



Town Council - Meeting Agenda

August 4th, 2026 @ 6:30pm
Council Chambers - 1 Portland Avenue

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**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.)*

PLEDGE OF ALLEGIANCE:

ROLL CALL:

ACKNOWLEDGEMENTS:

GOOD & WELFARE:

PRESENTATION:

ACCEPTANCE OF MINUTES:

Accept the minutes of the 6/30/2026 Emergency Town Council Workshop and the 7/21/2026 Regular Town Council Meeting.

Chair: Shawn O'Neill

PUBLIC HEARING:

Public Hearing: Discuss an application for the Cider Hill Tax Increment
Financing (TIF) District

Chair: Shawn O'Neill

ECONOMIC DEVELOPMENT PROGRAM

TOWN OF OLD ORCHARD BEACH, MAINE

An Application for a Municipal Tax Increment Financing District

**CIDER HILL MUNICIPAL TAX INCREMENT FINANCING DISTRICT
DEVELOPMENT PROGRAM**

Approved by:

OLD ORCHARD BEACH TOWN COUNCIL

August 4, 2026

Presented to:

Maine Department of Economic and Community Development

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EXHIBITS

A	Map of the District
B	Map of the District within the Town Boundaries
C	Assessor's Certificate
D	Statutory Requirements and Thresholds Form
E	TIF Revenue Projections and Tax Shift Benefits
F	Notice of Public Hearing
G	Meeting Minutes of Public Hearing
H	Meeting Minutes with Vote Result
I	Town Council Order

I. Introduction

The Maine Legislature established tax increment financing as an economic development tool to be used by municipalities to: (a) provide new employment opportunities; (b) improve and broaden its tax base; and (c) improve the general economy of the State. The Legislature recognizes that the State and its municipalities benefit from a municipality's economic development partnership with a local business to promote responsible new development that (a) enhances local efforts for economic, industrial, or commercial development; and (b) retains and expands the local tax base and employment opportunities. The Town of Old Orchard Beach (the "Town" or "Old Orchard Beach ") now has the opportunity to enter into such an undertaking with CHA Builders, LLC (the "Developer").

The Developer has proposed that the Town designate a Tax Increment Financing ("TIF") district to be known as the "**Cider Hill Municipal Tax Increment Financing District**" (the "District") for the Developer's proposed 74 unit, congregate care facility for the over-55 population located in the Town on approximately acres located at 2 Granny Smith Lane, more specifically Tax Map/Lot 107-3-1-G2 (the "Project"). When completed, the facility is expected to provide 24-hour staffing and in-room call boxes; full food service (breakfast, lunch, dinner and snacks); a medical/massage room; concierge laundry; cleaning and transportation services, a health club, activity rooms and a swimming pool; a library and a theater; a part time salon and a small convenience store; and a full sports bar.

In designating the proposed District and adopting this Development Program, the Town can accomplish the following goals:

- Maintain the existing tax revenues to the Town's general fund;
- Develop a vacant lot to bring much needed housing development;
- Enjoy enhanced future tax revenues generated by improvements within the District; and
- Enhance local commerce and improve the general economy of the Town, the Southern Maine region and the State of Maine.

In addition, by creating a TIF district, the Town will "shelter" the increase in municipal valuation that development in the District will bring about. The tax shelter provided by the District will mitigate the adverse effect that the District's increased assessed property value would have on the Town's share of state aid to education, municipal revenue sharing, its local school district contribution and its county tax assessment.

II. Development Program Narrative

A. The Project

The proposed development within the District will provide the Town with an opportunity to partner with the Developer to ensure the planned development provides much needed over-55 housing, filling a gap in Old Orchard Beach's aged housing units. Once the Project is completed, the District will play a prominent role in the Town's economic future and provide much needed housing for this population. The Developer will invest approximately \$15,000,000 in the Project.

B. Strategic Growth and Development

By creating and designating the District, the Town is maximizing the economic development potential of this location. The District will be developed by CHA Builders, LLC, and the Town will negotiate and enter into a credit enhancement agreement that meets the needs of the Developer and the Town. The Town is helping to ensure the success of the ongoing development by providing some form of credit enhancement. The Town envisions this area as a vibrant District. Developing more market rate congregate care housing will bring an increased tax base and quality job opportunities to the Town. The District represents a thoughtful opportunity to meet a major housing goal of the community.

Further, the Town's designation of a TIF district and pursuit of this Development Program constitute a good and valid public purpose described in the TIF statute in Chapter 206 of Title 30-A because it represents a substantial contribution to the economic well-being of both the Town and the Southern Maine region, by providing jobs, contributing to property taxes and diversifying the region's rental housing base.

C. The Development District

The District will encompass approximately ____ acres of real property. The District is located at Cider Hill, and the lots that are included in the Development District are identified as Tax Map/Lot 107-3-1-G2. The District is shown in **Exhibits A and B** attached hereto.

D. The Development Program

The Town of Old Orchard Beach 's designation of the District and adoption of this Development Program create a single municipal TIF district in order to capture the value of the real and personal property improvements made within the District and enable the use of TIF Revenues for various approved municipal economic development project costs. The Development Program will begin with the Town's 2027-2028 fiscal year on July 1, 2027 and will continue for a total of thirty (30) years, expiring on June 30, 2057.

Under this Development Program, the Town will capture 100% of the increased assessed value of real property in the District over the original assessed value of the District and retain the tax revenues generated by the captured assessed taxable real property value for designated

economic development purposes. In the Assessor's Certificate attached as **Exhibit C** hereto, the Town's Assessor has certified the original assessed property value of the District. The calculation of TIF Revenues (as defined below) is more specifically described below in Section IV - Financial Plan.

By adopting this Development Program, the Town will be creating a TIF district that will (1) contribute to the success of the District with Developer-funded real and personal property improvements and increasing the housing opportunities of the District; and (2) shelter the new municipal real property value from impacting the overall State valuation for the Town of Old Orchard Beach, thereby minimizing (a) decreases in the Town's State school subsidy and State revenue sharing, and (b) potential increases in the Town's county tax assessments.

Further, approval of this Development Program and the designation of the District will have a neutral impact on the existing tax base, because only the increased assessed real and personal property value over the original assessed property value within the District will be captured. In addition, at the end of the 30-year term of this Development Program, the Town will emerge with a substantial amount of new real property value to add to its municipal tax base.

This Development Program is structured and proposed pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended (the "TIF Statute"). Subsequent to a Town Council public hearing and vote on August 4, 2026, the designation of the District and adoption of this Development Program will be effective upon approval by the Department of Economic and Community Development.

E. Improvements to the Public Infrastructure

Not applicable.

F. Operational Components

1. Public Facilities

None.

2. Commercial Improvements Financed Through Development Program

The specific improvements to be financed through the Development Program are the redevelopment activities described throughout this document and the Project will be owned, operated, and maintained by the Developer.

3. Relocation of Displaced Persons

The District is currently a vacant lot and the creation of the District will not result in the relocation of any persons.

4. Transportation Improvements

Not applicable.

5. Environmental Controls

The improvements made under the proposed Development Program will meet or exceed all federal and state environmental regulations and will comply with all applicable land use requirements for the Town of Old Orchard Beach. The Company is solely responsible for ensuring compliance with such rules, regulations and requirements.

6. Plan of Operation

During the term of the District, the Town Manager or her designee will be responsible for all administrative matters within the purview of the Town concerning the implementation and operation of the District.

III. Physical Description

The proposed District will encompass approximately ____ acres and is designated on Town Tax Map/Lot 107-3-1-G2.

Municipal documents relating to the District's physical description attached as Exhibits:

- Map showing the property located within the District (**Exhibit A**)
- Town of Old Orchard Beach Map showing the general location of the District within the Town (**Exhibit B**)
- Certification by the Town of Old Orchard Beach Assessor of the original assessed property value of the District (**Exhibit C**)
- Statutory Requirements and Thresholds Form (**Exhibit D**)

IV. Financial Plan

The District will encompass approximately ____ acres of property. The original assessed value of the taxable property in the District was \$195,100 as of March 31, 2026 (April 1, 2025), as shown on **Exhibit C**. Development of the District is estimated to add over \$15,000,000 of new taxable property value to the Town over the course of the District term.

A portion of the TIF Revenues collected on the increased assessed value of taxable real property will contribute to the development project in order to increase the Town's ability to stand out in a competitive marketplace as a dynamic municipality in which to reside and grow a business.

This Development Program provides that, beginning in the 2027-2028 fiscal year after the approval of this TIF District and Development Program by the DECD Commissioner, the Town will capture 100% of the increased assessed value on District real property. Real property taxes collected on that captured assessed value will create "TIF Revenues" which will be allocated as follows:

CEA Year	Percentage Reimbursement to Developer	Percentage Retained by the Town
1-10	60%	40%
11-20	50%	50%

The Town will reimburse the Developer according to the declining schedule described above by entering into a credit enhancement agreement ("CEA") with the CHA Builders, LLC. All reimbursements will cease at the end of the term.

The Town will establish two Development Program Fund subaccounts: one for the Developer reimbursement and one for the Town's TIF programs and projects. Upon each payment in full as due of property taxes by the Developer, the Town, based upon the allocations described above, will deposit into the Development Program Fund the appropriate percentages for the Developer Subaccounts and the Town Subaccount. The Development Program Fund Developer Subaccount is pledged to and charged with the payment of the project costs in the manner provided in 30-A M.R.S. § 5227(3). In each fiscal year, the Town will disburse funds from the Development Program Fund subaccount to the Developer within thirty (30) business days following payment of the taxes on all captured assessed value.

The CEA will provide for a thirty (30) year term of TIF reimbursements to the Developer. Estimates of the increased assessed values of the District, the anticipated TIF Revenues generated by the District are shown in **Exhibit E**.

A. Costs and Sources of Revenues

The Developers will pay for and/or finance all private improvements located in the District through private sources.

B. Indebtedness

None of the project costs will be met through public indebtedness.

C. Project Costs

TABLE 1

PROJECT COST	STATUTORY CITATION	ESTIMATED COST
Public Safety Improvements: Costs of public safety improvements related to the establishment of the district.	30-A M.R.S. §5225 (1)(B)(2)	\$184,000 annually
TOTAL		\$5,520,000

V. Tax Shifts

In accordance with Maine statutes governing the establishment of a tax increment financing district, the table set forth in **Exhibit E** identifies the estimated increased assessed value, the anticipated TIF Revenues generated by, and tax shifts that are expected to result during the term of the District.

VI. Municipal Approvals

A. Notice of Public Hearing

Attached as **Exhibit F** is the Notice of Public Hearing held on August 4, 2026, in accordance with the requirements of 30-A M.R.S. § 5226(1). The notice was published in a newspaper of general circulation in Old Orchard Beach on or before a date at least ten (10) days prior to the public hearing.

B. Minutes of Public Hearing

Attached as **Exhibit G** is a certified copy of the minutes of the public hearing and Town Council meeting held on August 4, 2026. Attached as **Exhibit H** is a certified copy of the minutes of the Town Council meeting held on August 4, 2026 at which time the Town Council designated the District and approved the Development Program.

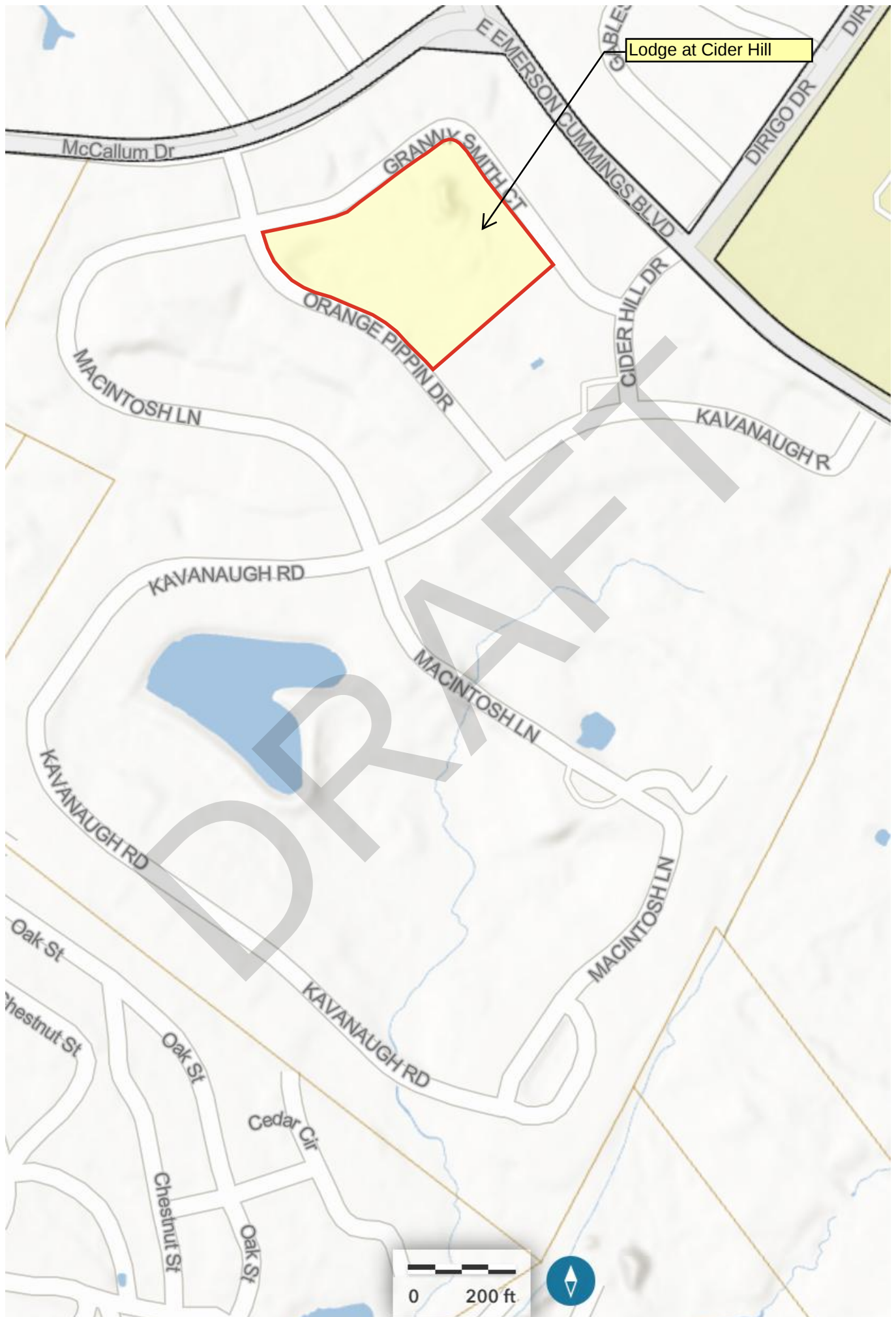
C. Town Council Order

Attached as **Exhibit I** is a certified copy of the Old Orchard Beach Town Council Order adopted by the Town Council at a meeting duly called and held on August 4, 2026, designating the District, adopting the Development Program and authorizing the Town Manager to negotiate Credit Enhancement Agreements with the Developer.

Exhibit A

(Map of District)

DRAFT



Lodge at Cider Hill



Exhibit B

(Map of District within Municipal Boundaries)

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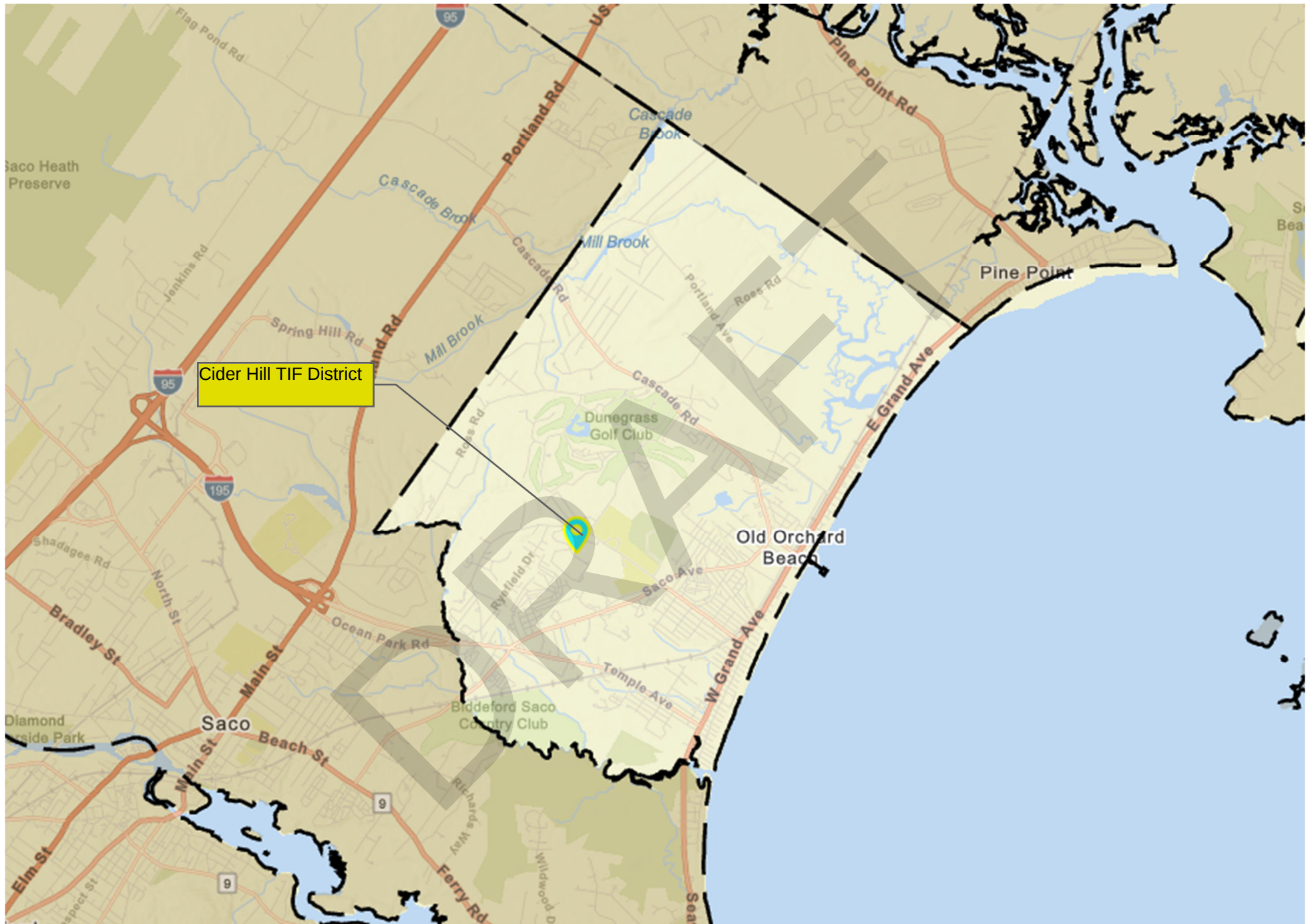


Exhibit C

(Assessor's Certificate of Original Assessed Value)

DRAFT

**ASSESSOR'S CERTIFICATE OF ORIGINAL ASSESSED VALUE
TOWN OF OLD ORCHARD BEACH**

CIDER HILL MUNICIPAL TAX INCREMENT FINANCING DISTRICT

The undersigned Assessor for the Town of Old Orchard Beach, Maine, does hereby certify pursuant to the provisions of 30-A M.R.S. §5227(2) that the original assessed value (the "OAV") for taxable real property within the Cider Hill Municipal Tax Increment Financing District, consisting of a total of ___ acres, was \$_____ of March 31, 2026 (April 1, 2025) as described in the Development Program to which this Certificate is included.

IN WITNESS WHEREOF, This Certificate has been executed as of this _____ day of _____, 2026.

By: _____
Printed name: Nicole Axlesen

Exhibit D

(Statutory Requirements and Thresholds Form)

DRAFT

STATUTORY REQUIREMENTS AND THRESHOLDS
Cider Hill Municipal TIF | OD

SECTION A. Acreage Caps		
1. Total municipal acreage;	4,800	
2. Acreage of proposed Municipal TIF District;		
3. Downtown-designation ¹ acres in proposed Municipal TIF District;	0	
4. Transit-Oriented Development ² acres in proposed Municipal TIF District;	0	
5. Total acreage [=A2-A3-A4] of proposed Municipal TIF District counted toward 2% limit;		
6. Percentage [=A5÷A1] of total acreage in proposed Municipal TIF District (CANNOT EXCEED 2%).	1.17%	
7. Total acreage of all <u>existing/proposed</u> Municipal TIF districts in municipality including Municipal Affordable Housing Development districts: ³ The Pines at Ocean Park AHTIF 4.45 Milliken Heights AHTIF 4.76 Cider Hill MTIF 56	Existing	9.21
	Proposed	
	Total:	
30-A § 5223(3) EXEMPTIONS ⁴		
8. Acreage of an <u>existing/proposed</u> Downtown Municipal TIF district;	0	
9. Acreage of all <u>existing/proposed</u> Transit-Oriented Development Municipal TIF districts;	0	
10. Acreage of all <u>existing/proposed</u> Community Wind Power Municipal TIF districts;	0	
11. Acreage in all <u>existing/proposed</u> Municipal TIF districts common to ⁵ Pine Tree Development Zones per 30-A § 5250-I (14)(A) excluding any such acreage also factored in Exemptions 8-10 above;	0	
12. Total acreage [=A7-A8-A9-A10-A11] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit;		
13. Percentage of total acreage [=A12÷A1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).		
14. Real property in proposed Municipal TIF District that is:	ACRES	% [=Acres÷A2]
a. A blighted area;	0	0
b. In need of rehabilitation, redevelopment or conservation;		
c. Suitable for commercial or arts district uses.	0	0
TOTAL (except for § 5223 (3) exemptions a., b. OR c. must be at least 25%)		100%

¹ Before final designation, the Commissioner will seek advice from MDOACF and MDOT per 30-A § 5226(2).

² For Transit-Oriented Development (TOD) definitions see 30-A § 5222 sub-§§ 19-24.

³ For AH-TIF acreage requirement see 30-A § 5247(3)(B). Alternatively, Section B. must exclude AH-TIF valuation.

⁴ Downtown/TOD overlap nets single acreage/valuation caps exemption.

⁵ PTZ districts approved through December 31, 2008.

STATUTORY REQUIREMENTS AND THRESHOLDS

Cider Hill Municipal TIF | OD

SECTION B. Valuation Cap		
1. Total TAXABLE municipal valuation—use most recent April 1;	\$3,682,050,000	
2. Taxable Original Assessed Value (OAV) of proposed Municipal TIF District as of March 31 preceding municipal designation—same as April 1 prior to such March 31;		
3. Taxable OAV of all <u>existing/proposed</u> Municipal TIF districts in municipality excluding Municipal Affordable Housing Development districts: Cider Hill MTIF 195,100	Existing	\$0
	Proposed	
	Total:	
30-A § 5223(3) EXEMPTIONS		
4. Taxable OAV of an <u>existing/proposed</u> Downtown Municipal TIF district;	0	
5. Taxable OAV of all <u>existing/proposed</u> Transit-Oriented Development Municipal TIF districts;	0	
6. Taxable OAV of all <u>existing/proposed</u> Community Wind Power Municipal TIF districts;	0	
7. Taxable OAV of all <u>existing/proposed</u> Single Taxpayer/High Valuation ⁶ Municipal TIF districts;	0	
8. Taxable OAV in all <u>existing/proposed</u> Municipal TIF districts common to Pine Tree Development Zones per 30-A § 5250-I (14)(A) excluding any such OAV also factored in Exemptions 4-7 above;	0	
9. Total taxable OAV [=B3-B4-B5-B6-B7-B8] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit;		
10. Percentage of total taxable OAV [=B9÷B1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).		

COMPLETED BY			
PRINT NAME	Philip Saucier, Esq		
SIGNATURE		DATE	
If this form has not be completed by the municipal or plantation assessor , the assessor must sign and date below, acknowledging he/she agrees with the information reported on this form, and understands the OAV stated in Section B, line 2, will be used to determine the IAV for this District.			
PRINT NAME	Nicole Axelsen		
SIGNATURE		DATE	

⁶ For this exemption see 30-A §5223(3)(C) sub-§§ 1-4.

Exhibit E

(TIF Revenue Projections and Anticipated Tax Shifts)

DRAFT

Exhibit E-1 | Captured Assessed Value & TIF Revenue Projections

Cider Hill Municipal Tax Increment Financing District

Tax Year	TIF Year	Original Assessed Value	Projected Increased Assessed Value	Estimated Assessment Ratio	Percent of Value Captured in TIF	TIF District Projected Captured Assessed Value	Projected Mil Rate	Projected Total TIF Revenue	Projected Revenue CEA Allocation to Developer	Projected Town TIF Revenue
2027-2028	1	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$104,400	\$69,600
2028-2029	2	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$104,400	\$69,600
2029-2030	3	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$104,400	\$69,600
2030-2031	4	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$104,400	\$69,600
2031-2032	5	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$104,400	\$69,600
2032-2033	6	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$104,400	\$69,600
2033-2034	7	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$104,400	\$69,600
2034-2035	8	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$104,400	\$69,600
2035-2036	9	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$104,400	\$69,600
2036-2037	10	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$104,400	\$69,600
2037-2038	11	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$87,000	\$87,000
2038-2039	12	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$87,000	\$87,000
2039-2040	13	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$87,000	\$87,000
2040-2041	14	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$87,000	\$87,000
2041-2042	15	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$87,000	\$87,000
2042-2043	16	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$87,000	\$87,000
2043-2044	17	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$87,000	\$87,000
2044-2045	18	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$87,000	\$87,000
2045-2046	19	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$87,000	\$87,000
2046-2047	20	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$87,000	\$87,000
2047-2048	21	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$0	\$174,000
2048-2049	22	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$0	\$174,000
2049-2050	23	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$0	\$174,000
2050-2051	24	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$0	\$174,000
2051-2052	25	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$0	\$174,000
2052-2053	26	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$0	\$174,000
2053-2054	27	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$0	\$174,000
2054-2055	28	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$0	\$174,000
2055-2056	29	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$0	\$174,000
2056-2057	30	\$195,100	\$15,000,000	100%	100%	\$15,000,000	11.60	\$174,000	\$0	\$174,000
30-year total:								\$5,220,000	\$1,914,000	\$3,306,000
30-year average:								\$174,000	\$63,800	\$110,200

Assumptions:

- Projections show anticipated increased assessed values, captured assessed values, and TIF revenues.
- Assumes a 30-year district term.
- Projections assume a flat mil rate of 11.60 as reported by the Town.
- Assumes 100% of the increased assessed value is captured in the District and available for municipal project costs.
- Projections are much less likely to be accurate farther into the future and are for demonstrative purposes only.
- The preceding financial information contains projections and forward-looking statements that are subject to a number of risks and uncertainties that could cause the actual results, performance, or achievements to differ materially from any future results, performances, or achievements expressed or implied by the financial information reported in this projection. The model is not, nor is it intended to be, an appraisal or guarantee of an assessed value, and there may be positive or negative variations in the actual assessment of the project due to variety of factors, including without limitation, the employment of alternative methods of valuation and then-current market conditions.

