

**LEWISTON CITY COUNCIL AGENDA
COUNCIL CHAMBERS
OCTOBER 20, 2026**

6:30 p.m. Executive Session

- ES-1. Executive Session to discuss the acquisition or disposition of Real Estate of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.

7:00 p.m. Regular Meeting

Pledge of Allegiance to the Flag

ALL ROLL CALL VOTES FOR THIS MEETING WILL BEGIN WITH THE COUNCILOR OF WARD 7.

Acceptance of the minutes of the October 6, 2026 meeting.

Public Comment period – Any Lewiston resident or taxpayer may make comments regarding issues pertaining to Lewiston City Government (3 minutes per speaker; maximum time for all comments is 18 minutes)

City Administrator's Report

CONSENT AGENDA: All items with an asterisk (*) are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member or a citizen requests. In that event, the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

- *1. Order, Authorizing the Acceptance of Funds from the Maine Bureau of Highway Safety.
- *2. Order, Authorizing Execution of Municipal Quitclaim Deed for Real Estate located at 304 East Avenue.
- *3. Authorization to accept transfer of forfeiture funds.
- *4. Order, Approving the Disposition of 35 Beechwood Avenue.

REGULAR BUSINESS:

- 5. Public Hearing and First Passage regarding an amendment to the Residential Rental Property Ordinance to regulate lot rent increases in mobile home parks.
- 6. Public Hearing and First Passage regarding an amendment to the Solid Waste Ordinance to authorize curbside collection for certain owner-occupied mixed-use properties.
- 7. Public Hearing and Final Passage regarding an amendment to the Amusements and Entertainment Ordinance regarding approvals for new Special Amusement permits.
- 8. Order, Authorizing the City Administrator to Execute an Extension of the Purchase and Sale Agreement with Hebert Development for 55 Old Lisbon Road.
- 9. Appointment to the Housing Committee.
- 10. Appointment to Lewiston-Auburn Community Forestry Board.
- 11. Appointment to the Lewiston Housing Authority Board of Commissioners.
- 12. Public Comment period (if needed)
- 13. Reports and Updates.
- 14. Any Other Business Councilors or staff may have relating to Lewiston City Government.

LEWISTON CITY COUNCIL

MEETING OF OCTOBER 20, 2026

AGENDA INFORMATION SHEET: **AGENDA ITEM NO.** **ES-1**

SUBJECT:

Executive Session to discuss the acquisition or disposition of Real Estate of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.

INFORMATION:

The Maine State Statutes, Title 1, section 405, define the permissible grounds and subject matters of executive sessions for public meetings.

APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:

The City Administrator recommends approval of the requested action.

BTK/kmm

REQUESTED ACTION:

1	2	3	4	5	6	7	M
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To enter into an Executive Session, pursuant to MRSA Title 1, section 405(6) (c), to discuss the acquisition or disposition of Real Estate, of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.

LEWISTON CITY COUNCIL

MEETING OF OCTOBER 20, 2026

AGENDA INFORMATION SHEET:

AGENDA ITEM NO. 1

SUBJECT:

Order, Authorizing the Acceptance of Funds from the Maine Bureau of Highway Safety.

INFORMATION:

The Lewiston Police Department has been awarded funds to support dedicated high visibility enforcement through overtime patrols in the following areas: Speed, Seatbelt, Impaired Driving, Distracted Driving and Pedestrian/Motor Vehicle safety. There is also funding available for forensic phlebotomists and drug recognition experts to be called out after hours to provide blood testing and drug analysis.

APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:

The City Administrator recommends approval of the requested action.

BTK/kmm

REQUESTED ACTION:

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To approve the Order, Authorizing the Acceptance of Funds from the Maine Bureau of Highway Safety.

CITY COUNCIL

**CITY COUNCIL ORDER
October 20, 2026**

Order, Authorizing the Acceptance of Funds from the Maine Bureau of Highway Safety

WHEREAS, the Lewiston Police Department was awarded funding from the Maine Bureau of Highway Safety

WHEREAS, this funding is to be utilized for overtime patrols for enforcement of distracted driving, pedestrian safety, speed, seatbelt usage and impaired driving laws

WHEREAS, this funding is to be utilized for Forensic Phlebotomist and Drug Recognition Expert call out overtime costs

WHEREAS, the grant period is 10/1/2026 – 09/15/2027

WHEREAS, this grant supports the continued efforts of the Lewiston Police Department to enforce traffic safety laws

NOW THEREFORE, Be It Ordered by the City Council of the City of Lewiston

To approve the acceptance of grant funds from the Maine Bureau of Highway Safety.

Police Department

To: Mayor Carl Sheline
Members of the City Council

From: Chief Carly Conley

Date: October 2, 2026

Re: 2027 Bureau of Highway Safety Traffic Enforcement Grants

The Lewiston Police Department was once again awarded funds from the Maine Bureau of Highway Safety Grant to be used to address data-identified highway safety problems that lead to preventable motor vehicle crashes, fatalities, serious injuries and property damage. Grant eligibility is determined through analysis of crash data, reviews of seat belt usage and distracted driver observational studies as well as other available data. Funds are awarded to agencies that are dedicated to reducing and eliminating crashes, will complete the required activities, and direct those activities to data-identified problems areas. Funds are also available for law enforcement to purchase up to two radar units for installation in existing vehicles.

We were awarded funds \$8,376 to address distracted driving and a second grant for \$62,449.92 which incorporates Pedestrian Safety (\$12,425.92), Speed & Aggressive Driving Enforcement and 2 Radar units (\$23,346.68), Impaired Driving (\$11,609.12), Seatbelt Enforcement (\$9,558.40) and DRE/FP callouts (\$5,509.80).

There is no match requirement this year. The grants run from October 1, 2026, to September 15, 2027

We ask the council to approve the acceptance of these grants from the Maine Bureau of Highway Safety.

LEWISTON CITY COUNCIL

MEETING OF OCTOBER 20, 2026

AGENDA INFORMATION SHEET:

AGENDA ITEM NO. 2

SUBJECT:

Order, Authorizing Execution of Municipal Quitclaim Deed for Real Estate located at 304 East Avenue.

INFORMATION:

One of the most powerful collection tools in a municipality's arsenal is the ability to lien properties for delinquent taxes (real and special only), water, sewer, and storm water balances. Once a lien is recorded, eighteen months must lapse without payment before the lien matures. Prior to maturity, the City Council may waive the right to foreclose on a maturing lien as you have done in the past. If the lien is permitted to mature, the municipality may elect to foreclose on the property or, if subsequent payment is received, return the property to its owner via a quitclaim deed.

At this time, the Finance Director is asking the Council to approve a municipal quitclaim deed for the property located at the above listed location. The quitclaim deed will release any interest the City may have by virtue of undischarged real estate tax liens or utility liens on these properties. Payments due for this property have all been received in full. Should the Council approve this Order, the quitclaim will be issued to the owners.

APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:

The City Administrator recommends approval of the requested action .

BTK/kmm

REQUESTED ACTION:

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To approve the Order, Authorizing Execution of Municipal Quitclaim Deed for Real Estate located at 304 East Avenue.

Finance

COUNCIL ORDER

October 20, 2026

Order, Authorizing Execution of a Municipal Quitclaim Deed – Real Estate Located at 304 East Avenue.

WHEREAS, the former owner, Stephen J McCarron, failed to pay his bills on a timely basis for 304 East Avenue (Tax Map 173, Lot 52, Parcel 00-006876); and

WHEREAS, a tax lien was filed on June 16, 2010 (Book 7952 Page 308) and matured on December 16, 2011, in the amount of \$2,064.55; and

WHEREAS, a tax lien was filed on June 17, 2011 (Book 8181 Page 135) and matured on December 17, 2012, in the amount of \$2,085.63; and

WHEREAS, a tax lien was filed on June 13, 2012 (Book 8417 Page 286) and matured on December 13, 2013, in the amount of \$2,115.72; and

WHEREAS, a tax lien was filed on June 19, 2013 (Book 8700 Page 12) and matured on December 19, 2014, in the amount of \$2,118.33, and

WHEREAS, a tax lien was filed on June 18, 2014 (Book 8934 Page 276) and matured on December 18, 2015, in the amount of \$2,182.55; and

WHEREAS, a tax lien was filed on June 14, 2017 (Book 9616 Page 134) and matured on December 14, 2018, in the amount of \$1,877.39; and

WHEREAS, a tax lien was filed on June 21, 2018 (Book 9865 Page 256) and matured on December 21, 2019, in the amount of \$1,794.70, and

WHEREAS, a tax lien was filed on June 18, 2019 (Book 10107 Page 209) and matured on December 19, 2020, in the amount of \$1,848.42; and

WHEREAS, a tax lien was filed on June 15, 2021 (Book 10773 Page 61) and matured on December 15, 2022, in the amount of \$1,746.59; and

WHEREAS, payment has been received.

NOW, THEREFORE, BE IT ORDERED by the CITY COUNCIL of the CITY of LEWISTON,

That a quitclaim deed is hereby authorized to release the City's interest in the property located at 304 East Avenue to the owner.

LEWISTON CITY COUNCIL

MEETING OF OCTOBER 20, 2026

AGENDA INFORMATION SHEET:

AGENDA ITEM NO. 3

SUBJECT:

Authorization to accept transfer of forfeiture funds.

INFORMATION:

The Lewiston Police Department is requesting that the City Council authorize the acceptance of funds, in the amounts outlined below, as reimbursement for costs associated with assisting in a criminal investigation. The funds are available to the Lewiston Police Department due to its substantial contribution to the investigation of this or a related criminal case.

APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:

The City Administrator recommends approval of the requested action.

BTK/kmm

REQUESTED ACTION:

1	2	3	4	5	6	7	M
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That pursuant to Title 15, Maine Revised Statutes Annotated, Section 5824(3) and Section 5822(4)(A), the City Council hereby acknowledges and approves the transfer of \$18,168 or any portion thereof, in the case of the State of Maine vs. Abdirahman S. Mohamud, Docket Number ANDCD-CR-2019-03094 Court Records, being funds forfeited pursuant to the court process. It is further acknowledged that these funds shall be credited to the 'City of Lewiston Drug Enforcement Program' account.

STATE OF MAINE
ANDROSCOGGIN

UNIFIED CRIMINAL COURT
AUBURN
Docket No. ANDCD-CR-2019-03094

State of Maine	}	
	}	
v.	}	Municipality of Lewiston
	}	Approval of Transfer
	}	15 M.R.S.A. §5824(3)
Abdirahman S. Mohamud	}	
Defendant;	}	
	}	
And	}	
	}	
\$18,168.00 U.S. Currency	}	
Defendant(s) In Rem	}	

NOW COMES the Municipality of Lewiston, Maine, by and through its municipal officers, and does hereby grant approval pursuant to 15 M.R.S.A. §5824(3) & §5826(6) to the transfer of the above captioned Defendant(s) in Rem, namely \$18,168.00 U.S. Currency, or any portion thereof, on the grounds that the Lewiston Police Department did make a substantial contribution to the investigation of this or a related criminal case.

