



Town of Old Orchard Beach
Office of the Town Manager

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www.oobmaine.com/town-council

Town Council Workshop Minutes

February 5th, 2026

I, Tim Fleury, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of 3 pages is a copy of the original minutes from the regular meeting of the Old Orchard Beach Town Council held on 2/5/2026.

Prepared By:	Tim Fleury
Approved By:	Old Orchard Beach Town Council
Approval Date:	2/17/2026

Respectfully
Submitted,

Tim Fleury
Town Council
Secretary



Town Council – Workshop Agenda

February 5, 2026 @ 6:00pm
Council Chambers – 1 Portland Avenue

www.oobmaine.com/town-council

**Members of the public wishing to view the meeting from home may tune into Local Access TV (Channel 3 or 1301 – check with your provider) or by clicking the Meeting Videos link on oobmaine.com.)*

The Town Council will be hosting a Workshop on Thursday, February 5th, at 6:00 pm that includes a presentation by Bernstein Shur on Tax Increment Financing (TIF) and a presentation by Pierce Atwood LLP on the proposed congregate housing development at Cider Hill.

Chair: Shawn O'Neill

Chair O'Neill opened the workshop at 6:00pm and introduced Phil Saucier with Bernstein Shur. Mr. Saucier gave a presentation on TIFs, attached at the end of the minutes, and answered questions from the Council and public.

Chairman O'Neill introduced Jim Safian from Pierce Atwood LLP to present a breakdown of the specific TIF the developer requested and a general overview of the project, attached at the end of the minutes.

Public Input:

Pat Moran – question on ownership – units are rented and building has single

owner.

Guy Fontaine – supports the TIF as it could bring in more developers and reduce the tax burden on residents.

Developer – answered various questions: Nursing services are available at the facility; all units are being built at same time, it's not a phased approach; will employ 22 full time staff members; potential for a “club” membership; rent will be approximately \$3,500-4,500 per month.

Jeffrey Hinderliter, Town Planner – project has approval as part of the original development approval. It will need building permits and inspections as any new building would. Public safety was involved as part of the original planning process.

Chairman O'Neill concluded the workshop at 6:50.

The Council entered an Executive Session as outlined below:

The Town Council will be holding an Executive Session for the discussion or consideration of the employment, appointment, assignment, duties, promotion, demotion, compensation, evaluation, disciplining, resignation or dismissal of an individual or group of public officials, appointees or employees of the body or agency under Title 1 M.R.S.A. Section 405 (6) (A), and the Council anticipates that the discussion will be held in executive session.