Exhibit E-2 | Tax Shift Benefits
Cider Hill Municipal Tax Increment Financing District

Tax Year	TIF Year	State Aid to Education Benefit	County Tax Benefit	State Revenue Sharing Benefit	Total Tax Benefit
2027-2028	1	-	-	-	-
2028-2029	2	-	-	-	-
2029-2030	3	-	\$5,656	\$5,327	\$10,983
2030-2031	4	\$0	\$5,656	\$5,327	\$10,983
2031-2032	5	\$0	\$5,656	\$5,327	\$10,983
2032-2033	6	\$0	\$5,656	\$5,327	\$10,983
2033-2034	7	\$0	\$5,656	\$5,327	\$10,983
2034-2035	8	\$0	\$5,656	\$5,327	\$10,983
2035-2036	9	\$0	\$5,656	\$5,327	\$10,983
2036-2037	10	\$0	\$5,656	\$5,327	\$10,983
2037-2038	11	\$0	\$5,656	\$5,327	\$10,983
2038-2039	12	\$0	\$5,656	\$5,327	\$10,983
2039-2040	13	\$0	\$5,656	\$5,327	\$10,983
2040-2041	14	\$0	\$5,656	\$5,327	\$10,983
2041-2042	15	\$0	\$5,656	\$5,327	\$10,983
2042-2043	16	\$0	\$5,656	\$5,327	\$10,983
2043-2044	17	\$0	\$5,656	\$5,327	\$10,983
2044-2045	18	\$0	\$5,656	\$5,327	\$10,983
2045-2046	19	\$0	\$5,656	\$5,327	\$10,983
2046-2047	20	\$0	\$5,656	\$5,327	\$10,983
2047-2048	21	\$0	\$5,656	\$5,327	\$10,983
2048-2049	22	\$0	\$5,656	\$5,327	\$10,983
2049-2050	23	\$0	\$5,656	\$5,327	\$10,983
2050-2051	24	\$0	\$5,656	\$5,327	\$10,983
2051-2052	25	\$0	\$5,656	\$5,327	\$10,983
2052-2053	26	\$0	\$5,656	\$5,327	\$10,983
2053-2054	27	\$0	\$5,656	\$5,327	\$10,983
2054-2055	28	\$0	\$5,656	\$5,327	\$10,983
2055-2056	29	\$0	\$5,656	\$5,327	\$10,983
2056-2057	30	\$0	\$5,656	\$5,327	\$10,983
2057-2058		\$0	\$5,656	\$5,327	\$10,983
2058-2059		\$0	\$5,656	\$5,327	\$10,983
2059-2060		\$0	-	-	\$0
Totals:		\$0	\$169,679	\$159,824	\$329,503
Averages:		\$0	\$5,656	\$5,327	\$10,983

Assumptions:

1. Data sources include the 2025-2026 mil rate reported by the Town, York County's FY2026 Budget and the State Treasurer's Office Municipal Revenue Sharing projections for FY2027, published 02/20/2026.
2. Tax shift losses are comprised of declining subsidies in revenue sharing and increasing obligations to pay county taxes. Tax shift losses occur a couple of years following the year in which the new assessed value is first recognized in the assessment. No tax shift losses occur when a TIF captures all of the new value.
3. These projections assume that the formulas and general inputs for state subsidies and county taxes do not change over time and they assume that all other values in other communities are static relative to one another except for the new value assessed. The projections are less likely to be accurate farther into the future.
4. Assumes the assessment ratio in the Town is 100% when new property value arrives, such that the market value of new property is used for assessment purposes.
5. The projections above assume that no tax increment financing district is put in place, thus the mil rate is reduced by the influx of new value in the Town. This analysis factors in tax shift impacts resulting from the project's new assessed value into future commitments and mil rate calculations to arrive at projected property tax payments.

Exhibit F

(Notice of Public Hearing)

DRAFT

**NOTICE OF PUBLIC HEARING
TOWN OF OLD ORCHARD BEACH, MAINE**

Regarding

**the designation of a Municipal Development and
Tax Increment Financing District to be known as the
“Cider Hill Municipal Tax Increment Financing District”**

Notice is hereby given that the Town of Old Orchard Beach (the “Town”) will hold a public hearing on

**August 4, 2026, at 6:30 pm
Town Hall Council Chambers
1 Portland Avenue
Old Orchard Beach, ME 04064**

The purpose of the public hearing is to receive public comments on the following item pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended:

- (1) The designation of the proposed Cider Hill Municipal Tax Increment Financing District and the proposed development program for the District. The District consists of a portion of Tax Map/Lot 107-3-1-G2, and a proposed credit enhancement agreement with CHA Builders, LLC (the “Developer”) relating the development of the property in the District.

A copy of the relevant materials relating to the proposed District and credit enhancement agreement will be on file with the Town and a copy can be requested from the Town by calling (207) 934-5714 prior to the public hearing and requesting a copy be mailed or emailed to you. Copies of the materials can also be obtained at oobmaine.com. All interested persons are invited to attend the public hearing and will be given an opportunity to be heard at that time.

Public comments will be taken at the hearing and written comments should be submitted to Town Clerk Kim McLaughlin at kmclaughlin@oobmaine.com. Written comments will be accepted until August 3, 2026.

Exhibit G

(Minutes of Town Council Public Hearing)

Exhibit H

(Minutes with Vote Results)

DRAFT

Exhibit I

(Town Council Order)

TOWN OF OLD ORCHARD BEACH, MAINE
AN ORDER DESIGNATING THE CIDER HILL MUNICIPAL TAX INCREMENT
FINANCING DISTRICT

WHEREAS, the Town of Old Orchard Beach (the “Town”) is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to designate specific areas within the Town as the Cider Hill Municipal Tax Increment Financing District (the "District") and to adopt a development program for the District (the "Development Program"); and

WHEREAS, there is a need to provide continuing affordable housing for the residents of the Town and the surrounding region; to improve and broaden the tax base of the Town, and to improve the general economy of the Town, the surrounding region and the State of Maine; and

WHEREAS, adopting and implementing the District and the Development Program will help to improve and broaden the tax base in the Town and improve the economy of the Town and the State of Maine; and

WHEREAS, the Town held a public hearing on August 4, 2026 on the question of establishing the District in accordance with the requirements of 30-A M.R.S. §5226, upon at least ten (10) days prior published notice in a newspaper of general circulation within the Town; and

WHEREAS, the Town desires to designate the District and to adopt the Development Program for the District; and

WHEREAS, it is expected that approval will be sought and obtained from the Maine Department of Economic and Community Development (“DECD”), approving the designation of the District and the adoption of the Development Program;

NOW THEREFORE, BE IT ORDERED BY THE TOWN COUNCIL OF THE TOWN OF OLD ORCHARD BEACH, MAINE:

Section 1. The Town hereby finds and determines that:

(a) At least twenty-five percent (25%), by area, of the real property within the District, as hereinafter designated, is in need of rehabilitation, redevelopment or conservation or is suitable for commercial uses as defined in 30-A M.R.S. §5223(3); and

(b) The total area of the District does not exceed two percent (2%) of the total acreage of the Town, and the total area of all development districts within the Town (including the District) does not exceed five percent (5%) of the total acreage of the Town; and

(c) The aggregate original assessed value of the District plus the original assessed value of all other existing tax increment financing districts in the Town does not exceed five percent (5%) of the total value of taxable property within the Town as of April 1, 2026; and

(d) The Town Council has considered all evidence presented to it with regard to any adverse economic effect on or detriment to any existing business and has found and determined that any such adverse economic effect on or detriment to any existing business is outweighed by the contribution expected to be made through the District and the adoption of the Program. The projects and improvements described

in the Development Program will contribute to the economic growth and well-being of the Town and the surrounding region, and will contribute to the betterment of the health, welfare and safety of the inhabitants of the Town, including affordable housing, a broadened and improved tax base and economic stimulus, and therefore constitutes a good and valid public purpose.

Section 2. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town hereby designates the District and adopts the Development Program all as more particularly described in the Development Program presented to the Town Council and such Development Program is hereby incorporated by reference into this vote as the Development Program for the District.

Section 3. Pursuant to the provisions of 30-A M.R.S. §5227, the percentage of increased assessed value to be retained in the District as captured assessed value and the term for which it will be retained is hereby established as set forth in the Development Program.

Section 4. The Town Manager, or his duly appointed representative, is hereby authorized, empowered and directed to submit the designation of the District and the Development Program to DECD for review and approval pursuant to the requirements of 30-A M.R.S. §5226(2).

Section 5. The foregoing designation of the District and adoption of the Program shall automatically become final and shall take full force and effect upon receipt by the Town of approval of the designation of the District and adoption of the Development Program by DECD, without requirement of any further action by the Town, the Town Council, or any other party.

Section 6. The Town Manager, or his duly appointed representative, is hereby authorized and empowered, at his discretion, from time to time, to make such revisions and corrections to the Development Program or to the scope, cost or description of the public improvements to be financed with tax increment revenues generated by the District as described in the Development Program, and to the exhibits to the Development Program, as the Town Manager deems reasonably necessary or convenient, necessary in order to facilitate the process for review and approval of the District or the Development Program by DECD, or for any other reason so long as such revisions are not inconsistent with these resolutions or the basic structure and intent of the Development Program.

Section 7. The Town Manager, or his duly appointed representative, is hereby authorized and directed to enter into credit enhancement agreements with the owners of the District property in substantially the form as presented to the Town Council and consistent with the terms of the credit enhancement agreements that are described in the Development Program.

Section 8. This Order shall take effect immediately upon adoption.

Approved August 4, 2026 by the Town Council, at a meeting duly convened and conducted in Old Orchard Beach, Maine.

CREDIT ENHANCEMENT AGREEMENT

Between

THE TOWN OF OLD ORCHARD BEACH, MAINE

and

CHA BUILDERS, LLC

DATED:

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THIS CREDIT ENHANCEMENT AGREEMENT dated as of _____ between the Town of Old Orchard Beach, Maine (the “Town”), a municipal corporation and political subdivision of the State of Maine, and CHA Builders, LLC (the “Developer”), a Maine limited liability company.

WITNESSETH THAT

WHEREAS, the Town designated the Cider Hill Municipal Tax Increment Financing District (the “District”) pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, by action of the Town Council at a meeting of the Town Council held on [VOTE DATE] (the “Vote”) and pursuant to the same Vote adopted a development program and financial plan for the District (the “Development Program”); and; and,

WHEREAS, the Maine Department of Economic and Community Development (“DECD”) approved the District and the Development Program on _____; and

WHEREAS, in connection with the Development Program, and as contemplated thereby, the Town and the Company have agreed to execute and deliver this Agreement; and

WHEREAS, the Town and the Company desire and intend that this Agreement be and constitute a credit enhancement agreement contemplated by and described in the Development Program; and

NOW, THEREFORE, in consideration of the foregoing and in consideration of the mutual promises and covenants set forth herein, the parties hereby agree as follows:

**ARTICLE I
DEFINITIONS**

Section 1.1. Definitions.

The terms defined in this Article I shall, for all purposes of this Agreement, have the meanings herein specified, unless the context clearly requires otherwise:

“Act” means chapter 206 of Title 30-A of the Maine Revised Statutes and regulations adopted thereunder, as amended from time to time.

“Agreement” or “Credit Enhancement Agreement” shall mean this Credit Enhancement Agreement between the Town and the Developer dated as of the date set forth above, as such may be amended from time to time.

“Town” shall have the meaning given such term in the first paragraph hereto.

“Commissioner” shall mean the Commissioner of DECD.

“Captured Assessed Value” means the amount of the Increased Assessed Value of the Developer’s Property that is retained in the District in each Tax Year during the term of the District, as specified in Section 2.3 hereof.

“Current Assessed Value” means the then-current assessed value of the Developer’s Property located in the District as determined by the Town Tax Assessor as of April 1 of each Tax Year during the term of this Agreement.

“DECD” shall have the meaning given such term in the second recital hereto.

“Developer’s Property” means the property owned by the Developer and located in the District, more specifically described as Tax Map/Lot 107-3-1-G2.

“Development Program” shall have the meaning given such term in the recitals hereto.

“Development Program Fund” means the Development Program Fund described in the Financial Plan section of the Development Program and established and maintained pursuant to Article II hereof and 30-A M.R.S. § 5227(3)(A). The Development Program Fund shall consist of a Project Cost Account with subaccounts, which shall include the Project Cost Subaccount.

“District” shall have the meaning given such term in the first recital hereto, which is more specifically comprised of approximately ____ acres of real property as identified in the Development Program.

“Effective Date of the Development Program” means the date of final approval of the Development Program by the Commissioner pursuant to the Act.

“Financial Plan” means the financial plan described in the “Financial Plan” Section of the Development Program.

“Fiscal Year” means the fiscal year of the Town, July 1 to June 30 each year, or such other fiscal year as the Town may from time to time establish.

“Increased Assessed Value” means, for each Fiscal Year during the term of this Agreement, the amount by which the Current Assessed Value for such year exceeds the Original Assessed Value. If the Current Assessed Value is less than or equal to the Original Assessed Value in any given Tax Year, there is no Increased Assessed Value in that year.

“Project Cost Subaccount” means the subaccount within the Project Cost Account of the Development Program Fund established and maintained pursuant to Article II hereof for payments to be made to the Developer.

“Original Assessed Value” means one hundred ninety-five thousand one hundred dollars (\$195,100), the taxable assessed value of the Developer’s Property as of March 31, 2026 (April 1, 2025) as set forth in Exhibit C to the Development Program.

“Project” means the 74 unit, congregate care facility for the over-55 population project, including associated environmental remediation, site work, and demolition and removal of existing structures, undertaken by the Developer on Tax Map/Lot 107-3-1-G2.

“Project Cost Account” means the project cost account described in the Financial Plan Section of the Development Program and established and maintained pursuant to Title 30-A M.R.S. § 5227(3)(A)(1) and Article II hereof.

“Property Taxes” means any and all *ad valorem* real property taxes levied, charged or assessed against the Developer’s Property located in the District by the Town, or on its behalf.

“State” means the State of Maine.

“Tax Increment Revenues” means that portion of all real property taxes assessed and paid to the Town in any Tax Year, in excess of any state, or special district tax, upon the Captured Assessed Value.

“Tax Payment Date” means the later of the date(s) on which property taxes levied by the Town are due and payable from owners of property located within the Town or are actually paid to the Town with respect to taxable property located within the District.

“Tax Year” shall have the meaning given such term in 30-A M.R.S. § 5222(18), as amended, to wit: April 1 to March 31.

Section 1.2. Interpretation and Construction.

In this Agreement, unless the context otherwise requires:

(a) The terms “hereby,” “hereof,” “hereto,” “herein,” “hereunder” and any similar terms, as used in this Agreement, refer to this Agreement, and the term “hereafter” means after, and the term “heretofore” means before, the date of delivery of this Agreement.

(b) Words importing a particular gender mean and include correlative words of every other gender and words importing the singular number mean and include the plural number and vice versa.

(c) Words importing persons mean and include firms, associations, partnerships (including limited partnerships), trusts, corporations and other legal entities, including public or governmental bodies, as well as any natural persons.

(d) Any headings preceding the texts of the several Articles and Sections of this Agreement, and any table of contents or marginal notes appended to copies hereof, shall be solely for convenience of reference and shall not constitute a part of this Agreement, nor shall they affect its meaning, construction or effect.

(e) All approvals, consents and acceptances required to be given or made by any signatory hereto shall not be withheld unreasonably.

(f) All notices to be given hereunder shall be given in writing and, unless a certain number of days is specified, within a reasonable time.

ARTICLE II

DEVELOPMENT PROGRAM FUND AND FUNDING REQUIREMENTS

Section 2.1. Creation of Development Program Fund.

Within sixty (60) days after the Effective Date of the Development Program, the Town shall create and establish a segregated fund in the name of the Town designated as the “Cider Hill Municipal Development Program Fund” (hereinafter the “Development Program Fund”) pursuant to, and in accordance with the terms and conditions of, the Development Program and 30-A M.R.S. § 5227(3). The Development Program Fund shall consist of a Project Cost Account that is pledged to and charged with the payment of project costs as outlined in the Financial Plan of the Development Program and as provided in 30-A M.R.S. § 5227(3)(A)(1). The Project Cost Account initially shall also contain two subaccounts designated as the “Project Cost Subaccount” as well as a subaccount for the Town designated as the “Town Project Cost Subaccount.” The Development Program Fund is pledged to and charged with the payment of costs in the manner and priority provided in 30-A M.R.S. § 5227(3)(B) and as set forth in Section 3.1(b) below.

Section 2.2. Liens.

The Town shall not create any liens, encumbrances or other interests of any nature whatsoever, nor shall it hypothecate the Project Cost Subaccount described in Section 2.1 hereof or any funds therein, other than the interest in favor of the Developer hereunder in and to the amounts on deposit; provided, however, that nothing herein shall prohibit the creation of property tax liens on property in the District in accordance with and entitled to priority pursuant to Maine law.

Section 2.3. Captured Assessed Value; Deposits into Development Program Fund.

(a) Each year during the term of this Agreement, commencing in the 2027-2028 Fiscal Year, and continuing for a period of twenty (20) years through and including the 2046-2047 Fiscal Year (the “CEA Years”), the Town shall retain in the District one hundred percent (100%) of the Increased Assessed Value as Captured Assessed Value.

(b) For each of the CEA Years, the Town shall deposit the resulting Tax Increment Revenue into the Development Program Fund contemporaneously with each payment of Property Taxes an amount equal to one hundred percent (100%) of that portion of the property tax payment constituting Tax Increment Revenues. The Town shall allocate the Tax Increment Revenues deposited in the Development Program Fund between the Project Cost Subaccount and the Town Project Cost Subaccount as follows:

CEA Year	Percentage of Increased Assessed Value to Developer	Percentage Retained by Town
1-10	60%	40%
11-20	50%	50%

Section 2.4. Use of Monies in Development Program Fund.

All monies in the Development Program Fund that are allocable to and/or deposited in Project Cost Subaccount shall in all cases be used and applied to fund fully the Town's payment obligations to the Developer as described in Articles II and III hereof.

Section 2.5. Monies Held in Segregated Account.

All monies required to be deposited with or paid into Project Cost Subaccount under the provisions hereof and the provisions of the Development Program, and any investment earnings thereon, shall be held by the Town for the benefit of the Developer.

**ARTICLE III
PAYMENT OBLIGATIONS**

Section 3.1. Payments to the Developer.

(a) The Town agrees to pay the Developer, within thirty (30) days following the Tax Payment Date, all amounts then on deposit in the Project Cost Subaccount.

(b) Notwithstanding anything to the contrary contained herein, if, with respect to any Tax Payment Date, any portion of the property taxes assessed against the Developer's Property remain unpaid, the property taxes actually paid with respect to such Tax Payment Date shall, first, be applied to taxes due on account of Original Assessed Values; and second, shall constitute payment of Property Taxes with respect to the Increased Assessed Value, to be applied first to payment in full of the net payment to the Town for the year concerned in accordance with the table in Section 2.3(a); and third, to payment of the Developer's share of the Tax Increment Revenues for the year concerned as set forth in the table in Section 2.3(a), to be deposited into the Project Cost Subaccount. In any case where a portion of the property taxes assessed against the Developer's Property remains unpaid for any reason other than a bona fide valuation dispute, no payment of the Developer's share of the Tax Increment Revenues for the Fiscal Year concerned will be deposited into the Project Cost Subaccount until such property taxes assessed against that Developer's Property are paid in full.

Section 3.2. Failure to Make Payment.

In the event the Town should fail to, or be unable to, make any of the payments at the time and in the amount required under the foregoing provisions of this Article III including in the event that the amount deposited into the Project Cost Subaccount is insufficient to reimburse the Developer for the full amount due to that Developer under this Agreement, the amount or installment so unpaid shall continue as a limited obligation of the Town, under the terms and conditions hereinafter set forth, until the amount unpaid shall have been fully paid. The Developer shall have the right to initiate and maintain an action to specifically enforce the Town's obligations hereunder, including without limitation, the Town's obligation to deposit Tax Increment Revenues to the Project Cost Subaccount and its obligation to make payment out of the Project Cost Subaccount to the Developer.

Section 3.3. Manner of Payments.

The payments provided for in this Article III shall be paid directly to the Developer at the address specified in Section 8.7 hereof (or at such other address as the Developer shall instruct the Town in writing) in the manner provided hereinabove for the Developer's own respective use and benefit by check drawn on the Town.

Section 3.4. Obligations Unconditional.

Subject to compliance with the terms and conditions of this Agreement, the obligations of the Town to make the payments described in this Agreement in accordance with the terms hereof shall be absolute and unconditional, and the Town shall not suspend or discontinue any payment hereunder or terminate this Agreement for any cause, other than by court order or by reason of a final judgment by a court of competent jurisdiction that the District is invalid or otherwise illegal.

Section 3.5. Limited Obligation.

The Town's obligations of payment hereunder shall be limited obligations of the Town payable solely from Tax Increment Revenues pledged therefor under this Agreement. The Town's obligations hereunder shall not constitute a general debt or a general obligation or charge against or pledge of the faith and credit or taxing power of the Town, the State of Maine, or of any municipality or political subdivision thereof, but shall be payable solely from that portion of Tax Increment Revenues payable the Developer hereunder, whether or not actually deposited into the respective Project Cost Subaccount in the Development Program Fund. This Agreement shall not directly, indirectly or contingently obligate the Town, the State of Maine, or any other Town or political subdivision to levy or to pledge any form of taxation whatever therefor or to make any appropriation for their payment, excepting the pledge of the Tax Increment Revenues established under this Agreement.

ARTICLE IV PLEDGE AND SECURITY INTEREST

Section 4.1. Pledge of and Grant of Security Interest in Project Cost Subaccount.

In consideration of this Agreement and other valuable consideration and for the purpose of securing payment of the amounts provided for hereunder to the Developer by the Town, according to the terms and conditions contained herein, and in order to secure the performance and observance of all of the Town's covenants and agreements contained herein, the Town does hereby grant a security interest in and pledge the Project Cost Subaccount described in Section 2.1 hereof and all sums of money and other securities and investments therein to the Developer.

Section 4.2. Perfection of Interest.

(a) To the extent deemed necessary or desirable by the Developer, the Town will at such time and from time to time as reasonably requested by the Developer establish the Project Cost Subaccount described in Section 2.1 hereof as a segregated fund under the control of an escrow agent, trustee or other fiduciary selected by the Developer so as to perfect the Developer's

interest therein. The cost of establishing and monitoring such funds (including the cost of counsel to the Town with respect thereto) shall be borne exclusively by Developer. In the event such a fund is established under the control of a trustee or fiduciary, the Town shall cooperate with Developer in causing appropriate financing statements and continuation statements naming Developer as pledgee of all such amounts from time to time on deposit in the fund to be duly filed and recorded in the appropriate state offices as required by and permitted under the provisions of the Maine Uniform Commercial Code or other similar law as adopted in the State of Maine and any other applicable jurisdiction, as from time to time amended, in order to perfect and maintain the security interests created hereunder.

(b) In the event the Developer requires the establishment of a segregated fund in accordance with this Section 4.2, the Town's responsibility shall be expressly limited to delivering the amounts required by this Agreement to the escrow agent, trustee or other fiduciary designated by the Developer. The Town shall have no liability for payment over of the funds concerned to the Developer by any such escrow agent, trustee or other fiduciary, or for any misappropriation, investment losses or other losses in the hands of such escrow agent, trustee or other fiduciary. Notwithstanding any change in the identity of the Developer's designated escrow agent, trustee or other fiduciary, the Town shall have no liability for misdelivery of funds if delivered in accordance with the Developer's most recent written designation or instructions actually received by the Town.

Section 4.3. Further Instruments.

The Town shall, upon the reasonable request of either Developer, from time to time execute and deliver such further instruments and take such further action as may be reasonable and as may be required to carry out the provisions of this Agreement; provided, however, that no such instruments or actions shall pledge the credit of the Town; and provided further that the cost of executing and delivering such further instruments (including the reasonable and related costs of counsel to the Town with respect thereto) shall be borne exclusively by the applicable Developer.

Section 4.4. No Disposition of the Project Cost Subaccount.

Except as permitted hereunder, the Town shall not sell, lease, pledge, assign or otherwise dispose, encumber or hypothecate any interest in the Project Cost Subaccount and will promptly pay or cause to be discharged or make adequate provision to discharge any lien, charge or encumbrance on any part thereof not permitted hereby.

Section 4.5. Access to Books and Records.

All books, records and documents in the possession of either of the parties to this Agreement relating to the District, the Development Program, this Agreement and the monies, revenues and receipts on deposit or required to be deposited into Project Cost Subaccount shall at all reasonable times and upon reasonable notice be open to inspection by both parties to this Agreement, and the agents and employees of the parties to this Agreement.

ARTICLE V DEFAULTS AND REMEDIES

Section 5.1. Events of Default.