WHEREFORE, the Municipality of Lewiston, does hereby approve of the transfer of the Defendant(s) In Rem, or any portion thereof, pursuant to 15 M.R.S.A. §5824(3) & §5826(6) by vote of the Lewiston municipal legislative body on or about

Dated: _____

Municipal Officer
Lewiston, Maine
(Impress municipal legislative body seal here)

LEWISTON CITY COUNCIL

MEETING OF OCTOBER 20, 2026

AGENDA INFORMATION SHEET:

AGENDA ITEM NO. 4

SUBJECT:

Order, Approving the Disposition of 35 Beechwood Avenue.

INFORMATION:

Lewiston City Council voted to sell the tax acquired parcel located at 35 Beechwood Avenue at their 2/25/2020 meeting. The Planning Board confirmed the recommendation of the parcel's sale at their 1/13/2025 meeting and as the assessed value is less than \$10,000 a Finance Committee recommendation is not required by the disposition policy.

The parcel was marketed for sale through the City's Realtor DuBois Realty.

Please refer to the attached memo including related documents.

APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:

The City Administrator recommends approval of the requested action.

BTK/kmm

REQUESTED ACTION:

1	2	3	4	5	6	7	M
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To adopt the Order, Approving the Disposition of 35 Beechwood Avenue.

COUNCIL ORDER

October 20, 2026

ORDER, Approving the disposition of 35 Beechwood Avenue.

WHEREAS, the City Council voted to sell the tax acquired parcel located at 35 Beechwood Avenue at their 2/25/2020 meeting and

WHEREAS, the City received an offer for the parcel through the City's Realtor DuBois Realty; and

WHEREAS, Brandon Lopez offered \$1,500 for 35 Beechwood Avenue

NOW, THEREFORE, BE IT ORDERED by the **CITY COUNCIL** of the **CITY** of **LEWISTON,**

To approve the disposition of 35 Beechwood Avenue and authorize the City Administrator to execute all necessary legal documents.

Finance

To: Bryan Kaenrath, City Administrator
From: Allen Ward, Deputy Director of Budget and Purchasing
Subject: Sale of 35 Beechwood Avenue
Date: October 20, 2026

Lewiston City Council voted to sell the tax acquired parcel located at 35 Beechwood Avenue at their 2/25/2020 meeting. The Planning Board confirmed the recommendation of the parcel's sale at their 1/13/2025 meeting and as the assessed value is less than \$10,000 a Finance Committee recommendation is not required by the disposition policy.

The unbuildable lot was marketed for sale through the City of Lewiston's realtor DuBois Realty on March 30, 2026, at \$1,000. Estimated taxes, utilities, interest and other expenses to date are approximately \$10,04.44.

DuBois Realty has received the following offer for the property after Ashley Woodbury rescinded her offer prior to closing which was previously accepted by the City Council.

Brandon Lopez	\$1,500
Nathan Vining	\$1,000

It is recommended the City Council approve the order, authorizing the Disposition of 35 Beechwood Avenue, for \$1,500 to Brando Lopez to close in a market-reasonable time-period at a closing coordinated by the Dubois Realty Group, after the City Attorney's review of the closing documents.

35 Beechwood Ave

Lewiston

	OFFER 1	OFFER 2
Buyer Last Name	Vining	Lopez
Buyers Agent Name	Bobbi Jo McFarland	Julia Langham
FINANCIAL TERMS		
Initial Contract Price	\$1,000.00	\$1,500.00
Seller Concessions		
Net	\$1,000.00	\$1,500.00
Escalation/MAX OFFER		
Seller commission %		
Seller commission \$	\$250.00	\$0.00
Bottom Line	\$750.00	\$1,500.00
Earnest Money	\$100	\$300
Loan Type (Conv., FHA, VA, etc.)	CASH	CASH
Down Payment		
Proof of funds Received (yes/no)	NO	YES
Lender		
DATES AND DEADLINES		
Inspection	Waived	Waived
Closing Date	Fri, Nov 13, 2026	Mon, Nov 23, 2026
Other Deadline		
OTHER CONSIDERATIONS		
Fuel/ Utilities/ Prorations		
Link to Purchase and Sale		
*Notes		

PURCHASE AND SALE AGREEMENT - LAND ONLY

("days" means business days unless otherwise noted, see paragraph 20)

October 10 2026
Offer Date

Effective Date
Effective Date is defined in Paragraph 20 of this Agreement.

1. PARTIES: This Agreement is made between Brandon Lopez ("Buyer") and City of Lewiston ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy ☐ all ☐ part of (if "part of" see para. 22 for explanation) the property situated in municipality of Lewiston, County of Androscoggin, State of Maine, located at 35 Beechwood Ave, Zip Code 04240 and described in deed(s) recorded at said County's Registry of Deeds Book(s) 195, Page(s) 176.

3. PURCHASE PRICE/EARNEST MONEY: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$1,500.00. Buyer ☐ has delivered; or ☒ will deliver to the Agency within 3 days of the Effective Date, a deposit of earnest money in the amount \$ 300.00. Buyer agrees that an additional deposit of earnest money in the amount of \$ n/a will be delivered n/a. If Buyer fails to deliver the initial or additional deposit in compliance with the above terms Seller may terminate this Agreement. This right to terminate ends once Buyer has delivered said deposit (s). The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

4. ESCROW AGENT/ACCEPTANCE: Keller Williams Realty ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until November 9, 2026 (date) ☐ AM ☐ PM Eastern Time; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer.

5. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on November 23, 2026 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or may terminate this Agreement in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

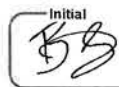
6. DEED: The property shall be conveyed by a Municipal Quit Claim deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

7. POSSESSION: Possession of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.

8. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.

9. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, association fees, (other) n/a. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

10. DUE DILIGENCE: Buyer is encouraged to seek information from professionals regarding any specific issue or concern. Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Sellers' real property. This Agreement is subject to the following contingencies, with results being satisfactory to Buyer.

Initial


Page 1 of 5

Buyer(s) Initials

Seller(s) Initials

CONTINGENCY	YES	NO	FULL RESOLUTION	OBTAINED BY	TO BE PAID FOR BY
1. SURVEY Purpose: _____	☐	☒	within _____ days	_____	_____
2. SOILS TEST Purpose: _____	☐	☒	within _____ days	_____	_____
3. SEPTIC SYSTEM DESIGN Purpose: _____	☐	☒	within _____ days	_____	_____
4. LOCAL PERMITS Purpose: _____	☐	☒	within _____ days	_____	_____
5. HAZARDOUS WASTE REPORTS Purpose: _____	☐	☒	within _____ days	_____	_____
6. UTILITIES Purpose: _____	☐	☒	within _____ days	_____	_____
7. WATER Purpose: _____	☐	☒	within _____ days	_____	_____
8. SUB-DIVISION APPROVAL Purpose: _____	☐	☒	within _____ days	_____	_____
9. DEP/LUPC/ACOE APPROVALS Purpose: _____	☐	☒	within _____ days	_____	_____
10. ZONING VARIANCE Purpose: _____	☐	☒	within _____ days	_____	_____
11. HABITAT REVIEW/ WATERFOWL Purpose: _____	☐	☒	within _____ days	_____	_____
12. REGISTERED FARMLAND Purpose: _____	☐	☒	within _____ days	_____	_____
13. MDOT DRIVEWAY/ ENTRANCE PERMIT Purpose: _____	☐	☒	within _____ days	_____	_____
14. DEED RESTRICTION Purpose: _____	☐	☒	within _____ days	_____	_____
15. TAX STATUS* Purpose: _____	☐	☒	within _____ days	_____	_____
16. BUILD PACKAGE Purpose: _____	☐	☒	within _____ days	_____	_____
17. OTHER Purpose: _____	☐	☒	within _____ days	_____	_____

* If the land is enrolled in the Maine Tree Growth Tax program, Seller agrees to provide Buyer with the current Forest Management and Harvest Plan within n/a days. ☐ Yes ☐ No

Further specifications regarding any of the above:

Unless otherwise specified above, all of the above will be obtained and paid for by Buyer. Seller agrees to cooperate with Buyer and shall give Buyer and Buyer's agents and consultants reasonable access to the property in order to undertake the above investigations. Buyer agrees to take reasonable steps to return the property to its pre-inspection condition. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer in Buyer's sole discretion, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, or if any investigation under this paragraph is not performed or completed during the period specified in this paragraph, this contingency and the right to conduct an investigation are waived by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

Initial
\$5

11. FINANCING: Buyer's obligation to close:

Not Subject to Financing

☒ is not subject to a financing contingency. Buyer has provided Seller with acceptable proof of the funds.
☐ is not subject to a financing contingency. Buyer shall provide proof of the funds acceptable to Seller within _____ days. If such proof is unacceptable to Seller, Seller may terminate this Agreement no later than _____ days from receipt. If proof of funds is not provided within such time period, Seller may terminate this Agreement which right shall end once such proof is received, however Seller retains the agreed upon time period to terminate if such proof is unacceptable. If Seller terminates in either case, the earnest money shall be returned to Buyer.

☒ Buyer's ability to purchase ☐ is ☒ is not subject to the sale of another property. See addendum ☐ Yes ☒ No.

☒ Seller agrees to pay up to \$ _____ toward Buyer's actual pre-pays and/or closing costs.

Subject to Financing

☐ Buyer's obligation to close is subject to financing as follows:

- a. Buyer's obligation to close is subject to Buyer obtaining a _____ loan of _____% of the purchase price, at an interest rate not to exceed _____% and amortized over a period of _____ years. Buyer is under a good faith obligation to seek and obtain financing on these terms. If such financing is not available to Buyer as of the closing date, Buyer is not obligated to close and may terminate this Agreement in which case the earnest money shall be returned to Buyer.
- b. Buyer to provide Seller with letter from lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested within _____ days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer. This right to terminate ends once Buyer's letter is received.
- c. Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller, Seller's licensee and Buyer's licensee.
- d. After (b) is met, if the lender notifies Buyer that it is unable or unwilling to provide said financing, Buyer is obligated to provide Seller with written documentation of the loan denial within two days of receipt. After notifying Seller, Buyer shall have _____ days to provide Seller with a letter from another lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer. This right to terminate ends once Buyer's letter is received.
- e. Buyer agrees to pay no more than _____ points. Seller agrees to pay up to \$ _____ toward Buyer's actual pre-pays, points and/or closing costs, but no more than allowable by Buyer's lender.
- f. Buyer's ability to obtain financing ☐ is ☐ is not subject to the sale of another property. See addendum ☐ Yes ☐ No.
- g. Buyer may choose to pay cash instead of obtaining financing. If so, Buyer shall notify Seller in writing including providing proof of funds and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void and Seller's obligations pursuant to 11e shall remain in full force and effect.

