

MAY 11 2015

Friends of Penobscot Bay

POB 1871, Rockland ME 04841

www.penbay.net

May 11, 2015

James D. Chaousis, II City Manager
Rockland City Hall
270 Pleasant Street
Rockland, ME 04841

Subject: Maine Freedom of Access Law request

Dear Mr. Chaousis

This letter is a request pursuant to 1 M.R.S.A. 408, the Maine Freedom of Access statute, to inspect at your office and to copy as necessary the following records:

Meeting records, letters, faxes, emails, attachments, phone notes, phone logs, photographs and other written and electronic records **written, received or recorded by you from any source, between April 1, 2015 and May 11, 2015, inclusive, that pertain to Rockland Energy Center or its parent entity Energy Management, Inc.**

If you choose to deny permission to physically inspect or copy any of the requested records, please state the reason for the denial, including the appropriate legal citation(s). If you need additional information to locate any of the documents requested, please call me at 691-7485 or email me at coastwatch@gmail.com

Friends of Penobscot Bay looks forward to receiving your response within five (5) working days of your receipt of this letter, as required by 1 M.R.S.A. 409 (1). We prefer to inspect, review and copy these requested records at your office. Please contact me to set an appointment to review these records. Contact by phone at 691-7485 or by email: coastwatch@gmail.com

Sincerely



Ron Huber
Ron Huber, Executive Director
Friends of Penobscot Bay

cc Brenda L. Kielty, Assistant Attorney General, Public Access

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Monday, May 11, 2015 11:41 AM
To: David Miramant; Pinny Beebe-Center
Cc: Frank Isganitis; Audra Caler-Bell
Subject: Rockland Energy Center

Senator Miramant and Representative Beebe-Center,

First and foremost, thank you for the exhaustive work in representing Rockland in Augusta this year. I realize that I am not as well versed in the actions that happen in the Maine Legislature than you but my experience on the Maine Municipal Association Executive Committee has helped me with perspective. I can't remember such an active session in the last decade. I speak for the Rockland City Council when I say we feel like we are in good hands.

In your free time, you may have read that the City of Rockland has a very important development discussion emerging that has many important factors. Ideally, we would want our State leaders involved in these issues from the start but things are moving quickly. Now that the conversation is slowing down enough to allow for engagement the City would like to arrange a meeting with Rockland Energy Center.

If meeting with Rockland Energy Center, and/or the City, regarding the budding development topic is something that interests you please let me know. Ideally, we would like to have both of you present for one discussion but I understand the time constraints.

I look forward to your response.

Thank you.

Jim C

James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
Rockland, ME 04841
Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

Kevin Beal

From: Audra Bell <abell@ci.rockland.me.us>
Sent: Monday, May 11, 2015 9:08 AM
To: 'Larry Pritchett'; 'Brooks Winner'
Cc: 'James D Chaousis II'
Subject: RE: Moderate workshop with Rockland Energy Center

Hi Larry,

The EMI folks can be flexible. They are going to be staying in Rockland for a few days so they'll be available any time on the 26th for as long as they need to be. If the Energy Committee doesn't mind it would be good if you could meet earlier so the workshop can start by 6. Also Evan, Craig and Jack would like to come to the Energy Committee meeting to talk about the project/answer questions and find out more about how they can work with the Energy Committee moving forward.

In regards to format I think having something that is as interactive as possible would be great.

Audra

From: Larry Pritchett [<mailto:larrypritchett.council@gmail.com>]
Sent: Monday, May 11, 2015 8:52 AM
To: 'Audra Bell'; 'Brooks Winner'
Cc: 'James D Chaousis II'
Subject: RE: Moderate workshop with Rockland Energy Center

Hi Audra,

What are the time constraints for Energy Management's representatives? If the Energy Committee was to meet at its usual time (I can explore with members meeting earlier), the start time for the public forum would probably need to be 6:30.

Also, we should talk about format/set up for Council Chambers. Obviously, we can make those changes and get Chambers set up before the Energy Committee meeting. So, I don't think we need to plan "set up" into the time window between the Energy Meeting and the public forum. Thoughts?

Larry

From: Audra Bell [<mailto:abell@ci.rockland.me.us>]
Sent: Monday, May 11, 2015 08:34
To: 'Brooks Winner'; 'Larry Pritchett'
Cc: 'James D Chaousis II'
Subject: RE: Moderate workshop with Rockland Energy Center

It depends on whether or not the Energy Committee is planning on meeting that day. If you do decided to meet the workshop will be at 6, if you decide not to meet we'll try to scheduled it at 5:30.

Audra

From: Brooks Winner [<mailto:bwinner@islandinstitute.org>]
Sent: Sunday, May 10, 2015 9:13 PM
To: Audra Bell; 'Larry Pritchett'
Cc: 'James D Chaousis II'
Subject: RE: Moderate workshop with Rockland Energy Center

Hi Audra,

I'm interested and will be meeting with my colleagues Tuesday to discuss this. I will give you an answer later this week. What time is the workshop scheduled?

Best,
Brooks

From: Audra Bell [<mailto:abell@ci.rockland.me.us>]
Sent: Friday, May 08, 2015 12:27 PM
To: 'Larry Pritchett'; Brooks Winner
Cc: 'James D Chaousis II'
Subject: Moderate workshop with Rockland Energy Center

Hello Larry and Brooks,

I briefly discussed this with Larry, but I wanted to reach out to both of you by email to ask if you would be willing & able to moderate a workshop on May 26th. Evan Coleman, Jack Arrunda and Craig Olmstead from Rockland Energy Center and Energy Management Inc. would like to have a workshop this day regarding natural gas, safety and fracking. This will be the first of a series of workshops regarding the Rockland Energy Center project (so as a forewarning: I'll probably ask you again if you'd be willing to moderate future workshops).

I know you both have a lot of experience with this kind of work so I'm happy for you to be as involved in this process as you are willing/have time to be. To be more specific if you only have time to show up and moderate that's ok but if you want to develop the structure/format for the workshop or contribute in any other way that I haven't even mentioned that would be great as well. Also – I'm here to help - so if there is work around this you think would be valuable but you do not have time to do I will certainly try and provide you with support.

Let me know your thoughts.

Kind regards,
Audra

Audra Caler-Bell
Community & Economic Development Director
Rockland, Maine
207-594-0306

Kevin Beal

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Audra

Audra Caler-Bell
Community & Economic Development Director
Rockland, Maine
207-594-0306

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Friday, May 08, 2015 4:03 PM
To: Sandy Billington
Subject: REC Press Release
Attachments: PR REC Delay 5-8-2015.pdf; REC Letter 5-8-2015.pdf

Sandy,

Please send this to the press for immediate release.

James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
Rockland, ME 04841
Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Friday, May 08, 2015 4:04 PM
To: Adam Micelli; Al Gourde; Amy Levine; Audra Caler-Bell; Bruce Boucher; Dennis Reed; Ed Glaser; Greg Blackwell; John Root; Kevin Beal; Rene Dorr; Samantha Mank; Sandy Billington; Stuart Sylvester; Terry Pinto; Tom Lutrell
Subject: FW: REC Press Release
Attachments: PR REC Delay 5-8-2015.pdf; REC Letter 5-8-2015.pdf

FYI

From: James D Chaousis II [<mailto:jchaousis@ci.rockland.me.us>]
Sent: Friday, May 08, 2015 4:03 PM
To: Sandy Billington (sbillington@ci.rockland.me.us)
Subject: REC Press Release

Sandy,

Please send this to the press for immediate release.

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City of Rockland
270 Pleasant Street
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Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Friday, May 08, 2015 4:04 PM
To: Frank Isganitis; Larry Pritchett; Louise MacLellan-Ruf; Valli Geiger; William Clayton
Subject: FW: REC Press Release
Attachments: PR REC Delay 5-8-2015.pdf; REC Letter 5-8-2015.pdf

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jchaousis@ci.rockland.me.us

Kevin Beal

From: Audra Bell <abell@ci.rockland.me.us>
Sent: Friday, May 08, 2015 3:50 PM
To: 'James D Chaousis II'
Subject: FW: Revised Letter
Attachments: Letter to City of Rockland - 2015 REC Capacity Bid - REVISED.pdf

From: Evan Coleman [<mailto:ecoleman@clear-energy.us>]
Sent: Friday, May 08, 2015 3:47 PM
To: Audra Bell
Subject: Revised Letter

Audra,

An error was made on the front page of the original letter - please use this version.

Best,

Evan

--

Evan Coleman

CLE^R
241 Boston Post Rd W.
Marlborough, MA 01752
207.217.8908
ecoleman@clear-energy.us

Kevin Beal

From: Audra Bell <abell@ci.rockland.me.us>
Sent: Friday, May 08, 2015 12:27 PM
To: 'Larry Pritchett'; bwinner@islandinstitute.org
Cc: 'James D Chaousis II'
Subject: Moderate workshop with Rockland Energy Center

Follow Up Flag: Follow up
Flag Status: Flagged

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Let me know your thoughts.

Kind regards,
Audra

Audra Caler-Bell
Community & Economic Development Director
Rockland, Maine
207-594-0306

Kevin Beal

From: Audra Bell <abell@ci.rockland.me.us>
Sent: Friday, May 08, 2015 10:46 AM
To: 'Louise MacLellan-Ruf'; 'James D Chaousis II'; 'Frank Isganitis'
Subject: RE: Public Access TV spot and Public Conversations

Hi Louise,

I can answer part of question 2: Evan and EMI would like to hold the first public workshop to talk about natural gas, safety and fracking either the week of May 18th or the 25th. This will be the first in a series of workshops to have more in depth discussions on the project.

Audra

From: Louise MacLellan-Ruf [<mailto:louisemaclellanruf@gmail.com>]
Sent: Friday, May 08, 2015 9:34 AM
To: James D Chaousis II; Frank Isganitis; Audra Bell
Subject: Public Access TV spot and Public Conversations

Good morning,

I was contacted by Rich Smalley. He has a public access show on Channel 22. His initial request was for a Round Robin discussion with all of Council. After reviewing some of the procedural and legal issues he understands the limitations.

He is asking for a publicized meeting where he will act as the interviewer. This sounds similar to when Steve Betts moderates the debates. Mr. Smalley's main focus is wanting answers about the potential energy company. One of his goals is to increase "transparency" around this topic.

So, my question is twofold:

First, is this something that is doable?

Second: August is looming. Do we have workshops for public input and answers about this project on the horizon? I realize we are in the middle of budget season but the sooner we begin these accountability and answer sessions with the community the better. Clearly the Summit issues are on everyone's radar.

Let's get this learning curve started.

Thanks,
Louise

Kevin Beal

From: Evan Coleman <ecoleman@clear-energy.us>
Sent: Thursday, May 07, 2015 4:38 PM
To: jchaousis@ci.rockland.me.us
Cc: Audra Bell
Subject: Rockland Energy Center - Please See Attached
Attachments: 5.7.2015 Letter to City of Rockland - REC.pdf; 5.7.2015 Letter to Faith Huntington - Maine PUC.pdf

Jim,

Please find the attached letter as it relates to the REC project as well as a letter submitted today via email to the Maine Public Utilities Commission relating to the long term capacity RFP.

Please feel free to contact me with any questions.

Best,

Evan

--

Evan Coleman

CLE^R
241 Boston Post Rd W.
Marlborough, MA 01752
207.217.8908
ecoleman@clear-energy.us

Kevin Beal

From: Audra Bell <abell@ci.rockland.me.us>
Sent: Thursday, May 07, 2015 9:32 AM
To: pegtrout2001@yahoo.com
Cc: jchaousis@ci.rockland.me.us
Subject: RE: Might as well say what I'm thinking...

Hello Maggie,

I'm not sure I'm completely clear on your questions so I apologize in advance if I'm not addressing your inquiries. However, I thought it was important to write back and clarify any areas where you seemed dubious about the details of the proposed power plant.