Each of the following events shall constitute and be referred to in this Agreement as an “Event of Default”:

(a) Any failure by the Town to pay any amounts due the Developer when the same shall become due and payable;

(b) Any failure by the Town to make deposits into Project Cost Subaccount as and when due;

(c) Any failure by the Town or a Developer to observe and perform in all material respects any covenant, condition, agreement or provision contained herein on the part of the Town or a Developer to be observed or performed, which failure is not cured within thirty (30) days following written notice thereof;

(d) If a decree or order of a court or agency or supervisory authority having jurisdiction in the premises of the appointment of a conservator or receiver or liquidator of, any insolvency, readjustment of debt, marshaling of assets and liabilities or similar proceedings, or for the winding up or liquidation of a Developer’s affairs shall have been entered against the Developer, which cannot be cured within 90 consecutive days following such action, or the Developer shall have consented to the appointment of a conservator or receiver or liquidator in any such proceedings of or relating to the Developer or of or relating to all or substantially all of its property, including without limitation the filing of a voluntary petition in bankruptcy by the Developer or the failure by the Developer to have an involuntary petition in bankruptcy dismissed within a period of ninety (90) consecutive days following its filing or in the event an order for release has been entered under the Bankruptcy Code with respect to the Developer.

(e) If any written representation or warranty given to the Town by Developer is knowingly incorrect or incomplete in any material respect, other than statements made about or in agreements with the Town that were later changed by mutual consent; and

Section 5.2. Remedies on Default.

Subject to the provisions contained in Section 8.13, whenever any Event of Default described in Section 5.1 hereof shall have occurred and be continuing, the nondefaulting party, following the expiration of any applicable cure period, shall have all rights and remedies available to it at law or in equity, including the rights and remedies available to a secured party under the laws of the State of Maine, and may take whatever action as may be necessary or desirable to collect the amount then due and thereafter to become due, to specifically enforce the performance or observance of any obligations, agreements or covenants of the nondefaulting party under this Agreement and any documents, instruments and agreements contemplated hereby or to enforce any rights or remedies available hereunder. No remedies shall be available to a Developer with

respect to default unrelated to the Town's deposit, payment or performance obligations not impacting the Developer.

Section 5.3. Remedies Cumulative.

Subject to the provisions of Section 8.13 below concerning dispute resolution, no remedy herein conferred upon or reserved to any party is intended to be exclusive of any other available remedy or remedies but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law, in equity or by statute. Delay or omission to exercise any right or power accruing upon any Events of Default to insist upon the strict performance of any of the covenants and agreements herein set forth or to exercise any rights or remedies upon the occurrence of an Event of Default shall not impair any such right or power or be considered or taken as a waiver or relinquishment for the future of the right to insist upon and to enforce, from time to time and as often as may be deemed expedient, by injunction or other appropriate legal or equitable remedy, strict compliance by the parties hereto with all of the covenants and conditions hereof, or of the rights to exercise any such rights or remedies, if such Events of Default be continued or repeated.

ARTICLE VI
EFFECTIVE DATE, TERM AND TERMINATION

Section 6.1. Effective Date and Term.

This Agreement shall remain in full force from the Effective Date of the Development Program and shall expire upon the termination of the District term unless sooner terminated pursuant to Section 3.4 or any other applicable provision of this Agreement.

Section 6.2. Cancellation and Expiration of Term.

At the acceleration, termination or other expiration of this Agreement in accordance with the provisions of this Agreement, the Town and the Developer shall each execute and deliver such documents and take or cause to be taken such actions as may be necessary to evidence the termination of this Agreement.

ARTICLE VII
ASSIGNMENT AND PLEDGE OF DEVELOPER'S INTERESTS

Section 7.1. Consent to Pledge and/or Assignment or Grant of a Security Interest.

The Town hereby acknowledges that the Developer may from time to time pledge and assign its right, title and interest in, to and under this Agreement as collateral for any financing of the Project in the District secured by a mortgage of the Developer's Property within the District, although no obligation is hereby imposed on either of the Developers to make such assignment or pledge. Recognizing this possibility, the Town does hereby consent and agree to the pledge and assignment of and the grant of a security interest in all Developer's right, title and interest in, to and under this Agreement and in, and to the payments to be made to either Developer hereunder, to third parties as collateral or security for financing such development, on one or more occasions

during the term hereof. The Town agrees to execute and deliver any assignments, pledge agreements, consents or other confirmations required by such prospective pledgee or assignee, including without limitation recognition of the pledgee or assignee or secured party as the holder of all right, title and interest herein and as the payee of amounts due and payable hereunder. The Town agrees to execute and deliver any other documentation as shall confirm to such pledgee or assignee or secured party the position of such assignee or pledgee or secured party and the irrevocable and binding nature of this Agreement and provide to such pledgee or assignee such rights and/or remedies as Developer or such pledgee or assignee may reasonably deem necessary for the establishment, perfection and protection of its interest herein. The Developer shall be responsible for the Town's necessary and reasonable costs of counsel with respect to any such pledge or assignment.

Section 7.2. Pledge, Assignment or Security Interest.

Except as provided in Section 7.1 hereof, the Developer shall not transfer or assign any portion of their rights in, to and under this Agreement without the prior written consent of the Town, which consent shall not be unreasonably withheld, conditioned, or delayed.

**ARTICLE VIII
MISCELLANEOUS**

Section 8.1. Successors.

In the event of the dissolution, merger or consolidation of the Town or the Developer, the covenants, stipulations, promises and agreements set forth herein, by or on behalf of or for the benefit of such party shall bind or inure to the benefit of the successors and assigns thereof from time to time and any entity, officer, board, commission, agency or instrumentality to whom or to which any power or duty of such party shall be transferred. This Agreement shall be enforceable by and inure to the benefit of the successors to the Developer of the project, including any subsequent purchaser of the property or the project, subject to the requirements of any process or approval identified pursuant to Article 7 hereof.

Section 8.2. Parties-in-Interest.

Except as herein otherwise specifically provided, nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person, firm or corporation other than the Town and the Developer any right, remedy or claim under or by reason of this Agreement, it being intended that this Agreement shall be for the sole and exclusive benefit of the Town and the Developer.

Section 8.3. Severability.

In case any one or more of the provisions of this Agreement shall, for any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this

Agreement and this Agreement shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

Section 8.4. No Personal Liability of Officials.

(a) No covenant, stipulation, obligation or agreement of the Town contained herein shall be deemed to be a covenant, stipulation or obligation of any present or future elected or appointed official, officer, agent, servant or employee of the Town in his or her individual capacity, and neither the Town Council nor any official, officer, employee or agent of the Town shall be liable personally with respect to this Agreement or be subject to any personal liability or accountability by reason hereof.

(b) No covenant, stipulation, obligation or agreement of the Developer contained herein shall be deemed to be a covenant, stipulation or obligation of any present or future officer, agent, servant or employee of the Developer in his or her individual capacity, and no official, officer, employee or agent of the Developer shall be liable personally with respect to this Agreement or be subject to any personal liability or accountability by reason hereof.

Section 8.5. Counterparts.

This Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be an original, but such counterparts shall together constitute but one and the same Agreement.

Section 8.6. Governing Law.

The laws of the State of Maine shall govern the construction and enforcement of this Agreement.

Section 8.7. Notices.

All notices, certificates, requests, requisitions or other communications by the Town or the Developer pursuant to this Agreement shall be in writing and shall be sufficiently given and shall be deemed given when mailed by first class mail, postage prepaid, addressed as follows:

If to the Town:

Town of Old Orchard Beach
Attention: Town Manager
1 Portland Avenue
Old Orchard Beach, ME 04064

With a copy to:

Philip Saucier, Esq.
Bernstein Shur
100 Middle Street
P.O. Box 9729
Portland, ME 04104-5029

If to CHA Builders, LLC:
King Weinstein
198 Saco Avenue
Old Orchard Beach, ME 04064

With a copy to:
James Saffian, Esq.
Pierce Atwood LLP
254 Commercial Street
Portland, ME 04101

Either of the parties may, by notice given to the other, designate any further or different addresses to which subsequent notices, certificates, requests or other communications shall be sent hereunder.

Section 8.8. Amendments.

This Agreement may be amended only with the concurring written consent of the parties hereto. Section 2.3 may be amended by the Town upon approval from the Commissioner without consent from the Developer as long as any change in the percentage of the Increased Assessed Value retained as Captured Assessed Value in the District pursuant to Section 2.3(a) does not affect the amount of Tax Increment Revenues to be transferred to the Project Cost Subaccount of the Project Cost Account pursuant to Section 2.3(a). In the unlikely event that DECD or the State of Maine prevents the Town from capturing Increased Assessed Value and/or spending Tax Increment Revenues in a manner consistent with the provisions of this Agreement or the Development Program, to the extent possible the percentages of Property Taxes paid on Increased Assessed Values listed in Section 2.3(a) hereof, and the payment obligations related thereto, shall be reduced pro rata based for the applicable Tax Year. In such circumstances, the parties agree to enter into discussions in good faith about whether an amendment hereto is warranted in response to the prevention by the State from capturing value.

Section 8.9. Reserved.

Section 8.10. Benefit of Assignees or Pledges.

The Town agrees that this Agreement is executed in part to induce assignees or pledgees to provide financing for improvements by or on behalf of Developer within the District and accordingly all covenants and agreements on the part of the Town as to the amounts payable hereunder as hereby declared to be for the benefit of any such assignee or pledgee from time to time of Developer's right, title and interest herein.

Section 8.11. Integration.

This Agreement completely and fully supersedes all other prior or contemporaneous understandings or agreements, both written and oral, between the Town and the Developer relating to the specific subject matter of this Agreement and the transactions contemplated hereby.

Section 8.12. Reserved.

Section 8.13. Dispute Resolution.

In the event of a dispute regarding this Agreement or the transactions contemplated by it, the parties hereto will use all reasonable efforts to resolve the dispute on an amicable basis. If the dispute is not resolved on that basis within sixty (60) days after one party first brings the dispute to the attention of the other party, then either party may refer the dispute for resolution by one arbitrator mutually agreed to by the parties, and judgment on the award rendered by the arbitrator may be entered in any Maine state court having jurisdiction. Any such arbitration will take place in Sanford, Maine or such other location as mutually agreed by the parties. The parties acknowledge that arbitration shall be the sole mechanism for dispute resolution under this Agreement. In the event the parties are unable to agree, within a reasonable period, on the selection of an arbitrator, each party shall appoint a neutral and the selected neutrals shall be charged with selecting an arbitrator. Provided however, that in the event the selection of an arbitrator by the parties and through neutrals fails, either party may file suit to resolve the dispute in any court having jurisdiction within the State of Maine. This arbitration clause shall not bar the Town's assessment or collection of property taxes in accord with law, including by judicial proceedings, including tax lien thereof.

Section 8.14. Tax Laws and Valuation Agreement.

The parties acknowledge that all laws of the State now in effect or hereafter enacted with respect to taxation of property shall be applicable and that the Town, by entering into this Agreement, is not excusing any non-payment of taxes by the Developer. Without limiting the foregoing, the Town and the Developer shall always be entitled to exercise all rights and remedies regarding assessment, collection and payment of taxes assessed on the respective Developer's property. In addition, the Development Program makes certain assumptions and estimates regarding valuation, depreciation of assets, tax rates and estimated costs. The Town and the Developer hereby covenant and agree that the assumptions, estimates, analysis and results set forth in the Development Program shall in no way (a) prejudice the rights of any party or be used, in any way, by any party in either presenting evidence or making argument in any dispute which may arise in connection with valuation of or abatement proceedings relating to the applicable Developer's property for purposes of ad valorem property taxation or (b) vary the terms of this Agreement even if the actual results differ substantially from the estimates, assumptions or analysis.

IN WITNESS WHEREOF, the Town and the Developer have caused this Agreement to be executed in their respective corporate names and their respective corporate seals to be hereunto affixed and attested by the duly authorized officers, all as of the date first above written.

WITNESS:

TOWN OF OLD ORCHARD BEACH

By:_____

Name: Diana Asanza

Its Town Manager, Duly Authorized by the Town
Council at its meeting on [VOTE DATE]

WITNESS:

BY: CHA Builders, LLC

By: _____
Printed Name: King Weinstein
Its: Authorized Representative

PUBLIC HEARING – BUSINESS LICENSE & APPROVALS:

Frances Calderon, 34 School Street, 206-28-20, 1 Year-Round Short-Term Rental

Barbara Hickey, 6 Country Drive, 107-3-6-15, 1 Year-Round Rental

Julie Ongaro, 1 Saunders Avenue #8, 303-2-1-8, 1 Year-Round Short-Term Rental (no previous license at this address).

Tanya Guay, 5 Boisvert Street #106, 305-3-9-6, 1 Year-Round Short-Term Rental

109BRANDROAD LLC (Leonard Anderson), 1 Seacliff Avenue #4A, 316-4-1-4A, 1 Year-Round Short-Term Rental (no previous license at this address).

Barbara Hickey, 18 Smithwheel Road #10, 210-2-6-10, 1 Year-Round Short-Term Rental (no previous license at this address).

Israel Collins, 7 Lawn Avenue, 309-4-5, 1 Year-Round Rental

Paradise Acquisition LLC, 9 Greenacre Road, 204-1-21, 1 Year-Round Rental (no previous license at this address).

G + S Dumpsters (Jason Glaude), 1 Waste Hauler Truck.

Garbage to Garden (Tyler Frank), 1 Waste Hauler Truck

Maine Dump Runners (Luke Buotte), 1 Vallee Lane (48 Amba Way), 3 Waste Haulers Trucks

Allagash Waste Services LLC (Dan Emerson), 2 Waste Hauler Trucks

Chair: Shawn O'Neill

PUBLIC HEARING – SPECIAL AMUSEMENT PERMITS & APPROVALS:

New England Restaurant Group INC (Pirate's Patio & Galley), 2 Walnut Street, 304-2-9, Amplified Music & Karaoke, Inside & Outside, 11:00am-8:00pm, last year was 12:00pm to 10:00pm.

Chair: Shawn O'Neill

TOWN MANAGER REPORT

OLD BUSINESS:

AGENDA ITEM #9066 (Tabled from 7/21/2026)

Discussion with Action: Approve the quote from Kevin Lessard and Son's Electric LLC for the installation of four (4) power outlets, data cables, and raceways for TV installation in the Chambers in the amount of \$5,315.36 from account # 51002-50842 Town Hall Improvements Expense Cip with a balance of \$372,688.50.

Chair: Shawn O'Neill

AGENDA ITEM #9070 (Tabled from 7/21/2026)

Discussion with Action: Enter into a consent agreement with the owner of record of the property at 90 Union Avenue, MBL 314-17-2.

Chair: Shawn O'Neill

CONSENT AGREEMENT

This Agreement is made this _____ day of July 2026, between **Jeffery Corbin** resident of Portland, Cumberland County, Maine (the “Property Owner”), and the **Town of Old Orchard Beach**, a municipal corporation located in York County, Maine (hereinafter the "Town" and together the “Parties”).

WHEREAS, Jeffery Corbin is the record owner of real property located in Old Orchard Beach, Maine at 90 Union Avenue and being further identified on the Town’s Tax Maps as Map 314, Block 17, Lot 2 (hereinafter the "Premises"); and

WHEREAS, the Premises consists of a three-family multi-unit building (the “Building”); and

WHEREAS, on October 25, 2021, there was a structure fire on the Premises, destroying a garage and leaving the Building in a state of serious disrepair; and

WHEREAS, on November 8, 2021, the Building was determined to be condemned as it is dangerous and unsafe for occupancy and was posted against occupancy by the Town Code Enforcement Officer; and

WHEREAS, On November 9, 2021, the Town’s Director of Code Enforcement issued to the Property Owner a “Notice of Removal After Casualty Damage,” advising that the fire investigation had concluded on the Premises and ordering the Property Owner to provide, on or before December 6, 2021, a contract for the removal of the Building, as required by Section 66-178 of the Town’s Code of Ordinances, which mandates that a property owner shall contract for the repair or restoration of damaged areas within thirty (30) days following casualty damage to the Premises; and

WHEREAS, On January 9, 2024, the Town’s Deputy Code Enforcement Officer issued a Notice of Violation for the Premises after observing that the Premises and the Building remained in substantially the same condition as in November 2021; and

WHEREAS, said Notice of Violation found the Property Owner in violation of Section 66-178 of the Town’s Code of Ordinances, as the Property Owner had failed to “contract for the repair or restoration of damages areas and the demolition of any areas not to be repaired and the removal of all debris connected therewith” within 30 days following the damage, further noting that the Premises had remained in this noncompliant condition for a period exceeding twenty-six (26) months without being brought into compliance with the Code; and

WHEREAS, The Parties thereafter agreed to a schedule for completion of the required repairs necessary to render the Premises and the Building safe and habitable; and

WHEREAS, an electrical permit was approved on January 11, 2024, and a building permit was issued on January 30, 2024, for the requisite repairs; and

WHEREAS, the Property Owner failed to comply with the agreed upon schedule and did not complete the required work; and

WHEREAS, On April 8, 2025, the Town’s Director of Code Enforcement inspected the Premises and determined that the condition of the Premises and the Building had not improved; and

WHEREAS, the same day the Director issued to the Property Owner a Notice of Violation and Order to Correct, finding that the Premises and the Building constituted a dangerous condition and were in violation of Section 175 of the Town’s Code of Ordinances. Specifically, the Notice found that the Building was not being “maintained in a safe, sanitary and non-hazardous manner” and that the exterior of the Premises and the Building were not being maintained to “prevent and repair deterioration” so that “hazards to public health and safety are avoided”; and

WHEREAS, on June 2, 2026, the Town Council of the Town of Old Orchard Beach (the “Council”) met to consider, among other things, whether to vote to move forward with a dangerous building proceeding pursuant to 17 M.R.S. § 2851, which could result in the Council ordering the demolition of the Building; and

WHEREAS, at its meeting, the Council determined that it would table the matter to allow the Property Owner, through his attorney, and the Town to negotiate this Agreement to avoid the need for litigation, and allow the Property Owner to complete the restoration and rehabilitation of the Building (the “Building Work”) as required by this Agreement; and

WHEREAS, the Town, in entering into this Agreement, does not thereby approve of, consent to, release, or otherwise condone any other violations of local or state laws, which may exist at the Premises, be they known or unknown; and

WHEREAS, both the Property Owner and the Town wish to avoid litigation over this land use violation:

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

1. The Property Owner shall provide the Town with a performance bond, cash escrow, letter of credit, or other performance guarantee satisfactory to the Town (the “Performance Guarantee”) in an amount sufficient to ensure the Building Work is completed in accordance with this Agreement and any permits issued by the Town.
2. The Property Owner shall secure the perimeter of the Building with construction fencing or other barriers consistent with standard construction site practices within seven (7) business days of the execution of this Agreement and shall maintain said fence in good condition until completion of the exterior renovation components of the Building Work or earlier removal is authorized by the Town’s Code Enforcement Officer.
3. The Property Owner shall contract with a Maine licensed engineer to conduct a structural assessment of the Building within ten (10) business days following execution of this Agreement and shall provide the Town with a written report of such assessment upon completion.

4. The Property Owner shall reapply for all expired building, electrical, and other permits, and obtain new permits for all Building Work, and shall complete all required components of the Building Work in accordance with, and under the timeframes required by, such permits.
5. The Property Owner agrees that the components of the Building Work associated restoration of the exterior of the Building shall be completed within sixty (60) days of the execution of this Agreement.
 - a. Within ten (10) days of the execution of this Agreement, the Property Owner shall provide proof of purchase and a delivery schedule for all materials necessary to complete the exterior restoration.
 - b. Within sixty (60) days of the execution of this Agreement, the Property Owner shall construct code-compliant egress stairways and landings to all levels of the Building, unless otherwise agreed by the Town's Code Enforcement Officer.
6. Upon completion of the exterior restoration components of the Building Work, or as otherwise agreed by the Town's Code Enforcement Officer, the construction fence may be removed after inspection and approval by the Town's Code Enforcement Officer.
7. The Property Owner shall complete the components of the Building Work associated with the first-floor unit within six (6) months of the execution of this Agreement.
8. The Property Owner shall complete the components of the Building Work associated with the second residential unit within twelve (12) months of the execution of this Agreement.
9. The Property Owner shall complete the components of the Building Work associated with the third residential unit, and all other remaining Building Work in accordance with this Agreement, within eighteen (18) months of the execution of this Agreement.
10. Prior to issuance of any certificate of occupancy for the Building, or any unit therein, and in addition to compliance with all applicable building codes, the Property Owner shall:
 - a. Install a Knox Box in a location approved by the Old Orchard Beach Fire Department;
 - b. Complete installation of a sprinkler system throughout the building in accordance with approved plans.
11. The Town agrees to refrain from pursuing further legal action related to the dangerous building conditions described herein, unless and until any condition of this Agreement is violated by the Property Owner, his successors, or assigns. In the event of a breach of this Agreement, the Town may, in its sole discretion, pursue enforcement remedies available under Maine law, including, but not limited to, use of the Performance Guarantee, a

dangerous building proceeding under 17 M.R.S. § 2851 *et seq* and/or an enforcement action under 30-A M.R.S. § 4452 under the existing NOV.

12. Both parties agree that this Agreement may be recorded at the York County Registry of Deeds as evidence of the resolution of the violations described herein, subject to full compliance with the terms contained herein.

[signatures on following page]

TOWN OF OLD ORCHARD BEACH

Shawn O'Neill, Chair, Town Council

PROPERTY OWNER:

Jeffery Corbin

STATE OF MAINE
YORK, ss.

_____, 2026

Personally appeared the above-named Shawn O'Neill, Chair of the Town Council of the Town of Old Orchard Beach, and acknowledge the foregoing to be his free act and deed in his said capacity and the free act and deed of said Town Council of the Town of Old Orchard Beach.

Before me,

Notary Public

STATE OF MAINE

YORK, ss.

_____, 2026

Personally appeared the above-named Jeffrey Corbin and acknowledge the foregoing to be his free act and deed.

Before me,

Notary Public

NEW BUSINESS:

AGENDA ITEM #9074

Discussion with Action: Adjust the start time for the Thursday night fireworks.

Chair: Shawn O'Neill

AGENDA ITEM #9075

Discussion with Action: Approve the Special Event Permit for Pier Leasing to hold JeepFest on Old Orchard Street and in the Square on Saturday, September 12th, 2026, from 9 a.m. to 6 p.m. including set up and takedown. The Square and Old Orchard Street from Saco Avenue to Milliken/First Streets to be closed during the event. On Old Orchard Street there must be a 20-foot fire lane down the center of Old Orchard Street for fire apparatus. Insurance, listing the Town of Old Orchard Beach as additionally insured, to be provided to the Town Clerk's Office at least two weeks prior to the event.

Chair: Shawn O'Neill

APPLICATION INFORMATION

PLEASE SUBMIT A COMPLETE APPLICATION A MINIMUM OF 30 CALENDAR DAYS PRIOR TO THE EVENT.

1. Name of applicant Michael Courtemanche

Address of applicant 107 Shanley Dr. Attleboro, MA 02703
City State Zip

Phone number of applicant (508) 4721321 Fax ()

Cell phone () 5084721321 E-mail oobjeepfest@gmail.com

On whose behalf is this event being conducted? (Organization, Firm, Corporation, if applicable)

Old Orchard Pier, Old Orchard Beach JeepFest

Website address (if an Organization, Firm or Corporation) facebook, instagram

Type of Event:

- ☒ Festival/Fair
- ☐ Race/Walk/Bike Ride
- ☐ Concert
- ☐ Parade/March
- ☐ Other – Please specify

2. Event Description (name all vendors who will provide entertainment and the type of entertainment provided)

This will be a static Jeep meet. Parking for volume and togetherness. Static competition on the pier square for jeep themes.

Will you be using tents? _____ YES X NO

If yes, list size of tent and supplier, as well as what portion of the event will be taking place under the tent (i.e. cooking, sales, picnic tables, chairs, etc), and how the tent will be secured.

N/A

Will you be using staging? _____ YES X NO

If yes, the following items will be used at the event (Please mark all that apply):

☐ Amplified Music ☐ Bleacher(s) ☐ Dance Floor(s) ☐ Live Entertainment
☒ Loud Speaker(s) ☒ Microphone(s) ☐ Stadium(s) ☐ Stage(s)

☐ Other: _____

Note: If any of the above items will be used, please indicate their location on your attached Site Plan/Map. Use of the above items may require the Event Organizer to meet ADA regulations.

3. Chairperson and/or responsible party for the event, if other than above:
(Include information how this person may be contacted at any time during the event).

Name SAA Work Phone (____) _____

Address _____
City _____ State _____ Zip _____

Cell phone (____) _____ Fax (____) _____

E-mail _____

4. SET-UP Date for Event 09/12/26 Day of Week Sat from 0900 to 1800

Date of Event — Day of Week _____ from _____ to _____

Date of Event — Day of Week _____ from _____ to _____

Date of Event — Day of Week _____ from _____ to _____

Date of Event — Day of Week _____ from _____ to _____

TAKE-DOWN date 09/12/26 Day of Week Sat from 0900 to 1800

RAIN DATE(s) — Times _____

(if rain date listed, insurance must list rain date)

5. Location of the Event veterans park / pier square
(if applicable, a map or diagram showing the area to be used, or parade route)

6. The estimated number of participants in the event

____ 0-150; ____ 150-500; X 500-1000; ____ 1,000+

7. If a parade or public gathering, will it occupy any or all of the roadway involved or to be traversed? (if yes, explain). Use extra sheet of paper to describe exact route of parade, including any water stops.

this event will not disrupt roadways or traffic.

8. Will the sale of food and/or beverages occur at the event? NO If yes, describe the commodities to be sold.

☐ Alcoholic Beverages (only at Ballpark, using Ballpark Licensee) ☐ Pot Luck Items
☐ Professional Catering ☐ Non-Profit Food Vendors ☐ Retail Food Vendors

9. Will there be merchandise sold at the event? X YES ____ NO

Description of merchandise event tshirts /sweatshirts /stickers.