12. BROKERAGE DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

Brian DuBois	(015997) of	Keller Williams Realty	(2756)
Licensee	MLS ID	Agency	MLS ID
is a ☒ Seller Agent ☐ Buyer Agent ☐ Disc Dual Agent ☐ Transaction Broker			
Julia Langham	(014340) of	Keller Williams Realty	(2756)
Licensee	MLS ID	Agency	MLS ID
is a ☐ Seller Agent ☒ Buyer Agent ☐ Disc Dual Agent ☐ Transaction Broker			

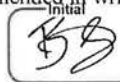
If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

13. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Property Disclosure Form.

14. DEFAULT/RETURN OF EARNEST MONEY: Buyer's failure to fulfill any of Buyer's obligations hereunder shall constitute a default and Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. Seller's failure to fulfill any of Seller's obligations hereunder shall constitute a default and Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

15. MEDIATION: Earnest money or other disputes within the jurisdictional limit of small claims court will be handled in that forum. All other disputes or claims arising out of or relating to this Agreement or the property addressed in this Agreement (other than requests for injunctive relief) shall be submitted to mediation in accordance with generally accepted mediation practices. Buyer and Seller are bound to mediate in good faith and to each pay half of the mediation fees. If a party fails to submit a dispute or claim to mediation prior to initiating litigation (other than requests for injunctive relief), then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who failed to first submit the dispute or claim to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

16. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties and may only be amended in writing, signed by both parties.



17. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

18. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original, faxed or other electronically transmitted signatures are binding.

19. NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to or from the parties or their Licensee. Only withdrawals of offers and withdrawals of counteroffers will be effective upon communication, verbally or in writing.

20. EFFECTIVE DATE/BUSINESS DAYS: This Agreement is a binding contract when the last party signing has caused a paper or electronic copy of the fully executed agreement to be delivered to the other party which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any observed Maine State/Federal holidays. Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

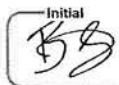
21. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the entire closing disclosure and/or settlement statement to release a copy of the closing disclosure and/or settlement statement to the parties and their licensees prior to, at and after the closing. Buyer is advised that Seller or Seller's agent may disclose the terms of this offer (if rejected), to others when it is used as a Competing Offer to accompany an Escalation Addendum.

22. OTHER CONDITIONS: **This property was acquired by municipal tax, sewer, water, or storm water lien foreclosure and may be subject to an unexpired right of redemption or unexpired right of repose. Buyer agrees to assume this risk and shall not have the right to terminate this Agreement, including under Section 5 (based on title defects), based solely on such an unexpired right of redemption or repose.**

23. GENERAL PROVISIONS:

- a. A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.
- b. Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.
- c. Buyer and Seller acknowledge that under Maine law payment of property taxes is the legal responsibility of the person who owns the property on April 1, even if the property is sold before payment is due. If any part of the taxes is not paid when due, the lien will be filed in the name of the owner as of April 1 which could have a negative impact on their credit rating. Buyer and Seller shall agree at closing on their respective obligations regarding actual payment of taxes after closing. Buyer and Seller should make sure they understand their obligations agreed to at closing and what may happen if taxes are not paid as agreed.
- d. Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.
- e. Whenever this Agreement provides for earnest money to be returned or released, agency acting as escrow agent must comply with Maine Real Estate Commission rules which may require written notices or obtaining written releases from both parties.

24. ADDENDA: ☐ Yes ☒ No Explain: _____

Initial


25. ELECTRONIC SIGNATURES: Pursuant to the Maine Uniform Electronic Transactions Act and Digital Signature Act, the parties authorize and agree to the use of electronic signatures as a method of signing/initialing this Agreement, including all addenda. The parties hereby agree that either party may sign electronically by utilizing an electronic signature service.
26. Upon acceptance of the offer or counteroffer, Seller agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

Signed by: 84 Annmarie Dr, Bellingham, MA 02019
 Buyer's Mailing Address is 10/12/2026 | 12:03 PM EDT
 BUYER **Brandon Lopez** DATE BUYER DATE

BUYER DATE BUYER DATE

Seller hereby accepts the offer set forth above.

Seller's Mailing address is _____.

SELLER **City of Lewiston** DATE SELLER DATE
 SELLER DATE SELLER DATE

COUNTER-OFFER

Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) _____ (time) _____ ☐ AM ☐ PM Eastern Time.

SELLER DATE SELLER DATE
 SELLER DATE SELLER DATE

The Buyer hereby accepts the counter-offer set forth above.

BUYER DATE BUYER DATE
 BUYER DATE BUYER DATE

EXTENSION

The closing date of this Agreement is extended until _____ DATE

SELLER DATE SELLER DATE
 SELLER DATE SELLER DATE
 BUYER DATE BUYER DATE
 BUYER DATE BUYER DATE





US702 | BR237
ROP 450
P.O. Box 7000
Providence, RI 02940

BRANDON C LOPEZ
84 ANNMARIE DR
BELLINGHAM MA 02019-1323

Checking Account Statement

Page 1 of 5

Beginning September 12, 2026
through October 13, 2026

Questions? Contact us today:

**CALL:**

Checking Account Customer
Service
1-800-922-9999

**VISIT:**

Access your account online:
citizensbank.com

**MAIL:**

Citizens
Customer Service Center
P.O. Box 42001
Providence, RI 02940-2001

BRANDON C LOPEZ
One Deposit Checking
XXXXXX-208-6

One Deposit Checking for XXXXXX-208-6

Balance Calculation

Previous Balance		109.06
Checks	-	.00
Withdrawals & Debits	-	11,226.52
Deposits & Credit	+	13,216.56
Current Balance	=	2,099.10

The \$9.99 monthly maintenance fee is waived when you make at least 1 deposit that is posted before the end of your statement period.

You made at least 1 deposit.

Good news! The monthly maintenance fee was waived based on your account activity.

Your next statement period will end on November 12, 2026.

Please See Additional Information on Next Page

PURCHASE AND SALE AGREEMENT - LAND ONLY
("days" means business days unless otherwise noted, see paragraph 20)

Offer Date October 1 2026

Effective Date
Effective Date is defined in Paragraph 20 of this Agreement.

1. PARTIES: This Agreement is made between Nathan Andrew Vining ("Buyer") and _____ ("Seller").
City of Lewiston

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy ☒ all ☐ part of (if "part of" see para. 22 for explanation) the property situated in municipality of Lewiston, County of Androscoggin, State of Maine, located at 35 Beechwood Avenue, Zip Code 04240 and described in deed(s) recorded at said County's Registry of Deeds Book(s) 195, Page(s) 176.

3. PURCHASE PRICE/EARNEST MONEY: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$1,000.00. Buyer ☐ has delivered; or ☒ will deliver to the Agency within 5 days of the Effective Date, a deposit of earnest money in the amount \$ 100.00. Buyer agrees that an additional deposit of earnest money in the amount of \$ NA will be delivered NA. If Buyer fails to deliver the initial or additional deposit in compliance with the above terms Seller may terminate this Agreement. This right to terminate ends once Buyer has delivered said deposit (s). The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

4. ESCROW AGENT/ACCEPTANCE: Keller Williams Realty ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until October 23, 2026 (date) 5:00 ☐ AM ☒ PM Eastern Time; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer.

5. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on November 13, 2026 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or may terminate this Agreement in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

6. DEED: The property shall be conveyed by a Municipal Quitclaim deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

7. POSSESSION: Possession of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.

8. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.

9. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, association fees, (other) No other. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

10. DUE DILIGENCE: Buyer is encouraged to seek information from professionals regarding any specific issue or concern. Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Sellers' real property. This Agreement is subject to the following contingencies, with results being satisfactory to Buyer.

CONTINGENCY	YES	NO	FULL RESOLUTION			OBTAINED BY	TO BE PAID FOR BY
1. SURVEY Purpose: <u>NA</u>	☐	☒	within	<u>NA</u>	days	<u>NA</u>	<u>NA</u>
2. SOILS TEST Purpose: <u>NA</u>	☐	☒	within	<u>NA</u>	days	<u>NA</u>	<u>NA</u>
3. SEPTIC SYSTEM DESIGN Purpose: <u>NA</u>	☐	☒	within	<u>NA</u>	days	<u>NA</u>	<u>NA</u>
4. LOCAL PERMITS Purpose: <u>NA</u>	☐	☒	within	<u>NA</u>	days	<u>NA</u>	<u>NA</u>
5. HAZARDOUS WASTE REPORTS Purpose: <u>NA</u>	☐	☒	within	<u>NA</u>	days	<u>NA</u>	<u>NA</u>
6. UTILITIES Purpose: <u>NA</u>	☐	☒	within	<u>NA</u>	days	<u>NA</u>	<u>NA</u>
7. WATER Purpose: <u>NA</u>	☐	☒	within	<u>NA</u>	days	<u>NA</u>	<u>NA</u>
8. SUB-DIVISION APPROVAL Purpose: <u>NA</u>	☐	☒	within	<u>NA</u>	days	<u>v</u>	<u>NA</u>
9. DEP/LUPC/ACOE APPROVALS Purpose: <u>NA</u>	☐	☒	within	<u>NA</u>	days	<u>v</u>	<u>NA</u>
10. ZONING VARIANCE Purpose: <u>NA</u>	☐	☒	within	<u>NA</u>	days	<u>NA</u>	<u>NA</u>
11. HABITAT REVIEW/ WATERFOWL Purpose: <u>NA</u>	☐	☒	within	<u>NA</u>	days	<u>NA</u>	<u>NA</u>
12. REGISTERED FARMLAND Purpose: <u>NA</u>	☐	☒	within	<u>NA</u>	days	<u>NA</u>	<u>NA</u>
13. MDOT DRIVEWAY/ ENTRANCE PERMIT Purpose: <u>NA</u>	☐	☒	within	<u>NA</u>	days	<u>NA</u>	<u>NA</u>
14. DEED RESTRICTION Purpose: <u>NA</u>	☐	☒	within	<u>NA</u>	days	<u>NA</u>	<u>NA</u>
15. TAX STATUS* Purpose: <u>NA</u>	☐	☒	within	<u>NA</u>	days	<u>NA</u>	<u>NA</u>
16. BUILD PACKAGE Purpose: <u>NA</u>	☐	☒	within	<u>NA</u>	days	<u>NA</u>	<u>NA</u>
17. OTHER Purpose: <u>NA</u>	☐	☒	within	<u>NA</u>	days	<u>NA</u>	<u>NA</u>

* If the land is enrolled in the Maine Tree Growth Tax program, Seller agrees to provide Buyer with the current Forest Management and Harvest Plan within NA days. ☐ Yes ☐ No

Further specifications regarding any of the above: NA

Unless otherwise specified above, all of the above will be obtained and paid for by Buyer. Seller agrees to cooperate with Buyer and shall give Buyer and Buyer's agents and consultants reasonable access to the property in order to undertake the above investigations. Buyer agrees to take reasonable steps to return the property to its pre-inspection condition. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer in Buyer's sole discretion, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, or if any investigation under this paragraph is not performed or completed during the period specified in this paragraph, this contingency and the right to conduct an investigation are waived by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

11. FINANCING: Buyer's obligation to close:

Not Subject to Financing

- ☐ is not subject to a financing contingency. Buyer has provided Seller with acceptable proof of the funds.
- ☒ is not subject to a financing contingency. Buyer shall provide proof of the funds acceptable to Seller within 3 days. If such proof is unacceptable to Seller, Seller may terminate this Agreement no later than 2 days from receipt. If proof of funds is not provided within such time period, Seller may terminate this Agreement which right shall end once such proof is received, however Seller retains the agreed upon time period to terminate if such proof is unacceptable. If Seller terminates in either case, the earnest money shall be returned to Buyer.
- ☐ Buyer's ability to purchase ☐ is ☒ is not subject to the sale of another property. See addendum ☐ Yes ☒ No.
- ☐ Seller agrees to pay up to \$ NA toward Buyer's actual pre-pays and/or closing costs.