In regards to a City response to their proposal there was no email or other written response. Through meetings we expressed our interest in knowing more of the details of this project and understanding the implications for the City.

The plan is to locate the cogeneration plant on 9 Burrows Street & 270 Pleasant Street. This is the only industrial zoned land in City where this project will be feasible. They spoke with Ferraiolo Construction about using a portion of their site but Ferraiolo would not be able to move their operation to any other location. All the other locations that were suggested (near the solid waste facility, in the industrial park, etc.) were not technically feasible for building the plant due to a number of factors including distance the steam lines would have to travel to get to businesses and ledge that would prevent running the gas and steam lines to and from the facility.

In regards to the gas pipeline it will run along route 1. It will not go down 17 from Windsor. It will instead follow the powerline corridor to Searsmont than go to Belfast and run down route 1. My understanding is that it is 8 miles shorter a distance (and \$8 million dollars cheaper) for the pipeline to go to Searsmont to Belfast and down route 1 verses travelling straight down route 17 from Windsor.

If the Gateway proposal you're talking about is the Gateway 1 Project than the power plant is in no way connected. Gateway 1 was a Maine Department of Transportation project which has been completely defunded. It was a project originally supported by the Baldacci administration that lost support and funding when LePage came to office. The former project manager from MDOT for Gateway 1 is Chris Mann. I'm sure he'd be more than happy to speak to you Gateway 1 and confirm that this project is inactive and is not connected to the proposed power plant. You can reach Chris at chris.mann@maine.gov

Please let me know if I can answer any other questions or if I can clarify on any of the points above.

Kind regards,
Audra

From: Maggie Trout [<mailto:pegtrout2001@yahoo.com>]
Sent: Wednesday, May 06, 2015 1:02 PM
To: abell@ci.rockland.me.us
Subject: Might as well say what I'm thinking...

Even without yet being able to read the city response - -I think the Pleasant St. proposal is not the actual plan. For one, it doesn't make sense. Pipeline, I believe would run along Old County Road,

and then down into the harbor front, for use both by the Wastewater Treatment plant, and FMC, and, probably, Pen Bay Hospital.

I think this has something to do with the Gateway proposal. In any event, it would be far easier, and in many plans, to run that pipeline straight down through.

I don't believe that any of this speculation on my part is much different than that in these early proposals.

M. Trout

Kevin Beal

From: Carmine DeStefano <carmine.destefano@gmail.com>
Sent: Tuesday, May 05, 2015 12:40 PM
To: jchaousis@ci.rockland.me.us
Subject: EMI Power Plant

Dear James D. Chaousis,

I am writing to offer information regarding the EMI proposed gas fired co- generation plant. I was present at the public hearing last week and researched this topic further.

It is hard to argue with the efficiency that these types of plants offer, my most pressing concern is the route 1 corridor pipeline pathway and the general visual blight this plant will offer to visitors. It would be nice to see our wonderful town show a progressive color if we are to really consider this plant. I would advocate a large solar field on this site as it would be kinder on the eye and EMI has experience building such facilities.

I have pasted here many links for your review, I think I have given a balanced selection:

<http://www.power-eng.com/articles/2000/12/emi-completes-sale-of-power-assets.html>

<http://www.power-technology.com/projects/tiverton/>

<http://www.epa.gov/cleanenergy/energy-and-you/affect/natural-gas.html>

<http://www.c2es.org/federal/executive/epa/ghg-standards-for-new-power-plants>

<http://www.southcoasttoday.com/apps/pbcs.dll/article?AID=/20140517/NEWS/405170314>

<http://www.naturalgasintel.com/articles/49792-calpine-emi-form-power-marketing-pact>

At this point I do not know enough about this proposal to have an opinion that is wise. But this proposal seems to support the LaPage administrations steadfast support for natural gas. I think the digging for a pipeline down the coast is probably the most worrisome aspect of this project.

When I moved to Maine in 2006, I came because of natural beauty and quality of life, not jobs, money, taxes or the ability to make a living in the state. A miscalculation to some degree as I find myself leaving the state for work now. But I would rather do that then live in a place that is built up with jobs everywhere, where every whim can be entertained. Many people that I know in Maine are doing the same, you must find creative ways to make a living and raise your family and it is not easy at all and it is not for everybody either. But people find ways to make it work nonetheless, that's what makes Maine special. It is that unique spirit and colorful characters that makes Maine such an interesting place to live. I hope you keep that in mind as you navigate this proposal.

Sincerely,

Carmine

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Monday, May 04, 2015 8:01 AM
To: 'Kathryn Fogg'
Subject: RE: Your words and the Rockland Energy Project

I'm sorry that my words bothered you and appreciate all opinions. I also reserve the right to have an opinion, one that is professional tied to the city.

There is a long way to go on working on city issues. I don't want us to divide up on issues right now.

Thank you for your interest and engagement with city issues.

James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
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Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

From: Kathryn Fogg [<mailto:iringa67@yahoo.com>]
Sent: Sunday, May 03, 2015 11:53 AM
To: James Chaousis
Cc: Larry Pritchett; Frank Isganitis; Louse MaclellanRuf; Valli Geiger; Will Clayton; Kevin Beal; John Root; abell@ci.rockland.me.us
Subject: Your words and the Rockland Energy Project

Dear James,

I have great hope for you as our city manager but I was very disappointed in some of your final words. You referred to leaders of opposition to changes in the city. It sounded liked there was a group they were leading while I have not heard of any such group but only people expressing their individual opinions. You also referred to such opinions as intimidation rather than simply people expressing their right to give a different opinion.

The only threat I have heard is Rockland Energy Company walking away on Friday if they did not get a yes vote. I found it hard to believe that the City could be inviting other bids for the land while the company was paying an option to buy. While this was said several times by some councilors, it was answered that the city could not reach out for other bids during this period.

I hope that you will seriously attempt to see if acreage at the landfill could be made to work. It does not seem that the connections to Rt. 1 could be that different and extensions to the CMP Park St substation shorter or to any businesses only a bit farther. When it comes to a

public vote, it would be far more palatable (at least for me) to give a yes vote if it was there rather than in the suggested location. It could also then allow the City then to advertise the suggested land more widely without being under time limited pressure.

The fact that you may have received 61 calls in favor of project on Thursday vs 18 against may have had something to do with 40 having been at Wednesday's meeting expressing their views. I suspect the City may be divided somewhat evenly so it is important when the residents get to vote that there is a clear majority.

Kathryn Fogg Hill
84 Grace St
Rockland

Kevin Beal

From: Joe Patten <joe.patten100@gmail.com>
Sent: Tuesday, May 05, 2015 9:34 AM
To: jchaousis@ci.rockland.me.us
Subject: REC

Jim,

It would have been easy to make public a copy of the RFP particularly Section 5.1d and f that settle the he-said-she-said time consuming arguments and bad vibes at the 2 meetings.

Just a suggestion to further transparency and better public relations.

Joe

Kevin Beal

From: Kathryn Fogg <iringa67@yahoo.com>
Sent: Sunday, May 03, 2015 11:53 AM
To: James Chaousis
Cc: Larry Pritchett; Frank Isganitis; Louse MaclellanRuf; Valli Geiger; Will Clayton; Kevin Beal; John Root; abell@ci.rockland.me.us
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Kevin Beal

From: Frank Isganitis <frankisganitis@gmail.com>
Sent: Saturday, May 02, 2015 2:19 PM
To: Nathan Davis
Cc: Larry Pritchett; Louise MacLellan-Ruf; Wil Clayton; Valli.citycouncil@gmail.com; James D Chaousis II; Audra Caler-Bell
Subject: Re: how I came to support the power plant

Nate,

Thank you for your thoughtful email and message of support. When faced with this proposal a few weeks ago, Council knew we could not have the answers in the short period of time that was needed to meet the developers request for an option on the land. As varied as we are as individuals, we share your angst in trying to figure out what to do. If we needed an exclusive and non-malleable decision in three weeks, we knew the answer had to be no. Simply put, it was too much too fast. But rather than be paralyzed, we put our minds to it along with our awesome staff and arrived at the conclusion and path we've chosen.

With you and all the citizens of Rockland, we will become educated and informed about this project. Together, we will come to a decision that the majority of us can agree upon. That is a shining example of the democratic process. Whether all see it this way or not, we acted in what we believed to be in the best interest of our beloved community. Once the deliberation process is concluded, a decision will be made. I want to leave you with this closing thought. If we had stayed with the decision from Wednesday evening (like it or not), that was sending the wrong message. Not about our desire for an electric plant. But to dispel any idea that Rockland is not open for development.

And, here's the way I see it about the project. If we stopped on Wednesday but ultimately there was community support, the project was stalled until the end of next year's RFP period. By allowing a concurrent tracks of a non-binding option and community deliberation, the proposal can be reviewed and decided in this RFP cycle such that a favorable RFP process along with community support at the end of our deliberation means we can proceed immediately without a six to twelve month delay.

Best,
Frank

On Sat, May 2, 2015 at 1:33 PM, Nathan Davis <n.kroms.davis@gmail.com> wrote:
Hello Rockland City Council and Manager Chaousis,

Let me begin by stating: assuming that the economic and environmental impacts of the proposed power plant are as positive as they appear to my untrained eye to be, I will support the plan to build a power plant in Rockland.

But it took me days of vacillation and debate to come to this conclusion (as Valli knows, because I've e-mailed her twice on this already). A conversation last night with Audra Caler-Bell and her husband Dave, and subsequent introspection, finally pushed me over the edge of vacillation into support. Since this is a matter of public interest and debate, I share below how I came to this conclusion, in the hope that it may provide a new perspective on how to approach it. I realize that this is rather lengthy and self-absorbed, so feel free to read or not (or respond or not) as you wish and feel appropriate.

I am a committed environmentalist. For me this means, in part, a commitment to doing what I can to reduce dependency on fossil fuels. As you all might know (because I tell you frequently), I walk and bicycle around town year-round, and try not to drive distances under a few miles. Chelsea and I heat our house primarily with wood (which I realize causes other problems, but at least it's not a fossil fuel). I am vegan. In short, I try to (imperfectly) practice what I preach. And I was uncomfortable with the idea of a fossil fuel plant in Rockland. But many people I know and respect supported the plant (or at least the provisional idea of one). And I was aware of the potential economic impact of the plant, and then became more aware after speaking with Audra last night. So, on the one hand was my deeply-held belief that fossil fuels should be relegated to the past, and on the other hand was the opinion of people I respect, and the possibility of a great economic boon to Rockland. What to do?

After last night's conversation, I conducted a thought experiment: would I (as a vegan) support a fish processing plant coming to Rockland? I'm assuming that the plant would make sense economically and environmentally (questions which may still need to be addressed more fully with the power plant). More specifically: could I publicly support an industry that I privately choose not to support? I had great difficulty answering this, so I conducted another thought experiment: how would I feel about a fish processing (or meat packing) plant in other cities and towns where I have lived (in NH, MA, CA, and WI)? Then the question became easier: I would probably oppose such a plant. Why? It's because I've never been so committed to a place and its prosperity as I am to Rockland. Why? Partially it's because we bought a house here, but even more so it's because I feel that Rockland is a special place worthy of unusual attention and love, and I want it to be our home for life. I really do feel that it is special; never before have I had such a powerful sense of place and community. In places where I haven't been thus committed, it's easier for me to weigh my commitment to those places' prosperity against my commitment to my principles, and for my commitment to my principles to come out on top. But I am deeply committed to Rockland, and I think it's worthy of all the love and help I can give it, and that tips the scale so that I must treat its economic prosperity as a greater cause than my moral constancy and comfort. So, in conclusion: I will support the power plant, assuming that the details of its environmental and economic impact are consistent with what has been publicly suggested.

As I wrote, I've struggled over this issue, but the conclusion expressed above has the ring of finality for me. Now I can sleep again without existential angst!