10. Is the event a Charitable event? X YES ____ NO

Is this event co-sponsored by the Town of Old Orchard Beach? ____ YES X NO

If this event a Regional School Unit #23 event? ____ Yes X NO

(The request for a waiver can only be requested if the event is a RSU #23 event or sponsored or co-sponsored by the Town of Old Orchard Beach).

11. If the event is charitable, name the beneficiary of the proceeds from the event:

Sgt Vincent Mattia Scholarship fund

12. List any Event Sponsors:

DOB Pier

Numerous Jeep parts companies

Will admission be charged for the event? X YES ____ NO
Will participants be charged for parking? ____ YES X NO

13. Has this event been held previously in Old Orchard Beach?

☒ YES (if yes, please list dates): Sept 2021 → 2026-
weekend after labor day yearly.

☐ NO

14. What is the applicant doing to ensure the event will not endanger the public safety or disturb the peace? Describe your plans for security at your event, including crowd control (attach additional sheets if necessary). Security plan will need final approval by the Old Orchard Beach Police Department and they have final say in appropriate number and type of security personnel required. Must include at least one Old Orchard Beach Police Officer, if security is required. Costs associated with security are the sole responsibility of the event organizer.

Please describe your security plan (including your plans for controlling ingress/egress of all persons, vehicles, equipment, and Emergency Medical Services):

Single point of entry w/ one way egress. I will have
2 dozen volunteers for parking/security etc. As well as
town requirements & EMS/Police.

Additional Uniformed presence provided by: ☐ Off-Duty Police Officers; ☐ Private Security;
☐ Volunteers

Times: ✓ How many? _____

If you have already made contact with someone about security, provide the contact name and number:

Name: - Phone Number: _____

Please list any items that will be left overnight. If equipment will be left on-site overnight, provide details for personal property safety and security of site: (Note that the event organizer is solely responsible for items left on the property. The Town assumes no responsibility for items of personal property at the location at any time)

N/A

Will audible devices be used at this event? X YES ____ NO

If yes, what type of devices will be used? What time will they be used? (Decibel level limits are in Chapter 26 of the Code of Ordinances).

During Audio showcase @ the Pier square we will have brief demos of car stereos.

Where will the event attendees/participants park? OOB Pier square. throughout veterans park.

Will a shuttle service be provided from parking areas to the event site? ____ YES X NO

If yes, please describe shuttle plan, and name of company provided service:

-

Will you require special parking (RV's, trailers, trucks)? ____ YES X NO

If yes, give details: -

15. Describe your plans for waste disposal at your event. What arrangements have you made for removal and disposal of trash generated by your event? Please supply details of numbers and type of containers and supplier of containers that will be used. (Attach additional sheets if necessary) Costs associated with waste disposal are the sole responsibility of the event organizer. Disposal in Town trash receptacles is NOT an accepted means of disposal, and is prohibited.

most jeopers will take what they bring. I will have numerous barrells that I will take with me out of town.

Is the use of barricades necessary/requested for this event? no

If yes, number needed and location _____

Will it be necessary to cover street and/or parking signs for this event, or place no parking signs?

____ YES X NO If yes, please describe:

Is any other public works assistance needed? no

If using First Street or Memorial Park Parking Lot, has the applicant reserved two spaces for Amtrak Parking? yes

16. Will there be any use of fire (i.e. tiki torches, grills, barbecues, bonfires, etc)? YES X NO

If yes, explain: —

If this application includes a request for a bonfire, the attached Bonfire Permit must also be filled out.

17. Describe your plans for all signage and/or decorations for the event. Please include type of signage to be used, and description of verbiage being posted on signage.

Old Orchard Beach Jeepest signs/banners. nothing explicit. no promotion of alcohol. Event name and names & logos of raffle sponsors.

Will this event be posting a banner on public property? X YES — NO

If yes, please list requested dates, dimensions of banner, wording on banner, and location (no more than two weeks prior to the event):

I would love to talk to someone about this so I can have appropriate signs made. I'd like to put downtown & near park for exposure.

18. Alcohol is not allowed on public property, except as outlined in the liquor license for the Ballpark. If this is a Ballpark event, will there be alcohol available for consumption? Note, if alcohol is being served, the Town requires additional Liquor Liability Insurance (minimum \$2,000,000, listing Town of Old Orchard Beach as additionally insured): YES X NO

Will the alcohol be: — Sold; — Given away; — Both

Describe the type of alcohol to be served, times consumption will be allowed, and plans for controlling consumption:

—

19. If this is a Ballpark Event, have you signed an agreement with the Ballpark Commission for use of the Ballpark? _____ Yes, it's attached ✓ No

20. Will the event involve professional fireworks? _____ YES ✓ NO
Consumer Fireworks are prohibited. If professional fireworks are requested, what is the name of the Pyrotechnics Company? _____
(If fireworks are requested, the Fire Chief or his designee must approve of the site prior to the application being submitted to the Town Council for consideration. The Pyrotechnics Company must submit the approval the Maine State Fire Marshal's Office at least one week prior to the event, and the event sponsor's insurance must list that fireworks are occurring).

What time/date will the fireworks display occur?

21. Will there be any kind of animals at this event? (e.g. petting zoo, pony rides, etc.) ____ YES ✓ NO

If so, please indicate the location of the animals on the Site Plan/Map.

22. Piping Plovers are state and federally protected birds that nest on beaches. There are mandatory beach management guidelines from April 1st through August 31st of each year. Will this event occur on the beach? _____ YES ✓ NO

If yes, you must contact the Public Works Department at 207-934-2250, approximately one week prior to the event. In the event there are any active piping plover nests in the vicinity of your event, you may have to move your event farther down the beach, or request permission to change the date of your event.

Piping Plover Essential Habitat: The Maine Department of Inland Fisheries and Wildlife (MDIFW) has designated two areas on Old Orchard Beach as "Essential Habitat" for nesting piping plovers. By statute, a state agency or municipal government shall not permit, license, fund, or carry out projects/events that will significantly alter an Essential Habitat or violate protection guidelines adopted by MDIFW. This rule is not a prohibition of all projects within areas designated as Essential Habitat. ***However, projects must be reviewed by MDIFW before Town approval.***

If the event is located partly or wholly within a mapped Essential Habitat the applicant will need to coordinate with municipal staff to submit a "Request for Project Evaluation" to MDIFW. MDIFW will evaluate the final event proposal per review standards established for Essential Habitats and determine if the event would significantly alter the habitat or violate protection guidelines. Application is attached.

The applicant is encouraged to obtain MDIFW guidance during project planning and design. Early involvement of MDIFW will help to minimize or avoid potential conflicts, facilitate cooperation between all parties, and enable quick turnarounds on project evaluations.

23. Certificate of Insurance and Additional Insured Endorsement page must be provided to the Town of Old Orchard Beach Town Clerk's Office 30 days prior to the event date. The applicant shall at its own cost and expense furnish a policy or policies for property damage or bodily injury in the amount of at least \$500,000. The Town of Old Orchard Beach **MUST** be listed as an Additional Named Insured.

_____ Yes, it has been provided with the application; X No, it will be provided at least 30 days prior to the event.

24. Is the applicant requesting the use of the RSU #23 school property (schools, parking lots, playing fields)? _____ YES X NO. If yes, has the applicant received approval from RSU #23 or the date the applicant will receive approval?

SPECIAL EVENT PERMIT AGREEMENT

I, Michael Courtomanche on behalf of Old Orchard Beach JeepFest
(Print Applicant Contact Name) (Print Organization/Group Name)

Agree to abide by the following Special Event requirements:

1. All pre-event determined fees shall be paid at least two weeks prior to the event. I agree to pay any costs determined after the event immediately upon receipt of invoice.
2. Certificate of Insurance and Additional Insured Endorsement page must be provided to the Town Clerk's Office at least 30 days prior to the event date. The Town of Old Orchard Beach **MUST** be listed as an Additional Name Insured with the proper endorsement included. MC (initial)
3. To develop a comprehensive security plan in conjunction with the Old Orchard Beach Police Department.
4. Town property shall not be removed from the premises including but not limited to benches, trashcans, tables, chairs, fencing, signs, etc.
5. Premises will be left in as good a condition as received except for reasonable wear and tear. All trash will be disposed of properly within 12 hours of the end of the event. I accept responsibility for any damages that might occur during the period of use.
6. To comply will all laws, rules, and regulations of the federal, state, and Town governments governing operations and conduct on Town property.
7. This permit agreement may be terminated by the Town of Old Orchard Beach at any time upon finding a violation of any rule, ordinance, and/or condition of the permit or upon good cause shown.

8. For myself and any other persons, organizations, firms and corporations sponsoring the event, which is the subject of this permit application, jointly and severally, hereby contract and agree to pay all costs of services provided by the Town of Old Orchard Beach, in support of said event.
9. For myself and any other persons, organizations, firms, and corporations sponsoring the event which is the subject of this permit application, jointly and severally, hereby contract and agree to indemnify, defend and hold harmless the Town of Old Orchard beach, its officers and employees, against all claims, loss or liability from any claim or suit arising or alleged to have arisen from any act or omission of said applicant, its agents, invitees or other sponsor in connection with said event.
10. The facility/area is provided in an "as is" condition. The event organization assumes all responsibility for the security and safety of all participants and spectators of the event.
11. I understand that the Town of Old Orchard Beach has no responsibility for equipment and/or items of personal property at the location at any time.
12. Any misrepresentation or deviation from the final permit conditions will result in immediate revocation of the permit and halting of the event.
13. Events are considered rain/shine. Refunds are not issued if the event does not occur.
14. The permit does not authorize alcohol on any public property, including, but not limited to the beach, Memorial Park, streets and sidewalks.
15. Consumer Fireworks are illegal in Old Orchard Beach.

I have read and understand the Special Events Permit Agreement terms and conditions and I agree to be bound by said terms and conditions. I certify that the information I provided is accurate to the best of my knowledge.

Signature: 
(authorized representative)

Date: 07/13/2020

Print name: Michael R. Gortemanche

Print Organization Name (if applicable): Old Orchard Beach JapFest

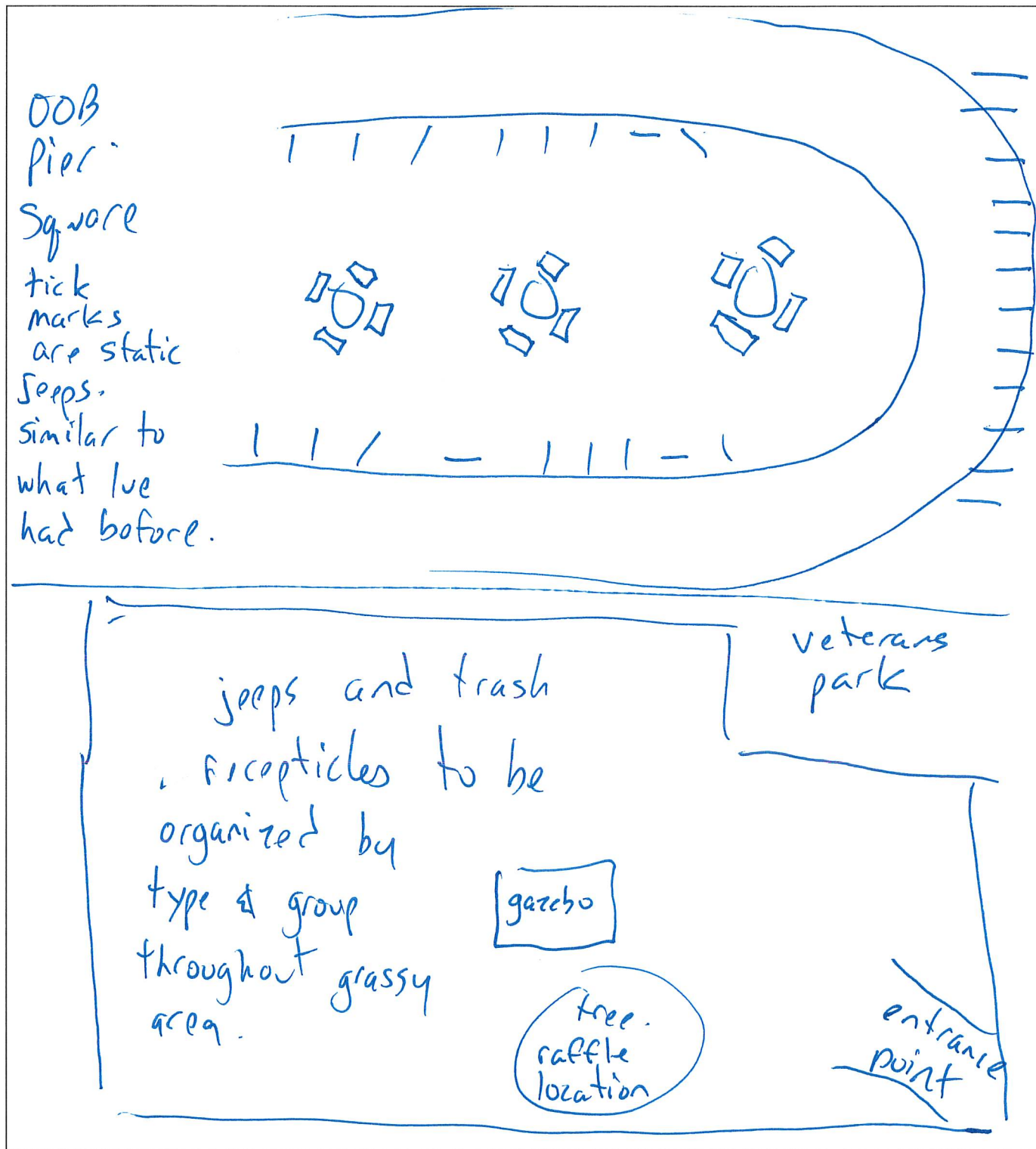
SITE PLAN SKETCH OF SPECIAL EVENT (Completed by Event Coordinator)

In the space below, please provide the following information. Attach a separate map if necessary.

General Map of Location
Event Coordinator's Booth
Tents/Stages/Grandstands
Porta Potties/Rest Rooms

Vendor Locations
Garbage Cans
Water Sources

Street Closures/Parking Information
Water/Electricity Sources
Loudspeakers



MISCELLANEOUS PAYMENT RECPT#: 696084
TOWN OF OLD ORCHARD BEACH
1 PORTLAND AVE.

OLD ORCHARD BEACH, ME 04064

DATE: 07/13/26 TIME: 14:28:51
CLERK: clopresti DEPT:
CUSTOMER#:

COMMENT: SPECIAL EVENT PERMIT

CHG: TCREC TOWN CLERK RECE 50.00

AMOUNT PAID: 50.00

PAID BY: COURTEMANCHE, MICHAEL
PAYMENT METH: CASH

REFERENCE: COURTEMANCHE

AMT TENDERED: 50.00
AMT APPLIED: 50.00
CHANGE: .00

AGENDA ITEM #9076

Discussion with Action: Shall the Town amend the Code of Ordinances, Chapter 42, Parks and Recreation, Division 5, Special Events, by adding to the special event permit, a permit for a food truck on private property.

Chair: Shawn O'Neill

Commentary on Proposed Amendment:

Agenda Item 9042

Mobile Food Businesses for Special Events

The Town has received requests from local businesses and residents to allow food and beverage trucks for special events held on private property. These requests include both commercial gatherings and private celebrations, such as birthday parties.

Under the current Zoning Ordinance, food trucks are only permitted in limited areas: the Campground Overlay District, the Amusement Overlay District, the Salvation Army property, or through Town Council–approved special event permits. To address new needs while maintaining protections for downtown brick-and-mortar establishments, an amendment has been drafted to expand the Special Event Permit process to include food and beverage trucks on private property.

The proposed changes have been reviewed by the Code Enforcement Department, the Town’s Health Officer, Police and Fire Departments, and Attorney Phil Saucier. Staff also met with the first requester, Seashell Cottages, to review the amendment prior to presenting it to the Town Council.

This amendment aims to provide flexibility for mobile food services at private events while also safeguarding nearby food service businesses. Key elements of the amendment include:

- Applications must be submitted at least 30 days prior to the event, with required information such as location, event description, dates and times, qualified catering permit (if alcohol will be served), emergency contact information, and confirmation that wastewater will not be disposed of on public property.
- Mobile food businesses may serve only event guests and employees; service to the general public is not allowed.
- Codes and Fire personnel may inspect the event location and the mobile food business before operation.
- Mobile food businesses must be located at least 100 feet from any existing food or beverage establishment.
- Operation is limited to two days within any seven-day period, for no more than six hours per day, between 10 a.m. and 10 p.m.
- Mobile food businesses must be located at least 20 feet from the front property line.

This amendment seeks to balance the needs of event hosts and mobile vendors with the economic interests of established local businesses.

NOTICE OF PUBLIC HEARING
MUNICIPAL OFFICERS OF THE TOWN OF
OLD ORCHARD BEACH

The Municipal Officers of the Town of Old Orchard Beach, Maine hereby give Public Notice that there will be a Public Hearing held at the Town Hall, Council Chambers, on July 21st, 2026 to consider the following:

Shall the Town Council of the Town of Old Orchard Beach amend the Code of Ordinances, Chapter 42, Parks and Recreation, Division 5, Special Events, by adding the underscored language as follows:

Division 5.-Special Event Permits

Subdivision 1.-In General

Sec. 42-231. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Adjacent tidewaters means the ocean waters along the shoreline of the town beach and extending for a distance of 300 feet from such beach, measured from the low water mark.

Beverages means alcoholic and non-alcoholic drinks.

Food Cart means a small, non-motorized unit (pushed by hand or towed) that is typically unenclosed, and requires external transportation, and focuses on limited menus or pre-packaged food and beverages.

Food truck means a motorized vehicle or Food Trailer that is completely mobile from which prepared and/or pre-packaged food and beverages are served. The term "food truck" shall not include ice cream trucks.

Mobile Food Business means a food truck, Food Trailer and food cart as defined in this section.

Private Property means the real property that has a primary structure located on the property for which an event is located.

Public property means:

- (1) Any land owned by the town, including but not limited to Veterans Memorial Park, the town beach; and
- (2) Adjacent tidewaters.

Special event means any event, sponsored by an individual, corporation, partnership or other entity or organization, intended primarily for recreational, entertainment or charitable purposes, which requires the use of public property, including events which might otherwise be prohibited by division 2 of this article pertaining to the use of motorized and nonmotorized water toys on the town beach.

Special Event on Private Property means a gathering that a sponsoring individual or organization conducts on private property.

Town beach means that beach area and public parkland taken by the town for a public park on or about April 23, 1935, and May 5, 1935, the records of which are on file in the office of the town clerk.

Sec. 42-232. Purpose.

The purpose of this division is to provide the town council with a mechanism for regulating the dates, times, location and conditions under which permittees are authorized to make use of the public property in a manner which is consistent with the public health, safety and welfare and which promotes the use of public property for special recreational, entertainment, or charitable events. **This division also regulates mobile businesses that provide services to guests for events on private property.**

Sec. 42-233. Enforcement.

This division and the terms of a special events permit issued shall be enforced by any lifeguard employed by the town, by any law enforcement officer, or by any other designated town official duly authorized to enforce this division. The authority of lifeguards to enforce this division is limited to the town beach. **A Special Event Permit and Special Event Permit for Private Property can be suspended at any time if the Code Enforcement Department or Police/Fire Departments believe a violation has occurred, or there is a life safety issue. The Town Council may revoke a permit after notice and hearing.**

Sec. 42-234. No rights created.

This division grants no rights to and creates no property or other legal interests in any person. The town council, as trustee of public property, retains full control over public property and may in its sole and exclusive discretion issue, issue with conditions or deny special events permits. Decisions of the town council under this division shall be final, and this division provides no right of appeal.

Sec. 42-256. Required.

No person may conduct a special event on public property, or operate a mobile food business on private property, without a special events permit issued by the town council pursuant to this subdivision. The application must be received at least 30 calendar days prior to the event.

Applications for public property may be approved for up to three years prior to the event; however, the applicant must meet with the department heads at least 60 days prior to the event for that year.

Bonfires, small gatherings, including weddings (less than 25 people), located on public property, will require administrative approval only.

Events at the ballpark will require an approved contract or agreement with the Town of Old Orchard Beach with final administrative approval only; however, the town council reserves the right to place the application on the town council agenda before a contract or agreement is signed.

A change in date may be granted administratively due to a cancellation because of rain, snow, piping plovers, conflict with another event, or other needs that may arise.

Sec. 42-257. Criteria for issuance.

In considering whether to issue a special events permit pursuant to this subdivision, the town council shall consider whether the proposed special event:

- (1) Is consistent with the goal of promoting use of public property for recreational, entertainment or charitable events.
- (2) Can be conducted in the location proposed without endangering the public safety or disturbing the peace and order of the public property.

A. For mobile businesses on private property:

(1) No owner of private property shall allow any mobile food business to operate at an event on their property without a Special Event Permit for Private Property issued by the Town Council. It shall be the responsibility of the property owner to file a new permit application no later than thirty (30) calendar days before the event is held on the property. A single Special Event Permit application can apply to multiple events each calendar year.

(2) Special Event Permits for Private Property can be issued for no more than two mobile food businesses at any one time. A mobile food business can only operate on private property for two days during a seven-day period, and only during the time of the special event. Maximum hours allowed are six hours between the time frame of 10 a.m. and 10 p.m.

(3) Mobile Food businesses may serve event guests and employees only. Service to the general public is prohibited.

(4) State Approvals. Mobile food businesses shall secure all applicable state license and permit approvals, including any inspections, before serving event guests. State approval documentation shall be provided to the town clerk's office before final approval.

(5) Application/Operation Details. An owner or operator of a mobile food business must submit an application to the town council for a special event permit on private property submitting the following:

1. Location of mobile food business on the real property.
2. Description of mobile food business. Description shall include a visual representation such as a recent photograph.
3. Dates and times mobile food business will be located on private property.
4. Description of the event serviced by the mobile food business.
5. State Qualified Catering Permit if serving alcohol.
6. Emergency contact information.
7. Must have hot/cold running water on the mobile food truck, and must have an adequate container for wastewater. The disposal of wastewater on public property is prohibited.

Sec. 42-259. Conditions.

Each special events permit issued pursuant to this subdivision shall, at a minimum, specify the permit holder's obligations as to the following:

- (1) Dates and times.
- (2) Designated areas of public property and private property to be affected.
- (3) On public property, an insurance policy, for property damage or bodily injured in the amount of at least \$500,000.00, listing the Town of Old Orchard Beach as additionally insured. If alcohol is being served, liquor liability insurance is required, with a minimum amount of \$2,000,000.00, listing the town as additionally insured.
- (4) Crowd control.
- (5) Parking.
- (6) Cleanup.
- (7) Any other conditions which the town council deems necessary to protect the public safety and maintain order on the public property.

(8) Inspection of Mobile Food Businesses. The Code Enforcement Officer and Fire Department shall have the authority to inspect the location of the mobile food business, as well as the mobile food truck before serving event guests.

(9) Mobile Food Businesses cannot be located within 100 feet of an establishment that sells food and beverages.

Mobile Food Businesses cannot be located within 20 feet of the front property line on the private property where the mobile food business will operate, as shown on the Town of Old Orchard Beach zoning map.

Sec. 42-260. Liability.

The holder of a special events permit issued pursuant to this subdivision shall be solely responsible for conducting the special event in compliance with the conditions of the permit and for maintaining public safety and order during the special event. The town assumes no liability or responsibility by issuing the permit.

Sec. 42-261. Exemptions.

Special event permits and special event permits on private property are not required within the Campground Overlay District and Amusement Overlay District.

Secs. 42-261—42-280. Reserved.

Under the Schedule of License, Permit and Application fees, Special Event Permits are \$50 per day.

Per Order of the Municipal Officers this _____ day of _____, 2026.

A True Copy
Attest:

Kim M. McLaughlin, Town Clerk

AGENDA ITEM #9077

Discussion with Action: Approve the Council Order # 2026-1, entitled, “Order to Authorize Lease Purchase of One (1) New Truck in the Principal Amount of \$165,769.”

Chair: Shawn O’Neill

August 4th, 2026: **Order # 2026-1**

Agenda: To see what action the Council will take regarding Order # 2026-1, entitled, “Order to Authorize Lease Purchase of One (1) New Truck in the Principal Amount of **\$165,769.**”

Motion: I move that the Council approve Order # 2026-1, entitled, “Order to Authorize Lease Purchase of One (1) New Truck in the Principal Amount of **\$165,769,**” and that an attested copy of this Order be filed with the minutes of this meeting.

**ORDER TO AUTHORIZE LEASE PURCHASE OF ONE (1) NEW TRUCK IN THE
PRINCIPAL AMOUNT OF \$165,769**

BE IT ORDERED, by the Town Council of the Town of Old Orchard Beach, Maine, in Town Council assembled:

That the purchase of **One (1) New Truck with associated equipment and attachments** (the “Equipment”) with a purchase price of **\$165,769** is approved;

That under and pursuant to the Charter of the Town of Old Orchard Beach (the “Town”), including Section 409.12 of said Charter, the Town Manager and Finance Director, acting singly, are authorized to accept the proposal of **Androscoggin Bank** (the “Lessor”) to provide tax-exempt lease purchase financing for the Equipment in the principal amount of **\$165,769** to be paid in **five (5)** annual installments with interest at a rate of **5.01%** per annum, and any prior such acceptance is ratified and confirmed;

That the Town Manager and Finance Director, acting singly, are authorized to execute and deliver a lease purchase agreement with Lessor or its nominee, in the name and on behalf of the Town for the Equipment, in principal amount not to exceed **\$165,769**, in such form and on such terms not inconsistent herewith as the Town Manager or Finance Director may approve (the “Lease”);

That neither the proceeds of the Lease nor the Equipment shall be used in any manner that would cause the Lease to be an “arbitrage bond” or a “private activity bond” within the meaning of Sections 148 and 141 of the Internal Revenue Code of 1986, as amended (the “Code”);

That the Town Manager and Finance Director, acting singly, are authorized to designate the Lease, as applicable, as a qualified tax-exempt obligation within the meaning of Section 265(b)(3) of the Code;

That the Town Manager and Finance Director, acting singly, are authorized to covenant on behalf of the Town to file any information report and pay any rebate due to the United States in connection with the issuance of the Lease, and to take all other lawful actions necessary to ensure that the interest portion of the rental payments under and pursuant to the Lease will be excludable from the gross income of the owners thereof for purposes of federal income taxation and to refrain from taking any action which would cause such

interest portion of the rental payments to become includable in the gross income of the owners thereof;

That the appropriate officials of the Town are authorized to execute and deliver such other documents and certificates as may be required in connection with the Lease; and

That an attested copy of this Order be filed with the minutes of this meeting.

