK-UP -

Thank you for the opportunity to serve you! We appreciate your prompt payment.

Date Ordered	Date Shipped	Customer PO #	Job Name	Job #	Bill of Lading	Shipped Via	Invoice #
5/20/26	5/21/26	SEE BELOW				WILL CALL	Z082845

Product Code	Description	Quantity		B/O	Price	UM	Extended Price
		Ordered	Shipped				
28100288	1002-88 8 CLAYXCI/PVC CPLG	1	1		48.90000	EA	48.90

CUSTOMER PO#- VALLEE SQUARE

DATE: 6-25-24  
 ACCOUNT: 40001000 589.00  
 AUTH. BY: K. Kelley  
 AMOUNT: 48.90

~~DATE: 6-2-26  
 ACCOUNT: 80003250-  
 AUTH. BY:  
 AMOUNT: 48.90~~

## Online ADVANTAGE™

- Manage billing online
- Reprint invoices
- Retrieve proof of deliveries

Be suspicious of emails requesting wire transfers or payments to Core & Main using updated remittance information. For tips about how to identify bad actors, visit [coreandmain.com/identifying-fraud](https://coreandmain.com/identifying-fraud).

Freight      Delivery      Handling      Restock      Misc.

Subtotal: 48.90  
 Other: 0.00  
 Tax: 0.00  
 Invoice Total: \$48.90

Terms: NET 30  
 Ordered By: KYLE

This transaction is governed by and subject to CORE & MAIN's standard terms and conditions, which are incorporated by reference and accepted. To review these terms and conditions, please visit: <https://coreandmain.com/terms-of-sale/>.



# INVOICE

Invoice # Z079832  
 Invoice Date 5/22/26  
 Account # 221583  
 Sales Rep BILL GREEN  
 Phone # 207-464-0585  
 Branch # 198 Westbrook, ME  
 Total Amount Due \$238.23

1830 Craig Park Court  
 St. Louis, MO 63146

Remit To:  
 CORE & MAIN LP  
 PO BOX 28330  
 ST LOUIS, MO 63146

126 1 MB 0.672 E0122X I0203 D15104254593 S2 P11053883 0001:0002



CITY OF WESTBROOK  
 PUBLIC SERVICES  
 371 SACO ST  
 WESTBROOK ME 04092-2003

Shipped to:

CUSTOMER PICK-UP -

Thank you for the opportunity to serve you! We appreciate your prompt payment.

Date Ordered	Date Shipped	Customer PO #	Job Name	Job #	Bill of Lading	Shipped Via	Invoice #
5/20/26	5/21/26	SEE BELOW				WILL CALL	Z079832

Product Code	Description	Quantity		B/O	Price	UM	Extended Price
		Ordered	Shipped				
	CUSTOMER PO#- VALLEE SQUARE						
2708W08GG	8 PVC SDR35 SWR WYE GXG	1	1		238.23000	EA	238.23

~~DATE: 6-2-26  
 ACCOUNT: 80003250-  
 AUTH. BY:  
 AMOUNT: 238.23~~

DATE: 6-25-26  
 ACCOUNT: 40001000 58900 C2427  
 AUTH. BY: K. Kelley  
 AMOUNT: \$238.23

**Online  
 ADVANTAGE™**

- Manage billing online
- Reprint invoices
- Retrieve proof of deliveries

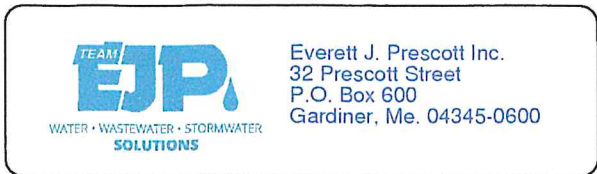
Be suspicious of emails requesting wire transfers or payments to Core & Main using updated remittance information. For tips about how to identify bad actors, visit [coreandmain.com/identifying-fraud](https://coreandmain.com/identifying-fraud).

Freight      Delivery      Handling      Restock      Misc.

Subtotal: 238.23  
 Other: 0.00  
 Tax: 0.00  
 Invoice Total: \$238.23

Terms: NET 30  
 Ordered By: KYLE

This transaction is governed by and subject to CORE & MAIN's standard terms and conditions, which are incorporated by reference and accepted. To review these terms and conditions, please visit: <https://coreandmain.com/terms-of-sale/>.



Everett J. Prescott Inc.  
 32 Prescott Street  
 P.O. Box 600  
 Gardiner, Me. 04345-0600

SEE CONDITIONS OF SALE AND  
 PAYMENT TERMS ON REVERSE

PAGE NO.	1
INVOICE NO.	6645219
INVOICE DATE	5/20/26
PACKING SLIP NO.	6645219
CUSTOMER NO.	1818
WAREHOUSE	230

**ORIGINAL INVOICE**

REMIT TO > TEAM EJP Portland ME  
 EVERETT J. PRESCOTT INC.  
 P.O. BOX 350002  
 BOSTON, MA 02241-0502

WAREHOUSE > TEAM EJP Portland ME  
 530 Warren Ave  
 Portland, ME 04103

Telephone: 207-797-3330

SOLD TO >

SHIP TO >

CITY OF WESTBROOK MAINE  
 PUBLIC SERVICES  
 371 SACO STREET  
 WESTBROOK, ME 04092

Customer Pickup

CUSTOMER P.O. NO.	JOB NAME	JOB NO.	SLS.	DATE DUE	DATE SHIPPED	SHIPPING METHOD
WASTEWATER	VALLE SQUARE		183	6/19/26	5/20/26	Pickup