Best,
Nate

Kevin Beal

From: Nathan Davis <n.kroms.davis@gmail.com>
Sent: Saturday, May 02, 2015 1:34 PM
To: frankisganitis@gmail.com; larrypritchett.council@gmail.com;
louisemacellanruf@gmail.com; williamclayton79@gmail.com;
Valli.CityCouncil@GMail.Com; jchaousis@ci.rockland.me.us
Cc: Audra Caler-Bell
Subject: how I came to support the power plant

Hello Rockland City Council and Manager Chaousis,

Let me begin by stating: assuming that the economic and environmental impacts of the proposed power plant are as positive as they appear to my untrained eye to be, I will support the plan to build a power plant in Rockland.

But it took me days of vacillation and debate to come to this conclusion (as Valli knows, because I've e-mailed her twice on this already). A conversation last night with Audra Caler-Bell and her husband Dave, and subsequent introspection, finally pushed me over the edge of vacillation into support. Since this is a matter of public interest and debate, I share below how I came to this conclusion, in the hope that it may provide a new perspective on how to approach it. I realize that this is rather lengthy and self-absorbed, so feel free to read or not (or respond or not) as you wish and feel appropriate.

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As I wrote, I've struggled over this issue, but the conclusion expressed above has the ring of finality for me. Now I can sleep again without existential angst!

Best,
Nate

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Friday, May 01, 2015 4:56 PM
To: 'Pete Cella'
Subject: RE: Proposed land sale

Thank you.

James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
Rockland, ME 04841
Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

From: Pete Cella [<mailto:pete@coyotellc.com>]
Sent: Friday, May 01, 2015 7:52 AM
To: jchaousis@ci.rockland.me.us
Subject: Re: Proposed land sale

After my previous email, I became concerned that I did not get the proper point across. I am NOT opposed to the plant or the pipeline coming into the area or the positive impact on the tax base. I am just opposed to the location so close to route 1, the tourist corridor entering the city, and that specific location. I believe there are other parcels in Rockland such as in the industrial park or closer to route 90 that could be better suited for this opportunity. Please feel free to call to discuss at 207-701-1408. Thank you

Pete Cella.

On May 1, 2015 7:37 AM, "Pete Cella" <pete@coyotellc.com> wrote:

My name is Peter Cella and I own land on mountain road and pay significant taxes for this property even though it is now just vacant land. Please excuse punctuation and possible spelling errors as I am traveling and trying to write this on a smartphone. Otherwise, I would be at the meeting this morning.

I am seriously concerned about the vote in favour of allowing a natural gas-fired combined cycle energy plant to be built in the city of Rockland so close to town. I currently own land on Dodgers mountain that overlooks that very area of town and have recently weathered an effort to make my land not able to be subdivided which is devalued it greatly. Now I am facing having to look off and see a big smoke stack and large industrial facility right in my view. A combined cycle power plant does not belong that close to a tourist destination.

I find it difficult to imagine that the city council would not allow a Super Walmart to be built in the city and could not get a drugstore built to replace an aging church and laundromat, but that they are quickly willing to consider an industrial smokestack and combined cycle energy plant right in the middle of things. it just baffles my mind and I am strongly opposed.

While I understand the numerous benefits such as a large help in the tax base and by bringing a natural gas supply to the region, I think this decision is being made too hastily and that there may be better locations for this.

Remember that there will also be massive infrastructure requirements for this facility. To produce and transmit large quantities of electricity there must be new power transmission lines built which would likely go to the park Street Substation and for FMC or other places to receive the steam power all the streets would need to be dug up and steam lines buried not to mention all of the work and disruption to actually bring a gas pipeline into the city .

I do understand the need to lower tax rates and increase the tax base however I don't believe a hasty decision on this option is the best course of action. Please reconsider and vote no.

Respectfully,
Pete Cella

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Friday, May 01, 2015 4:55 PM
To: 'ripplesinn'
Subject: RE: I am opposed to the Energy project for a variety of reasons.

Thank you.

James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
Rockland, ME 04841
Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

From: ripplesinn [<mailto:ripplesinn@yahoo.com>]
Sent: Friday, May 01, 2015 7:57 AM
To: Valli Geiger; williamclayton79@gmail.com; louise MacLellan-Ruf I; jchaousis@ci.rockland.me.us; frankisganitis@gmail.com; larrypritchett.council@gmail.com
Subject: I am opposed to the Energy project for a variety of reasons.

Hi guys.

Thanks for you time and efforts on our behalf, as always.

However I do feel that this will ultimately be a huge waste of time and energy. The fact that it's a power company with all the inherent risks and liabilities, potentially located at the entrance to our town and within a few short blocks of the harbor and SCHOOLS and neighborhoods.... it's just NOT a good fit.

Yes, we are all aware that Rockland is desperate for taxable industry to maintain our schools and infrastructure... but desperate people do not generally make good and wise or well thought out decisions. Furthermore, on reading the Free Press article, **it appears that this company would get years of tax relief as well!** What the hey????

Sorry, but I just can't condone the council wasting their time and efforts in this way. Get the property assessed and marketed properly. Only in fairy tales are there geese who lay golden eggs...

Sandi Dillon
ripples inn at the harbor
16 pleasant st
rockland, me

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Friday, May 01, 2015 4:52 PM
To: shs61tal@midcoast.com
Subject: RE: Proposal by Energy Management

Thank you.

James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
Rockland, ME 04841
Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

From: shs61tal@midcoast.com [<mailto:shs61tal@midcoast.com>]
Sent: Friday, May 01, 2015 8:15 AM
To: jchaousis@ci.rockland.me.us
Subject: Proposal by Energy Management

Dear Mr. Chaousis,

I feel strongly that the proposal made by Energy Management, Inc. needs to be fully explored. I am glad that there is a meeting scheduled today to discuss this matter. Also it is my feeling that the individuals who attended the meeting on Wednesday did not represent the wishes of the majority regarding this matter. My personal feeling is that projects like these are needed and I am concerned that a small minority was able to prevent all the voters of this town from fully considering this proposal. I also wish to thank city government for scheduling today's meeting.

Again, thank you,

Mr. Stacey H. Shields, 61 Talbot Avenue.

Kevin Beal

From: Kevin Beal <kbeal@ci.rockland.me.us>
Sent: Friday, May 01, 2015 2:23 PM
To: ecoleman@clear-energy.us
Cc: 'Jim Chaousis'; 'Audra Bell'
Subject: Rockland Energy Option Agreement
Attachments: Rockland Energy Option Agreement - Rev'd 05-01-15.pdf

Evan:

As requested, I attach a pdf of the current proposed option agreement.

Kevin Beal
City Attorney
Rockland City Hall
270 Pleasant Street
Rockland, ME 04841
kbeal@ci.rockland.me.us
(207) 594-0305

Kevin Beal

From: Patti Miller <patricia550@msn.com>
Sent: Friday, May 01, 2015 9:03 AM
To: Jchaousis@ci.rockland.me.us
Subject: power plant

I wanted to let you know that I am very opposed to having a power plant in Rockland But was unable to attend special meeting today.

Kevin Beal

From: Tiffany Monroe <tiffany.monroe@yahoo.com>
Sent: Friday, May 01, 2015 9:01 AM
To: frankisganitis@gmail.com; larrypritchett.council@gmail.com; williamclayton79@gmail.com; ldmaclellan5@hotmail.com; valli.citycouncil@gmail.com; jchaousis@ci.rockland.me.us
Subject: Proposed Natural Gas Plant

Good Morning:

I am ashamed to say that I am not usually actively involved in City government issues. I am a working mom and too often I sit back and complain about the way things are run in this City as well as my tax bill instead of voicing my opinions. My lack of time isn't an excuse. I am writing to you all because I feel that it is time the City of Rockland opens its doors and allows (or at least considers) new businesses to come here. The tax burden for me, and most other residents, has become completely out of control. I strongly believe a major reason for this is Rockland's aversion to change. I have seen many business opportunities lost to other towns, but I hope this is not another one. Of course, I do not know all of the facts with regard to environmental impact, etc, but I would like the chance to see this at a referendum vote.

Thank you and good luck.

Tiffany Monroe
16 Seavey Lane
Rockland, ME 04841
542-8896

Kevin Beal

From: Dan Pease <dan@rockharbor.me>
Sent: Friday, May 01, 2015 8:51 AM
To: frankisganitis@gmail.com; larrypritchett.council@gmail.com; williamclayton79@gmail.com; ldmaclellan5@hotmail.com; valli.citycouncil@gmail.com; jchaousis@ci.rockland.me.us
Subject: Natural Gas Project in Rockland

Good Morning,

As a downtown burliness owner, I feel that this Natural Gas plant project could be very beneficial for Rockland businesses and residents. I don't know enough about the project to say that it is the right fit for Rockland, or what the environmental or economical impacts will be, but I think it is at least worth the conversation. Please take the time to look at all angles before making a decision on this issue. Thank you for your time.

Dan Pease
Owner / Head Brewer
Rock Harbor Pub & Brewery

Kevin Beal

From: Sarah Tolman <Sarah.Tolman@thefirst.com>
Sent: Friday, May 01, 2015 8:42 AM
To: jchaousis@ci.rockland.me.us
Subject: FW: latest decision

Hi Jim,

I saw you notice that you are looking for feedback from local residents in regards to the recent vote. I thought I would forward along an email my husband sent over to Will Clayton yesterday. It sums up our thoughts on the issue, as well as many of our friends who represent younger working families in the City.

I hope all is well.

Thanks,
Sarah

Sarah Tolman | Senior Vice President
The First, N.A., a division of The First Bancorp
114 Commercial Street
P.O. Box 1137
Rockport, ME 04856
800-564-3195 ext 2514 | cell 691-3509
sarah.tolman@thefirst.com
www.thefirst.com

-----Original Message-----

From: Michael Tolman [<mailto:MTolman@rsu13.org>]
Sent: Friday, May 01, 2015 7:32 AM
To: Sarah Tolman
Subject: FW: latest decision

From: mike tolman <mtolman@rsu13.org<<mailto:mtolman@rsu13.org>>>
Date: Thursday, April 30, 2015 at 8:07 AM
To: "williamclayton79@gmail.com<<mailto:williamclayton79@gmail.com>>"
<williamclayton79@gmail.com<<mailto:williamclayton79@gmail.com>>>
Subject: latest decision

Good morning Will,

I know I don't have all the facts but from the outside looking in, but this is my feeling on the subject.

Im not one to usually question decisions that the council makes, but last night I have to wonder what the council was thinking? Our town is in desperate need of tax relief, and to just dismiss a potential opportunity for such relief is irresponsible. I like to think that this deal was carefully considered by the council and gained approval by the council on the merits of it being good for the city. If this is the case, then members of the council should have stood behind their

decision and explained why such a decision was made, not simply back down because a few voiced their disapproval. At the very least there should have been informed discussions on the topic.

Take a look at houses for sale in this area, then look at the tax amount for those houses, its absolutely ridiculous. This doesn't even begin to look at what the city is offering for its tax dollars as apposed to neighboring towns as it pertains to young families.

We cannot continue to run this city like its a retirement community, a robust fishing village from the 70s, or even strictly a tourist attraction.

Although those aspects of this community are vital, people are living and working in this area now and want to see this place prosper so perhaps the next generation will want to live here as well.

Thanks for your time.

Mike Tolman

This email message may contain information that is privileged, confidential, or exempt from disclosure under applicable law. All recipients are notified that if this message comes to your attention by mistake, any dissemination, use, or copying of the information is prohibited. If you receive this message in error, please notify the sender at once. Thank you.