Subject to Financing

- ☐ Buyer's obligation to close is subject to financing as follows:
- Buyer's obligation to close is subject to Buyer obtaining a NA loan of NA % of the purchase price, at an interest rate not to exceed NA % and amortized over a period of NA years. Buyer is under a good faith obligation to seek and obtain financing on these terms. If such financing is not available to Buyer as of the closing date, Buyer is not obligated to close and may terminate this Agreement in which case the earnest money shall be returned to Buyer.
 - Buyer to provide Seller with letter from lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested within NA days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer. This right to terminate ends once Buyer's letter is received.
 - Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller, Seller's licensee and Buyer's licensee.
 - After (b) is met, if the lender notifies Buyer that it is unable or unwilling to provide said financing, Buyer is obligated to provide Seller with written documentation of the loan denial within two days of receipt. After notifying Seller, Buyer shall have NA days to provide Seller with a letter from another lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer. This right to terminate ends once Buyer's letter is received.
 - Buyer agrees to pay no more than NA points. Seller agrees to pay up to \$ NA toward Buyer's actual pre-pays, points and/or closing costs, but no more than allowable by Buyer's lender.
 - Buyer's ability to obtain financing ☐ is ☐ is not subject to the sale of another property. See addendum ☐ Yes ☐ No.
 - Buyer may choose to pay cash instead of obtaining financing. If so, Buyer shall notify Seller in writing including providing proof of funds and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void and Seller's obligations pursuant to 11e shall remain in full force and effect.

12. BROKERAGE DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

<u>Brian DuBois</u>	(<u>015997</u>) of	<u>Keller Williams Realty</u>	(<u>2756</u>)
Licensee	MLS ID	Agency	MLS ID
is a ☒ Seller Agent ☐ Buyer Agent ☐ Disc Dual Agent ☐ Transaction Broker			
<u>Bobbi Jo McFarland</u>	(<u>022152</u>) of	<u>Keller Williams Realty</u>	(<u>2756</u>)
Licensee	MLS ID	Agency	MLS ID
is a ☐ Seller Agent ☒ Buyer Agent ☐ Disc Dual Agent ☐ Transaction Broker			

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

13. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Property Disclosure Form.

14. DEFAULT/RETURN OF EARNEST MONEY: Buyer's failure to fulfill any of Buyer's obligations hereunder shall constitute a default and Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. Seller's failure to fulfill any of Seller's obligations hereunder shall constitute a default and Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

15. MEDIATION: Earnest money or other disputes within the jurisdictional limit of small claims court will be handled in that forum. All other disputes or claims arising out of or relating to this Agreement or the property addressed in this Agreement (other than requests for injunctive relief) shall be submitted to mediation in accordance with generally accepted mediation practices. Buyer and Seller are bound to mediate in good faith and to each pay half of the mediation fees. If a party fails to submit a dispute or claim to mediation prior to initiating litigation (other than requests for injunctive relief), then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who failed to first submit the dispute or claim to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

16. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties and may only be amended in writing, signed by both parties.

17. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

18. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original, faxed or other electronically transmitted signatures are binding.

19. NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to or from the parties or their Licensee. Only withdrawals of offers and withdrawals of counteroffers will be effective upon communication, verbally or in writing.

20. EFFECTIVE DATE/BUSINESS DAYS: This Agreement is a binding contract when the last party signing has caused a paper or electronic copy of the fully executed agreement to be delivered to the other party which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any observed Maine State/Federal holidays. Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

21. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the entire closing disclosure and/or settlement statement to release a copy of the closing disclosure and/or settlement statement to the parties and their licensees prior to, at and after the closing. Buyer is advised that Seller or Seller's agent may disclose the terms of this offer (if rejected), to others when it is used as a Competing Offer to accompany an Escalation Addendum.

22. OTHER CONDITIONS: This property was acquired by municipal tax, sewer, water, or storm water lien foreclosure and may be subject to an unexpired right of redemption or unexpired right of repose. Buyer agrees to assume this risk and shall not have the right to terminate this Agreement, including under section 5 (based on title defects), based solely on such an unexpired right of redemption or repose.

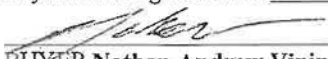
23. GENERAL PROVISIONS:

- a. A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.
- b. Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.
- c. Buyer and Seller acknowledge that under Maine law payment of property taxes is the legal responsibility of the person who owns the property on April 1, even if the property is sold before payment is due. If any part of the taxes is not paid when due, the lien will be filed in the name of the owner as of April 1 which could have a negative impact on their credit rating. Buyer and Seller shall agree at closing on their respective obligations regarding actual payment of taxes after closing. Buyer and Seller should make sure they understand their obligations agreed to at closing and what may happen if taxes are not paid as agreed.
- d. Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.
- e. Whenever this Agreement provides for earnest money to be returned or released, agency acting as escrow agent must comply with Maine Real Estate Commission rules which may require written notices or obtaining written releases from both parties.

24. ADDENDA: ☒ Yes ☐ No Explain: Seller Compensation Addendum, Inspection waiver form

25. ELECTRONIC SIGNATURES: Pursuant to the Maine Uniform Electronic Transactions Act and Digital Signature Act, the parties authorize and agree to the use of electronic signatures as a method of signing/initialing this Agreement, including all addenda. The parties hereby agree that either party may sign electronically by utilizing an electronic signature service.
26. Upon acceptance of the offer or counteroffer, Seller agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

Buyer's Mailing address is _____

<u></u>	<u>10/1/2026</u>	BUYER	DATE
BUYER Nathan Andrew Vining	DATE	BUYER	DATE
BUYER	DATE	BUYER	DATE

Seller hereby accepts the offer set forth above.

Seller's Mailing address is _____

SELLER City of Lewiston	DATE	SELLER	DATE
SELLER	DATE	SELLER	DATE

COUNTER-OFFER

Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) _____ (time) _____ ☐ AM ☐ PM Eastern Time.

SELLER	DATE	SELLER	DATE
SELLER	DATE	SELLER	DATE

The Buyer hereby accepts the counter-offer set forth above.

BUYER	DATE	BUYER	DATE
BUYER	DATE	BUYER	DATE

EXTENSION

The closing date of this Agreement is extended until _____ DATE

SELLER	DATE	SELLER	DATE
SELLER	DATE	SELLER	DATE
BUYER	DATE	BUYER	DATE
BUYER	DATE	BUYER	DATE



SELLER COMPENSATION ADDENDUM

(Direct Payment to Buyer Agency)

Addendum to the Purchase and Sale Agreement dated October 1, 2026, between

City of Lewiston ("Seller")

and Nathan Andrew Vining ("Buyer")

for property located at 35 Beechwood Avenue , Lewiston, ME 04240 ("Agreement").

The Agreement is further subject to the following terms:

Seller agrees to pay Buyer Agency \$ 250.00 or ----% of the purchase price at the time of closing. The payment to Buyer Agency shall be made in addition to cooperative compensation, if any, offered by the Listing Agency to Buyer Agency.

All other terms and conditions of the Agreement shall remain in full force and effect.



BUYER
Nathan Andrew Vining

DATE

10/1/26

SELLER
City of Lewiston

DATE

BUYER

DATE

SELLER

DATE

BUYER

DATE

SELLER

DATE

BUYER

DATE

SELLER

DATE



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INVESTIGATION CONTINGENCY WAIVER

AGENCY: Keller Williams Realty

BUYER(S): Nathan Andrew Vining

FOR PROPERTY LOCATED AT: 35 Beechwood Avenue, Lewiston, ME 04240

Agency has strongly encouraged Buyer(s) to seek information from professionals regarding any specific issues or concerns with regard to the condition of the property.

Agency makes no warranties regarding the condition, permitted use or value of the Property.

In the absence of professional investigations permitted under the Due Diligence paragraph of the Purchase and Sale Agreement, Buyers are relying completely upon their own opinion as to the condition of the property.

The undersigned Buyer(s) has/have chosen not to perform any due diligence investigations in connection with the purchase of the Property. By signing below, Buyer(s) agree(s) to release and hold Agency and all of its affiliated licensees harmless from any liability concerning the condition of the property which might have been discovered through such investigations.

Buyer Nathan Andrew Vining

Date

Buyer

Date



6/11/26

Buyer

Date

Buyer

Date



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LEWISTON CITY COUNCIL

MEETING OF OCTOBER 20, 2026

AGENDA INFORMATION SHEET:

AGENDA ITEM NO. 5

SUBJECT:

Public Hearing and First Passage regarding an amendment to the Residential Rental Property Ordinance to regulate lot rent increases in mobile home parks.

INFORMATION:

On March 3, 2026, the City Council adopted a 180-day moratorium on lot rent increases for mobile home parks in Lewiston. The Lewiston Housing Committee was tasked with researching the topic of lot rent stabilization and drafting an ordinance for City Council's consideration. With a draft in review with legal counsel, on August 26, 2026 City Council adopted a 180-day extension of the moratorium to provide sufficient time to finalize the draft ordinance that the City Council could consider and vote on. After completion of legal review and revisions, the City Council is asked to consider the draft ordinance for first passage.

APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:

This is a policy decision of the City Council.

BTK/kmm

REQUESTED ACTION:

1	2	3	4	5	6	7	M
---	---	---	---	---	---	---	---

That the proposed amendments to the City Code of Ordinances, Chapter 23 "Residential Rental Property", Article 3 "Mobile Home Lot Rent Stabilization", receive first passage by a roll call vote and that the public hearing on said ordinance be continued to the next regularly scheduled City Council meeting.

