

*****PUBLIC NOTICE – TOWN OF JONESPORT - SPECIAL TOWN MEETING*****

TUESDAY, DECEMBER 10th, 2024 – 6:00 P.M.

JONESPORT ELEMENTARY SCHOOL



In May 2024, the Town was given first offer on purchasing the U.S. Coast Guard (USCG) housing development on Mason Bay Road in Jonesport for “Fair Market Value (FMV)”. The Town responded in July 2024 with an expression of interest. The General Services Administration (GSA) informed the Town that an offer to buy the property must be made by February 10, 2025.



Built in 1968, the housing units have been unoccupied since being vacated 5-6 years ago. The Economic Development Committee has recently invested in unit, hazmat, septic, and well inspections and has allowed local real estate professionals to estimate the property’s Fair Market Value.



The property consists of 9.9 acres with 9 housing units. Each unit is a 3-bedroom, 1 bath, ranch-style home with a single vehicle attached garage and detached utility shed, full concrete basements, HWBB heating, laminate flooring, 200 AMP service, vinyl siding and asphalt roofing. The property has a paved drive with parking, a playground area, and a maintenance building with office space and a welding booth. The units are serviced by a quasi-public well and subsurface wastewater disposal system.

The Town has conversed with Genesis Loan Fund (a likely co-lender) and is working with the town attorney to obtain bond counsel in order to pursue funding options with the Maine Municipal Bond Bank. The Town is also exploring bid options from local banking institutions such as Camden National, Bar Harbor and Machias Savings banks.

The Town would seek funding through the establishment of an LLC (borrowing entity) led by a Selectboard appointed advisory team to purchase and refurbish the housing. The Town would own the property and hire a property management company to oversee it. The unit rental would cover all debt service. Establishing an LLC and executing a purchase/upgrades transaction are conditional on Town approval.

The Town has a unique opportunity to acquire the Coast Guard housing without requiring any taxpayer funding. The acquisition would provide local housing, revenue for Town projects, and foster economic development and growth in the community. Full details of the housing proposal will be presented by the Economic Development Committee.

The following articles will be presented to the public at the town meeting on December 10th at the Jonesport Elementary School at 6:00 P.M. for discussion and a vote:

ARTICLE I. To choose a moderator to preside at said meeting.

ARTICLE 2. To see if the town will vote to authorize the Select board to acquire the USCG housing to be owned by the Town and used for long term rentals, with the property managed by a town-controlled entity such as LLC.

ARTICLE 3. To see if the town will vote to borrow and acquire other funds, up to one million dollars (\$1,000,000), with debt payments to be paid, to the extent possible, from rental income.

ARTICLE 4. To see if the town will vote to purchase the Dow property on Main Street from surplus with cost not exceeding \$60,000 (sixty thousand dollars).

ARTICLE 5. To see if the town will swap property with Peabody Memorial Library. The Town shall convey a 70 foot wide by approximately 110 foot long portion of land to the Library, and the Library will convey to the Town all their interest in the ball diamond property, which includes a small lot granted to the library by the Young family.

The public is urged to attend. Questions and comments may be submitted ahead of time via email to selectmen@townofjonesport.com or sent by mail to:

Town of Jonesport
Attn: Economic Development Committee
70 Snare Creek Lane
Jonesport, ME 04649