Kevin Beal

From: Peg Junge <peg.junge@gmail.com>
Sent: Friday, May 01, 2015 8:40 AM
To: jchaousis@ci.rockland.me.us
Subject: Subject of natural gas plant

Hello,

I support the city council in continuing to research the impacts and issues around the proposed natural gas plant in Rockland. It appears that a few vocal citizens are scaring city councilors into backtracking on a process the councilors obviously thought had merit. I encourage you all to proceed with deliberation and wisdom and involve all of Rockland in the months ahead. Personally, I view natural gas as a good thing for Rockland and less polluting than wood and oil, which are the norm in town.

Best wishes for a good meeting this morning.

Peg Junge
21 Center Street

Kevin Beal

From: shs61tal@midcoast.com
Sent: Friday, May 01, 2015 8:15 AM
To: jchaousis@ci.rockland.me.us
Subject: Proposal by Energy Management

Dear Mr. Chaousis,

I feel strongly that the proposal made by Energy Management, Inc. needs to be fully explored. I am glad that there is a meeting scheduled today to discuss this matter. Also it is my feeling that the individuals who attended the meeting on Wednesday did not represent the wishes of the majority regarding this matter. My personal feeling is that projects like these are needed and I am concerned that a small minority was able to prevent all the voters of this town from fully considering this proposal. I also wish to thank city government for scheduling today's meeting.

Again, thank you,

Mr. Stacey H. Shields, 61 Talbot Avenue.

Kevin Beal

From: Heidi V. Neal <heidi@loyalbiscuit.com>
Sent: Friday, May 01, 2015 8:05 AM
To: frankisganitis@gmail.com; Larry R. Pritchett; William Clayton; Idmaclellan5@hotmail.com; valli.citycouncil@gmail.com; jchaousis@ci.rockland.me.us
Cc: Joel Neal
Subject: Support for further discussions

Good morning,

Due to work requirements, neither I nor my husband, Joel Neal, Jr will be able to attend the session this morning. Both of us, as Rockland residents, support further discussion on the power plant initiative.

Sincerely,

Heidi & Joel Neal

--

Heidi Vanorse Neal, Owner

Loyal Biscuit Co.

442 Main St ~ Rockland, ME 04841 ~ 207-594-5269

Reny's Plaza ~ Belfast, ME 04915 ~ 207-930-8100

39 Mechanic St ~ Knox Mill ~ Camden, ME 04843 ~ 207-236-3354

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2015 S.B.A. Maine Small Business of the Year

2015 Retailer of the Year, 2 - 10 Units - Global Pet Expo & Pet Business Monthly

2015 Small Business of the Year - PBRCC

2014 Retailer of the Year - PetAge Magazine

2014/2015 Retailer of the Year - Outstanding Community Outreach - Pet Product News Int'l



Kevin Beal

From: Shlomit Auciello <timolhs@gmail.com>
Sent: Friday, May 01, 2015 8:02 AM
To: jchaousis@ci.rockland.me.us
Subject: Power and power plants

I am a citizen and taxpayer in Rockland, currently away at school. I am appalled at the manner in which the council and your office have handled the potential sale of our City Hall to a private company for the primary benefit of another private company.

A matter of this significance deserves the full deliberation of the democratic process in full view of the citizenry. All of our elected officials should be present and have had time to inform themselves, not only about the matter on the table but on all the details and intentions of the potential purchaser and tube concerns of the voters. A public meeting should be held at least 10 days prior to any council vote. This meeting should be held on a weekend so that the greatest number of citizens may participate.

The cost of public education, the library and other essential services must be met, but not at the expense of our health of that of our fellow citizens in places where the production of cheap fuels is endangering health and safety.

With respect,

Shlomit Auciello
542-0651

--

"I like to drive with the windows open. I mean, before you know it, you're going to spend plenty of time sealed up in a box anyway, right?" -Tom Magliozzi

Kevin Beal

From: ripplesinn <ripplesinn@yahoo.com>
Sent: Friday, May 01, 2015 7:57 AM
To: Valli Geiger; williamclayton79@gmail.com; louise MacLellan-Ruf l;
jchaousis@ci.rockland.me.us; frankisganitis@gmail.com;
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Subject: I am opposed to the Energy project for a variety of reasons.

Hi guys.

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Sorry, but I just can't condone the council wasting their time and efforts in this way. Get the property assessed and marketed properly. Only in fairy tales are there geese who lay golden eggs...

Sandi Dillen
ripples inn at the harbor
16 pleasant st
rockland, me

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Friday, May 01, 2015 7:55 AM
To: 'Pete Cella'
Subject: RE: Proposed land sale

Thank you. I will pass this information to the Council.

James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
Rockland, ME 04841
Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

From: Pete Cella [<mailto:pete@coyotellc.com>]
Sent: Friday, May 01, 2015 7:52 AM
To: jchaousis@ci.rockland.me.us
Subject: Re: Proposed land sale

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Pete Cella.

On May 1, 2015 7:37 AM, "Pete Cella" <pete@coyotellc.com> wrote:

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I do understand the need to lower tax rates and increase the tax base however I don't believe a hasty decision on this option is the best course of action. Please reconsider and vote no.

Respectfully,
Pete Cella

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Friday, May 01, 2015 7:55 AM
To: Frank Isganitis; Larry Pritchett; Louise MacLellan-Ruf; Valli Geiger; William Clayton
Subject: FW: Proposed land sale

FYI

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I am seriously concerned about the vote in favour of allowing a natural gas-fired combined cycle energy plant to be built in the city of Rockland so close to town. I currently own land on Dodgers mountain that overlooks that very area of town and have recently weathered an effort to make my land not able to be subdivided which is devalued it greatly. Now I am facing having to look off and see a big smoke stack and large industrial facility right in my view. A combined cycle power plant does not belong that close to a tourist destination.

I find it difficult to imagine that the city council would not allow a Super Walmart to be built in the city and could not get a drugstore built to replace an aging church and laundromat, but that they are quickly willing to consider an industrial smokestack and combined cycle energy plant right in the middle of things. it just baffles my mind and I am strongly opposed.

While I understand the numerous benefits such as a large help in the tax base and by bringing a natural gas supply to the region, I think this decision is being made too hastily and that there may be better locations for this.

Remember that there will also be massive infrastructure requirements for this facility. To produce and transmit large quantities of electricity there must be new power transmission lines built which would likely go to the park Street Substation and for FMC or other places to receive the steam power all the streets would need to be dug up and steam lines buried not to mention all of the work and disruption to actually bring a gas pipeline into the city .

I do understand the need to lower tax rates and increase the tax base however I don't believe a hasty decision on this option is the best course of action. Please reconsider and vote no.

Respectfully,
Pete Cella

Kevin Beal

From: Pete Cella <pete@coyotellc.com>
Sent: Friday, May 01, 2015 7:37 AM
To: jchaousis@ci.rockland.me.us
Subject: Proposed land sale

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Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Friday, May 01, 2015 7:24 AM
To: 'Judith Lawson'
Subject: RE: May Day City Council Meeting

Thank you. I will pass this information to the Council.

James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
Rockland, ME 04841
Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

From: Judith Lawson [<mailto:jwzcls@gmail.com>]
Sent: Friday, May 01, 2015 7:24 AM
To: jchaousis@ci.rockland.me.us
Subject: May Day City Council Meeting

From what I've read the proposed gas plant appears to fly in the face of common sense. We are in a global climate emergency that requires rapid uncoupling from fossil fuels. Maine has invested considerable R&D in renewable energy. At the very least the citizens of Rockland must be given every opportunity to examine and study the proposed land purchase by a fossil fuel energy plant. Slow down and plan for a long, careful period of study with maximum citizen involvement.

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Friday, May 01, 2015 7:24 AM
To: Frank Isganitis; Larry Pritchett; Louise MacLellan-Ruf; Valli Geiger; William Clayton
Subject: FW: May Day City Council Meeting

FYI

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Kevin Beal

From: Michael Hall <mhall@hallfuneralhomes.com>
Sent: Friday, May 01, 2015 7:23 AM
To: jchaousis@ci.rockland.me.us
Subject: RE: Economic Development

Good luck!

On May 1, 2015 7:19 AM, "James D Chaousis II" <jchaousis@ci.rockland.me.us> wrote:

Thank you.

James D Chaousis II, City Manager

City of Rockland

270 Pleasant Street

Rockland, ME 04841

Phone (207)593-0636

www.ci.rockland.me.us

jchaousis@ci.rockland.me.us

From: Michael Hall [mailto:mhall@hallfuneralhomes.com]
Sent: Thursday, April 30, 2015 11:43 PM
To: frankisganitis@gmail.com; larrypritchett.council@gmail.com; William Clayton; ldmaclellan5@hotmail.com; valli.citycouncil@gmail.com; jchaousis@ci.rockland.me.us
Subject: Economic Development

Dear Rockland City Council Members,

An important aspect of the Penobscot Bay Regional Chambers mission is to support economic development in our region. This is also part of our current strategic plan. The power plant is an economic development matter. The Chamber is not stating whether it is "for or against" a natural gas plant in Rockland. The Chamber

is simply stating that, "We can, and should support economic development, either profit or non-profit, as long as it benefits the region by providing new or better jobs, a broader tax base and overall growth to our region. The Chamber would be in favor of supporting the Rockland City Council as they continue their due diligence, and as they explore future opportunities for economic development in Rockland.

Sincerely,

Michael Hall, President

Penobscot Bay Regional Chamber of Commerce

Kevin Beal

From: John Root <jroot@ci.rockland.me.us>
Sent: Friday, May 01, 2015 6:57 AM
To: Chaousis James; Audra Bell
Subject: FW: Yesterday's phone calls

Also Rick Rockwell: Restoration of multiple buildings in the Downtown area.

From: John Root [<mailto:jroot@ci.rockland.me.us>]
Sent: Friday, May 01, 2015 6:49 AM
To: Chaousis James; Audra Bell
Subject: Yesterday's phone calls

Yesterday I spoke by telephone to the following:

Rod Mason FMC
Jason Constantine: COO at Back Cove Yachts 594-8821
Elliot Lowe Lowe Hardware Industrial Park 593-7405
John Morris: owner Harbor Plaza
Peter Kriensky: owner Rockland Plaza
Bob Liberty: Tradewinds & Navigator motels
Stuart Smith; Owner/developer of BFDS (former MBNA) building & multiple other properties
Tyler Smith: Stuart's son, engineer
Joe Ricchardi: contractor for OSJL & Dollar Tree (will contact the owners).
David Johnson: Head of plant maintenance (will talk with his superiors)
Eric Allyn: Architect for numerous construction projects including the proposed Darling Walsh building
Brad Carter: Local resident, Main Street building owner and realtor
Doug Erickson: Commercial real estate (many contacts for potential developers in Rockland)

All supported the City Council further exploring options for bring natural gas and steam to the Rockland area. All also agreed to send you an email. I don't know if they did or not, but their support could be noted. Some said they might attend the meeting.

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John

Kevin Beal

From: Frank Isganitis <frankisganitis@gmail.com>
Sent: Friday, May 01, 2015 6:42 AM
To: Maggie Trout
Cc: Stuart Sylvester; Louise MacLellan-Ruf; Will Clayton; pritchet@midcoast.com; Valli Geiger - City Council; James Chaousis; Kevin Beal
Subject: Re: Charter violation regarding special meeting, May 1st
Attachments: 5-1-15MeetingNotice.JPG

Thank you for your concern in this regard. Attached is the meeting notice which indicates the meeting has been ordered by the Mayor. I hope this alleviates your concern.

Best,
Frank Isganitis

On Thu, Apr 30, 2015 at 10:35 PM, Maggie Trout <pegtrout2001@yahoo.com> wrote:
The notice for reconsideration of Wednesday night's vote does not indicate that the meeting was ordered by the Mayor, nor any member of the City Council. That is required, as you know, both for "Special Meetings," and "Emergency Special Meetings," and is not within the scope of a City Manger, according to the City Charter. The notice also indicates that Wednesdays vote was not "definitive." There were sufficient Council members present to have a quorum, and that is a definitive vote.