Chapter 23

...

Article III. MOBILE HOME PARK RENT STABILIZATION ORDINANCE

Sec. 23-300.- Purpose

The purpose of this ordinance is to protect residents living in mobile home parks from unreasonable lot rent and fee increases. Mobile home parks represent a source of unsubsidized affordable housing, and mobile home park residents are particularly vulnerable to unreasonable rent and fee increases. This ordinance establishes a review process to ensure that rent and fee increases are reasonably tied to increases in the Consumer Price Index and a mobile home park's increased costs in maintaining and improving the park.

Sec 23-301.- Definitions

- **Additional Fees:** "Additional Fees" means any charges not included in the definition of base rent that a mobile home park demands of a mobile home resident, or that a mobile home resident pays to a mobile home park. This includes charges for services other than water, sewer, solid waste disposal or grounds maintenance costs.
- **Administrator:** "Administrator" means the municipal official responsible for the administration and enforcement of this mobile home park rent stabilization ordinance. The Administrator shall be the City Administrator or the City Administrator's designee.
- **Base Rent:** "Base Rent" means the total amount of rent and fees charged by a mobile home park for any mobile home park lot as of a specific date. Base rent shall include rent and fees regardless of whether the fees are described as a lump sum or itemized separately.
- **Capital Expense:** Any expenditure made by a park owner to fund the cost of a capital improvement.
- **Capital Improvement:** Any permanent addition, renovation, or structural improvement to the mobile home park that is properly capitalized under generally accepted accounting principles (GAAP) rather than expensed as a routine operating cost, and that (1) materially extends the useful life of the park or its

infrastructure, (2) increases the value or functionality of the park as a whole, or (3) adds a new amenity or facility.

A capital improvement does not include routine maintenance; replacement of individual components due to normal wear and tear; work necessitated, in whole or in material part, by the park owner's failure to perform timely and adequate maintenance; repairs that restore an item to its prior condition without extending its useful life; administrative or overhead expenses; or any cost the park owner is already legally obligated to bear as a condition of maintaining a habitable premises under state law or city ordinance.

- **Consumer Price Index (CPI):** “Consumer Price Index” or “CPI” means the Consumer Price Index for All Urban Consumers: Rent of Primary Residence in Northeast (CPI-U RPR Northeast Index), as published by the U.S. Department of Labor, Bureau of Labor Statistics.
- **Fees:** “Fees” means charges to a mobile home resident by a mobile home park for water, sewer, solid waste disposal or grounds maintenance costs.
- **Maximum Annual Increase:** “Maximum Annual Increase” has the meaning set forth in subsection 23-303(D).
- **Mobile Home:** “Mobile Home” means a structure, transportable in one or more sections, which is 8 body feet or more in width and 32 body feet or more in length, is built on a permanent chassis, is designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained in the structure.
- **Mobile Home Park:** “Mobile Home Park” means any parcel(s) of land under single or common ownership or control which contains, or is designed, laid out or adapted to accommodate, two or more mobile homes.
- **Mobile Home Park Lot:** “Mobile Home Park Lot” means the area of land on which an individual mobile home is situated within a mobile home park and which is reserved for use by the occupants of that home.
- **Mobile Home Resident:** “Mobile Home Resident” means an occupant of a mobile home who rents a mobile home park lot.
- **Park Owner:** “Park Owner” means a person, corporation or other entity that owns a mobile home park.

- **Rent:** “Rent” means charges to a mobile home resident by a mobile home park for the temporary use of a mobile home park lot.
- **Rent Increase:** “Rent Increase” means any additional base rent or additional fees demanded of, or paid by, a mobile home resident, and includes any reduction in services without a corresponding reduction in the amount demanded or paid for in base rent or additional fees.
- **Rent Stabilization Board:** “Rent Stabilization Board” means the municipal body appointed to hear and decide petitions for additional base rent or additional fee increases and other matters.

Sec. 23-302.- Rent Stabilization Board.

- A. **Creation.** A Rent Stabilization Board shall be created and shall have the duties and authorities conferred by this ordinance.
- B. **Membership.** The Rent Stabilization Board shall be comprised of three regular members, including the City Finance Director, a Lewiston Housing employee with experience in business or financial matters, and a City resident nominated by the Mayor and appointed by the City Council, and two alternate members who are City residents nominated by the Mayor and appointed by the City Council. Two of the City resident members must have expertise in business or financial matters and one must have expertise in affordable housing, housing policy, housing planning, or housing stability.

No person having a conflict of interest may serve as a regular member or alternate member of the Board. A conflict-of-interest precluding service on the Board shall include having an ownership interest or employment role for any mobile home park or being a tenant in any mobile home park. In the event that the current City Finance Director or Lewiston Housing employee with experience in business or financial matters is disqualified from serving on the Board under this paragraph, the City Administrator shall appoint another City or Lewiston Housing staff member with expertise in business or financial matters to serve in place of the disqualified individual.

All appointed members of the Board, other than the City Finance Director and Lewiston Housing employee with experience in business or financial matters, shall serve staggered three-year terms from the date of their appointment and thereafter until their successors are appointed. At the time the initial appointments

are made, the City Council shall assign each member to a term with one member appointed to a one-year term; one to a two-year term; and one to a three-year term.

Alternate members of the Board may participate and vote in Board proceedings if a regular voting member is incapable or unavailable to serve in regard to a particular matter or is disqualified from participation because of a conflict of interest with respect to a particular matter. The alternate member designated to participate and vote on a matter shall be selected by the chair of the Board.

- C. **Officers.** At an organizational meeting to be held annually, or at any other time by majority vote of its membership, the Board shall select a Chair and Vice Chair.
- D. **Bylaws.** The Board shall have authority to adopt bylaws governing submission requirements and rules of procedure related to its review of petitions for base rent or additional fee increases.
- E. **Annual Report.** The Board shall submit a written report of its activities for the preceding year to the City Council on or before January 31 of each year.
- F. **Staff Support.** The Administrator shall assist the Board with the preparation and posting of meeting agendas, the taking of minutes, and the drafting of correspondence or reports to the city council as needed.

Sec. 23-303.- Base Rent and Additional Fees Increase Limitations

- A. **Limitation on number of base rent and additional fee increases:** A park owner may not implement an increase in base rent or additional fees more than once in any 12-month period. Any increase in base rent or additional fees shall be effective on January 1.
- B. **Base Rent Calculation:** Except as provided herein, a park owner shall not demand, accept or retain base rent for a mobile home park lot that exceeds the base rent in effect for that lot on April 2, 2026.
- C. **Additional Fees Calculation:** Except as provided herein, a park owner shall not demand, accept or retain additional fees that exceed the additional fees in effect for that lot on April 2, 2026. A park owner shall not demand, accept or retain additional fees after December 31, 2026, unless such additional fees have been approved by the Rent Stabilization Board.

- D. **Maximum Annual Increase formula:** Any annual increase in base rent or additional fees is limited to the lesser of (1) the posted annual percentage change in the CPI for the 12-month period ending on the June 30 preceding the January 1 effective date of the increase, and (2) five percent (5%) (Maximum Annual Increase).
- E. **Greater Base Rent and Additional Fees Increase:** A park owner may petition the Rent Stabilization Board for approval of an increase in base rent or additional fees in excess of the maximum annual increase to cover (1) the cost of increased operating expenses such as taxes, insurance, utility charges and maintenance costs, and (2) the cost of capital improvements, in excess of those accounted for in the base rent, that directly benefit mobile home residents.
- F. **Petition Requirements:** A park owner seeking to impose a base rent increase or additional fees increase greater than the maximum annual increase must submit a petition to the Rent Stabilization Board. The petition must be filed by the August 1 prior to the January 1 effective date of the proposed increase and contain documentation that the increase is necessary to cover increased operating expenses or the cost of eligible capital improvements.
- G. **Standards for Petition Review:** A park owner petitioning for a base rent increase or additional fees increase in excess of the maximum annual increase based on increased operating expenses must demonstrate to the Rent Stabilization Board that there are actual and reasonable operating expenses in excess of the maximum annual increase allowed that are necessary to maintain the existing level of services to the mobile home park residents or that are necessary to implement an increase in services that will have a direct benefit to the mobile home park residents.

A park owner petitioning for a base rent increase or additional fees increase in excess of the maximum annual increase based on increased eligible capital expenses must demonstrate to the Rent Stabilization Board (1) that the requested increase is not accounted for in the base rent; (2) that the capital improvement will have a direct benefit to the mobile home park residents; (3) the total capital outlay required for the capital improvement; (4) the useful life of the capital improvement, as determined by generally accepted accounting principles or IRS depreciation schedules; (5) the total rate of return on the capital outlay over the useful life of the improvement calculated as the prevailing yield on ten-year U.S. Treasury securities plus two (2) percentage points, as published by the Federal Reserve at the time petition is filed; (6) the proposed increase in the base

rent calculated as the total capital outlay plus the total rate of return on capital divided by the useful life of the capital improvement divided by the number of sites in the mobile home park specified in the park's license issued pursuant to 10 M.R.S. §9082 of the Manufactured Housing Act. A park owner seeking an additional fee increase shall have the additional burden of demonstrating to the Rent Stabilization Board that (7) any additional fee is directly related to and proportionate to costs incurred by the park owner for providing the service funded by the additional fee.

Notwithstanding the foregoing standards, the Rent Stabilization Board may approve a base rent increase or additional fees increase if the park owner demonstrates that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period, and a base rent increase or additional fees increase is necessary to provide the park owner a fair and reasonable return on investment.

The park owner shall bear the burden of demonstrating with competent evidence to the Rent Stabilization Board that a base rent increase or additional fees increase is necessary.

The Rent Stabilization Board may approve, approve with conditions or deny the park owner's petition. Every final decision of the Rent Stabilization Board shall include written findings of fact.

H. **Notice Requirements:** A park owner shall provide notice of any increase in base rent or additional fees to the affected mobile home residents after the Board acts on any petition and no less than 90 days before the effective date of the increase. The notice must include:

1. The name, address, telephone number and e-mail address of the park owner;
2. The amount of the increase separated by base rent and additional fees, in dollars, and the type of any increase.

I. **Vacancy Base Rent:** A park owner shall be permitted to increase base rent for a lot whenever a lawful vacancy occurs, and this amount shall be considered the new base rent for that mobile home park lot. Any new base rent set pursuant to this subsection shall be subject to all limitations, formulas, and procedural requirements for future base rent increases contained in this Section, including but not limited to the maximum annual increase, petition requirements, and standards for review.