A true copy, attest: _____
Kim McLaughlin, Town Clerk

AGENDA ITEM #9078

Discussion with Action: Accept the quote from Rowe Westbrook for the purchase of a 2027 F600 with a Switch-N-Go Detachable Truck Body System in the amount of \$165,769.00 to be financed through a lease purchase agreement with Androscoggin Bank at 5.01% (Tax Exempt) with 5 annual payments in the amount of \$36,471.81 from account 20197-50330 Debt Service Equipment Replacement with a balance of \$530,100.00.

Chair: Shawn O'Neill

Rowe Westbrook

Stock #:

VIN

Deal#: 0068032

June 19, 2026

Vehicle Not Found OLD ORCHARD BEACH

Phone:

Salesperson: TIMOTHY CARON

Email:

Sale Information

Selling Price	\$71,384.00
Accessories	\$93,852.00
Rebates	\$0.00
Service Contract	\$0.00
Gap	\$0.00
Net Trade	\$0.00
Fees	\$533.00

Trade Information

Trade Allowance	\$0.00
Trade Payoff	\$0.00
Net Trade	\$0.00

Cash Option

Sales Tax

\$0.00

Balance Due Of

\$165,769.00

Finance Option

Initial Investment

Lease Option

Initial Investment

Please submit this worksheet to management for review. I understand 1) This worksheet is neither an offer nor a contract and is not binding on the customer or the dealership. 2) No offer to purchase any vehicle is binding until accepted in writing by an authorized sales manager and 3) Sales consultants cannot obligate or bind the customer or the dealership.

I hereby authorize the dealership to conduct an investigation of my credit and employment history and release such information to banks, lenders and credit agencies.

Customer signature:

Dealership Approval:



Prepared by: Tim Caron

06/19/2026

Rowe Ford Sales | 91 Main Street Westbrook Maine | 040924791

2027 F-600 Chassis 4x4 SD Regular Cab 169" WB DRW XL (F6L)

Price Level: 715 | Quote ID: 26june18

As Configured Vehicle

Code	Description	MSRP
Base Vehicle		
F6L	Base Vehicle Price (F6L)	\$62,455.00
Packages		
680A	Order Code 680A <i>Includes:</i> - Transmission: TorqShift 10-Speed Automatic Includes SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and off-road and transmission power take-off provision. - GVWR: 22,000 lbs Payload Package - Tires: 245/70Rx19.5G BSW A/P Spare may not be the same as road tire. - Wheels: 19.5" X 6.75" Argent Painted Steel - HD Vinyl 40/20/40 Split Bench Seat Includes center armrest, cupholder, storage and driver's side manual lumbar. - Radio: AM/FM Stereo w/MP3 Player Includes 4 speakers. - Ford Connectivity Package (1-Year Included) Includes unlimited Wi-Fi hotspot. Included for 1-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan. - SYNC 4 w/8" Center Display Includes wireless Apple CarPlay and Android Auto compatibility, embedded apps digital owner's manual and 911 Assist.	N/C
Emissions		
425	50-State Emissions System	STD
Powertrain		
99T	Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20 <i>Includes Operator Commanded Regeneration (OCR), Diesel Exhaust Fluid (DEF) tank and manual push-button engine-exhaust braking.</i> <i>Includes:</i> - Dual 68 AH/65 AGM Battery - Limited Slip w/4.30 Axle Ratio	\$10,995.00
44G	Transmission: TorqShift 10-Speed Automatic <i>Includes SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and off-road and transmission power take-off provision.</i>	Included
X4L	Limited Slip w/4.30 Axle Ratio	Included

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



Prepared by: Tim Caron

06/19/2026

Rowe Ford Sales | 91 Main Street Westbrook Maine | 040924791

2027 F-600 Chassis 4x4 SD Regular Cab 169" WB DRW XL (F6L)

Price Level: 715 | Quote ID: 26june18

As Configured Vehicle (cont'd)

Code	Description	MSRP
STDGV	GVWR: 22,000 lbs Payload Package	Included
Wheels & Tires		
TD5	Tires: 245/70Rx19.5G BSW A/P <i>Spare may not be the same as road tire.</i>	Included
64B	Wheels: 19.5" X 6.75" Argent Painted Steel	Included
Seats & Seat Trim		
A	HD Vinyl 40/20/40 Split Bench Seat <i>Includes center armrest, cupholder, storage and driver's side manual lumbar.</i>	Included
Other Options		
PAINT	Monotone Paint Application	STD
169WB	169" Wheelbase	STD
STDRD	Radio: AM/FM Stereo w/MP3 Player <i>Includes 4 speakers.</i>	Included
	<i>Includes:</i> - Ford Connectivity Package (1-Year Included) <i>Includes unlimited Wi-Fi hotspot. Included for 1-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.</i> - SYNC 4 w/8" Center Display <i>Includes wireless Apple CarPlay and Android Auto compatibility, embedded apps digital owner's manual and 911 Assist.</i>	
473	Snow Plow Prep Package <i>Includes pre-selected springs (see order guide supplemental reference for springs/FGAWR of specific vehicle configurations). Note 1: Restrictions apply; see supplemental reference or body builders layout book for details. Note 2: Also allows for the attachment of a winch. Adding (67B) 410 amp dual alternators is highly recommended for max power output.</i> <i>Includes:</i> - 350 Amp Dual Alternators <i>Includes 190 Amp + 160 Amp.</i>	\$350.00
86M	Dual 68 AH/65 AGM Battery	Included
67A	350 Amp Dual Alternators <i>Includes 190 Amp + 160 Amp.</i>	Included
18B	Platform Running Boards	\$320.00

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Prepared by: Tim Caron

06/19/2026

Rowe Ford Sales | 91 Main Street Westbrook Maine | 040924791

2027 F-600 Chassis 4x4 SD Regular Cab 169" WB DRW XL (F6L)

Price Level: 715 | Quote ID: 26june18

As Configured Vehicle (cont'd)

Code	Description	MSRP
872	Rear View Camera & Prep Kit <i>Pre-installed content includes cab wiring and frame wiring to the rear most cross member. Upfitters kit includes camera with mounting bracket, 20' jumper wire and camera mounting/aiming instructions.</i>	\$515.00
52B	Trailer Brake Controller	\$300.00
76C	Exterior Backup Alarm (Pre-Installed)	\$280.00

Fleet Options

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

Z1_01	Oxford White	N/C
SUBTOTAL		\$75,215.00
Destination Charge		\$2,795.00
TOTAL		\$78,010.00

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



Prepared by: Tim Caron

06/19/2026

Rowe Ford Sales | 91 Main Street Westbrook Maine | 040924791

2027 F-600 Chassis 4x4 SD Regular Cab 169" WB DRW XL (F6L)

Price Level: 715 | Quote ID: 26june18

Selected Equip & Specs

Dimensions

• Conventional Capacity: 18,500 lbs. • **GCWR: 43,500 lbs.** • **Fifth-wheel towing capacity: 34,000 lbs.** • **Gooseneck towing capacity: 34,200 lbs.** • Front brake diameter: 15.4" • Rear brake diameter: 15.8" • Vehicle body length: 254.8" • Vehicle body width: 80.0" • Vehicle body height: 81.9" • Wheelbase: 169.0" • Vehicle turning radius: 24.2' • Front track: 74.8" • Rear track: 74.0" • Cab to axle: 84.0" • Rear tire outside width: 93.9" • Axle to end of frame: 47.2" • Frame section modulus: 12.7 cu.in. • Frame yield strength (psi): 50000.0 • Frame rail width: 34.2" • Front bumper to front axle: 38.3" • Front bumper to back of cab: 123.7" • Interior rear cargo volume: 11.6 cu.ft. • Max interior rear cargo volume: 11.6 cu.ft. • Total passenger volume: 64.6 cu.ft. • Headroom first-row: 40.8" • Leg room first-row: 43.9" • Shoulder room first-row: 66.7" • Hip room first-row: 62.5"

Powertrain

• **Compression ignition system** • **Powerstroke 6.7L V-8 diesel direct injection, DEVCT intercooled turbo, diesel, engine with 330HP** • Engine cylinders: V-8 • **Horsepower: 330 HP@2200 RPM** • **Torque: 950 lb.-ft.@1800 RPM** • Radiator • **Engine retarder system** • Auxiliary power take-off • 10-speed automatic • Part-time 4WD • Four-wheel drive • Two-Speed Transfer Case • **Recommended fuel: diesel** • Driveline managed traction control • Electronic transfer case shift • Mechanical limited slip differential • Auto locking hub control

Fuel Economy and Emissions

• **Diesel secondary fuel type** • Federal emissions

Suspension and Handling

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

Driveability

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

Body Exterior

• Trailer wiring harness • **Running boards** • 2 doors • Monotone paint • Black fender flares • Black side window trim • Black door handles • Black windshield trim • Black front bumper • 2 front tow hooks • Black front bumper rub strip • Black grille • Convex spotter in driver and passenger side door mirrors • Manual extendable trailer mirrors • Turn signal indicator in door mirrors • Black door mirrors • LT245/70RS19.5 AS BSW front and rear tires • 19.5 x 6.75-inch front and dual rear argent steel wheels

Convenience

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



Prepared by: Tim Caron

06/19/2026

Rowe Ford Sales | 91 Main Street Westbrook Maine | 040924791

2027 F-600 Chassis 4x4 SD Regular Cab 169" WB DRW XL (F6L)

Price Level: 715 | Quote ID: 26june18

Selected Equip & Specs (cont'd)

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

Comfort

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

Seats and Trim

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

Entertainment Features

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

Lighting, Visibility and Instrumentation

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

Technology and Telematics

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

Safety and Security

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Selected Equip & Specs (cont'd)

• Driver front impact airbag • Seat mounted side impact driver airbag • Safety Canopy System curtain first-row overhead airbags • Cancellable front passenger air bag • Seat mounted side impact front passenger airbag • 6 airbags • Front height adjustable seatbelts • SecuriLock immobilizer • Ford Security Package vehicle tracker • Ford Security Package security system • Remote panic alarm • Lane Departure Warning • Pre-Collision Assist with Automatic Emergency Braking (AEB) forward collision mitigation * **Rear mounted camera** • AdvanceTrac w/Roll Stability Control electronic stability control system with anti-rollover * **Back-up alarm**

Dimensions

General Weights

* Curb weight	7,896 lbs.	* Rear curb weight	3,200 lbs.
GVWR	22,000 lbs.	* Payload	14,020 lbs.

Trailing Weights

* Fifth-wheel towing capacity	34,000 lbs.	* Gooseneck towing capacity	34,200 lbs.
Conventional capacity	18,500 lbs.	* GCWR	43,500 lbs.

Front Weights

* Front curb weight	4,696 lbs.	GAWR front	7,500 lbs.
Axle capacity front	7,500 lbs.	Spring rating front	7,500 lbs.
Tire/wheel capacity front	9,080 lbs.		

Rear Weights

GAWR rear	15,500 lbs.	Axle capacity rear	15,500 lbs.
Spring rating rear	15,500 lbs.	Tire/wheel capacity rear	17,200 lbs.

Off Road

Min ground clearance	9.1"
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Exterior Measurements

Vehicle body length	254.8"	Vehicle body width	80.0"
Vehicle body height	81.9"	Wheelbase	169.0"
Front brake diameter	15.4"	Rear brake diameter	15.8"
Rear frame height loaded	30.5"	Rear frame height unloaded	35.0"
Front track	74.8"	Rear track	74.0"
Vehicle turning radius	24.2'	Cab to axle	84.0"
Rear tire outside width	93.9"	Axle to end of frame	47.2"
Frame section modulus	12.7 cu.in.	Frame yield strength (psi)	50000.0
Frame rail width	34.2"	Front bumper to front axle	38.3"
Front bumper to back of cab	123.7"		

Interior Measurements

Interior rear cargo volume	11.6 cu.ft.	Max interior rear cargo volume	11.6 cu.ft.
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Interior Volume

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Selected Equip & Specs (cont'd)

Total passenger volume 64.6 cu.ft.

Headroom

Headroom first-row 40.8"

Legroom

Leg room first-row 43.9"

Shoulder Room

Shoulder room first-row 66.7"

Hip Room

Hip room first-row 62.5"

Powertrain

Engine

* **Engine** **Powerstroke 6.7L V-8 diesel direct injection, DEVCT intercooled turbo, diesel, engine with 330HP**

Engine cylinders V-8

* **Ignition** **Compression ignition system**

Engine block material Iron engine block

* **Valves per cylinder** **4**

Engine location Front mounted engine

Engine mounting direction Longitudinal mounted engine

Cylinder head material Aluminum cylinder head

Engine Specs

* **Displacement** **6.7L**

* **Bore** **3.9"**

* **Compression ratio** **15.2**

* **cc** **405.9 cu.in.**

* **Stroke** **4.25"**

SAEJ1349 AUG2004 compliant

Engine Power

* **Horsepower** **330 HP@2200 RPM**

* **Torque** **950 lb.-ft.@1800 RPM**

Alternator

Alternator amps 190A

* **Alternator rating** **160A**

* **Alternator type** **Dual alternator**

Battery

Battery amps 68Ah

Battery rating 750CCA

* **Battery type** **Dual lead acid battery**

Battery run down protection Battery run down protection

Engine Extras

Radiator Radiator

* **Engine retarder** **Engine retarder system**

Auxiliary power take-off Auxiliary power take-off

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Selected Equip & Specs (cont'd)

Transmission

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

Drive Type

4WD type	Part-time 4WD	Drive type	Four-wheel drive
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Drivetrain

* Axle ratio	4.3
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Exhaust

Tailpipe	Stainless steel single exhaust
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Fuel

* Fuel type	diesel
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Fuel Tank

* DEF capacity	7.20 gal.	Fuel tank capacity	40.00 gal.
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Drive Feature

Limited slip differential	Mechanical limited slip differential	Traction control	Driveline managed traction control
Locking hub control	Auto locking hub control	Transfer case	Electronic transfer case shift

Provisions

* Provisions	Snow plow provisions
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Fuel Economy and Emissions

Fuel Economy

* Secondary fuel type	Diesel secondary fuel type
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Emissions

Emissions	Federal emissions
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Selected Equip & Specs (cont'd)

Suspension and Handling

Suspension

Suspension Firm ride suspension

Front shock absorbers Heavy-duty front shock absorbers

Rear shock absorbers Heavy-duty rear shock absorbers

Driveability

Brakes

Brake type 4-wheel disc brakes

Ventilated brakes Front and rear ventilated disc brakes

ABS brakes Four channel ABS brakes

Electronic parking brake Electronic parking brake

ABS brakes 4-wheel antilock (ABS) brakes

Brake Assistance

Hill start assist Hill Start Assist

Brake assist system Brake assist system

Front Suspension

Front anti-roll Front anti-roll bar

Suspension ride type front Mono-beam rigid axle front suspension

Front Spring

HD front springs Heavy-duty front springs

Springs front Front coil springs

Rear Spring

Springs rear Rear leaf springs

Rear springs Heavy-duty rear springs

Rear Suspension

Rear anti-roll Rear anti-roll bar

Suspension type rear Leaf spring rear suspension

Suspension ride type rear DANA M300 rigid axle rear suspension

Steering

Steering Hydraulic power-assist steering system

Steering type Re-circulating ball steering

Steering type number of wheels 2-wheel steering system

Exterior

Front Wheels

Front wheels diameter 19.5"

Front wheels width 6.8"

Rear Wheels

Rear wheels diameter 19.5"

Rear wheels width 6.8"

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Selected Equip & Specs (cont'd)

Front And Rear Wheels

Appearance	argent	Material	steel
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Front Tires

Aspect	70	Diameter	19.5"
Sidewalls	BSW	Speed	S
Tread	AS	Type	LT
Width	245mm	Front wheel - RPM	611

Rear Tires

Aspect	70	Diameter	19.5"
Sidewalls	BSW	Speed	S
Tread	AS	Type	LT
Width	245mm	Rear wheel - RPM	611

Body Exterior

Trailer

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

Exterior Features

Number of doors	2 doors	* Running boards	Running boards
Front splash guards	Front splash guards		

Body

Body panels .. Aluminum body panels with side impact beams

Mirrors

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

Front tires LT load rating	G	Rear tires LT load rating	G
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Wheels

Dual rear wheels

Dual rear wheels

Convenience

Door Locks

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

Cruise Control

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Selected Equip & Specs (cont'd)

Cruise control Cruise control with steering wheel mounted controls

Rear View Mirror

Day/Night rearview mirror ... Day/Night rearview mirror

Exterior Mirrors

Door mirrors Power door mirrors
Heated door mirrors Heated driver and passenger side door mirrors

Folding door mirrors Manual folding door mirrors

Front Side Windows

First-row windows Power first-row windows

Overhead Console

Overhead console Full overhead console

Overhead console storage Overhead console storage

Passenger Visor

Visor passenger mirror Passenger visor mirror

Power Outlets

12V power outlets 2 12V power outlets

Rear Windshield

Rear windshield Fixed rear windshield

Storage

Door bins front Driver and passenger door bins
Beverage holders Front beverage holders
Instrument panel storage ... Instrument panel covered bin

Number of beverage holders 6 beverage holders
Glove box Locking glove box
Dashboard storage Dashboard storage

Windows Feature

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

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

Miscellaneous

Trip computer Trip computer
Upfitter switches Upfitter switches
Over the air updates Over the air updates

PRND in IP PRND in IP
Accessory power Retained accessory power

Comfort

Climate Control

Climate control Manual climate control

Cabin air filter Cabin air filter

Headliner

Headliner material Cloth headliner material

Headliner coverage Full headliner coverage

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Selected Equip & Specs (cont'd)

Floor Trim

Floor covering Full vinyl floor covering

Floor coverage Full floor coverage

Steering Wheel

Steering wheel material Urethane steering wheel

Steering wheel telescopic Manual telescopic steering wheel

Steering wheel tilt Manual tilting steering wheel

Seats and Trim

Seat Capacity

Seating capacity 3

Front Seats

Front seat type Split-bench front seat

Driver seat direction Driver seat with 4-way directional controls

Driver seat fore/aft control Manual driver seat fore/aft control

Passenger seat direction Front passenger seat with 4-way directional controls

Split front seats 40-20-40 split-bench front seat

Reclining passenger seat Manual reclining passenger seat

Passenger seat fore/aft control Manual passenger seat fore/aft control

Front head restraints Height adjustable front seat head restraints

Front head restraint control Manual front seat head restraint control

Armrests front center Front seat center armrest

Armrests front storage Front seat armrest storage

Reclining driver seat Manual reclining driver seat

Lumbar Seats

Driver lumbar Manual driver seat lumbar

Front Seat Trim

Front seat upholstery Vinyl front seat upholstery

Front seatback upholstery Vinyl front seatback upholstery

Interior Accents

Interior accents Chrome interior accents

Gearshifter Material

Gearshifter material Urethane gear shifter material

Entertainment Features

Displays

Primary touchscreen display Primary touchscreen display

Number of first-row displays 2 total number of 1st row displays

Primary display size 8 inch primary display

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Selected Equip & Specs (cont'd)

Radio Features

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

Speakers	 Standard grade speakers	Speakers number	 4
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Audio Features

Steering mounted audio control	 Steering wheel mounted audio controls	Speed sensitive volume	 Speed sensitive volume
Voice activated audio	 SYNC 4 voice activated audio controls		

Lighting, Visibility and Instrumentation

Instrumentation

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

Instrumentation Displays

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

Instrumentation Gauges

Tachometer	 Tachometer	Transmission temperature gauge	 Transmission fluid temperature gauge
* Turbo gauge	 Turbo/supercharger boost gauge	Engine/electric motor temperature gauge	 Engine/electric motor temperature gauge
Gauge cluster display size (inches)	 4.20	Engine hour meter	 Engine hour meter
* DEF fluid gauge	 Diesel exhaust fluid (def) gauge		

Instrumentation Warnings

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

Glass

Tinted windows	 Light tinted windows
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Selected Equip & Specs (cont'd)

Headlights

Headlights Halogen headlights
Auto headlightsAutolamp auto on/off headlight control
Delay off headlights Delay-off headlights

Headlight type Reflector headlights
Multiple headlights Multiple enclosed headlights
DRL preference setting DRL preference setting

Front Windshield

Wipers... Variable intermittent front windshield wipers

Interior Lighting

Illuminated entry Illuminated entry
Front reading lights Front reading lights

Variable panel light... Variable instrument panel light

Lights

Running lights Daytime running lights
Clearance lights Cab clearance lights

Interior courtesy lights ... Fade interior courtesy lights
Perimeter approach lighting Remote activated
perimeter approach lighting

Technology and Telematics

Connectivity

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

Smart device integration SYNC 4 Apple
CarPlay/Android Auto smart device wireless mirroring

Internet Access

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

USB Ports

USB ports 2 USB ports

Safety and Security

Airbags

Front impact airbag driver... Driver front impact airbag
Front impact airbag passenger Cancellable front
passenger air bag
Front side impact airbag passenger Seat mounted
side impact front passenger airbag

Number of airbags 6 airbags
Front side impact airbag driver ... Seat mounted side
impact driver airbag
Overhead airbagsSafety Canopy System curtain first-
row overhead airbags

Seatbelts

Height adjustable seatbelts... Front height adjustable
seatbelts

Security System

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Selected Equip & Specs (cont'd)

Immobilizer SecuriLock immobilizer
Vehicle tracker Ford Security Package vehicle tracker

Remote panic alarm Remote panic alarm
Security system Ford Security Package security system

Active Driving Assistance

Lane departure Lane Departure Warning

Forward collision warning Pre-Collision Assist with Automatic Emergency Braking (AEB) forward collision mitigation

Cameras

* **Rear camera** **Rear mounted camera**

Traction Control

Electronic stability control AdvanceTrac w/Roll Stability Control electronic stability control system with anti-rollover

Parking Sensors

* **Back up alarm** **Back-up alarm**



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Available Options

Selected	Code	Description	MSRP
Packages			
☒	680A	Order Code 680A	N/C
<i>Includes:</i> - Engine: 7.3L 2V DEVCT NA PFI V8 Gas - Includes CNG/propane gaseous engine prep package which includes hardened engine intake valves and valve seats. - 190 Amp Alternator - Transmission: TorqShift 10-Speed Automatic - Includes SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and off-road and transmission power take-off provision. - Limited Slip w/4.88 Axle Ratio - GVWR: 22,000 lbs Payload Package - Tires: 245/70R19.5G BSW A/P - Spare may not be the same as road tire. - Wheels: 19.5" X 6.75" Argent Painted Steel - HD Vinyl 40/20/40 Split Bench Seat - Includes center armrest, cupholder, storage and driver's side manual lumbar. - Radio: AM/FM Stereo w/MP3 Player - Includes 4 speakers. - Ford Connectivity Package (1-Year Included) - Includes unlimited Wi-Fi hotspot. Included for 1-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan. - SYNC 4 w/8" Center Display - Includes wireless Apple CarPlay and Android Auto compatibility, embedded apps digital owner's manual and 911 Assist.			
Emissions			
☒	425	50-State Emissions System	STD
Powertrain			
☐	99N	Engine: 7.3L 2V DEVCT NA PFI V8 Gas	STD
<i>Includes CNG/propane gaseous engine prep package which includes hardened engine intake valves and valve seats.</i> <i>Includes:</i> - 190 Amp Alternator			
☒	99T	Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20	\$10,995.00
<i>Includes Operator Commanded Regeneration (OCR), Diesel Exhaust Fluid (DEF) tank and manual push-button engine-exhaust braking.</i> <i>Includes:</i> - Dual 68 AH/65 AGM Battery - Limited Slip w/4.30 Axle Ratio			

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Available Options (cont'd)

Selected	Code	Description	MSRP
	- 250 Amp Alternator		
☒	44G	Transmission: TorqShift 10-Speed Automatic <i>Includes SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and off-road and transmission power take-off provision.</i>	STD
☐	X8L	Limited Slip w/4.88 Axle Ratio	STD
☒	X4L	Limited Slip w/4.30 Axle Ratio	N/C
☒	STDGV	GVWR: 22,000 lbs Payload Package	STD

Wheels & Tires

☒	TD5	Tires: 245/70Rx19.5G BSW A/P <i>Spare may not be the same as road tire.</i>	STD
☐	TGU	Tires: 245/70Rx19.5 BSW Traction <i>Spare may not be the same as road tire. Includes 4 traction tires on the rear and 2 A/P tires on the front.</i>	\$190.00
☐	TGT	Tires: 245/70Rx19.5 BSW Traction (6) <i>Spare may not be the same as road tire.</i>	\$215.00
☒	64B	Wheels: 19.5" X 6.75" Argent Painted Steel	STD
☐	512	Spare Tire & Wheel Required in Rhode Island. <i>Excludes carrier.</i> <i>Includes:</i> <i>- 6-Ton Hydraulic Jack</i>	\$350.00
☐	51D	Spare Tire & Wheel Delete (Regional) Only available to pool accounts for sales to Rhode Island.	-\$85.00

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Available Options (cont'd)