There is nothing to prohibit the City from continuing to discuss the matter over time. Should the 9 AM Council meeting proceed, I request an official statement regarding the deviation from the Charter-required procedure regarding Council meetings, and the validity of quorum votes, so that I, and anyone else who might not understand what looks to be a deviation in procedure, might understand what has, and is, occurring.

Thank you.

Sincerely,
Maggie Trout

Kevin Beal

From: Michael Hall <mhall@hallfuneralhomes.com>
Sent: Thursday, April 30, 2015 11:43 PM
To: frankisganitis@gmail.com; larrypritchett.council@gmail.com; William Clayton;
ldmaclellan5@hotmail.com; valli.citycouncil@gmail.com; jchaousis@ci.rockland.me.us
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Sincerely,

Michael Hall, President
Penobscot Bay Regional Chamber of Commerce

Kevin Beal

From: Maggie Trout <pegtrout2001@yahoo.com>
Sent: Thursday, April 30, 2015 10:36 PM
To: Stuart Sylvester; Frank Isganitis - Council Business; Louise MacLellan-Ruf; Will Clayton; pritchet@midcoast.com; Valli Geiger - City Council; James Chaousis; Kevin Beal
Subject: Charter violation regarding special meeting, May 1st

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Thank you.

Sincerely,
Maggie Trout

Kevin Beal

From: Mary Sheeline <sheeline@myfairpoint.net>
Sent: Thursday, April 30, 2015 10:21 PM
To: jchaousis@ci.rockland.me.us
Subject: Vote Yes

Dear Mr. Chaousis,

I would like my voice to reflect a "yes" vote regarding the approval of the option to discuss the sale of City Hall acreage to the energy company, with all the ensuing protocols for fact-finding and information-dissemination to remain INTACT.

Thank you.
Mary Sheeline

*Licensed Massage Therapist
Masters in Special Education
Rockland resident
Self-employed as a Massage Therapist, 18 years
Employee at Pen Bay Medical Center, 24-36 g*

21 Frederick Street
Rockland, ME 04841
207-596-6181
sheeline@myfairpoint.net



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Kevin Beal

From: Susanne Ward <sward@rockcitycoffee.com>
Sent: Thursday, April 30, 2015 9:55 PM
To: jchaousis@ci.rockland.me.us
Subject: Potential sale of City Hall property

Dear Mr. Chaousis: Thank you for the Facebook posting about the council meeting and the vote on Order 30. I was relatively new to town when City Hall was moved from the downtown to its present location. Everyone grumbled about it in part, I think, because it made access more difficult, but also because it just didn't seem right to move it from the center of town. Then the police department was moved to prime waterfront property, which seemed even less sensible.

As a local business and property owner, I can attest to the struggle we all share to pay our city taxes and fees. Although I am happy to welcome CMCA to town and I'm happy The Strand has found a way to remain viable through its new not-for-profit status, we need to encourage more for-profit development within the city limits. If City Hall can relocate downtown to property already owned by the city and we have a potential buyer for the Pleasant Street property, it makes sense to explore the option of selling it.

Thank you for your time,
All the best,
Susanne Ward
55 Masonic Street
Rockland

Sent from my iPad

Kevin Beal

From: Will Moss <will.moss1@gmail.com>
Sent: Thursday, April 30, 2015 9:40 PM
To: jchaousis@ci.rockland.me.us
Subject: Emergency meeting Friday

Dear Mr. Chaousis,

Thank you for your note, which I saw [and shared] on facebook, about the inconclusiveness of the vote last Monday on the energy company's proposal. I wholeheartedly agree, and feel that the city should go ahead and carefully and thoughtfully consider the proposal, in all its' aspects without rushing to judgement. The stakes are very high here, and while there are possible hazards, they should be thoroughly and thoughtfully explored, rather than passing a knee-jerk "no" vote and cutting off all debate prematurely.

Yours,
-will moss
Rockland resident since 2001

--
"Or we may find, when all the rest has failed, hid in ourselves the key of perfect change."
-Sri Aurobindo

Kevin Beal

From: Erin Quirie Colwell <equirie@hotmail.com>
Sent: Thursday, April 30, 2015 8:37 PM
To: jchaousis@ci.rockland.me.us
Subject: Natural Gas Idea

Hi,

I'm a Rockland citizen and have heard about the proposal for natural gas in our area. I understand that it was voted down last night after a council member decided against it in the face of a bunch of people not wanting pollution and nuclear meltdowns. I think it would be extremely foolish to not at least discuss the idea.

From what I understand, and that's not a lot, it could mean lower taxes and lower electricity costs for Rockland citizens. That's a huge deal. Our CMP bills this winter were astronomical. I'm not saying that it's the greatest idea ever, just to set it aside when there could be some real benefits for our town is a mistake.

Please get it back on the table so that we can all learn about it before making any decisions about it.

Thanks you for your time!

Harley (and Erin) Colwell

Kevin Beal

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Kevin Beal

From: Joan Smith <joanlois4@gmail.com>
Sent: Thursday, April 30, 2015 8:27 PM
To: Annie Mahoney
Cc: sam; Valli Geiger; joan wright; Rose Willson; Mary Alice Bird; Anna Jennings; Rockland City Manager
Subject: Re: Fw: URGENT: ANOTHER power plant MEETING TOMORROW @ 9AM

Dear Amy and others,

I trust our city council and new city manager will include an opportunity for public comment at the appropriate time. I for one am pleased there will be another council meeting and vote as soon as possible, as something of this importance should be discussed and voted on by the entire council. Good for them.

I think your immediate call to alarm is unnecessary and request to wear black is overly dramatic and prejudicial.

This property is already zoned industrial. It may be beneficial to this area to have natural gas easily available. As someone who pays \$350 month for oil, sure sounds worth looking into.

Also, the establishment of energy plants is subject to a multi step process of fact finding and public discourse.

Look into the entire permitting process Amy. I doubt that the interests of this city would want it's council to dismiss this out of hand, without the learning process that is ahead.

Joan smith
42 masonic street

On Apr 30, 2015 7:26 PM, "annie mahoney" <annie31@gwi.net> wrote:
joan... are you going???

From: Amy Files
Sent: Thursday, April 30, 2015 4:38 PM
To: Amy Files
Subject: URGENT: ANOTHER power plant MEETING TOMORROW @ 9AM

Hello friends and neighbors,

I apologize for the mass email and if this is a repeat for you.

If you are getting this — I am asking a favor that you please share a message about this meeting on Facebook and with your email list —please make sure that your friends and neighbors know what is going on.

Tomorrow morning there will be a Special Meeting held by Council. It was only announced today and it will happen at 9AM tomorrow when most people are not able to make it.

It is EXTREMELY important that as many people who can come -- come. And as many people are able -- speak. If you want to just be present and show your support, please do—in order to clearly show solidarity -- PLEASE consider wearing ALL BLACK.

Even if you may have wanted to see a "yes" vote at yesterday's meeting—please consider what it will mean to live in a City where every time a vote is made—we won't be able to trust that it will stand for more than a day.

This may somehow be legal or within the rules—but it isn't democratic.

Rockland voters need to trust that when a meeting is held, and they show up and voice their concerns, that the vote will not be overturned a day or so later through abuse of the "rules."

I appreciate your support and please know that I wouldn't be sending this email if I didn't think it was EXTREMELY important to our public process and the protection of our community -- please consider attending this meeting tomorrow morning at 9am — even if to show your support.

More info below if you haven't been following the events...

Thank you,

Amy

542-4858

If you don't know what this is about:

- Yesterday a Special Meeting was held by Council to vote on Order #30 which would open discussions to sell our City Hall and adjacent property to Energy Management Inc who proposes to build a Natural Gas Combined (with Steam) Power Plant at that location
- This land is located a 1/2 mile from our schools and within a mile of every single most densely populated neighborhood in Rockland
- Over 40 people showed up -- about 15 spoke and all but 1 spoke against this vote. You can watch the meeting here: <https://rocklandmainemeetings.wordpress.com/2015/04/30/rockland-energy-center-discussion-4-29-15/>
- there were two councilors missing, so Council needed all three councilors to vote yes -- a "super majority" in order to pass the vote.
- but Will Clayton stated that he changed his mind and voted "no", after hearing the speakers
- everyone who was there sighed a big sigh of relief and went home—thinking we had at least a little while until this came up again; this article was published:
<http://bangordailynews.com/2015/04/29/business/rockland-council-denies-option-for-200-million-power-plant/?ref=comments>

- not 24 hours later our town Manager has called for council to have ANOTHER VOTE -- tomorrow morning at 9am; a new article was published: <http://bangordailynews.com/2015/04/30/news/midcoast/rockland-to-reconsider-land-option-for-200-million-natural-gas-plant/>

- this meeting was given less than a day's notice and is occurring at a time when most people will not be able to attend

- the City Manager states in his announcement that he didn't feel that the 2-1 vote was definitive enough; BUT -- he knew going into this meeting that there would only be three councilors present—what changed was that he thought he had his 3 votes; so when Will changed his mind that upset the conclusion that he had expected

- he is using very thin excuses for this revote: 1) that the 2-1 shouldn't count because it's not definitive—but tomorrow one councilor will still be missing, so in effect he's only looking to gain the "yes" vote that he needs; 2) that the people who spoke out at yesterday's meeting didn't represent popular opinion but he's requested that people call or email him with their opinions (if they oppose the view that was represented yesterday)

- in his statement he states that he didn't feel that that the people who spoke yesterday well-represented the opinion of the people who live here—if you watch the meeting, you'll see that the people who showed up vary from being locals - to transplants - to the retired fire chief - to former councilors; I would imagine that it would be difficult for him to know who the people represented given he's only been here for a month or two (HIS STATEMENT IS ATTACHED)

- he then requested to hear more opinions, but only " If you don't share the consensus opinion of participants last night, I want to know."

- the bid process to sell our City property began without first answering the questions of 1) how much is the property worth? 2) does it make sense to sell it? 3) Can we afford to move City Hall? and 4) Does Rockland want a Power Plant like this?

- instead we are forced into opening up an option to sell this specific property to this specific company who wants to put a power plant on Pleasant Street

- the bid process was begun because of this one company's request -- and it was cut short because of this specific company's request (only open for 2 weeks) -- it was also kept secret because this company was afraid that another company might come in and out bid them (I know -- it doesn't make sense why we'd agree to this but this is what was explained to us by Councilor Isganitis at the meeting last night) -- and we ended up with only their one bid; and now the reason that a vote is happening tomorrow is the company is telling us they must meet this deadline -- a deadline by PUC which they could request to extend

- if a "yes" vote happens -- you can imagine how fairly residents will be heard over this company if this is how we are starting out the process

Please email or call if you'd like more info.

Thank you for your time and support!