LINE	PRODUCT NUMBER AND ITEM DESCRIPTION	U/M	QUANTITY	UNIT PRICE	EXTENDED AMOUNT
1	27030 1 8X13 RT PVC SWR PIPE SDR35	FT	26	10.93	284.18
2	62454 8 FLEX CPLG CONC-CI/PVC	EA	1	38.76	38.76
3	27260 8 RT PVC BXB 45 ELBOW SWR	EA	4	117.39	469.56
4	27261 8 RT PVC BXS 45 ELBOW SWR	EA	1	112.16	112.16

*for emergency repair  
 @Vallee Square*

DATE: 6.25.26  
 ACCOUNT: 40001000 58900 C2627  
 AUTH. BY: K. Kelley  
 AMOUNT: \$ 904.66

PLEASE USE THE REMIT TO ADDRESS BELOW TO MAIL YOUR  
 PAYMENT FOR FASTEST CREDIT TO YOUR ACCOUNT.  
 P.O. BOX 350002 BOSTON, MA. 02241-0502

**THANK YOU  
 FOR YOUR BUSINESS!**  
 PLEASE NOTE: OUR TERMS  
 ARE NET 30 DAYS. YOUR  
 HELP IS NEEDED AND  
 APPRECIATED.

AMOUNT	904.66
TAX	.00
FREIGHT	.00
TOTAL DUE	904.66

SERVICE CHARGE IS 1 1/2% PER MONTH (18 % A.P.R.) ON THE BALANCE OVER 30 DAYS OF AGE. THE BUYER AGREES TO PAY ALL COSTS AND EXPENSES OF COLLECTION, INCLUDING REASONABLE ATTORNEY'S FEES, AND EJP CLAIMS A MECHANICS'S LIEN UNDER APPLICABLE STATE LAW.

# INVOICE



29 WEST COMMERCIAL ST  
PORTLAND ME 04101-4631

**Invoice Questions Please Call or Email**

207-517-8600 or ARQuestions@graybar.com

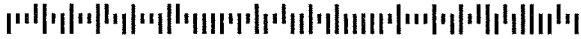
Invoice No: 9353278120  
Invoice Date: 05/22/2026  
Account Number: 342762  
Account Name: WESTBROOK CITY OF

**Remit Payments To:**

GRAYBAR ELECTRIC COMPANY, INC.  
PO BOX 414426  
BOSTON MA 02241-4426

Ship to:  
WESTBROOK CITY OF  
371 SACO STREET  
WESTBROOK ME 04092-2003

3518 1 MB 0.672 E0257X I0422 D4791542146 S3 P4333314 0001:0001



WESTBROOK CITY OF  
371 SACO ST  
WESTBROOK ME 04092-2003

TO VIEW AND PAY ONLINE GO TO:	graybarelectric.billtrust.com
ENROLLMENT TOKEN	RBT GXB BXD
ENROLLMENT ACCOUNT #:	342762

PO #: VALLEY SQUARE SO#: 3002549849

Del. Dcc. #:	PRO #	Routing	Date Shipped	Shipped From	F.O.B.	Rt. To
8004057733		Will Call Order	05/22/2026	PORTLAND, ME	S/P - F/A	

Signed/Ordered by: CHRIS/Jacob King

Quantity	Catalog # / Description	Unit Price / Unit	Amount
----------	-------------------------	-------------------	--------

4	ELL-80-90-4-36R GENERIC VENDOR-PVCPA SCH80 ELBOW	16141.50 / 100 #	645.66
---	--	------------------	--------

DATE: 6.25.26  
ACCOUNT: 40001000 58900 C2627  
AUTH. BY: K. Kelley  
AMOUNT: 645.66

# Indicates Taxable Item

<b>Terms of Payment</b> Net 30 Days  As a condition of the sales agreement, a monthly service charge of the lesser of 1-1/2% or the maximum permitted by law may be added to all accounts not paid by net due date. Visa, MasterCard, American Express, and Discover credit cards are accepted at point of purchase only.	Sub Total	645.66
	Freight	0.00
	Handling	0.00
	Tax	<del>35.51</del>
	<b>Total Due</b>	<b>681.17</b>

**SUBJECT TO THE STANDARD TERMS AND CONDITIONS LISTED ON [WWW.GRAYBAR.COM](http://WWW.GRAYBAR.COM).**



Corey Electric, Inc.  
 609 Main Street Suite 3  
 Westbrook, ME 04092  
 Tel 207 591-8151

# Invoice

Date	Invoice #
6/9/2026	7566

<b>Bill To</b>
City of Westbrook Attn: Finance Dept 2 York St Westbrook, Maine 04092

P.O. No.	Terms	Due Date
	NET 15	6/24/2026

Quantity	Description	Date	Amount
	City of Westbrook: Valley Square: Installed Conduit per City/Consolidated removed then replaced conduit work - Stood by to make sure it was completed  LABOR   DATE: <u>6.25.26</u> ACCOUNT: <u>40001000 58900 C2627</u> AUTH. BY: <u>K. Kelley</u> AMOUNT: <u>1,500.00</u>		1,500.00

A finance charge of 2.0% per month will be added to all past due accounts.  
 Purchaser agrees to pay all collection costs and expences, including attorney fees.

<b>Total</b>	\$1,500.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,500.00