Selected	Code	Description	MSRP
Seats & Seat Trim			
☒	A	HD Vinyl 40/20/40 Split Bench Seat <i>Includes center armrest, cupholder, storage and driver's side manual lumbar.</i>	STD
☐	1	Cloth 40/20/40 Split Bench Seat <i>Includes center armrest, cupholder, storage and driver's side manual lumbar.</i>	\$100.00
☐	L	Vinyl 40/Mini-Console/40 Front Seat <i>Includes driver's side manual lumbar.</i>	\$355.00
☐	4	Cloth 40/Mini-Console/40 Front Seat <i>Includes driver's side manual lumbar.</i>	\$515.00
Other Options			
☒	PAINT	Monotone Paint Application	STD
☒	169WB	169" Wheelbase	STD
☒	STDRD	Radio: AM/FM Stereo w/MP3 Player <i>Includes 4 speakers.</i> <i>Includes:</i> <i>- Ford Connectivity Package (1-Year Included)</i> <i>Includes unlimited Wi-Fi hotspot. Included for 1-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.</i> <i>- SYNC 4 w/8" Center Display</i> <i>Includes wireless Apple CarPlay and Android Auto compatibility, embedded apps digital owner's manual and 911 Assist.</i>	STD
☐	61J	6-Ton Hydraulic Jack	\$55.00
☐	61J_	6-Ton Hydraulic Jack (Regional) Standard in Rhode Island.	N/C
☐	96V	XL Chrome Package	\$425.00

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Price Level: 715 | Quote ID: 26june18

Available Options (cont'd)

Selected	Code	Description	MSRP
		<i>Includes:</i> - Chrome Front Bumper - Remote Start - Halogen Fog Lamps	
☐	94D	Ford Connectivity Pkg (1-Time Purchase - 7 Years)	\$745.00
		Not available for fleet orders. <i>Includes unlimited Wi-Fi hotspot. Select option for a 1-time purchase of Ford connectivity package. Ford connectivity package will be active for 7 years on this vehicle (non-transferrable to another VIN) from warranty start date. Requires activation via Ford app. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.</i>	
☒	473	Snow Plow Prep Package	\$350.00
		<i>Includes pre-selected springs (see order guide supplemental reference for springs/FGAWR of specific vehicle configurations). Note 1: Restrictions apply; see supplemental reference or body builders layout book for details. Note 2: Also allows for the attachment of a winch. Adding (67B) 410 amp dual alternators is highly recommended for max power output.</i> <i>Includes:</i> - 350 Amp Dual Alternators Includes 190 Amp + 160 Amp.	
☐	86S	Low Deflection Spacers	\$110.00
		<i>Includes 2" spacer blocks. Recommended for rear-biased loading, such as wrecker/retriever applications.</i>	
☐	63C	Aft-Axle Frame Extension	\$115.00
		<i>32.4" aft-of-axle frame extension increases AF dimension to 79.6"</i>	
☐	41H	Engine Block Heater	\$250.00
☐	86K	Programmable Engine Idle Shutdown Timer	\$250.00
		<i>Selection of this option enables the driver to select a time period between 1 to 30 minutes before the engine will shut off after idling. There will not be an option to override this timing. Customers needing to idle their vehicles for longer periods should not select this option.</i>	
☐	41P	Transfer Case Skid Plates	\$150.00
☐	60X	Automated Emergency Braking (AEB) Removal	N/C
		<i>Removes Pre-Collision Assist with Automated Emergency Braking (AEB) and forward collision warning, auto high beams, post impact braking and audible lane departure warning.</i>	

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Prepared by: Tim Caron

06/19/2026

Rowe Ford Sales | 91 Main Street Westbrook Maine | 040924791

2027 F-600 Chassis 4x4 SD Regular Cab 169" WB DRW XL (F6L)

Price Level: 715 | Quote ID: 26june18

Available Options (cont'd)

Selected	Code	Description	MSRP
☐	43K	Pro Power Onboard - 2kW <i>Includes dual alternators 12V 250 Amp + 24V 150 Amp. Placement and connection of the aux outlet is the responsibility of the final stage manufacturer.</i>	\$995.00
☒	86M	Dual 68 AH/65 AGM Battery	Variable
☐	18J	Vehicle Integration System 2.0 <i>FIN code required to program the module.</i> <i>Includes programmable vehicle integration system. Recommended for trucks that will utilize upfit aftermarket equipment.</i>	\$400.00
☐	94K	Ford Security Package (1-Time Purchase) <i>Select option for a 1-time purchase of Ford security package. Ford security package will be active for a minimum of 7 years on this vehicle (non-transferrable to another VIN) from warranty start date. Modem authorization is required. No additional subscription purchase will be required to maintain connectivity beyond the 7 years if the service is available. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features.</i>	\$595.00
☒	67A	350 Amp Dual Alternators <i>Includes 190 Amp + 160 Amp.</i>	N/C
☐	67B	410 Amp Dual Alternators <i>Includes 250 Amp + 160 Amp.</i>	\$215.00
☐	65M	26.5 Gallon Mid Ship Fuel Tank <i>Removes 40 gallon fuel tank.</i>	\$125.00
☐	65C	Dual Diesel Fuel Tanks <i>Combines 40 gallon aft-of-axle and 26.5 gallon mid ship tank.</i>	\$625.00
☒	18B	Platform Running Boards	\$320.00
☐	59H	Center High-Mounted Stop Lamp (CHMSL)	\$100.00
☐	153	Front License Plate Bracket	N/C

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Rowe Ford Sales | 91 Main Street Westbrook Maine | 040924791

2027 F-600 Chassis 4x4 SD Regular Cab 169" WB DRW XL (F6L)

Price Level: 715 | Quote ID: 26june18

Available Options (cont'd)

Selected	Code	Description	MSRP
Standard in states requiring 2 license plates and optional to all others.			
☐	60L	Bright Chrome Grille	N/C
☒	872	Rear View Camera & Prep Kit <i>Pre-installed content includes cab wiring and frame wiring to the rear most cross member. Upfitters kit includes camera with mounting bracket, 20' jumper wire and camera mounting/aiming instructions.</i>	\$515.00
☒	52B	Trailer Brake Controller	\$300.00
☐	52S	Interior Work Surface	\$140.00
☐	41A	Rapid-Heat Supplemental Cab Heater	\$350.00
☐	43C	Pro Power Onboard - 400W Outlet <i>Includes 1 in-dash mounted outlet.</i>	\$225.00
☒	76C	Exterior Backup Alarm (Pre-Installed)	\$280.00
☐	61L	Front Wheel Well Liner (Pre-Installed)	\$180.00
☐	79V	COV Required	N/A
☐	C09	Priced DORA	N/C

Dealer Installed Options

☐	F14AD	SecuriCode Wireless Keyless Entry Keypad <i>Driver's side. Shipped separately from the vehicle for dealer installation.</i>	\$240.00
☐	AFFAB	Battery Jump Start System GB70 by NOCO w/Case <i>Shipped separately from the vehicle for dealer installation.</i>	\$345.00

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06/19/2026

Rowe Ford Sales | 91 Main Street Westbrook Maine | 040924791

2027 F-600 Chassis 4x4 SD Regular Cab 169" WB DRW XL (F6L)

Price Level: 715 | Quote ID: 26june18

Available Options (cont'd)

Selected	Code	Description	MSRP
☐	BBVAF	Windshield Sunshade by Covercraft <i>Shipped separately from the vehicle for dealer installation.</i>	\$130.00
☐	AH1AB	Super Duty Tool Kit by AllTrade <i>Shipped separately from the vehicle for dealer installation.</i>	\$520.00
☐	AHQAB	First Aid Kit w/Ford Logo <i>Shipped separately from the vehicle for dealer installation.</i>	\$60.00
☐	AHMAB	Roadside Assistance Kit w/Ford Logo <i>Shipped separately from the vehicle for dealer installation.</i>	\$80.00
☐	AHMAC	Commercial USA Roadside Assistance Kit <i>Shipped separately from the vehicle for dealer installation.</i>	\$240.00

Fleet Options

☐	47A	Ambulance Prep Package Requires valid FIN code. <i>Incomplete vehicle package - requires further manufacture and certification by a final stage manufacturer. Ford vehicles are suitable for producing ambulances only if equipped with the Ford Ambulance Prep Package. In addition, Ford urges ambulance manufacturers to follow the recommendations of the Ford Incomplete Vehicle Manual and the Ford Truck Body Builders Layout Book (and pertinent supplements). Using a Ford vehicle without the Ford Ambulance Prep Package to produce an ambulance voids the Ford warranty. Note: Stationary Elevated Idle Control (SEIC) has been integrated into the engine control module.</i> <i>Includes:</i> <i>- 410 Amp Dual Alternators</i> <i>Includes 250 Amp + 160 Amp.</i>	\$1,205.00
☐	47L	Ambulance Prep Package w/Special Emissions Requires valid FIN code. <i>Incomplete vehicle package - requires further manufacture and certification by a final stage manufacturer. Ford vehicles are suitable for producing ambulances with special emissions only if equipped with the Ford Ambulance Prep Package with EPA Special Emergency Vehicle Emissions. In addition, Ford urges ambulance manufacturers to follow the recommendations of the Ford Incomplete Vehicle Manual and the Ford Truck Body Builders Layout Book (and pertinent supplements). Using a Ford vehicle without the Ford Ambulance Package with EPA Special Emergency Vehicle Emissions to produce an ambulance with special emissions voids the Ford warranty. Note 1: Stationary Elevated Idle Control (SEIC) has been integrated into the engine control module. Note 2: Engine calibration significantly reduces the possibility of depower mode when in stationary PTO operation. Note 3: Must meet the definition of an Emergency Vehicle, an Ambulance or Fire Truck per 40 CFR 86.1803.01 in the Federal Register. Note 4: California Code of Regulations allows for the sale of federally certified emergency vehicles in California.</i> <i>Includes:</i> <i>- 410 Amp Dual Alternators</i> <i>Includes 250 Amp + 160 Amp.</i>	\$1,205.00

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2027 F-600 Chassis 4x4 SD Regular Cab 169" WB DRW XL (F6L)

Price Level: 715 | Quote ID: 26june18

Available Options (cont'd)

Selected	Code	Description	MSRP
☐	47J	Fire/Rescue Prep Package w/EPA Special Emissions Requires valid FIN code. <i>Incomplete vehicle package - requires further manufacture and certification by a final stage manufacturer. Ford urges Fire/Rescue vehicle manufacturers to follow the recommendations of the Ford Incomplete Vehicle Manual and the Ford Truck Body Builders Layout Book (and pertinent supplements). Note 1: Stationary Elevated Idle Control (SEIC) has been integrated into the engine control module. Note 2: Engine calibration significantly reduces the possibility of depower mode when in stationary PTO operation. Note 3: Must meet the definition of an emergency vehicle, an Ambulance or Fire Truck per 40 CFR 86.1803.01 in the federal register. Note 4: California Code of Regulations allows for the sale of federally certified emergency vehicles in California.</i> <i>Includes:</i> <i>- 410 Amp Dual Alternators</i> <i>Includes 250 Amp + 160 Amp.</i>	\$1,205.00
☐	926	Speed Limitation - 65-Mph Governed Top Speed Requires valid FIN code.	\$80.00
☐	927	Speed Limitation - 75-Mph Governed Top Speed Requires valid FIN code.	\$80.00
☐	91S	Amber 360-Degree Dual Beacon LED Warning Strobes Requires valid FIN code.	\$695.00
☐	91G	Amber-Wht 360-Degree Dual Beacon LED Warning Strobes Requires valid FIN code.	\$695.00
☐	D9D	Built: Ohio Plant	N/C
☐	31G	Ship-Thru: NBC Truck Equipment	\$0.00
☐	31U	Ship-Thru: General Truck Body	\$0.00

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2027 F-600 Chassis 4x4 SD Regular Cab 169" WB DRW XL (F6L)

Price Level: 715 | Quote ID: 26june18

Available Options (cont'd)

Selected	Code	Description	MSRP
☐	31Z	Ship-Thru: Knapheide	\$0.00
☐	31H	Ship-Thru: Manning Truck Equipment	\$0.00
☐	31N	Ship-Thru: Monroe Truck Equipment	\$0.00
☐	312	Ship-Thru: National Fleet Services	\$0.00
☐	31P	Ship-Thru: Roush CleanTech	\$0.00
☐	31Y	Ship Thru: Zoresco Equipment	\$0.00
☐	FLADCR	Fleet Advertising Credit	N/A
☒	WARANT	Fleet Customer Powertrain Limited Warranty	N/C

Requires valid FIN code.

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

☐	FINAL1	Fleet Final Order Date: TBD	N/C
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General Info

☐	ORDER1	Initial Order Date: 05/08/2026	N/C
☐	START1	Start-Up Date: 08/10/2026	N/C
☐	BUILD1	Build-Out Date: TBD	N/C

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06/19/2026

Rowe Ford Sales | 91 Main Street Westbrook Maine | 040924791

2027 F-600 Chassis 4x4 SD Regular Cab 169" WB DRW XL (F6L)

Price Level: 715 | Quote ID: 26june18

Major Equipment

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

Exterior: Oxford White

- | | |
|---|--|
| * Running boards | * 19.5 x 6.75-inch front and dual rear argent steel wheels |
| * LT245/70RS19.5 AS BSW front and rear tires | * Front tires LT load rating: G |
| * Overdrive transmission | * PTO transmission provision |
| * Lock-up transmission | * Transmission electronic control |
| * Alternator Amps: 190A | * Stainless steel single exhaust |
| * Driveline managed traction control | * Battery rating: 750CCA |
| * Dual lead acid battery | * Battery run down protection |
| * Fuel tank capacity: 40.00 gal. | * Engine retarder system |
| * Auxiliary power take-off | * Steering wheel mounted audio controls |
| * 8 inch primary display | * AM/FM stereo radio |
| * AM/FM | * Seek scan |
| * SYNC 4 external memory control | * Vehicle body length: 254.8" |
| * Wheelbase: 169.0" | * Cab to axle: 84.0" |
| * Axle to end of frame: 47.2" | * Axle capacity rear: 15,500 lbs. |
| * Tire/wheel capacity rear: 17,200 lbs. | * Axle capacity front: 7,500 lbs. |
| * Spring rating front: 7,500 lbs. | * Firm ride suspension |
| * Trip computer | * Power door mirrors |
| * Heated driver and passenger side door mirrors | * Manual folding door mirrors |
| * DRL preference setting | * Daytime running lights |
| * Light tinted windows | * Variable intermittent front windshield wipers |

As Configured Vehicle

MSRP

STANDARD VEHICLE PRICE	\$62,455.00
Order Code 680A	N/C
50-State Emissions System	STD
Transmission: TorqShift 10-Speed Automatic	Included
GVWR: 22,000 lbs Payload Package	Included
Tires: 245/70Rx19.5G BSW A/P	Included
Wheels: 19.5" X 6.75" Argent Painted Steel	Included
HD Vinyl 40/20/40 Split Bench Seat	Included
Monotone Paint Application	STD
169" Wheelbase	STD
Radio: AM/FM Stereo w/MP3 Player	Included
Fleet Customer Powertrain Limited Warranty	N/C
Ford Connectivity Package (1-Year Included)	Included
SYNC 4 w/8" Center Display	Included
Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20	\$10,995.00
Dual 68 AH/65 AGM Battery	Included
Limited Slip w/4.30 Axle Ratio	Included
Snow Plow Prep Package	\$350.00

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Rowe Ford Sales | 91 Main Street Westbrook Maine | 040924791

2027 F-600 Chassis 4x4 SD Regular Cab 169" WB DRW XL (F6L)

Price Level: 715 | Quote ID: 26june18

Major Equipment

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

As Configured Vehicle

	MSRP
350 Amp Dual Alternators	Included
Platform Running Boards	\$320.00
Rear View Camera & Prep Kit	\$515.00
Trailer Brake Controller	\$300.00
Exterior Backup Alarm (Pre-Installed)	\$280.00
Oxford White	N/C
SUBTOTAL	\$75,215.00
Destination Charge	\$2,795.00
TOTAL	\$78,010.00

Fuel Economy

City
N/A



Hwy
N/A

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Messer Truck and Van
Westbrook, ME 04092

207-854-9751
info@messerbuilt.com
messerbuilt.com

Quote

Date	Quote #
6/18/2026	17383

Quote valid for 30 days.

Name / Address					
Rowe Ford Hyundai P O Box 109 Westbrook, ME 04098					
Attention	Terms	P.O. Number	Acct. Rep	Sales Rep	
Tim Caron	Net 30		DG	Dana	
Description			Qty	U/M	Total
Switch-N-Go Detachable Truck Body System Model 11-4016-15E-10T Price Includes: Installation Double acting 12 volt electric hydraulic 10 ton hoist 15,000 lb electric winch Heavy duty powder coated subframe Poly rear fenders ICC bumper Positive body locks OPTIONS NOT INCLUDED: Switch-N-Go Wireless Remote System ADD \$777.00			1	ea	18,725.00
DUMPSTER-1151-SS, 11' DUMPSTER, 14 YD, 51" TALL, 3" X 3" TUBE TOP RAIL, REAR SINGLE SWING GATE SN:			1	ea	5,250.00
EB-11-BEAV PLATFORM BODY, 11', 39" BULKHEAD, 1' BEAVERTAIL, 1/8" D/P FLOOR, SIDE STAKE POCKETS SN:			1	ea	4,850.00
WRSF-11, WORK READY SUBFRAME, 11FT, EXPANDED METAL FLOOR EDGES, 9IN CUTOUT INCLUDED SN			1	ea	3,918.00

Due to large increases in credit card processing fees, Messer would appreciate it if you would kindly keep credit card purchases to less than \$5,000.00. Checks, Cash or ACH wire are gladly accepted.



Messer Truck and Van
Westbrook, ME 04092

207-854-9751
info@messerbuilt.com
messerbuilt.com

Quote

Date	Quote #
6/18/2026	17383

Quote valid for 30 days.

Name / Address					
Rowe Ford Hyundai P O Box 109 Westbrook, ME 04098					
Attention	Terms	P.O. Number	Acct. Rep	Sales Rep	
Tim Caron	Net 30		DG	Dana	
Description			Qty	U/M	Total
DB-11, DUMP BODY, 11', STANDARD DUTY, 39" BULKHEAD FOR 48" HIGH TRUCK CABS SN:			1	ea	6,850.00
TEMPEST, 9FT, 5.0 CU YD, S500C S/S HOPPER SPREADER, ELECTRIC/CHAIN, (MIN RECOMMENDED BED LENGTH 8FT) SN:			1	ea	9,929.00
LABOR FOR INSTALLING SANDER			5	Hr	730.00
9' POLY STRAIGHT BLADE AND 10' POLY WING PLOW Installed on F600			1	ea	43,600.00

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Westbrook, ME 04092

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Quote

Date	Quote #
6/18/2026	17383

Quote valid for 30 days.

Name / Address
Rowe Ford Hyundai P O Box 109 Westbrook, ME 04098

Attention	Terms	P.O. Number	Acct. Rep	Sales Rep
Tim Caron	Net 30		DG	Dana

Description	Qty	U/M	Total
Plow Equipment S10501F – Custom LD Hitch Power Tilt w/ Wing S13010F – Push Center 30 ½" S15003F – 3/8" Quick Disconnect S15104F – 3/8" Quick Disconnect (lift Cyl) S34004F – 3/8" Quick Disconnect (front wing cyl) Sxxxxxx – Lift Cylinder S31703F – Front Wing Mast S33306F – LD Front Mast Wing Hinge S40417F – Hyd Patrol Rear Support S59603 – Plow R0932LDTEP LD Poly, Reverse Trip Edge Plow Sxxxxx – Blade, Steel 6" x 9' x 5/8" w/ 12" TP S59613 – LD Push Frame PRR Compact w/ Brackets S59648 – Brace Arms for Trip Edge S59633 – Swivel 30 ½" LD Compact S54500 – 10 Deg Moldboard Shoe for Trip Edge S60002 – 120 WLDP RH Poly Wing Sxxxxx – Blade, Steel 6" x 9' x 5/8" w/ 12" TP S60300 – Shoe 10 Deg S61045 – Stand Off Arms Plow Lights – Abl Led Heated Plow Light Harness			

We will build your work truck or van in accordance with the above specifications, in addition to federal safety guidelines. Please note: vehicle computer systems may require reprogramming after an upfit is complete. This is only done by dealerships and can vary by make, model, trim, and type of upfit. Alternations, changes, or if reprogramming is required will result in additional costs. Our workers are covered by worker's compensation insurance.

Sales Tax (0.0%)	\$0.00
Total	\$93,852.00

Due to large increases in credit card processing fees, Messer would appreciate it if you would kindly keep credit card purchases to less than \$5,000.00. Checks, Cash or ACH wire are gladly accepted.

Acceptance of Proposal - Sign and Return

AGENDA ITEM #9079

Discussion with Action: Approve the quote from W.D. Matthews Machinery Co. for the purchase of a Toyota 50-8FGU32 Forklift in the amount of \$47,340.00 from account #50002-50551 Public Works Operating Equipment CIP with a balance of \$47,340.00.

Chair: Shawn O'Neill

PURCHASE ORDER REQUEST FORM

Date: 07/15/26

Department: DPW

Vendor #: 8298 (is vendor active in Munis? If not a vendor packet needs to be completed prior to requesting PO)

Vendor Name: W.D.MATHEWS

Account (Org/Obj): 50002-50501

Current Account Balance: \$ _____

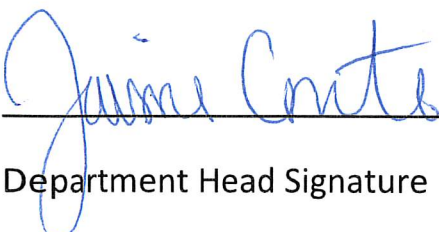
Amount Requested: \$ 47340.22

- Copies of quotes if required, are they attached? Yes ☐ No ☐
- Copies of bids if required, are they attached? Yes ☐ No ☐
- Items to purchase \$5000 and over approved by Council? Yes ☐ No ☐
 - Agenda Item # _____
 - Date approved _____

General Description: THIS IS TO PURCHASE THE FORKLIFT APPROVED FOR FY27 BUDGET

Estimate, Quote or Itemized list included (enter items on attached table): Yes ☒ No ☐

- Quantity
- Cost for each
- Description of item
- Freight charge


Department Head Signature

7/15/26
Date

Putting technology
to work for you.

SEnS
smart environment sensor



TOYOTA
MATERIAL HANDLING



Scan the QR Code
to learn more

*Not applicable to all models. Click here for more details: <https://www.toyotaforklift.com/sens>

MyInsights (Telematics)

Standard telematics provided on most Toyota forklifts deliver valuable insights and actionable data for your business. Increase uptime, optimize your fleet, and view detailed analytics by completing your free registration at my.toyotaforklift.com today!

Standard Insights:

- Hour Meters, Error Codes, Impact Detection, Location Tracking

Warranty

12 Months or 2,000 hours whichever occurs first: Basic
36 Months or 6,000 hours whichever occurs first: Powertrain

Warranty coverage for non-standard option components will be covered by the manufacturer of that component and not covered under the Toyota forklift standard or powertrain warranty.

We offer a Toyota factory authorized warranty on all new Toyota Material Handling Equipment.

Investment

Price-Toyota Model 50-8FGU32 as specified above:	\$47,340.22	Each
Net Price:	\$47,340.22	Each

Financing and Maintenance

Toyota Industries Commercial Finance has been providing effective finance solutions to customers since 1985. As Toyota Material Handling's captive finance partner, we are committed to offering customized financing solutions, tailored financing terms, unmatched industry experience, ultimate transparency, and an

W.D. Matthews Machinery Co.

901 Center Street
AUBURN, ME, US, 04210



Date: February 18, 2026

To: Ed Dalton
Town of Old Orchard Beach
1 Portland Avenue, Old Orchard Beach
ME, US, 04064
Phone: (207)-934-2250
Email: edalton@oobmaine.com

From: Michael Brandt
901 Center Street
AUBURN, ME, US, 04210
Title: Sales Coordinator
Phone: (207)-557-8884
Email: mbrandt@wdmatthews.com

Quote: Q-68460

Dear Ed,

Thank you for the opportunity to quote the CLARK S35 Triple Forklift. CLARK forklifts are best in class. CLARK has been in the material handling business since 1917 and has a rich history innovating throughout the years. Below are key features of the CLARK S35 Triple.



Operator Comfort and Productivity

- *Adjustable Full-Suspension Seat
- *Large Floor Board Improves Leg Room and Boot Clearance
- *Small Diameter Steering Wheel with Low Steering Effort
- *Reduced Brake and Inching Pedal Effort
- *Steering Column Adjustable Tilt Range of 30°

Smart Dash

- *5" Color LCD Display
- *On-board diagnostics
- *CAN Communication
- *Password Protected Engine Start Through Dash
- *Powertrain Protection Monitoring System

SAFE

- *Automatically Applied Parking Brake
- *Speed Limit Control
- *Increased Visibility
- *High-Visibility Orange Seat Belt
- *Designed with Optimal Center-of-Gravity to Enhance Truck Stability

Please find an easy link to CLARK S35 Triple brochure here: [CLARK S35 Triple Brochure](#). Contact me with any questions regarding this important investment.

Best Regards,
Michael Brandt

W.D. Matthews Machinery Co.

901 Center Street
AUBURN, ME, US, 04210

**S35 Triple Specifications**

Product	Product Description
Auxiliary Valves	Double for four hoses - 4 spool, 2 levers
Carriage	45" wide, hook type, ITA class III
Drive Tires	Solid Single Drive 250 x 15
Engine/Fuel System	Drive Axle Seal Guard
Forks	48" long x 5" wide x 2" thick - Class III
Hose Adaptation	Double - four hoses internal
Lights / Alarms	LED Headlights (OHG mounted)
Lights / Alarms	Back-up Alarm - Smart type
Lights / Alarms	LED Strobe Light - Yellow
Load Backrest	48" High (45" Class III carriage)
Operator Compartment	12V POWER SUPPLY
Operator Compartment	Rear Handle
Operator Compartment	Hip Restraints
Operator Compartment	Convenience Console
Operator Compartment	Steering wheel spinner knob
Paint	CLARK Green
Power	LPG Ford Engine - Tier 4
Seat Belt	Orange Seat Belt
Seats	Safety Seat - full-suspension vinyl
Side Shifter	45" FS/45" OW - 8" total sideshift, Class III
Steer Tires	Solid Steer 6.5 x 10
Travel Speed	Travel speed Installed not Activated
Upright	182" / 86.6" / 38.6" (5B / 6F)

Warranty

Standard Warranty 24 Mo / 4K hrs. Full, Additional 12 Mo / 2K hrs. MC, 36 Mo / 6K hrs. Total (250, 260)

Ship To Information

1 Portland Avenue
Old Orchard Beach
ME, US, 04064

Total Price: \$ 44,680.00 plus tax

FOB: Delivered or Factory

Please note this quote is valid for 30 days and does not include any sales or use tax that may be applicable and are the responsibility of the purchaser and end user.