Amy Files

Contact info:

City Clerk: Stuart H. Sylvester

ssylvester@ci.rockland.me.us

James D Chaousis II, City Manager

City of Rockland

270 Pleasant Street

Rockland, ME 04841

Phone [\(207\)593-0636](tel:(207)593-0636)

www.ci.rockland.me.us

jchaousis@ci.rockland.me.us

Mayor Frank Isganitis

96 Limerock St.

Rockland, Maine 04841

[207-5429300](tel:207-5429300)

Term Expires: 2015



Councilor Larry Pritchett

39 Brewster St./PO Box 126

Rockland, Maine 04841

[207-594-8806](tel:207-594-8806)

Term Expires: 2016



Councilor Louise Maclellan
Ruf

51 Pacific St.
Rockland, Maine 04841
207-596-6618
Term Expires: 2016



Councilor Will Clayton

95 Acadia Dr.
Rockland, Maine 04841
207-691-2707
Term Expires: 2017

Councilor Valli Geiger

186 Broadway
Rockland, Maine 04841
207-596-0558
Term Expires: 2017



City Council Agendas

City Council Minutes

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- everyone who was there sighed a big sigh of relief and went home—thinking we had at least a little while until this came up again; this article was published:
<http://bangordailynews.com/2015/04/29/business/rockland-council-denies-option-for-200-million-power-plant/?ref=comments>
- not 24 hours later our town Manager has called for council to have ANOTHER VOTE -- tomorrow morning at 9am; a new article was published: <http://bangordailynews.com/2015/04/30/news/midcoast/rockland-to-reconsider-land-option-for-200-million-natural-gas-plant/>
- this meeting was given less than a day's notice and is occurring at a time when most people will not be able to attend
- the City Manager states in his announcement that he didn't feel that the 2-1 vote was definitive enough; BUT -- he knew going into this meeting that there would only be three councilors present—what changed was that he thought he had his 3 votes; so when Will changed his mind that upset the conclusion that he had expected
- he is using very thin excuses for this revote: 1) that the 2-1 shouldn't count because it's not definitive—but tomorrow one councilor will still be missing, so in effect he's only looking to gain the "yes" vote that he needs; 2) that the people who spoke out at yesterday's meeting didn't represent popular opinion but he's requested that people call or email him with their opinions (if they oppose the view that was represented yesterday)
- in his statement he states that he didn't feel that that the people who spoke yesterday well-represented the opinion of the people who live here—if you watch the meeting, you'll see that the people who showed up vary from being locals - to transplants - to the retired fire chief - to former councilors; I would imagine that it would be difficult for him to know who the people represented given he's only been here for a month or two (HIS STATEMENT IS ATTACHED)
- he then requested to hear more opinions, but only " If you don't share the consensus opinion of participants last night, I want to know."
- the bid process to sell our City property began without first answering the questions of 1) how much is the property worth? 2) does it make sense to sell it? 3) Can we afford to move City Hall? and 4) Does Rockland want a Power Plant like this?
- instead we are forced into opening up an option to sell this specific property to this specific company who wants to put a power plant on Pleasant Street
- the bid process was begun because of this one company's request -- and it was cut short because of this specific company's request (only open for 2 weeks) -- it was also kept secret because this company was afraid that another company might come in and out bid them (I know -- it doesn't make sense why we'd agree to this

but this is what was explained to us by Councilor Isganitis at the meeting last night) -- and we ended up with only their one bid; and now the reason that a vote is happening tomorrow is the company is telling us they must meet this deadline -- a deadline by PUC which they could request to extend

- if a "yes" vote happens -- you can imagine how fairly residents will be heard over this company if this is how we are starting out the process

Please email or call if you'd like more info.

Thank you for your time and support!

Amy Files

Contact info:

City Clerk: Stuart H. Sylvester
ssylvester@ci.rockland.me.us

>
> James D Chaousis II, City Manager
>
> City of Rockland
>
> 270 Pleasant Street
>
> Rockland, ME 04841
>
> Phone [\(207\)593-0636](tel:(207)593-0636)
>
> www.ci.rockland.me.us
>
> jchaousis@ci.rockland.me.us
>

Mayor Frank Isganitis
96 Limerock St.
Rockland, Maine 04841
[207-5429300](tel:207-5429300)
Term Expires: 2015

Councilor Larry Pritchett
39 Brewster St./PO Box 126
Rockland, Maine 04841
[207-594-8806](tel:207-594-8806)
Term Expires: 2016

Councilor Louise Maclellan Ruf
51 Pacific St.
Rockland, Maine 04841
207-596-6618
Term Expires: 2016

Councilor Will Clayton
95 Acadia Dr.
Rockland, Maine 04841
207-691-2707
Term Expires: 2017

Councilor Valli Geiger
186 Broadway
Rockland, Maine 04841
207-596-0558
Term Expires: 2017

City Council Agendas
City Council Minutes

Kevin Beal

From: PJ Walter <pj@limerockinn.com>
Sent: Thursday, April 30, 2015 8:10 PM
To: Frank Isganitis; larrypritchett.council@gmail.com; williamclayton79@gmail.com; ldmaclellan5@hotmail.com; valli.citycouncil@gmail.com; jchaousis@ci.rockland.me.us
Subject: In support of order #30 for tomorrow morning's meeting

Dear Councilors,

I am writing in support of order #30 to be discussed at the emergency meeting tomorrow morning and urge you to vote in favor of the order. The potential for economic development this project could bring is staggering and I fear that if we turn our noses we will never see an opportunity like this again. I also believe it will send a bad message to any future developers that may look at Rockland. If you vote no tomorrow, we will never be given the opportunity to even hear the proposal and it will take away the ability to make an informed decision as a community.

Regards,

PJ Walter
LimeRock Inn
207-701-1312
www.LimeRockInn.com

Kevin Beal

From: Devin Fairfield <devinjfairfield@gmail.com>
Sent: Thursday, April 30, 2015 7:53 PM
To: jchaousis@ci.rockland.me.us
Subject: Natural gas project

Good evening,

I am writing you to tell you that I support considering the natural gas project. It concerned me that there is no plan on where you would be going with the city hall, but knowing from experience if there is an offer on the table that you should at least explore and go from there.

I live at 111 pleasant st and own property at 375 Broadway and 90 Thomaston st as well so I am pretty invested in this city. Please make the right choice so I can continue investing in this great city.

Devin Fairfield
Universal Properties
Keller Williams Realty
207-370-0257
Devin@universalpropertiesmaine.com
www.FindMaineHomesNow.com

Devin Fairfield
Universal Properties
Keller Williams Realty
207-370-0257
Devin@universalpropertiesmaine.com
www.FindMaineHomesNow.com

Kevin Beal

From: Josh Callahan <buckhuntah@gmail.com>
Sent: Thursday, April 30, 2015 7:25 PM
To: frankisganitis@gmail.com; larrypritchett.council@gmail.com; williamclayton79@gmail.com; idmaclellan5@hotmail.com; valli.citycouncil@gmail.com; jchaousis@ci.rockland.me.us
Subject: Voting option on natural gas plant

Good evening

I am writing as a tax payer in the city of Rockland. I am writing to encourage all of you to vote in favor of looking into the natural gas plant further.

I am unable to think of one good reason to not explore this opportunity. This cities tax burden has done nothing but go up in the almost 10 years we have been here and without any increase in services especially out here on the Bog road. If you have 4 wheel drive check it out sometime. It shows what 3600 a year in taxes can get you. We pay extra to send our kids to a private school to ensure a quality education. Through the years there has been no end in site to the lack of leadership and planning on how to balance revenue with spending. Families and business are and will continue to leave unless the leadership changes our path and starts looking for ways to lower the tax burden and increase the reasons for business to be here.

Do I want an environmental hazard in Rockland or an eye sore or something that will negatively impact the city. Of course not, and no one does. But without investigating this further we will not know the facts.

Please attend this meeting and cast a vote in favor of the city getting to look into this further.

Thanks

Josh

Kevin Beal

From: ALLAN TOUBMAN <aatoubman@msn.com>
Sent: Thursday, April 30, 2015 7:21 PM
To: Will Clayton; larry pritchett; valli.citycouncil@gmail.com; louisemaclellanruf@gmail.com; frankisganitis@gmail.com
Cc: jchaousis@ci.rockland.me.us
Subject: Rush to Reconsider

I request the City Council not act on Friday May 1 on the option to sell City property to Rockland Energy Center.

First, there is the unseemly lack of notice to the public. Twelve hours is insufficient notice. It displays an arrogance in disregarding the importance of public input. This undermines residents' confidence in the management and leadership of the City government.

Second, this is yet another example of Rockland reacting rather than being proactive. If Rockland Energy Center was serious about the electrical generating plant why did it wait to the last minute to bring this to the attention of the City. The PUC issued its RPF on February 2, 2015. Why should the City be forced into making important decisions, violating the public interest because Rockland Energy Center failed to promptly indicate its interest?

Third, if a gas powered electrical plant in the mid coast is financially viable, market forces will make it happen. Rockland City Council does not have the ability to change market forces.

Fourth, the City needs to look to the Comprehensive Plan on whether a gas electrical plant at the City Hall location is consistent with its long term interests.

Allan

Kevin Beal

From: gretchen kuhn <gmkuhn007@gmail.com>
Sent: Thursday, April 30, 2015 7:11 PM
To: James D. Chaousis II
Subject: RE: Opposed to Development of Power Plant in Rockland.

Thank you for your response email,
Gretchen

On Apr 30, 2015 6:55 PM, "James D. Chaousis II" <jchaousis@ci.rockland.me.us> wrote:

Thank you. I will make sure the Council gets your comments.

Jim Chaousis, City Manager

From: gretchen kuhn [mailto:gmkuhn007@gmail.com]
Sent: Thursday, April 30, 2015 5:23 PM
To: Frank Isganitis; LarryPritchett.Council@gmail.com; Louise MacLellan-Ruf; jchaousis@ci.rockland.me.us; William Clayton; ssylvester@ci.rockland.me.us; Valli.CityCouncil@gmail.com
Subject: Opposed to Development of Power Plant in Rockland.

Dear Councilors, City Manager, City Clerk,

Please understand that I fully support the majority opinion expressed during the public comment time at Wednesday evenings meeting to discuss the City Property/Power Plant proposal.

I am deeply concerned that if such a business were to locate on said property, this would be a grave error.

I understand the desire to further the discussion on this topic. However, I feel strongly this would be wasted time. The people of Rockland will speak out firmly against such a measure.

Thank you for listening. Respectfully,

Gretchen Kuhn

15 Robinson St

594-2920

Kevin Beal

From: Leslie Poole <crows@midcoast.com>
Sent: Thursday, April 30, 2015 6:41 PM
To: Mayor Frank Isganitis; Larry Pritchett; Louise MacLellan-Ruf; Valli Geiger; William "Bill" Clayton; City Manager James Chaousis II
Subject: "NO" on Option for a natural gas plant in Rockland
Importance: High

Council Members:

I am opposed to a natural gas plant in Rockland and I am asking that you vote 'No' on the option or any other consideration of such a dangerous facility - not only for the safety of Rockland's citizens but for our environment, as well. We need renewables and not this constant pushing of finite, dangerous and unhealthy resources. We must, also, consider the overall issues with natural gas not just Rockland's issues. Those U.S. citizens who have had their lives ruined and their land and homes contaminated by fracking must be considered as well (watch Gasland and Gasland II). They are, after all, our neighbors and fellow citizens, albeit, distant ones. Would we want our homes and land contaminated? To make a few bucks on the backs of others leaves a bad taste in my mouth and is unconscionable. Our taxes may be high and we may need businesses but is ANY business acceptable? I certainly hope not. If that is the mentality, there are certainly plenty of disreputable corporations we could invite to town. I wonder when we will stop fouling our nest?

Thank you.

Leslie

Ms. Leslie Poole

9 Melrose Circle North

Rockland, ME

207-593-9179

crows@midcoast.com



This email has been checked for viruses by Avast antivirus software.

www.avast.com

Kevin Beal

From: paul budd <pbmusic2014@gmail.com>
Sent: Thursday, April 30, 2015 6:26 PM
To: jchaousis@ci.rockland.me.us
Subject: rockland energy

sir,

just a couple of thoughts----you and the town have dug yourselves a hole from which you will first have to climb in regards to the process to this point. this will require considerable energy and effort. good will needs to be re-established before you can move forward, once this is done then the populace can begin to trust you again.

i believe this project will be good for the town in the long run but in order for it to be successful there needs to be more transparency in the process than has been shown to this point. clumsy is the word that comes to mind for now, i would hope that smart, efficient and savvy are adjectives that can be used in the future to describe the process.

thank you,

paul budd
23 chestnut
rockland

Kevin Beal

From: Frank O'Hara Jr <foharajr@oharacorporation.com>
Sent: Thursday, April 30, 2015 6:22 PM
To: jchaousis@ci.rockland.me.us
Subject: Natural gas possibility

Dear Janes,

I am contacting you about my interest in learning more about the possibility of a natural gas project for the Rockland area. This is something we should look at very closely and once we have done so a decision to move forward or pull back will be much easier with everyone educated on the topic.