- J. **Fees Allowed:** Fees charged by a park owner to a park resident shall be limited to charges for water, sewer, solid waste disposal or grounds maintenance costs. A park owner that seeks to impose a charge for other costs (i.e., an Additional Fee) shall petition and obtain advance approval for the fee from the Rent Stabilization Board under subsection G.
- K. **Notices of Violation:** A park owner may not implement a base rent increase or additional fees increase at any time that the mobile home park is subject to a land use notice of violation issued by an applicable enforcement authority that has become final following an appeal or expiration of the time for filing an appeal.

Sec. 23-304.- Applicability

This ordinance applies to every mobile home park within the City except for mobile home parks owned by a cooperative or other entity in which membership is limited to mobile home park residents.

Sec. 23-305.- Appeals

Decisions of the Rent Stabilization Board may be appealed to Superior Court by:

- A. Park owners; or
- B. Affected mobile home residents.

Appeals as described herein shall be filed with the Superior Court in accordance with Maine Rule of Civil Procedure 80B within 45 days of the decision made by the Rent Stabilization Board. Appeals must be based solely on the record of the proceedings before the Rent Stabilization Board. The record on appeal shall include the petition; the minutes and any audio or video recordings of Board meetings related to the petition; all exhibits, papers, applications, and requests submitted to the Board; and the final written decision of the Board.

TO: City Council President Joshua Nagine
CC: Mayor Sheline, City Council Members, Administrator Bryan Kaenrath and
Deputy Administrator Brian O'Malley
FROM: Michael Carey
DATE: October 15, 2026
RE: Policy Considerations for a Mobile Home Park Lot Rent Stabilization Ordinance

B&I was asked to draft a mobile home park lot rent stabilization ordinance based on the City of Auburn's Rent Stabilization Ordinance. A draft mobile home park lot rent stabilization ordinance with minimal changes accompanies this memorandum. In the numbered paragraphs below, this memorandum discusses draft mobile home park lot rent stabilization ordinance, indicating material changes from Auburn's ordinance, indicating potential policy decisions for the Council, and making observations. This memorandum is not privileged within the definition of the Maine Rules of Evidence.

Sec 23-301.- Definitions

1. *Observation:* The Consumer Price Index (CPI) definition in the Auburn ordinance is different than the CPI referenced in the state law regarding lot rent increases, in 10 M.R.S. §9093-B. The Auburn ordinance (and this draft ordinance) uses "the Consumer Price Index for All Urban Consumers: Rent of Primary Residence in Northeast (CPI-U RPR Northeast Index), as published by the U.S. Department of Labor, Bureau of Labor Statistics." State statute uses "the Consumer Price Index for the Northeast Region, or its successor index, as published by the United States Department of Labor, Bureau of Labor Statistics, or its successor agency."

The CPI-U RPR Northeast Index is a subcomponent of the broader CPI-U for the Northeast Region. The broader [CPI-U](https://www.bls.gov/regions/mid-atlantic/news-release/consumerpriceindex_northeast.htm) is calculated with a variety of consumer expenditure categories. See https://www.bls.gov/regions/mid-atlantic/news-release/consumerpriceindex_northeast.htm. "Rent of Primary Residence" is one of the expenditure categories of CPI-U.

2. *Change:* A definition was added for "Maximum Annual Increase."



Sec. 23-302.- Rent Stabilization Board.

3. *Changes:* Adapting Auburn’s ordinance to Lewiston’s municipal government results in two changes to the Rent Stabilization Board’s membership:

- a. The draft provides that the Lewiston Mayor has the responsibility to nominate a resident member and two alternate members. The Auburn ordinance vests nomination authority in the City Appointments Committee.
- b. The draft provides a seat to a “Lewiston Housing employee with experience in business or financial matters.” I do not know whether Lewiston Housing has been approached about its participation on the Rent Stabilization Board. The corollary language in the Auburn ordinance makes the Auburn Housing Authority Finance Director a member of the Auburn Rent Stabilization Board.

4. *Potential policy decision:* this section is more appropriate in Chapter 2, Art. IV, which creates other Boards, Commissions, Committees and Bureaus,

The Council may review other Boards’ and Committees’ authorizing ordinances for features to add to the Rent Stabilization Board authorizing section, including quorum requirements, notice requirements, and other procedural requirements.

Sec. 23-303.- Base Rent and Additional Fees Increase Limitations

5. *Potential policy decision:* The draft adopts the Auburn ordinance requirement that “any increase in base rent or additional fees shall be effective on January 1.” See subsection 23-303(A). However, the Auburn ordinance was adopted on August 17, 2026, which allowed park owners sufficient time to provide notice of a rent increase under 10 M.R.S. §9093-B before the deadline for a potential lot rent increase.

Operation of the draft, if adopted, and the statute would mean that the first allowable rental increase is January 1, 2028. The Council could allow a 2027 lot rent increase by appending this sentence to the end of the subsection:



“Notwithstanding the requirements of this section, a park owner may implement an increase in base rent or additional fees for 2027 that goes into effect on the 181st day after this ordinance goes into effect.”

There is a similar effect in section 23-303(F) of the draft. Appending this sentence to the end of the subsection would allow a 2027 petition for a rental increase greater than the maximum annual increase: “Notwithstanding the requirements of this section, a park owner seeking to impose a base rent increase or additional fees increase for 2027 that is greater than the maximum annual increase must file a petition before the 31st day after this ordinance goes into effect.”

Note, these changes would not pro-rate a 2027 lot rent increase, nor prevent the 2028 lot rent increase coming less than 12 months after the 2027 lot rent increase.

6. *Changes:* The baseline for the base rent calculation and the additional fees calculation is changed to the day before the mobile home lot rent moratorium went into effect—April 2, 2026. See sections 23-303(B) and 23-303(C).
7. *Changes:* the Standards for Petition Review, in section 23-303(H), was updated:
 - a. With circuit-breaker language taken from Portland’s Rent Control ordinance;
 - b. By adding language from subsection 23-303(J) regarding the burden of proof and the standard for an additional fee increase; and
 - c. To clarify that the Rent Stabilization Board may approve, approve with conditions or deny the mobile home park owner’s petition.
8. *Observation:* Pursuant to this draft ordinance, the City may have possession of documents submitted by a mobile home park owner or resident. *See for example* section 23-303(G). Any such document would likely be a public record and subject to a Freedom of Access Act request.
9. *Potential policy decision:* The notice requirements in sec. 23-303(H) track the first two requirements of 10 M.R.S. §9093-B(2), but not the last two. Appending the following sentence at the bottom of sec. 23-303(H) may avoid confusion: “The



notice requirements are in addition to any requirements of state law, including requirements in 10 M.R.S. §9093-B(2)."

Sec. 23-304.- Applicability

10. *Potential policy decision:* In public comment before the City Council, Housing Committee representatives suggested an exemption for certain smaller mobile home park owners. If the Council desires to enact such an exemption, it may borrow language from the 21st Century ROAD to Housing Act, which generally prohibits large institutional investors from purchasing in single-family homes if they have investment control of at least 350 such homes in aggregate. H.R.6644 - 119th Congress (2025-2026). The definition of large institutional investors is found at this link: <https://www.congress.gov/bill/119th-congress/house-bill/6644/text#yac6bc8c9-8759-11f1-9a3e-790350fb9735-intro-1>.

The Council could exempt small mobile home parks from the ordinance by borrowing the definition from federal law. The beginning of section 23-304 could be changed to, "This ordinance applies to every mobile home park owned by a large institutional investor within the City except for..." The term "large institutional investor" would be defined in section 23-301. As an appendix, I include a possible definition of the term, borrowing heavily from the federal definition. There are similarities and differences to the exemption language proposed by the Housing Committee representatives. If the Council chooses to adopt the definition in the Appendix, it must determine the threshold number of mobile home park lots in (A)(i)(II) of the definition.

If the Council exempts some mobile home parks from the provisions of the draft ordinance, it should consider how the ordinance will be enforced. In other words, how should the City determine which mobile home parks are exempted from complying with the ordinance?

Enforcement

11. *Potential policy decision:* Is the Council satisfied with the enforcement provisions of the ordinance? Under the ordinance, the Administrator is tasked with administering and enforcing the ordinance but there are no consequences for



violation of the ordinance. Possible enforcement options include being subject to citations under chapter 50, Article II, and/or enforcing in District Court through Maine Rule of Civil Procedure 80K.

12. *Potential policy decision:* Should the ordinance for mobile home park licenses be amended to account for this draft ordinance? Possible questions include:

- a. Must a license renewal applicant show compliance with this section?
- b. Should violations of this draft ordinance result in the suspension or revocation of the mobile home park license?



Appendix: Possible Definition of Large Institutional Investor

- **Large Institutional Investor:**

(A) DEFINITION: the term “large institutional investor”—

(i) means an investment fund, corporation, general or limited partnership, limited liability company, joint venture, association, or other for-profit entity that is a legal entity structured in a manner that is not aforementioned that—

(I) is engaged, in whole or in part, in the business of investing in, owning, renting, managing, or holding mobile home parks; and

(II) alone or in concert with 1 or more other entities, directly or indirectly has investment control over 1 or more mobile home parks that contain not less than **[Council to insert a total]** lots in the aggregate; and

(ii) does not include any local, State, Tribal, or Federal government entity or instrumentality thereof.

(B) RULE OF CONSTRUCTION. For purposes of this paragraph, an entity has direct or indirect investment control over a mobile home park if the entity—

- (i) owns, or has primary authority or fiduciary responsibility to make material investment or management decisions relating to, the mobile home park;
- (ii) is, or directly or indirectly controls, the general partner or managing member of the entity that owns the mobile home park;
- (iii) is or controls the investment manager, management company, or investment advisor of the entity that owns the mobile home park;
- (iv) owns or controls more than 25 percent of any class of equity interests of the entity that owns the mobile home park, unless such entity is a passive investor; or
- (v) otherwise controls the entity that owns the mobile home park.

LEWISTON CITY COUNCIL

MEETING OF OCTOBER 20, 2026

AGENDA INFORMATION SHEET:

AGENDA ITEM NO. 6

SUBJECT:

Public Hearing and First Passage regarding an amendment to the Solid Waste Ordinance to authorize curbside collection for certain owner-occupied mixed-use properties.

INFORMATION:

The City Council will consider an amendment to Chapter 62 (Solid Waste), Sections 62-11 and 62-13 of the Code of Ordinances, to authorize municipal curbside solid waste and recycling collection for qualifying owner-occupied mixed-use properties containing up to three residential dwelling units. This interim measure restores collection service to local "live-work" properties that previously received municipal pickup prior to recent route adjustments, aligning with the city's existing owner-occupied triplex framework by requiring verified primary on-site owner residency and establishing standard cart allotment and waste containment criteria.

APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:

The City Administrator recommends approval of the requested action.