Quotation: Q-68460

Page 2 of 3

W.D. Matthews Machinery Co.

901 Center Street
AUBURN, ME, US, 04210



Quote Authorization

Signed and accepted on behalf of:

W.D. Matthews Machinery Co.

Signature: _____

Name: _____

Title: _____

Date: _____

Signed and accepted on behalf of:

Town of Old Orchard Beach

Signature: _____
(AUTHORIZED OFFICER OR REPRESENTATIVE REQUIRED)

Name: _____

Title: _____

Date: _____

Thank you for the opportunity to provide this quote. Please contact me at (207)-557-8884 with questions.

AGENDA ITEM #9080

Discussion with Action: Approve the quote from SR1 Trailer Sales for the purchase of a 2027 8.5' x 24' XLT Enclosed Trailer in the amount of \$14,590.00 with \$8,000.00 from account # 52002-50895 Fire Equipment/Gear CIP with a balance of \$55,000.65, \$5,000.00 from account # 20138-50452 Fire Department Operating Equipment Repair Expense with a balance of \$14,068.12, and \$1,590.00 from account # 20137-50501 Lifeguard Equipment with a balance of \$5,000.00.

Chair: Shawn O'Neill



Old Orchard Beach Fire Department

INTEROFFICE MEMORANDUM

TO: Tim Fleury, Interim Town Manager

FROM: John H. Gilboy III, Fire Chief

SUBJECT: Purchase of 2027 8.5x24 XLT Pro trailer from CIP Funds

DATE: July 29, 2026

CC: Brynn Patenaude, Finance Director

Travis McDonald, Deputy Chief

I wish to move forward with the purchase of a 2027 8.5x24 XLT Pro enclosed trailer. This will enable us to securely store the jet ski and four-wheeler on Staples St. extension. We would place the trailer on Staples St. Ext. at the beginning of the season and then at the end of the season the trailer will be moved back to the rear of the station to serve as a storage unit for lifeguard equipment for the winter.

We reached out to multiple vendors. SR1 trailers in Loudon NH have a trailer in stock that meets the needs of the department. Purchase price will be \$14,590.00. The purchase was approved in FY/27 CIP for \$13,000.00 but the cost for the aluminum trailer was slightly higher. \$8,000.00 will come from CIP \$5,000.00 from FY /26 F.D. operational equipment noncapital and \$1,590.00 from 20137-50501 Lifeguard equipment.



Old Orchard Beach Fire Department

Please add the following for council action:

Discussion with Action: Approve the purchase of a 2027 8.5x24 XLT enclosed trailer from SR1 trailer sales.

Invoice # 204563
DL#
DL#



1026 Route 106 North
LOUDON, NH 03307
{603} 708-1041

BUYERS TOWN OF OLD ORCHARD BEACH {KWILLET@OOBMAINE.CO}				PHONE NUMBER(s) C-{207} 937-7790		DATE SOLD 07-20-2026	
ADDRESS 136 SACO AVE			CITY OLD ORCHARD BEACH		COUNTY YORK	STATE ME	ZIP 04064
SALESPERSON Marc Forgione		DELIVERY DATE 07-20-2026		HULL MATERIAL		DELIVERY INSTRUCTIONS	
UNIT #1: MAKE ALCOM	VW159339	YEAR 2027	SIZE	MODEL C8.5X24GH XLT PRO STEALTH	COLOR WHI	ODOMETER 0	VIN 5WFBC2423VW159339
UNIT #2: MAKE		YEAR	SIZE	MODEL	COLOR	ODOMETER	VIN
UNIT #3: MAKE		YEAR	SIZE	MODEL	COLOR	ODOMETER	VIN
UNIT #4: MAKE		YEAR	SIZE	MODEL	COLOR	ODOMETER	VIN

OPTIONAL EQUIPMENT AND ACCESSORIES				TOTAL PURCHASE	
				Cash Price of ALL Units	14,590.00
				Optional Equipment and Accessories	N/A
				Freight and Prep	N/A
				Extended Service Policy	N/A
				Pre-Paid Maintenance	N/A
				GAP Coverage	N/A
				Theft Coverage	N/A
				DOC/Admin Fees / Tariff Surcharge	N/A
				Sales Tax	N/A
				Sub-Total	14,590.00
				Cash Down {Incl. Deposit of \$250.00}	250.00
				Trade Allowance	N/A
				Less Total Down Payment	250.00
				Net Sale	14,340.00
				Trade Payoff	N/A
					N/A
				License/Registration/Title Fees	N/A
Unlisted Accessories			N/A	Total Other Fees	N/A
Labor / Installation			N/A	Unpaid Balance	14,340.00
OPTIONAL EQUIPMENT CARRIED FORWARD					N/A

Lienholder:				This purchase is made with no warranty implied, and is sold 'AS-IS' (unless otherwise stated). Buyer acknowledges that this agreement includes all of the terms and conditions pertaining to this purchase and no other agreement or promise of any kind (verbal or written) will be recognized. Upon failure or refusal of the Buyer to complete this agreement, all or part of the cash deposit may be retained as liquidated damages. The Buyer certifies he/she is of legal age and acknowledges herewith receipt of a copy of this agreement. Not valid unless accepted by Authorized Representative of Central NH Trailers & Equipment.			
DESCRIPTION OF TRADE-IN							
MAKE	YEAR	SIZE	MODEL / VEHICLE TYPE				
SERIAL NO.							
MAKE	YEAR	SIZE	MODEL / VEHICLE TYPE				
SERIAL NO.							
MAKE	YEAR	SIZE	MODEL / VEHICLE TYPE				
SERIAL NO.							
AMOUNT OWING	TO WHOM OWED			☐ WHEN THIS BOX IS CHECKED, BUYER(S) UNDERSTAND THAT THE UNIT BUYER(S) IS/ARE BUYING FROM DEALER DESCRIBED ABOVE IS BEING SOLD TO BUYER(S) 'AS-IS' AND BUYER(S) ACCEPT THE ENTIRE RISK AS TO THE QUALITY AND PERFORMANCE OF THIS UNIT AND THAT BUYER(S) DID USE BUYER(S) OWN JUDGEMENT AND INSPECTION.			

TOTAL TRADE-IN ALLOWANCE				N/A			
DEBT BUYER OWES ON TRADE-IN TO BE PAID BY: DEALER BUYER							
NOT VALID UNLESS SIGNED AND ACCEPTED BY AN OFFICER OF THE COMPANY							
BY:				BUYER(S) ALSO AGREE THAT THE BALANCE WILL BE PAID BY CASH, BANK DRAFT, CERTIFIED CHECK, OR BY THE EXECUTION OF A RETAIL INSTALLMENT CONTRACT, OR A SECURITY AGREEMENT AND ITS ACCEPTANCE BY A FINANCING AGENCY.			
APPROVED, SUBJECT TO ACCEPTANCE OF FINANCING BY BANK OR FINANCE CO.				Buyer Sign ☒			
READ ALL PAGES OF THIS AGREEMENT BEFORE SIGNING THIS DOCUMENT				Co-Buyer Sign ☒			

STOCK #
VW 159339



NO DOC
FEES

LOUDON, NH
☎ (603) 708-1041
(603) 708-1041
📍 1026 Route 106N,
Loudon, NH 03307
1026 Route 106N
Follow Us:
♫

TURNER, ME
☎ (207) 599-5000
(207) 599-5000
📍 2210A Auburn
Road,
Turner, ME 04282
2210A Auburn
Road
Follow Us:
♫

MANCHESTER, ME
☎ (207) 707-8000
(207) 707-8000
📍 41 Range Way,
Manchester, ME
04351
41 Range Way
Follow Us:
♫

HERMON, ME
☎ (207) 605-0284
(207) 605-0284
📍 34 Page Road W,
Hermon, ME 04401
34 Page Road W
Follow Us:
♫

HOULTON, ME
☎ (207) 521-5264
(207) 521-5264
📍 28 Ludlow Rd,
Houlton, ME 04730
2210A Auburn
Road
Follow Us:
♫

Search by Stock Numb



Search by Stock Number, Model, Keyword



2027 STEALTH 8.5X24 XLT PRO 10K ALUMINUM ENCLOSED CAR HAULER W/POLYCORE & EXTRA HEIGHT

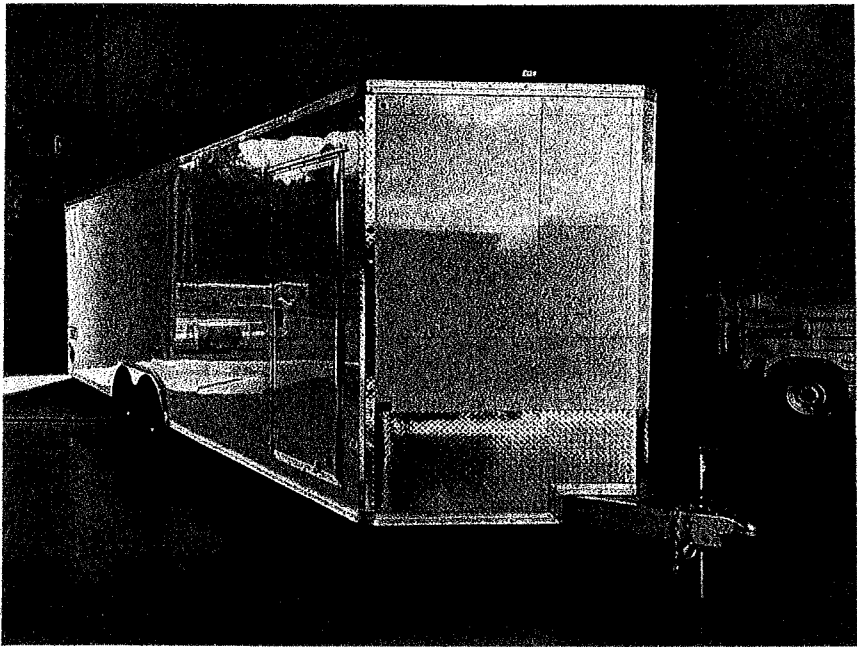
🔒 This is Getting Noticed! 10 people viewed in last 7 days

~~\$15,178.00~~
14,590.00
CIP
FD EQUIP
LG EQUIP
WHITE

Loudon

Hi there, have a
question? Text us here.

Text us



OVERVIEW

New/Used	New
Availability	In Stock
Location	Loudon
Primary Color	White
Stock #	VW159339
VIN	C85X24CH XLT PRO STEALTH

Additional Details

PRODUCT FEATURES



Dealer Notes

2027 Stealth Trailers 8.5x24 XLT Pro 10K Aluminum Enclosed Car Hauler w/PolyCore & Extra Height

Vehicle Details:

Year: 2027

Make: Stealth Trailers

Model: C8.5X24CH XLT PRO STEALTH

Color: White

Condition: New

Upgraded Features:

3" Extra Height

.078 PolyCore Exterior Siding

Standard Features:

All Aluminum Construction

Integrated Frame

2" x 6" Subframe Tubing

One-Piece Aluminum Roof

Beavertail Construction

16" O/C Walls, Roof, & Floor Studs

36" V-Nose

24" Stoneguard

5,000lb Center Jack

15" Gloss Black Mods

225/75R15 Radial Tires

(4) HD 5,000lb Recessed D-Rings

Spring Assist Car Hauler Grade Rear Ramp w/Starter Flap

32" x 72" Side Access Door w/Piano Hinge

Salem Vents

(1) Interior Dome Light

LED Slimline Stop/Turn/Tail Lights

LED Marker Lights

3/4" Water Resistant Decking

3/8" Water Resistant Walls

Interior Cove Trim

2-5/16" Coupler w/Safety Chains

.030 Screwless Aluminum Skin

3" Exterior Trim

4-Year Limited Warranty

Rear Door Opening: 91" (W) x 82" (H)

Interior Height: 85"

Weights:

GVWR: 9,990 lbs

EVW: 2,780 lbs

Payload: 7,210 lbs

Cash/Check Sale Price: \$14,590

Finance/CC Sale Price: \$15,028 or \$307/Month^

Rent-to-Own Now Available for All States, Except for NJ

Want To Pick This Trailer Up at Another Location? We Can Do That!

-Transfer to Turner, ME: \$300

-Transfer to Manchester, ME: \$300

-Transfer to Hermon, ME: \$400

SR1 Trailers

1026 Rt. 106 N

Loudon, NH 03307

(603) 708-1041

M-F: 9am-5pm

Sat: 8am-3pm

Sun: 9am-1pm

Stock Number:
VW159339

Prices may vary between locations due to many factors consisting of, but not limited to: varying purchase dates and costs from manufacturers, cost of doing business, inventory levels, and freight differences. Prices listed are marked as low as possible and are non-negotiable, even when another location may have the same trailer for slightly less.

*Monthly payments are calculated from the "Finance/CC Sale Price". Payment is based on 7.99% APR financing for 60/mo with fees included and no money down for qualified applicants. Available interest rates vary from state to state and other options may be available. Please contact our finance department with questions. Trailers purchased and picked up at the Loudon NH location are not subject to sales tax at the time of sale. You may be responsible for paying sales tax to your state of residency at the time of registration. We also offer higher payment rent-to-own options which do not require a credit check, but do require a utility bill under 30 days old, copy of vehicle registration, valid driver's license, and 15% up front. Other requirements may apply. Price, information, and availability are subject to change at any time. Mistakes occasionally happen, therefore information and specifications are not guaranteed.

PRODUCT SPECS

Weight:

2462 lbs

CONTACT US

TURNER, ME

📍 2210A AUBURN ROAD,
TURNER, ME 04282
📞 (207) 599-5000

HOURS

MON - FRI	8:00 AM - 5:00 PM
SATURDAY	8:00 AM - 3:00 PM
SUNDAY	CLOSED

NAVIGATE

[Financing](#)
[Service](#)
[Sell To Us](#)
[About Us](#)
[Contact Us](#)
[Privacy Policy](#)

GET A QUOTE

MANCHESTER, ME

📍 41 RANGE WAY,
MANCHESTER, ME 04351
📞 (207) 707-8000

MON - FRI	8:00 AM - 5:00 PM
SATURDAY	8:00 AM - 3:00 PM
SUNDAY	CLOSED

HERMON, ME

📍 34 PAGE RD W,
HERMON, ME 04401
📞 (207) 605-0284

MON - FRI	8:00 AM - 5:00 PM
SATURDAY	8:00 AM - 3:00 PM
SUNDAY	CLOSED

LOUDON, NH

📍 1026 ROUTE 106N,
LOUDON, NH 03307
📞 (603) 708-1041

MON - FRI	9:00 AM - 5:00 PM
SATURDAY	8:00 AM - 3:00 PM
SUNDAY	9:00 AM - 1:00 PM

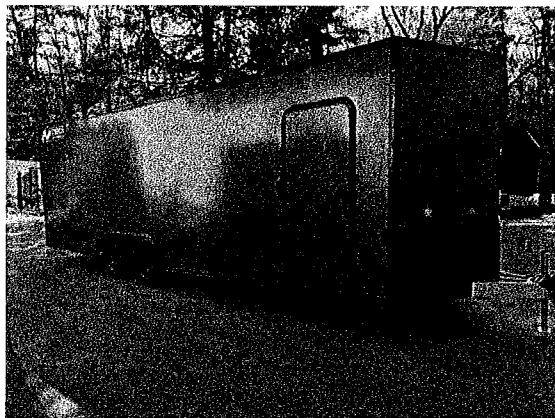
HOULTON, ME

📍 28 LUDLOW RD,
HOULTON, ME 04730
📞 (207) 521-5264

MON - FRI	8:00 AM - 5:00 PM
SATURDAY	8:00 AM - 1:00 PM
SUNDAY	CLOSED

One Stop Trailer Shop

Phone: +16035830087
190 Beauty Hill Rd
Barrington, New Hampshire
Email: onestoptrailershop@gmail.com



ALUM
GRAY

\$ 19,899.

2026 Nitro 8.5X24 9990LB GVWR ALUMINUM CAR TRAILER EXTRA HEIGHT TORSION AXLES Car Hauler

Type	Trailer or Truck Bed	Category	Car Hauler
Stock#	11199	Location	One Stop Trailer Shop
Year	2026	Status	Available
Condition	New	Manufacturer	Nitro
Model	8.5X24 9990LB GVWR ALUMINUM CAR TRAILER EXTRA HEIGHT TORSION AXLES	Floor Length	288in / 24ft
Floor Width	102in / 8ft 6in	GVWR	9990
Weight	2800	Payload Capacity	7190
Axle Capacity	10400		
Color	Gray	Axles	2
Suspension Type	Torsion Suspension	MSRP	21244
Construction	Aluminum	Side Wall Height	90in / 7ft 6in

<https://onestoptrailershop.com/unit/2026-nitro-8-5x24-9990lb-gvwr-aluminum-car-trailer-extra-height-torsion-axles-car-hauler-1113127>

Price: \$19,899.00

MSRP: \$21,244.00

Description

New 2026 Nitro 8.5x24 aluminum Car trailer in stock at one stop trailer shop in Barrington Nh

03825 perfect for sxs atvs motorcycles and more

24 box plus v nose 9990 lb gvwr tandem dexter 5200lb ez lube torsion axles 10 inch electric brakes all 4 wheels 2-5/16 coupler tongue jack with foot 1 piece aluminum roofed lights 030 screw-less exterior Charcoal atp stone guard on v nose triple tube tongue 8.5 width 3/4 floor white vinyl Walls 16 on center roof studs 3 12v led dome lights 205-75r-15 radial tires wheel tongue jack 48 inch beaver tail 84 inch interior 4 5k floor d rings

upgrades included:

Poly core exterior upgrade Charcoal

6 inches extra height

rear spoiler with 3 4 inch led puck lights black out trim package

aluminum wheel upgrade

spare tire mount

spare tire on aluminum wheel

4 5000lb floor d rings for 8 total

side door handle with solar led light

angled reverse lights

added diode to rear for canopy lights to turn on in reverse

Call text or email 603-583-0087

onestoptrailerstop.com

financing available up to 60 months

20 day plate and registration included

\$19899

STOCK#11199

ESTIMATE

Innovative Specialties
140 Business Ct
Pittsfield, ME 04967-4933



Bill to

Dayton Trailer Sales
231 Alfred Road
Sanford, ME 04073

Ship to

Dayton Trailer Sales
Dayton Trailer Sales
231 Alfred Road
Sanford, ME 04073

Estimate details

Estimate no.: 11973
Estimate date: 06/01/2026

P.O. Number: Town of OOB
Sales Rep: SC- NITRO DECAL

#	Product or service	Description	Qty	Rate	Amount
1.	SC 8.5x24	99"x24' Sport Enclosed Cargo A-Frame Tongue 2 5/16" Coupler 2 -5200lb Braked Torsion Axles Center Mount Jack 84" Height 16" O/C Floor, Walls & Roof studs Rear Ramp w/ Assist 32x72 Side Door Road Side .030 Smooth Exterior Skin 3/4" Decking LED Lighting 4 -1" x 24" Ultra Bright Strip Light 1" Smooth Fenders 3/8" plywood Interior 3" Cargo Trim 24" Stone Guard Anodized Rear Corners Black Nitro Stickers 225/75/15 on Silver Mod wheels COLOR:Red VIN:	1		
2.	Disclaimer	Please note to to market volatility price quotes are valid for 15 days from date of quote	1		

ALUM
WHITE
\$16,000

D-Ring Recessed Heavy Duty

Heavy Duty Recessed D-Ring w/ Backing
Plate
***8 total, 4 on each side spaced evenly

8

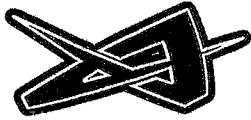
Total

\$17,097.60

Accepted date

Accepted by

Quotes



Alcom LLC

6 Millenium Drive
Winslow, ME
USA, 04901
Phone : 207-861-9800

Quotes #	365498
Date :	2026-06-02
Contact :	Joanne 207-499-4205

Bill To	3247
Dayton Trailer Sales LLC	
231 Alfred Rd	
Sanford, ME	
USA, 04073-1718	

Ship To	3247
Dayton Trailer Sales LLC	
231 Alfred Rd	
Sanford, ME	
USA, 04073-1718	

Expiration Date	Price Request	Terms	Carrier	FOB
2026-06-02	TOWN OF OOB		ALCOM	
Sales Rep		Currency		
		USD		

#	Qty	UN	Item	Description	List Price	Disc. %	Net Price	Amount
1	1	EACH	WORK-INSTRUCTI ONS	***PRO FRONT DESIGN*** ***PRO FRONT DESIGN***				

2	1	EACH	XPRESS8.5X24CH-XLT-P	XPRESS 8.5X24 Car Hauler XLT Pro Series All-Aluminum Construction Integrated Frame One-Piece Aluminum Roof Beavertail Construction 2"x6" Subframe Tubing 16" O/C Walls, Roof & Floor Studs Box Length: 24' Box Width: 99" Interior Height: 82" Rear Door Opening WxH: 91"x79" 36" V-Nose Construction *** NO ANODIZED NOSE CONE *** 24" Stoneguard 5000# Center Jack Axles: 2-5200# Braked Leaf Spring w/ 4" Drop GVWR: 9990# Tire:15" Gloss Black Mods 225/75R15 (4) HD 5,000# Recessed D-Rings Car Hauler Grade Rear Ramp w/Spring Assist, Starter Flap & Aluminum Hardware 32"x72" Side Access Door w/ Paddle Handle & Piano Hinge Plastic Salem Vents (1) Interior Dome Light near SAD (No Wall Switch) LED Slimline Stop/Turn/Tail Lights LED ID Marker Light Bar (Top/Center Bulkhead) Exterior LED Lighting 3/4" Water Resistant Decking 3/8" Water Resistant Interior Walls Interior Cove Trim Package 2-5/16" Coupler w/ (2) Safety Chains .030 Screwless Skin, Bonded on Seams 3" Exterior Trim 4-Year Limited Warranty SIDE DOOR: CURBSIDE FRONT COLOR: RED
3	1	EACH	VNOSESL OPE	Add Slope in V-Nose ** NOT AVAILABLE WITH RADIUS ROOF OR WRAPAROUND FRONT RAMP **
4	4	EACH	DRING500 ODP	5000# Recessed Heavy Duty D-Ring w/ Backing Plate (Installed)

Subtotal: \$16,800.00

AGENDA ITEM #9081

Discussion with Action: Approve the quote from Dirigo Radio for the purchase of 3 Motorola APX 800 all band portable radios in the amount of \$30,417.00 from account # 52002-50895 Fire Equipment/Gear CIP with a balance of \$55,000.65.

Chair: Shawn O'Neill



Old Orchard Beach Fire Department

INTEROFFICE MEMORANDUM

TO: TIM FLUERY, INTERIM TOWN MANAGER
FROM: JOHN GILBOY III, FIRE CHIEF
SUBJECT: REQUEST FOR PO
DATE: JULY 28, 2026
CC: BRYNN PATENUADE, FINANCE DIRECTOR
TRAVIS MCDONALD, DEPUTY CHIEF

Background: This memo is to recommend the purchase of three (3) Motorola APX 800 all band portable radios. This will allow us to communicate with communities that have already moved to the 800-trunk radio system.

Process: The all band trunked radios will be part of the radio infrastructure project between Scarborough and Old Orchard if approved by the voters. The purchase of the radios is in place of replacing the rear apparatus doors at the Fire Department approved in FY27 CIP. The doors will be requested in FY-28 CIP. The purchase of the radios will greatly improve Firefighter safety.

Result: We have received a quote from Dirigo Radio in the amount of \$30,417.00

Recommendation: We recommend approving the quote from Dirigo Radio in the amount of \$30,417.00

We look forward to your approval to proceed with this item as a discussion with action item on the next available Town Council agenda.

07/21/2026

OLD ORCHARD BEACH FIRE DEPARTMENT
136 SACO AVENUE
OLD ORCHARD BEACH, ME 04064

Dear Chief John Gilboy,

Motorola Solutions is pleased to present OLD ORCHARD BEACH FIRE DEPARTMENT with this quote for quality communications equipment and services. The development of this quote provided us the opportunity to evaluate your requirements and propose a solution to best fulfill your communications needs.

This information is provided to assist you in your evaluation process. Our goal is to provide OLD ORCHARD BEACH FIRE DEPARTMENT with the best products and services available in the communications industry. Please direct any questions to David Cobb at davecobb@dirigowireless.com.

We thank you for the opportunity to provide you with premier communications and look forward to your review and feedback regarding this quote.

Sincerely,

David Cobb

Motorola Solutions Manufacturer's Representative



Billing Address:
 OLD ORCHARD BEACH FIRE
 DEPARTMENT
 136 SACO AVENUE
 OLD ORCHARD BEACH,
 ME 04064
 US

Quote Date:07/21/2026
 Expiration Date:09/26/2026
 Quote Created By:
 David Cobb
 davecobb@dirigowireless.com

End Customer:
 OLD ORCHARD BEACH FIRE
 DEPARTMENT
 Chief John Gilboy
 207-934-7790

Contract: 39809 - SOURCEWELL 020625-
 MOT

Summary:

Any sales transaction resulting from Motorola's quote is based on and subject to the applicable Motorola Standard Terms and Conditions, notwithstanding terms and conditions on purchase orders or other Customer ordering documents. Motorola Standard Terms and Conditions are found at www.motorolasolutions.com/product-terms.