Frank O'Hara Jr.
(207) 542-1877
O'Hara Corporation

F/T Enterprise
F/T Constellation
F/T Defender

Kevin Beal

From: Lynne Fernands <lfernands25@gmail.com>
Sent: Thursday, April 30, 2015 5:36 PM
To: jchaousis@ci.rockland.me.us
Subject: A chance for Rockland to help its residents

After reading the extremely upsetting news stating the council's poor choice of action, I strongly urge them to help their city by supporting this amazing opportunity to provide us with natural gas and all that will accompany the facility. After having lived in many other states and had access to natural gas, I welcome the chance to once again utilize the clean and less expensive fuel to heat my home.

This can only be a win win situation for Rockland!

Lynne Fernands
310 Limerock ST
Rockland
214-4635

Kevin Beal

From: Jason Constantine <jconstantine@backcoveyachts.com>
Sent: Thursday, April 30, 2015 5:27 PM
To: jchaousis@ci.rockland.me.us
Subject: Further investigation into Natural Gas in Rockland

Mr. Chaousis,

It was a pleasure meeting you this morning. Please accept my comments concerning our desire for the continued investigation into a natural gas alternative for Rockland, Maine. North End Composites and Back Cove Yachts currently occupies a 240,000 sf facility in the Industrial Park. We employ just under 200 Associates and produce fiberglass yachts throughout the year. The nature of our manufacturing process requires that shop temperatures be kept above 70 degrees. This requires a significant quantity of energy.

In 2013 we replaced our oil furnace with a propane unit in an effort to create cleaner and more efficient heat within our facility. This decision was also made with the realization that natural gas may one day be available within our community, at which time we would then be able to easily make the transition.

I would hope that any decisions regarding natural gas availability in Rockland be made only after thorough investigation and input from all members of the community. Thank you for your time and please know that you are always welcome to visit our facility.

Sincerely,

Jason

Jason Constantine
President / Chief Operating Officer
Back Cove Yachts

23 Merrill Drive
PO Box 548
Rockland, Maine 04841
P: (207) 594-8821 x314
F: (207) 594-4281

Kevin Beal

From: Amy Files <amy@wilderbydesign.com>
Sent: Thursday, April 30, 2015 5:28 PM
To: jchaousis@ci.rockland.me.us
Cc: 'Valli Geiger'; 'Louise MacLellan-Ruf'; 'Larry Pritchett'; 'Frank Isganitis'; 'William Clayton'
Subject: Re: 9AM MEETING

Dear Jim,

You came into this position stating your desire for better communication with residents — to instill trust in this process.

It is very clear that you absolutely understand how to work the rules and legality of our system.

But just because something is legal or within the rules does not make it right.

If you insist on having this vote tomorrow, you—and any members of Council who participate—will single handedly destroy what confidence residents had in their council and political process.

What's the point of coming to a meeting if, as you have insinuated, the opinions of the people who speak aren't valid enough to sway council decisions?

What's the point of having a vote if it's so easy to overturn?

Residents need to trust that when they come out to a meeting and a vote is made — that that vote will stand. We need to be able to take a breath and not feel that we need to be up-at-arms because a moment later, that decision could be overturned.

You stated in your notice that you didn't feel the 2-1 vote was definitive. The problem is that you went into the meeting knowing full well only 3 councilors would vote. What you didn't know was that one would change their mind.

It's not right to use your power to ask for a re-vote just because you didn't like the outcome. It might be legal. But it's not right.

And I noticed in your letter that you also stated that you didn't feel that the opinions voiced last night really represented the community. But how is it that you already feel you have a close enough relationship with this community to know who was speaking and what those voices represented?

Instead you asked to hear from more people -- but you only asked to hear from people, and this is a direct quote: "If you don't share the consensus opinion of participants last night"

How is requesting to only hear from people who agree with you an appropriate way to run this town?

It has come to my attention that this deadline -- the whole reason we are in this mess -- occurs annually. If this is really about having a larger conversation—which will take a minimum of many months—then we should be able to have that same conversation outside of the pressure of a sales option for a property that we haven't even

decided we should sell yet. If we decide, after real input and public discourse that this is a good idea, the company can reapply again next February.

I seriously hope that you re-consider your request for this meeting tomorrow. I don't think that this is how you want to start your time here in Rockland. And if you think that my opinions are only my own and I'm a lonely island—you would be very wrong. I have had residents contacting me all day long—some who I've never heard from before—expressing outrage with your actions and incredulous that a vote can just be done-over like this.

Maybe these people aren't informed as you of the political process. But they know right from wrong.

Amy Files

On Apr 30, 2015, at 5:01 PM, James D Chaousis II wrote:

Mrs. Files,

I'm sorry that this issue has risen during my short tenure here. I'm also sorry that you have taken to question my judgement a few times during that period. You will not see me insult your education, decision making process, or the fairness of your actions. I have deep respect for all opinions but I disagree.

The rules and laws that we are executing are the direct result of the democratic process. I'm afraid I have studied the democratic process more than most. If it is within the framework of the law it is naturally democratic.

Reconsideration is also legal and well used in governmental practices. Your objection is noted and hope your lobbying rewarding.

Thank you.

Jim C

James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
Rockland, ME 04841
Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

From: Amy Files [mailto:amy@wilderbydesign.com]
Sent: Thursday, April 30, 2015 1:39 PM
To: Jim Chaousis
Cc: Valli Geiger; Louise MacLellan-Ruf; Larry Pritchett; Frank Isganitis; William Clayton
Subject: 9AM MEETING

Dear James,

On the phone when we discussed this town and your needing to better understand the wants and needs of the residents—you professed wanting to hear the will of residents and better understand their desires.

We had a meeting last night -- though with only a couple of days notice -- and a considerable amount of residents showed up and asked council to vote "no" on this issue.

You and council explained that a "yes" vote only means further discussion on this topic.

But the residents who were at last night's meeting expressed pretty clearly that they don't want further discussion on this topic under the context of an option for a sale.

Your notice states that:

"A 2-1 vote with two absent Councilors and the one dissenting vote claiming support is not definitive. "

It is my understanding that Councilor Pritchett will still be absent.

It is very clear that you are bussing back in the one vote you need for a "yes" while we will still not know what Councilor Pritchett would have voted. That makes tomorrow's vote only faintly more definitive than yesterday's.

But it will make it decidedly more derisive, hurtful and dishonest in regards to our political process.

The only thing that a "yes" vote from tomorrow will define is that staff and council will work the rules in order to create an end result that they want, even if it means cutting the process short and ignoring the voices of residents

This may be within the "rules" -- but it is not a fair or democratic way to proceed with these kinds of discussions.

I am so very disappointed to see that this is how council and staff is choosing to operate.

I didn't attend Harvard Kennedy School of Government. But I know how very difficult it is to get residents to attend a meeting. And to have 40+ residents show up to a meeting, from all different walks of life and professions, and hear them all voicing to Council to vote "no" is not something that should be ignored.

What I do know is that the oil & natural gas industry is powerful. They have PR firms. They'll have our governor throwing his weight behind them.

I don't need to attend Harvard to know that any discussions moving forward will not be fair or equal. Resident concerns will be shadowed by glossy advertisements and commercials.

I wish that your voicing wanting to operate fairly and develop a positive relationship with residents was inline with your actions. If you want to respect Rockland voters — respect that we had meeting and the meeting shouldn't be repeated only a day later in order to change the vote.

I respectfully urge you to cancel this meeting or reschedule it to a time that residents can attend. I realize that you won't because this whole bid process and now democratic process is being catered to this one business's interest. Again — not a good sign of the state of our democracy.

Amy Files

39 Pleasant Street
542-4858

wilderbydesign.com 207.200.5151 facebook.com/wilderbydesign

Kevin Beal

From: gretchen kuhn <gmkuhn007@gmail.com>
Sent: Thursday, April 30, 2015 5:23 PM
To: Frank Isganitis; LarryPritchett.Council@gmail.com; Louise MacLellan-Ruf; jchaousis@ci.rockland.me.us; William Clayton; ssylvester@ci.rockland.me.us; Valli.CityCouncil@gmail.com
Subject: Opposed to Development of Power Plant in Rockland.

Dear Councilors, City Manager, City Clerk,

Please understand that I fully support the majority opinion expressed during the public comment time at Wednesday evenings meeting to discuss the City Property/Power Plant proposal.

I am deeply concerned that if such a business were to locate on said property, this would be a grave error.

I understand the desire to further the discussion on this topic. However, I feel strongly this would be wasted time. The people of Rockland will speak out firmly against such a measure.

Thank you for listening. Respectfully,

Gretchen Kuhn
15 Robinson St

594-2920

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 5:05 PM
To: Frank Isganitis; Larry Pritchett; Louise MacLellan-Ruf; Valli Geiger; William Clayton
Subject: FW: Rockland Energy Center

FYI

From: Elliot Lowe [<mailto:elliott@lowe-hardware.com>]
Sent: Thursday, April 30, 2015 1:19 PM
To: jchaousis@ci.rockland.me.us
Subject: Rockland Energy Center

James,

I would like to write this email in support of the city pursuing options for power generation fueled from a high pressure natural gas pipe line. Although Energy Management Inc of Boston is offering to buy city properties to do this, I believe the city should also pursue other companies to work with.

Thank you for your consideration.

Regards,

Elliot Lowe
Lowe Hardware
5 Gordon Drive
Rockland, ME 04841
Shop: 207-593-7405
Cell: 207-542-9328
Fax: 207-226-2033



Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 5:05 PM
To: 'Elliot Lowe'
Subject: RE: Rockland Energy Center

Thank you. I will pass this information to the Council.

James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
Rockland, ME 04841
Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

From: Elliot Lowe [<mailto:elliott@lowe-hardware.com>]
Sent: Thursday, April 30, 2015 1:19 PM
To: jchaousis@ci.rockland.me.us
Subject: Rockland Energy Center

James,

I would like to write this email in support of the city pursuing options for power generation fueled from a high pressure natural gas pipe line. Although Energy Management Inc of Boston is offering to buy city properties to do this, I believe the city should also pursue other companies to work with.

Thank you for your consideration.

Regards,

Elliot Lowe
Lowe Hardware
5 Gordon Drive
Rockland, ME 04841
Shop: 207-593-7405
Cell: 207-542-9328
Fax: 207-226-2033



Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 5:03 PM
To: Frank Isganitis; Larry Pritchett; Louise MacLellan-Ruf; Valli Geiger; William Clayton
Subject: FW: Power Generation Plant

FYI

From: Doug Erickson [<mailto:erickson@soundvest.com>]
Sent: Thursday, April 30, 2015 4:52 PM
To: jchaousis@ci.rockland.me.us
Subject: Power Generation Plant

Jim:

I was hoping to be present Friday morning to present my thoughts to the city councilors but now find myself tied up with meetings and not able to attend after all.

I would like to offer the following as my thoughts concerning the issue on the natural gas power plant being discussed today:

It is my understanding the city would like to enter into an option agreement with Rockland Energy Center, LLC. If this is a true "option agreement" then I would be in support of the city entering into such an agreement providing the agreement has a paragraph to the effect "either party hereto shall have the unconditional right and option to terminate this option agreement and all obligations to either party shall immediately cease". While I'm not an attorney, over the course of a year I find myself offering option agreements between buyers and sellers periodically which allow both parties the opportunity of doing their due diligence prior to entering into a purchase and sale agreement. As part of my support I would request the following items be addressed as part of the City's due diligence before it decides to enter into and purchase and sale agreement.