BTK/kmm

REQUESTED ACTION:

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That the proposed amendments to the City Code of Ordinances, Chapter 62 "Solid Waste", Article I "In General", Sec. 62-11 "Definitions" and Sec. 62-13 "Municipal collection of solid waste and recyclable materials", receive first passage by a roll call vote and that the public hearing on said ordinance be continued to the next regularly scheduled City Council meeting.

AN ORDINANCE PERTAINING TO TRASH COLLECTION

THE CITY OF LEWISTON HEREBY ORDAINS:

Chapter 62 of the Code of Ordinances of the City of Lewiston, Maine, is hereby amended as follows:

CHAPTER 62

SOLID WASTE

ARTICLE I. IN GENERAL

Sec. 62-11. Definitions.

The following words and terms as used in sections 62-12 through 62-24 of this article will have the meanings ascribed thereto, unless the context otherwise indicates:

Owner-occupied mixed-use property: Any parcel of property located within the city containing one or more commercial units or non-residential commercial activities and containing not more than three (3) residential dwelling units, where at least one (1) of the residential dwelling units is continuously occupied by the record property owner as their primary legal residence.

Sec. 62-13. Municipal collection of solid waste and recyclable materials.

- (b) *Collection of solid waste and recycling materials from commercial properties and multiple unit apartment buildings.* Solid waste and recyclable material will not be collected by the city from any commercial activity or property engaged in a commercial activity, as defined in section 62-11 of this chapter.

Private vendors providing curbside solid waste and recyclable material collection service to commercial properties and multiple unit apartment buildings not receiving this service from the city shall schedule their collection to occur on the same day as the city-provided service for the geographic area of the city where the property is located.

Recyclable material and solid waste are to be set curbside no earlier than 6:00 p.m. of the day preceding regularly scheduled trash collection and no later than 7:00 a.m. of the day of waste collection. On such occasions where snow accumulation is forecasted, carts shall not be curbside until the morning of collection. All solid waste and recyclable material must be removed by the end of the scheduled day of collection. This applies to all curbside collection, whether it is provided by the city or through a private vendor.

The city will collect solid waste and recyclable material from multiple unit apartment buildings for only those buildings who:

- (1) Received solid waste and recyclable material collection from the city on May 6, 2003; and

- (2) Complete and submit an application fee to continue this service and receive approval from the city to continue this service.

The city will provide service to these limited multiple unit apartment buildings on a fee-for-service basis. The amount of the fee will be reviewed and adjusted annually as needed based on the cost to provide service. Fees and fee adjustments will be published in the fee schedule filed with the city clerk pursuant to section 62-14 of this chapter. Fees will be billed semi-annually in advance. Failure to pay the fee and any outstanding violations/penalties, imposed by the city, on time will result in termination of the service to that property. Multiple unit apartment buildings, which are sold to new owners shall only be eligible to go on the program if:

- (1) The property is new to the program, yet is an existing building with a new owner, or
- (2) The property is already on the program and there is no break in service, or
- (3) The new owner already has other properties in the program and has met all obligations of the program for all these other properties including but not limited to paying on time and addressing solid waste issues with those properties in a timely manner, or
- (4) The new owner has previously owned, operated, or managed, or been the primary ownership interest in any company, corporation or other legal entity that has previously been part of the program, then such information may be used as a basis for determination for entering the program.

The new owner shall submit a one-time application fee and complete an application to go on the program within 90 days of purchasing the property.

Service will not be reinstated once it is terminated, except as noted above.

- (5) Open enrollment, during the month of June on every even numbered year for properties, which had been terminated from the program due to:

1. failure to pay required disposal fees and/or
2. failure to address any outstanding violations/penalties, as required in this section and/or,

may re-apply to participate in this program. The owner of the property, which was terminated, may submit an application and fee. The applicant may receive the services provided in this section if they are current on all payments and have no

outstanding violations/penalties on their properties, as imposed by the City.

- (6) If a landlord provides the Finance Department a 30-day pre-notification in advance of payment due date that they wish to be removed from a program and to private haul their trash, they may rejoin the program beginning on the next semiannual cycle. Pre-notification of termination and applying for reinstatement in the program will be the sole responsibility of the landlord. If pre-notification is not received, the property will be removed from the program due to lack of payment and be subject to the open enrollment rules reflected in section 5.
- (7) Exception for Owner-Occupied Mixed-Use Properties (1 to 3 Residential Units).

Notwithstanding the general prohibition against collection from commercial activities set forth in this subsection (b), the city shall provide municipal curbside solid waste and recyclable material collection to an owner-occupied mixed-use property, provided all of the following conditions are met:

a. Unit Cap: The property contains no more than three (3) residential dwelling units, regardless of the number of commercial units on the parcel.

b. Verified Owner-Occupancy: The record owner of the property maintains their primary legal residence in one of the on-site residential units, as verified by Assessing Department records, an approved Homestead Exemption, or a valid state-issued identification showing the property address.

c. Cart Allotment: Service shall be limited to one (1) city-issued rolling cart for the owner-occupied unit, and one (1) cart per additional residential tenant unit up to the program limit.

d. Waste Character: Waste placed for collection must consist of standard household-type solid waste. Commercial waste generated on-site may only be collected if it is non-hazardous, non-industrial, and fits entirely within the property's authorized cart allotment with the lids closed.

e. Prior Service or Discontinuation: The property historically received municipal collection service prior to the transition to the automated cart collection program, or was discontinued solely due to the commercial activity designation of the building.

Note: Additions are underlined; deletions are ~~struck out~~.

Planning & Code Enforcement

MEMORANDUM

TO: Mayor Carl Sheline and Lewiston City Council
FROM: Jon Connor, Director of Planning and Code; Kevin Gagne, Director of Public Works
DATE: October 14, 2026
SUBJECT: Proposed Interim Amendment to Chapter 62 (Solid Waste) – Curbside Collection for Owner-Occupied Mixed-Use Properties

Purpose

During the recent City Council workshop on solid waste services, the Council expressed consensus for an immediate interim measure to restore municipal collection for small, owner-occupied mixed-use properties that previously received city trash pickup prior to recent route adjustments.

This memorandum provides a brief overview of the draft amendment to Chapter 62 (Solid Waste), outlines the rationale for limiting eligibility to properties with up to three residential units, and identifies the specific sections of the code where these revisions appear.

Overview of Proposed Amendments

The proposed amendment establishes a targeted exception to the general prohibition against collecting waste from properties with commercial activities. Under this change, qualifying "live-work" properties—where a local business owner maintains their primary legal domicile on-site—can resume standard municipal curbside collection.

The amendment establishes the following qualifying standards:

- **Unit Threshold:** The property must contain no more than three (3) residential dwelling units, regardless of the number of commercial units on the parcel.
- **Verified Owner-Occupancy:** The property owner must reside in one of the on-site residential units as their primary legal residence, verified through Assessing records, an active Homestead Exemption, or a valid state-issued ID.
- **Cart Allotment & Waste Limits:** Service is limited to one city-issued rolling cart for the owner-occupied unit, plus one cart per tenant residential unit up to the program limit. Collected waste must consist of standard household-type solid waste; any commercial waste must be non-hazardous, non-industrial, and fit inside the authorized carts with lids closed.
- **Prior Service Connection:** Eligible properties must have historically received municipal pickup prior to the automated cart rollout or had service discontinued solely due to the commercial activity classification of the building.

Rationale for the Three-Unit Ceiling

Staff specifically structured this interim exception for properties containing **one to three residential dwelling units** to align with the city's existing residential framework:

- **Parity with Existing Residential Rules:** Under Chapter 62, Section 62-11, the current definition of *Residential properties* already provides standard, tax-funded municipal pickup to three-unit buildings (triplexes), provided that one of the units is occupied by the property owner.
- **Preventing Policy Inconsistencies:** Setting the mixed-use residential ceiling at three units creates policy consistency between pure multi-family buildings and mixed-use buildings. A mixed-use building owner living on-site above a small shop will receive the same residential service access as a resident living in an owner-occupied triplex.
- **Preserving Council Direction for the Full Overhaul:** While the broader proposal presented at the workshop contemplates a universal four-unit collection ceiling across all property types, that change involves larger operational and fee-structure adjustments. Maintaining a three-unit threshold for this interim amendment provides immediate relief to affected resident shopkeepers without prematurely altering the baseline multi-family definitions ahead of the upcoming comprehensive ordinance rewrite.

Location of Changes in Draft Ordinance

The proposed revisions appear as underlined text in two locations within the attached draft of Chapter 62:

1. Chapter 62, Section 62-11 (Definitions) – Page 1:

Adds the formal definition of *Owner-occupied mixed-use property*:

"Any parcel of property located within the city containing one or more commercial units or non-residential commercial activities and containing not more than three (3) residential dwelling units, where at least one (1) of the residential dwelling units is continuously occupied by the record property owner as their primary legal residence."

2. Chapter 62, Section 62-13(b)(7) (Curbside Collection Exception) – Page 3:

Inserts subsection (7) **Exception for Owner-Occupied Mixed-Use Properties (1 to 3 Residential Units)** directly following the existing provisions governing multi-unit service. This subsection codifies the unit cap, residency verification, cart allocations, allowable waste character, and historical service requirements.

Staff are available to answer any questions regarding this language prior to or during the upcoming Council meeting.

LEWISTON CITY COUNCIL

MEETING OF OCTOBER 20, 2026

AGENDA INFORMATION SHEET:

AGENDA ITEM NO. 7

SUBJECT:

Public Hearing and Final Passage regarding an amendment to the Amusements and Entertainment ordinance regarding approvals for new Special Amusement permits.

INFORMATION:

In June 2025, the City Council voted to authorize staff to process and approve the renewal permits for the Special Amusement permits (required for live entertainment where alcohol is served). Councilor Chittim is proposing that the approval and issuance of new Special Amusement permits also be delegated to staff as well. This will streamline the City Council agendas as well.

APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:

The City Administrator recommends approval of the requested action.

BTK/kmm

REQUESTED ACTION:

1	2	3	4	5	6	7	M
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That the proposed amendments to the City Code of Ordinances, Chapter 10 “Amusements and Entertainments”, Article III “Special Amusement Permits”, Division 2 “Permit”, receive final passage by a roll call vote.

AN ORDINANCE PERTAINING TO SPECIAL AMUSEMENT PERMIT

THE CITY OF LEWISTON HEREBY ORDAINS:

Chapter 10 of the Code of Ordinances of the City of Lewiston, Maine, is hereby amended as follows:

CHAPTER 10

AMUSEMENTS AND ENTERTAINMENTS

ARTICLE III. SPECIAL AMUSEMENT PERMIT

DIVISION 2. PERMIT

Sec. 10-76. Required.