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
	APX™ 8000 Series	APX8000XE				
1	H91TGD9PW6AN	APX 8000 ALL BAND PORTABLE MODEL 2.5	3	\$8,226.00	\$6,004.98	\$18,014.94
1a	QA01648AA	ADD: HW KEY SUPPLEMENTAL DATA	3	\$6.42	\$4.69	\$14.07
1b	Q806CB	ADD: ASTRO DIGITAL CAI OPERATION	3	\$607.00	\$443.11	\$1,329.33
1c	Q361AN	ADD: P25 9600 BAUD TRUNKING	3	\$353.00	\$257.69	\$773.07
1d	Q667BB	ADD: ADP ONLY (NON-P25 CAP COMPLIANT) (US ONLY)	3	\$0.00	\$0.00	\$0.00
1e	QA02006AC	ENH: APX8000XE RUGGED RADIO	3	\$942.00	\$687.66	\$2,062.98
1f	QA00580AA	ADD: TDMA OPERATION	3	\$530.00	\$386.90	\$1,160.70
1g	Q58AL	ADD: 3Y ESSENTIAL SERVICE	3	\$184.00	\$184.00	\$552.00
1h	QA09008AA	ADD: GROUP SERVICES	3	\$177.00	\$129.21	\$387.63
1i	H38BS	ADD: SMARTZONE OPERATION	3	\$1,766.00	\$1,289.18	\$3,867.54
1j	QA09113AB	ADD: BASELINE RELEASE SW	3	\$0.00	\$0.00	\$0.00



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
 Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800



Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
1k	QA01427AG	ALT: APX8000/XE HOUSING GREEN	3	\$30.00	\$21.90	\$65.70
2	NNTN8860B	CHARGER, SINGLE-UNIT, IMPRES 2, 3A, 115VAC, US/NA	3	\$199.56	\$145.68	\$437.04
3	PMMN4154A	XVE500 DIV 1 REMOTE SPEAKER MIC, HIGH IMPACT GREEN WITH KNOB, UL	3	\$800.00	\$584.00	\$1,752.00

Grand Total**\$30,417.00(USD)****Notes:**

- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.

Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800



Line #	Item Number	Parametric Data
1a	QA01648AA	ASKHOMID = 0B6C





Purchase Order Checklist NA OM

Marked as PO/ Contract/ Notice to Proceed on Company Letterhead
(PO will not be processed without this)

PO Number/ Contract Number

PO Date

Vendor = Motorola Solutions, Inc.

Payment (Billing) Terms/ State Contract Number

Bill-To Name on PO must be equal to the *Legal* Bill-To Name

Bill-To Address

Ship-To Address (If we are shipping to a MR location, it must be documented on PO)

Ultimate Address (If the Ship-To address is the MR location then the Ultimate Destination address must be documented on PO)

PO Amount must be equal to or greater than Order Total

Non-Editable Format (Word/ Excel templates cannot be accepted)

Tax Exemption Status

Signatures (As required)

NOTE: When an email order is submitted a confirmation is sent from Motorola AutoNotify referencing a case number.

Once checklist is complete, order still must go through **Order Validation/Credit Approval**

AGENDA ITEM #9082

Discussion with Action: Approve the Municipal Resolution: Emergency Medical Services Transport Plan, Town of Old Orchard Beach.

Chair: Shawn O'Neill



JANETT T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF PUBLIC SAFETY
MAINE EMERGENCY MEDICAL SERVICES
152 STATE HOUSE STATION
AUGUSTA, MAINE 04333



MICHAEL SAUSCHUCK
COMMISSIONER

WIL O'NEAL
DIRECTOR

OPERATIONAL BULLETIN			
Bulletin #	Title		Date Issued
#2026-07-23-01	Administrative Guidance on Municipal EMS Plans		July 23, 2026
Superseded	Released By:	Source:	Pages
N/A	Maine EMS	Rules	5
Approved By:	Wil O’Neal, Maine EMS Director		
Important Legal Disclaimer: <i>This Operational Bulletin is issued by Maine Emergency Medical Services (Maine EMS) solely to provide administrative guidance and to outline the state-level data collection process. It does not constitute, and should not be construed as, legal advice. Compliance with the statutory requirements of 30-A M.R.S. § 3172 (enacted via LD 245) involves local municipal authority and process. Municipalities and municipal officers should consult with their own legal counsel, town attorney, or the Maine Municipal Association (MMA) to ensure that their local plans, resolutions, and adoption procedures comply with all applicable state laws.</i>			

1. Purpose

This Operational Bulletin outlines the state-level submission process established by Maine EMS for collecting municipal emergency medical services plans as required under **Title 30-A, Chapter 154, § 3172: Municipal Emergency Medical Services**.

The statute requires that, as of January 11, 2026, the municipal officers of every Maine municipality adopt and post a plan specifying how transporting emergency medical services (ambulance transport) will be delivered within their borders and submit those plans to the Department of Public Safety, Maine EMS, and the Maine EMS Commission for the purpose of collecting data.

Specifically, the statute requires the following:

“§3172. Municipal emergency medical services

1. Adoption of plan. The municipal officers of a municipality shall adopt a plan stipulating the method by which transporting emergency medical services will be delivered within the municipality. A municipality is not required under this subsection to directly or indirectly provide or fund the delivery of transporting emergency medical services within the municipality. The municipal officers may as necessary amend a plan adopted pursuant to this subsection.

● Excellence ● Support ● Collaboration ● Integrity ●

PHONE: (207) 626-3860

TTY: (207) 287-3659

FAX: (207) 287-6251

With offices located at the Central Maine Commerce Center, 45 Commerce Drive, Suite 1, Augusta, ME 04330

2. Posting and submission of plan. When a municipality adopts or amends a plan pursuant to subsection 1, the municipal officers shall ensure that the plan is posted in the same manner as ordinances are posted and shall submit the plan or amended plan for the purpose of collecting data to the Department of Public Safety, Maine Emergency Medical Services and the Maine Emergency Medical Services Commission established in Title 32, section 99, subsection 1."

2. Illustrative Examples of Service Models

Because municipal structures across Maine vary drastically, municipalities may satisfy this administrative reporting requirement using a variety of service arrangements.

The following models are provided by Maine EMS as illustrative examples to help municipalities identify their local setup:

Model A: Directly Managed Municipal or Regional Service

- **Administrative Description:** The municipality directly funds, operates, and staffs its own municipal ambulance service (*often housed within the local Fire Department*), or is a formal, tax-funding member of a designated regional EMS district.

Model B: Contracted EMS Coverage

- **Administrative Description:** The municipality does not operate its own service but has a formal contract, inter-local agreement, or memorandum of understanding (MOU) with a private ambulance service, a non-profit regional provider, or a neighboring municipal service. This model typically involves a per-capita fee or annual stipend paid by the town.

Model C: Non-Contracted / Territorial Coverage

- **Administrative Description:** The municipality does not directly fund EMS. Instead, it relies on a private, regional, or neighboring service that covers the local geographic area as its primary service territory and bills patients/insurance directly. No municipal funds are exchanged and there is no formal contract or agreement.

Model D: Split or Hybrid Coverage

- **Administrative Description:** The municipality is divided geographically, with different primary ambulance providers designated to cover specific villages, sectors, or neighborhoods.

Model E: Other Unlisted Model

- **Administrative Description:** The municipality utilizes a unique operational arrangement, regional compact, or emergency plan that does not fit neatly into Models A, B, C, or D.

3. Administrative Submission Process

To facilitate the collection of plans under § 3172(2), Maine EMS suggests that municipal officials coordinate the following steps:

1. **ADOPTION:** The municipal officers (Selectboard, Town Council, etc.) vote to adopt their Municipal EMS Plan at a public meeting.
2. **POSTING:** The adopted plan is posted publicly in the same manner as local ordinances are posted (e.g., posted physical copies at the Town Office, post offices, and/or uploaded to the municipal website).
3. **SUBMISSION:** A municipal official submits the plan details digitally to Maine EMS using the standardized online portal (MS Forms) detailed below.

4. Submission Guide for Municipalities

To streamline compliance and reduce municipal administrative burdens, Maine EMS has established an online submission portal using Microsoft Forms.

Because Microsoft security restrictions prevent external users from uploading files directly, **municipalities do not need to upload a physical document**. Instead, an authorized municipal official will complete a short questionnaire and digitally certify that the plan has been formally adopted and posted locally.

Preparation Checklist

Before opening the submission link, ensure you have the following information ready:

- ☐ Official Municipality Name & County
- ☐ Contact information for the submitting municipal official
- ☐ Date the plan was voted on and adopted by your municipal officers
- ☐ Name of the primary transporting EMS provider(s)
- ☐ The text of your adopted resolution (to copy and paste into the form) OR the URL link to where the plan is posted on your municipal website.

Submission Steps

1. Navigate to the official submission portal
at: <https://forms.cloud.microsoft/g/0G8xkEPK75>
2. Fill out the brief questionnaire.
3. Paste your plan text or insert your town's website link in the designated fields.
4. Check the **Official Attestation** box to digitally sign and certify your compliance.
5. Click **Submit**. You will receive an automated confirmation email for your municipal records.

5. APPENDIX A

NOTE: *The template below is provided solely as an illustrative reference to assist municipalities in drafting their local plan. It is not a substitute for legal review. Municipalities should have this template reviewed by local legal counsel prior to adoption.*

MUNICIPAL RESOLUTION: EMERGENCY MEDICAL SERVICES TRANSPORT PLAN TOWN OF [INSERT TOWN NAME], MAINE

WHEREAS, 30-A M.R.S. § 3172 requires the municipal officers of each municipality to adopt a plan stipulating the method by which transporting emergency medical services will be delivered within the municipality; and

WHEREAS, [Insert Town Name] is committed to ensuring clear, reliable emergency medical transport pathways for all residents and visitors in emergency situations;

NOW, THEREFORE, BE IT RESOLVED by the Municipal Officers of the Town of [Insert Town Name], Maine, that the following Emergency Medical Services Transport Plan is hereby adopted:

1. PRIMARY PROVIDER: Transporting emergency medical services within the borders of [Insert Town Name] shall be primarily provided by: [Insert Name of Ambulance/EMS Service, e.g., Corinth Fire & Rescue].

2. SERVICE MODEL (Select the option that applies to your town):

☐ MODEL A: Directly Managed Municipal or Regional Service

☐ MODEL B: Provided via formal contract/agreement with [Provider Name].

☐ MODEL C (Non-Contracted): Provided by [Provider Name] on a territorial/direct-billing basis

with no financial obligation to the municipality.

☐ MODEL D (Hybrid): Split geographic coverage as defined here: [Insert split details].

☐ MODEL E (Other): An alternative model described as follows: [Insert details of setup].

3. PUBLIC POSTING: This resolution shall be posted publicly at the Town Office and on the town's

website in the same manner as municipal ordinances.

4. AMENDMENTS: This plan may be amended by the Municipal Officers as necessary. Any amended plan

shall be submitted to Maine EMS within thirty (30) days of adoption.

Adopted this ____ day of _____, 20____.

Signatures of Municipal Officers:

Attest: _____ (Town Clerk)

MUNICIPAL RESOLUTION: EMERGENCYMEDICAL SERVICES
TRANSPORT PLAN TOWN OF OLD ORCHARD BEACH MAINE

WHEREAS 30-A M.R.S. 3172 requires the municipal officers of each municipality to adopt a plan stipulating the method by which transporting emergency medical services will be delivered within the municipality; and

WHEREAS Old Orchard Beach is committed to ensuring clear, reliable emergency medical transport pathways for all residents and visitors in emergency situations;

NOW, THEREFORE, BE IT RESOLVED by the Municipal Officers of the Town of Old Orchard Beach Maine, that the following Emergency Medical Services Transport Plan is hereby adopted:

1.PRIMARY PROVIDER: Transporting emergency medical services within the borders of Old Orchard Beach Maine, shall be primarily provided by the Old Orchard Beach Fire Department.

2.SERVICE MODEL: A directly managed municipal service.

3. PUBLIC POSTING: This resolution shall be posted publicly at the Town Office and on the town's website in the same manner as municipal ordinances.

4.AMENDMENTS: This plan may be amended by the Municipal Officers as necessary. Any amended plan shall be submitted to Maine EMS within thirty (30) days of adoption

Adopted this _____ day of _____,20____

Signatures of Municipal Officers

Attest: _____ (Town Clerk)

AGENDA ITEM #9083

Discussion with Action: Approve the quote from First Due for the purchase of Fire Department records management system software in the amount of \$16,000 from account # 20138-50310 Fire Department Service Contracts with a balance of \$47,518.00.

Chair: Shawn O'Neill



Old Orchard Beach Fire Department

INTEROFFICE MEMORANDUM

TO: TIM FLUERY, INTERIM TOWN MANAGER
FROM: JOHN GILBOY III, FIRE CHIEF
SUBJECT: REQUEST FOR PO
DATE: JULY 28, 2026
CC: BRYNN PATENUADE, FINANCE DIRECTOR
TRAVIS MCDONALD, DEPUTY CHIEF

Background: This memo is to recommend the purchase of a records management system. The current systems used do not meet the needs of the department. This program from First Due will allow us to manage multiple operational records such as pre-incident planning, Scheduling, Assets and inventory and most importantly with the changes in the requirements of record keeping related to controlled substances a medication module.

Process: Review of our current programs and reviews of available systems First Due met the needs of the department.

Result: The first year's cost will be \$16,000.00 that will include assistance with initial onboarding and technical support. Each year moving forward the cost will be \$13,000.00 annually. The service contract line for the FY27 budget was increased to allow for the First Due program.

Recommendation: We recommend approving the quote from First Due.

We look forward to your approval to proceed with this item as a discussion with action item on the next available Town Council agenda.



INVOICE

Contact Us**Email:** AR@firstdue.com**Phone:** (701) 658-6745**Bill To**

Old Orchard Beach Fire Department (ME)
136 Saco Ave
Old Orchard Beach ME 04064
United States

Ship To

Old Orchard Beach Fire Department (ME)
136 Saco Ave
Old Orchard Beach ME 04064
United States

Invoice #

9678

Date

07/08/2026

Due Date

08/07/2026

Terms

Net 30

Term (Months)

12.0

P.O.

Qty	Date	Item
2,700	07/01/2026	Occupancy Management & Pre-Incident Planning Manage Occupancies, Pre-Incident Mapping, ArcGIS Maps, Fire Systems, Hazardous Material, and Contacts.
2,700	07/01/2026	Responder Web Responder dashboard and Responder iOS/Android App with notifications, statusing and routing.
2,700	07/01/2026	CAD Integration Receive CAD Data to support First Due Responder and Incident Reporting modules via sFTP, XML, or API.
36	07/01/2026	Scheduling Manage staff schedules with an interactive shift board, configurable call shifts module, messaging, time-off and shift trades.
36	07/01/2026	Basic Training Records Assign Training, Record Completions, View Training Logs, and Manage Certifications.
36	07/01/2026	Personnel Management Store, manage and access Employee Records including demographic data, certifications and employment information.
10	07/01/2026	Assets & Inventory Assets, vehicles, equipment and inventory management, assets and equipment checks, and work order management.
36	07/01/2026	Events & Activities Create Events, View Global Activity Log, and Access Global Calendar.
6	07/01/2026	Medications Tracking Track all medications, including DEA Scheduled Medications. Tracking a medication's lifecycle by expiration date, lot number or serial number. Ensure compliance with internal and external signatures, as well as advanced role security and authentication.
1	07/01/2026	Essentials Online Training Package Up to 4 Hours Online Training with certified First Due Instructor
1	07/01/2026	Implementation and Configuration Services Services related to configuring and customizing the First Due Platform as described in the Statement of Work.

For the period 07/01/2026 - 06/30/2027

Subtotal USD \$16,000.00**Tax** USD \$0.00**Total** USD \$16,000.00**Balance Due** USD \$16,000.00



INVOICE

Payment Instructions

USD Wire/ACH: Wells Fargo Bank | Acct: 4192384907 | Routing: 121000248

CAD Wire: Wells Fargo Bank | Acct: 3330004515 | SWIFT: WFBIUS6A | Intermediary: BOFMCAM2

Check: Locality Media LLC dba First Due | PO Box 782840 Philadelphia, PA 19178-2840

Credit Card Payments: A processing fee of 2.9% + \$0.30 per transaction will be added.
By submitting payment, you authorize the charge including fees. Fees are non-refundable. ACH or check can be used to avoid fees.

Contact us: AR@firstdue.com

AGENDA ITEM #9084

Discussion with Action: Approve the quote from Thyng Paving for the repaving of the Fire Department front apron from the apparatus doors to Saco Avenue in the amount of \$49,000.00 from account #52002-50813 Public Safety Facility Improvements – Fire with a balance of \$240,690.24.

Chair: Shawn O'Neill



Old Orchard Beach Fire Department

INTEROFFICE MEMORANDUM

TO: TIM FLUERY, INTERIM TOWN MANAGER
FROM: JOHN GILBOY III, FIRE CHIEF
SUBJECT: REQUEST FOR PO
DATE: JULY 28, 2026
CC: BRYNN PATENUADE, FINANCE DIRECTOR
TRAVIS MCDONALD, DEPUTY CHIEF

Background: This memo is to recommend the repaving of the Fire Department front ramp. The process will be to remove existing pavement bring in gravel to ensure proper base and then resurface with asphalt.

Process: Requests for bids were sent out to local paving companies. We received two bids.

Result: The following quotes were received:

Thyng Paving \$49,000.00
Glidden Paving \$66,950.00

Recommendation: We recommend approving the quote from Thyng Paving for \$49,000.00

We look forward to your approval to proceed with this item as a discussion with action item on the next available Town Council agenda.

GLIDDEN

Excavating & Paving, Inc.
326 New Portland Road
Gorham, ME. 04038
Office - (207) 856-9990
Fax - (207) 856-9998
www.gliddenpaving.com

Proposal / Contract

Specifications and Estimate

Date: 7/15/2026

To: OOB Fire Department
136 Saco Ave
OOB, ME 04064
John Gilboy

Job: Front Lot
1,605 s.y.

We are pleased to quote the following scope of work:

Remove existing pavement.
Shim, finegrade, and compact existing gravel base.
Pave 3" 19.0 mm binder
Pave 1 1/2" 12.5 mm surface.

Contract Price \$ 66,950.00

Lot to be closed to all traffic while our work takes place.

Area in front of building looks flat. Water may drain slowly, and there could be some small ponding worst case.

The prices listed above are based on our material suppliers current posted prices. Any increase or decrease in per ton material costs will be applied to the contract prices.

Over time, ruts will likely re-appear at doors due to the constant heavy loading.

While gravel base appears suitable, we cannot warranty against settling or frost susceptibility.

No landscaping at pavement edges is included in this proposal.

Estimator: _____

Todd G Griffeth

Accepted by: _____

Date: _____

7/15/2026

Date: _____

This proposal is void if not signed and returned within 30 days

Payment in full is due upon completion of work. Any payment not made when due shall accrue interest on the unpaid balance at the rate of 1 1/2% per month until paid. A \$25.00 fee will be assessed for any checks returned by your financial institution due to insufficient funds.

ng Paving LLC

Waterboro Rd
ME 04002
0990059
swing1@gmail.com
nyngpaving.com

mate

RESS
Jillboy
Fire Department
aco Avenue
rcharh Beach, ME

ESTIMATE 2014
DATE 07/23/2026

E	ACTIVITY	DESCRIPTION	AMOUN
	Services	Front Ramp Area: Agree to dig out existing asphalt, bring in reclaim gravel as needed to be finely graded for the proper base. Then lay approximately 2" of base all rolled and compacted. Then lay 1.5" of surface mix all rolled and compacted.	49,000.0

TOTAL \$49,000.0

ted By

ted Date

AGENDA ITEM #9085

Discussion with Action: Accept the quote from Tyler Technologies to implement new motor vehicle software in the Tax Office in the amount of \$18,681.00 from account 20104-50454 Computer Support/Service Expense with a balance of \$21,181.00.

Chair: Shawn O'Neill



Quoted By:
Quote Expiration:
Quote Name:

Evan Peoples
08/22/26
Town of Old Orchard Beach -
EERP - Maine Motor Vehicle

Sales Quotation For:

OLD ORCHARD BEACH, ME TOWN OF
ATTN: ACCTG DEPT., MUNICIPAL BLDG
1 PORTLAND AVENUE
OLD ORCHARD BEACH ME 04064

Shipping Address:

Town of Old Orchard Beach
1 Portland Ave
Municipal Building
Old Orchard Beach ME 04064-2250

Tyler License Fees and Related Services

Description	Qty	License	Hours	Module Total	Year One Maintenance
Revenue Management					
Motor Vehicle Excise Tax	1	\$ 8,001.00	48	\$ 8,001.00	\$ 2,000.00
TOTAL		\$ 8,001.00	48	\$ 8,001.00	\$ 2,000.00

Professional Services

Description	Quantity	Unit Price	Ext Discount	Extended Price	Maintenance
Project Management	8	\$ 155.00	\$ 0.00	\$ 1,240.00	\$ 0.00
Remote Implementation	48	\$ 155.00	\$ 0.00	\$ 7,440.00	\$ 0.00
TOTAL				\$ 8,680.00	\$ 0.00

Summary	One Time Fees	Recurring Fees
Total Tyler License Fees	\$ 8,001.00	\$ 2,000.00
Total SaaS	\$ 0.00	\$ 0.00
Total Tyler Services	\$ 8,680.00	\$ 0.00
Total Third-Party Hardware, Software, Services	\$ 0.00	\$ 0.00
Summary Total	\$ 16,681.00	\$ 2,000.00
Contract Total	\$ 18,681.00	

Client's purchase of the items listed above is subject to the Comments below

Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held

For six (6) months from the Quote date or the Effective Date of the Contract, whichever is later.

Customer Approval: _____ Date: _____

Print Name: _____ P.O.#: _____

All Primary values quoted in US Dollars

Comments

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms:

- License fees for Tyler and third party software are invoiced upon the earlier of (i) deliver of the license key or (ii) when Tyler makes such software available for download by the Client;
- Fees for hardware are invoiced upon delivery;
- Fees for year one of hardware maintenance are invoiced upon delivery of the hardware;
- Annual Maintenance and Support fees, SaaS fees, Hosting fees, and Subscription fees are first payable when Tyler makes the software available

for download by the Client (for Maintenance) or on the first day of the month following the date this quotation was signed (for SaaS, Hosting, and Subscription), and any such fees are prorated to align with the applicable term under the Agreement, with renewals invoiced annually thereafter in accord with the Agreement.

- Fees for services included in this sales quotation shall be invoiced as indicated below.
 - Implementation and other professional services fees shall be invoiced as delivered.
 - Fixed-fee Business Process Consulting services shall be invoiced 50% upon delivery of the Best Practice Recommendations, by module, and 50% upon delivery of custom desktop procedures, by module.
 - Fixed-fee conversions are invoiced 50% upon initial delivery of the converted data, by conversion module, and 50% upon Client acceptance to load the converted data into Live/Production environment, by conversion module.
 - Except as otherwise provided, other fixed price services are invoiced upon complete delivery of the service. For the avoidance of doubt, where "Project Planning Services" are provided, payment shall be invoiced upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be invoiced monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.
 - If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.
 - Notwithstanding anything to the contrary stated above, the following payment terms shall apply to services fees specifically for migrations: Tyler will invoice Client 50% of any Migration Fees listed above upon Client approval of the product suite migration schedule. The remaining 50%, by line item, will be billed upon the go-live of the applicable product suite. Tyler will invoice Client for any Project Management Fees listed above upon the go-live of the first product suite. Unless otherwise indicated on this Sales quotation, annual services will be invoiced in advance, for annual terms commencing on the date this sales quotation is signed by the Client. If listed annual service(s) is an addition to the same service presently existing under the Agreement, the first term of the added annual service will be prorated to expire coterminous with the existing annual term for the service, with renewals to occur as indicated in the Agreement.
- Expenses associated with onsite services are invoiced as incurred.

Tyler's quote contains estimates of the amount of services needed, based on our preliminary understanding of the scope, level of engagement, and timeline as defined in the Statement of Work (SOW) for your project. The actual amount of services required may vary, based on these factors.

Tyler's pricing is based on the scope of proposed products and services contracted from Tyler. Should portions of the scope of products or services be altered by the Client, Tyler reserves the right to adjust prices for the remaining scope accordingly.

Unless otherwise noted, prices submitted in the quote do not include travel expenses incurred in accordance with Tyler's then-current Business Travel Policy.

Tyler's prices do not include applicable local, city or federal sales, use excise, personal property or other similar taxes or duties, which you are responsible for determining and remitting. Installations are completed remotely but can be done onsite upon request at an additional cost.

In the event Client cancels services less than four (4) weeks in advance, Client is liable to Tyler for (i) all non-refundable expenses incurred by

Tyler on Client's behalf; and (ii) daily fees associated with the cancelled services if Tyler is unable to re-assign its personnel.

The Implementation Hours included in this quote assume a work split effort of 70% Client and 30% Tyler.

Implementation Hours are scheduled and delivered in four (4) or eight (8) hour increments.

Tyler provides onsite training for a maximum of 12 people per class. In the event that more than 12 users wish to participate in a training class or more than one occurrence of a class is needed, Tyler will either provide additional days at then-current rates for training or Tyler will utilize a Train-the-Trainer approach whereby the client designated attendees of the initial training can thereafter train the remaining users.

Standard Project Management responsibilities include project plan creation, initial stakeholder presentation, bi-weekly status calls, updating of project plan task statuses, and go-live planning activities.

AGENDA ITEM #9086

Discussion with Action: Renew the liquor license for Big Daddy's Bar & Grill, 13 Old Orchard Street Suite D, 307-3-4, Class A Restaurant: On-Premise, Beer, Wine & Spirits

Chair: Shawn O'Neill

AGENDA ITEM #9087

Discussion with Action: Renew the liquor license for New England Restaurant Group INC (Pirate's Patio & Galley), 2 Walnut Street, 304-2-9, Class A Restaurant/Lounge, On-Premise, Beer, Wine & Spirits

Chair: Shawn O'Neill

ADJOURNMENT

Chair: Shawn O'Neill