- (a) A licensee for the sale of alcoholic beverages to be consumed on the licensed premises shall not permit any live music, dancing, or entertainment of any kind on the premises until he has first obtained a special amusement permit approved by the city clerk ~~council for first-time applicants, and approved by staff for renewal applicants~~. A business shall not operate as a dance hall or nightclub that admits persons under the age of 21 until the business has first obtained a special amusement permit Class E or Class F approved by the city clerk ~~council for first-time applicants and approved by staff for renewal applicants~~. The categories of a special amusement permit are as follows:

Special amusement permit--Class A. Any licensee of a food service establishment Class A, B, or C, or holder of an innkeeper license, with entertainment, which does not include dancing.

Special amusement permit--Class B. Any licensee of a Class A lounge, or holder of an innkeeper license, with entertainment, which does not include dancing.

Special amusement permit--Class C. Any licensee of a Class A lounge, a food service establishment Class A, B or C license, or holder of an innkeeper license, with entertainment, including dancing.

Special amusement permit--Class D. Any business that operates primarily as a function hall for the rental of space for events and holds a Class A lounge, a food service establishment Class A, B or C license, or holder of an innkeeper license, with entertainment, including dancing.

Special amusement permit – Class E. Any business operating as a dance hall or nightclub that admits persons under the age of 21.

Special amusement permit – Class F. Any business operating as a “chem-free” dance hall or nightclub that admits persons age 18 years and older, with no liquor service.

- (b) Applications for all special amusement permits shall be made in writing to the city clerk and shall state the name and address of the applicant; the name, address and nature of the business; and any additional information required ~~by the city council~~ necessary to the processing of the application, including but not limited to a copy of the applicant's liquor license.

Sec. 10-77. ~~Public hearing.~~ Review criteria.

Before granting a permit for a first-time applicant, the city clerk ~~council~~ shall ~~hold a public hearing to~~ determine whether issuance of the permit would be detrimental to the public health, safety or welfare or would violate any law, ordinance or regulation. Such determination may include, but is not limited to:

- (d) Any other incident, behavior or occurrence on or about the location that the city clerk ~~council~~ deems to be detrimental to the public health, safety or welfare.

The city clerk ~~council~~ may impose conditions for protecting the public health, safety and welfare on any special amusement permit it issues.

~~Public hearings for renewal applicants are not required, and staff shall review the above criteria.~~

NOTE: Additions are underlined; deletions are ~~struck out~~.

LEWISTON CITY COUNCIL

MEETING OF OCTOBER 20, 2026

AGENDA INFORMATION SHEET:

AGENDA ITEM NO. 8

SUBJECT:

Order, Authorizing the City Administrator to Execute an Extension of the Purchase and Sale Agreement with Hebert Development for 55 Old Lisbon Road.

INFORMATION:

In July 2025, the City Council authorized the City Administrator to execute a purchase and sale agreement with Hebert Development for 60+ acres of city-owned land at 55 Old Lisbon Road. This agreement had the following provisions: a purchase price of \$750,000, which was \$1,000 more than the City's asking price; and a 120-day due diligence period expiring on 11/14/2025. The developer worked with staff to assess a variety of feasibility factors and requested an additional 12 months to complete their due diligence period, retroactive to 11/14/2025.

The developer has requested a 6 month extension to complete additional due diligence, continue work with staff on feasibility, and continue negotiations on more than one large development project for which they are under an NDA, to expire on 5/14/2027.

APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:

The City Administrator recommends approval of the requested action.

BTK/kmm

REQUESTED ACTION:

1	2	3	4	5	6	7	M
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To approve the Order, Authorizing the City Administrator to Execute an Extension of the Purchase and Sale Agreement with Hebert Development for 55 Old Lisbon Road.

COUNCIL ORDER

October 20, 2026

Order, Authorizing the City Administrator to Execute an Extension of the Purchase and Sale Agreement with Hebert Development for 55 Old Lisbon Road.

WHEREAS, the City of Lewiston tax acquired 55 Old Lisbon Road through matured liens dated 3/18/2021; and

WHEREAS, the City received an offer for the parcel through the City's Realtor DuBois Realty from Hebert Development for \$750,000; and

WHEREAS, at its meeting on July 15, 2025, the City Council authorized the City Administrator to execute a Purchase and Sale Agreement for the property that included a 120-day due diligence period; and

WHEREAS, Hebert Development requested a 12 month extension of the Purchase and Sale Agreement to complete additional due diligence

WHEREAS at its meeting on December, 2 2025, the City Council authorized the City Administrator to extend the Purchase and Sale Agreement for 12 months, retroactive to November 14, 2025

WHEREAS, Hebert Development and the City of Lewiston Economic & Community Development staff have worked diligently and in good faith, and the project partners are optimistic a neighborhood housing development with significant community benefits can be achieved with an additional 6 month extension; and

WHEREAS, the developer and the city staff will use the additional time provided by an extension to work on due diligence and negotiations on more than one large development project; and

WHEREAS, Credit enhancement/tax increment financing for up to 75% pending a verified pro forma and additional public hearing and City Council approval; and

NOW, THEREFORE, BE IT ORDERED by the CITY COUNCIL of the CITY of LEWISTON,

To approve an extension of the Purchase and Sale Agreement with Hebert Development for 55 Old Lisbon Road and authorize the City Administrator to execute all necessary legal documents.

LEWISTON CITY COUNCIL

MEETING OF OCTOBER 20, 2026

AGENDA INFORMATION SHEET: AGENDA ITEM NO. 9

SUBJECT:

Appointment to the Housing Committee.

INFORMATION:

The Mayor has made the following appointment to the Housing Committee for the open seat for the position of Owner of a Multi-Unit Property.

Jeffrey Padham, 49 Bardwell Street – term to expire Jan 4, 2028

The positions on the Housing Committee are three-year terms but this appointment is filling a current vacancy. These appointments do require Council confirmation.

APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:

Appointments to Boards and Committees are a policy decision of the Council.

BTK/kmm

REQUESTED ACTION:

1	2	3	4	5	6	7	M
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To confirm the Mayor's appointment of the following resident as a member of the Housing Committee for the position of Owner of Multi-Unit Property:

Jeffrey Padham, 49 Bardwell Street – term to expire Jan 4, 2028

Kathy Montejo

From: noreply@civicplus.com
Sent: Tuesday, September 15, 2026 3:12 PM
To: Kathy Montejo; Kelly Brooks
Subject: Online Form Submittal: Application for Appointment to City Board/Commission/Committee

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Application for Appointment to City Board/Commission/Committee

Full Name	Jeffery Dash Padham
Street Address	49 Bardwell St
Mailing Address (if different than street address)	<i>Field not completed.</i>
Phone Number (daytime)	
Phone Number (evening)	
Email Address	
Length of Time as a Lewiston Resident	17 years
Council Ward	3
I wish to be appointed to:	Housing Committee
Check one or both	Full Membership Status
Please list any related experience, knowledge, education, skills, or abilities that you feel would make you a good fit for this Board/Commission/Committee:	Prior member of Housing Committee
Date	9/15/2026
Electronic Signature	J M Dash Padham

LEWISTON CITY COUNCIL

MEETING OF OCTOBER 20, 2026

AGENDA INFORMATION SHEET: AGENDA ITEM NO. 10

SUBJECT:

Appointment to Lewiston-Auburn Community Forestry Board.

INFORMATION:

There is a vacant seat on the Lewiston-Auburn Community Forestry Board. This position has been advertised for several months. We have received one application for review and consideration:

Benjamin Thorne, 285 Scribner Boulevard.

The positions on the Forestry Committee are three-year terms but this appointment is filling a current vacancy.

APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:

Appointments to Boards and Committees are a policy decision of the Council.

BTK/kmm

REQUESTED ACTION:

1	2	3	4	5	6	7	M
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To appoint the following resident as a member of the Lewiston-Auburn Community Forestry Board:

Benjamin Thorne, 285 Scribner Boulevard – term to expire Jan 4, 2027

Kathy Montejo

From: noreply@civicplus.com
Sent: Tuesday, August 25, 2026 2:43 PM
To: Kathy Montejo; Kelly Brooks
Subject: Online Form Submittal: Application for Appointment to City Board/Commission/Committee

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Application for Appointment to City Board/Commission/Committee

Full Name	Benjamin Thorne
Street Address	285 Scribner Boulevard
Mailing Address (if different than street address)	<i>Field not completed.</i>
Phone Number (daytime)	██████████
Phone Number (evening)	██████████
Email Address	████████████████████
Length of Time as a Lewiston Resident	7 years
Council Ward	7
I wish to be appointed to:	Lewiston/Auburn Community Forestry Board
Check one or both	Full Membership Status
Please list any related experience, knowledge, education, skills, or abilities that you feel would make you a good fit for this Board/Commission/Committee:	I am a licensed forester in Maine and have worked in this community (and throughout the state) for over eight years. I hold a bachelor's degree in Forest Operations, Bioproducts, and Bioenergy from the University of Maine.
Date	8/25/2026
Electronic Signature	Benjamin Philippe Thorne

LEWISTON CITY COUNCIL

MEETING OF OCTOBER 20, 2026

AGENDA INFORMATION SHEET: AGENDA ITEM NO. 11

SUBJECT:

Appointment to the Lewiston Housing Authority Board of Commissioners.

INFORMATION:

The Mayor is recommending the following re-appointment to the Lewiston Housing Authority Board of Commissioners:

- 1) Jonathan Hussey, 571 Pond Road, term to expire Sept. 17, 2031 – citizen representative

These are five-year positions by state statute. These appointments do require Council confirmation.

APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:

Appointments to Boards and Committees are a policy decision of the Council.

BTK/kmm

REQUESTED ACTION:

1	2	3	4	5	6	7	M
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To confirm the Mayor's nomination and to appoint the following resident as a member of the Board of Commissioners of the Lewiston Housing Authority:

Jonathan Hussey, 571 Pond Road, term to expire Sept. 17, 2031 – citizen representative

Kathy Montejo

From: noreply@civicplus.com
Sent: Wednesday, September 16, 2026 10:03 AM
To: Kathy Montejo; Kelly Brooks
Subject: Online Form Submittal: Application for Appointment to City Board/Commission/Committee

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Application for Appointment to City Board/Commission/Committee

Full Name	Jonathan Hussey
Street Address	571 Pond Road
Mailing Address (if different than street address)	PO Box 1918
Phone Number (daytime)	[REDACTED]
Phone Number (evening)	[REDACTED]
Email Address	[REDACTED]
Length of Time as a Lewiston Resident	55
Council Ward	6
I wish to be appointed to:	Lewiston Housing Authority commissioner
Check one or both	Full Membership Status
Please list any related experience, knowledge, education, skills, or abilities that you feel would make you a good fit for this Board/Commission/Committee:	First appointed commissioner in 2019. Currently vice-chair. Own and operate a virtual CPA tax practice.
Date	9/16/2026
Electronic Signature	Jonathan Hussey