- 1) I would like the public to be advised of what potential safety issues there might be by having such a plant in the city and what steps and plan of action would be in place to address these issues;
- 2) I would like the public to be advised of what environmental issues might there be by having the plant on the site and how would any negative impact be addressed;
- 3) I think it would be important the city councilors provide several ideas on where the city government would be relocated to and what would the financial impact be for the taxpayers;
- 4) I recognize having a two hundred million dollar project on the tax rolls might draw an additional \$1,000,000 to \$1,500,000 in tax revenues annually which is a good thing, however I would like to know what costs might the city experience by the move of city hall, building a new facility and public works building and what would the costs be for those items.

I would suggest that a committee be established of eight or maybe ten individuals which would have a few city employees and individuals from the public to look into these various items. It would be my hope that those serving would agree to keep an open mind on the process and explore various options that would support the data they arrive at for a final conclusion.

Once this has been done I would then hope the committee, city councilors and general public have a meeting to go over the findings of the committee. If there are some issues that can be addressed by a meeting with Rockland Energy Center, LLC I would think it appropriate to have a meeting with them to see what they might offer to address the issues raised. If there is not a meeting of the minds and/or the public is not offering its final support then the option agreement can be terminated at that time.

In summary, I feel it very important that we look at the entire issue before we jump to a conclusion or resolve. No one wins in that case. It should be noted the salability of real estate in Rockland is beginning to be impacted by the increase in the real estate taxes. As an example, yesterday I received an e-mail from someone advising they've decided against buying a home in Rockland because they were afraid of the real estate taxes and what they might be in the immediate future.

Sincerely

Douglas M. Erickson, CCIM
Realtor Emeritus



SoundVest Properties

147 Park Street
Rockland, ME 04841
P: (207) 596-7478
C: (207) 446-3333
F: (207) 596-5548
www.soundvest.com
www.facebook.com/soundvest

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 5:03 PM
To: 'Doug Erickson'
Subject: RE: Power Generation Plant

Thank you. I will pass this information to the Council.

James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
Rockland, ME 04841
Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

From: Doug Erickson [<mailto:erickson@soundvest.com>]
Sent: Thursday, April 30, 2015 4:52 PM
To: jchaousis@ci.rockland.me.us
Subject: Power Generation Plant

Jim:

I was hoping to be present Friday morning to present my thoughts to the city councilors but now find myself tied up with meetings and not able to attend after all.

I would like to offer the following as my thoughts concerning the issue on the natural gas power plant being discussed today:

It is my understanding the city would like to enter into an option agreement with Rockland Energy Center, LLC. If this is a true "option agreement" then I would be in support of the city entering into such an agreement providing the agreement has a paragraph to the effect "either party hereto shall have the unconditional right and option to terminate this option agreement and all obligations to either party shall immediately cease". While I'm not an attorney, over the course of a year I find myself offering option agreements between buyers and sellers periodically which allow both parties the opportunity of doing their due diligence prior to entering into a purchase and sale agreement. As part of my support I would request the following items be addressed as part of the City's due diligence before it decides to enter into and purchase and sale agreement.

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I would suggest that a committee be established of eight or maybe ten individuals which would have a few city employees and individuals from the public to look into these various items. It would be my hope that those serving would agree to keep an open mind on the process and explore various options that would support the data they arrive at for a final conclusion.

Once this has been done I would then hope the committee, city councilors and general public have a meeting to go over the findings of the committee. If there are some issues that can be addressed by a meeting with Rockland Energy Center, LLC I would think it appropriate to have a meeting with them to see what they might offer to address the issues raised. If there is not a meeting of the minds and/or the public is not offering its final support then the option agreement can be terminated at that time.

In summary, I feel it very important that we look at the entire issue before we jump to a conclusion or resolve. No one wins in that case. It should be noted the salability of real estate in Rockland is beginning to be impacted by the increase in the real estate taxes. As an example, yesterday I received an e-mail from someone advising they've decided against buying a home in Rockland because they were afraid of the real estate taxes and what they might be in the immediate future.

Sincerely

Douglas M. Erickson, CCIM
Realtor Emeritus



SoundVest Properties

147 Park Street

Rockland, ME 04841

P: (207) 596-7478

C: (207) 446-3333

F: (207) 596-5548

www.soundvest.com

www.facebook.com/soundvest

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 5:02 PM
To: 'Glenn Billington'; 'Larry Pritchett'; 'Will Clayton'; 'Valli Geiger'; 'Louise MacLellan-Ruf'; 'Fr'
Cc: 'Work Beal'; 'STUART SYLVESTER SYLVESTER'
Subject: RE: \$200 Million Dollar Natural Gas Plant Proposal

Thank you.

James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
Rockland, ME 04841
Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

-----Original Message-----

From: Glenn Billington [<mailto:glenn@freepressonline.com>]
Sent: Thursday, April 30, 2015 4:57 PM
To: Larry Pritchett; Will Clayton; Valli Geiger; Louise MacLellan-Ruf; Fr
Cc: jchaousis@ci.rockland.me.us; Work Beal; STUART SYLVESTER SYLVESTER
Subject: \$200 Million Dollar Natural Gas Plant Proposal

Dear City Leaders,

Please count me among the many Rockland Tax Payers that are curious and want to know more about Energy Management's proposal for Rockland.

Our answer to Energy Management's overture last night , should have been "Tell Me More" instead of " No Thanks"

Tomorrow's meeting is shaping up to be a circus. Remember the business at hand. Our councilors are to represent all the citizens , not just the vocal ones who appear at the podium.

" God Gives a Reward to Industry"

Glenn Billington
Senior Sales Representative
The Free Press
207 542 3937

Kevin Beal

From: Joanne Billington <jbillington@AllenIF.com>
Sent: Thursday, April 30, 2015 5:01 PM
To: frankisganitis@gmail.com; 'Councilor Pritchett'; William S. Clayton; Idmacellan5@hotmail.com; Valli Geiger
Cc: jchaousis@ci.rockland.me.us
Subject: reconsideration

I am very unhappy with the outcome of last nights meeting . At this point I am neither for or against the project, However I want to know more so I can make an educated decision ...Please pass the purchase and sale agreement tomorrow morning...

Thank you for your consideration
Joanne

Joanne Billington
Allen Insurance and Financial
P.O. Box 749
Rockland, ME 04841

207-230-5702 Phone
800-439-4311 Toll Free
207-230-5752 Fax
AllenInsuranceAndFinancial.com

2014 Best Places to Work in Maine

Please note that we cannot bind or alter coverage based on email instructions. IMPORTANT/CONFIDENTIAL: This e-mail message (and any attachments accompanying it) may contain confidential information, including information protected by client privilege. The information is intended only for the use of the intended recipient(s). Delivery of this message to anyone other than the intended recipient(s) is not intended to waive any privilege or otherwise detract from the confidentiality of the message. If you are not the intended recipient, or if this message has been addressed to you in error, do not read, disclose, reproduce, distribute, disseminate or otherwise use this transmission, rather, please promptly notify the sender by reply e-mail, and then destroy all copies of the message and its attachments, if any.

Kevin Beal

From: Kevin Beal <kbeal@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 5:00 PM
To: 'Stuart Sylvester'; 'Frank Isganitis'; 'Jim Chaousis'; 'Larry Pritchett'; 'Louise MacLellan-Ruf'; 'Tom Luttrell'; 'Valli Geiger'; 'Will Clayton'
Subject: RE: To the City Councilors and City Manager, please.

Folks:

To comply with PUC's RFP, the application "must demonstrate a sufficient level of site control." RFP Sec. 5.1(d), (f). According to the applicant, the proposed option agreement should satisfy that criteria.

Kevin

From: Stuart Sylvester [<mailto:ssylvester@ci.rockland.me.us>]
Sent: Thursday, April 30, 2015 4:21 PM
To: Frank Isganitis; Jim Chaousis; Kevin Beal; Larry Pritchett; Louise MacLellan-Ruf; Tom Luttrell; Valli Geiger; Will Clayton
Subject: FW: To the City Councilors and City Manager, please.

From: Maggie Trout [<mailto:pegtrout2001@yahoo.com>]
Sent: Thursday, April 30, 2015 3:57 PM
To: Stuart Sylvester
Subject: To the City Councilors and City Manager, please.

To the Council and City Manager:

I spoke with Christine Cook of the Maine Public Utilities Commission this morning regarding the conditions of the RFP submissions that have the May 1 deadline. It is my understanding that there is definitely no need to make any agreement whatsoever with any potential developer by the May 1 deadline.

I see that another meeting has been scheduled for Friday, May 1. It seems to have been called by the City Manager, and I must ask if that isn't a deviation from procedure. In any event, it is not a requirement that any developer secure any municipal or private agreements by May 1. That is not going to effect PUC decisions on May 1, which, most definitely, will not, ultimately, occur for quite some time.

Here is the entire PUC RFP docket information: <http://www.maine.gov/mpuc/electricity/rfps/longterm2015/longterm2015.html> There's a lot there, but for the initial paperwork - not much is required.

I request that City Administration not proceed with the May 1, meeting; but, rather, demand more information from the developers, as well as clarify city procedure regarding special meetings.

Sincerely,

Kevin Beal

From: Glenn Billington <glenn@freepressonline.com>
Sent: Thursday, April 30, 2015 4:57 PM
To: Larry Pritchett; Will Clayton; Valli Geiger; Louise MacLellan-Ruf; Fr
Cc: jchaousis@ci.rockland.me.us; Work Beal; STUART SYLVESTER SYLVESTER
Subject: \$200 Million Dollar Natural Gas Plant Proposal

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" God Gives a Reward to Industry"

Glenn Billington
Senior Sales Representative
The Free Press
207 542 3937

Kevin Beal

From: Doug Erickson <erickson@soundvest.com>
Sent: Thursday, April 30, 2015 4:52 PM
To: jchaousis@ci.rockland.me.us
Subject: Power Generation Plant

Jim:

I was hoping to be present Friday morning to present my thoughts to the city councilors but now find myself tied up with meetings and not able to attend after all.

I would like to offer the following as my thoughts concerning the issue on the natural gas power plant being discussed today:

It is my understanding the city would like to enter into an option agreement with Rockland Energy Center, LLC. If this is a true "option agreement" then I would be in support of the city entering into such an agreement providing the agreement has a paragraph to the effect "either party hereto shall have the unconditional right and option to terminate this option agreement and all obligations to either party shall immediately cease". While I'm not an attorney, over the course of a year I find myself offering option agreements between buyers and sellers periodically which allow both parties the opportunity of doing their due diligence prior to entering into a purchase and sale agreement. As part of my support I would request the following items be addressed as part of the City's due diligence before it decides to enter into and purchase and sale agreement.

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www.facebook.com/soundvest

Kevin Beal

From: Terry <terrym5@yahoo.com>
Sent: Thursday, April 30, 2015 4:48 PM
To: jchaousis@ci.rockland.me.us
Subject: Power plant

SHAME ON YOU

You were already planning to subvert the will of the people, before the ink was dry Will all such counsel votes be treated the same way.....ano

Sent from my iPad

Kevin Beal

From: Sherrie Schmitt <ss@ohtm.org>
Sent: Thursday, April 30, 2015 4:39 PM
To: jchaousis@ci.rockland.me.us
Subject: Natural Gas Plant

I think you should approve the purchase option for the Natural Gas Plant and at least open the discussion.

Sherrie Schmitt

10 Mechanic Street

Rockland, ME 04841

(207) 701-7771

Kevin Beal

From: Audra Bell <abell@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 4:33 PM
To: jchaousis@ci.rockland.me.us; 'Alan Hinsey'
Cc: 'Nancy Nickerson'
Subject: RE: Olmsted contact info?

The representative from EMI who is attending the meeting tomorrow will be Evan Coleman. I'll ask him if he has the time to be on the show.

Thank you,
Audra

From: James D Chaousis II [<mailto:jchaousis@ci.rockland.me.us>]
Sent: Thursday, April 30, 2015 4:07 PM
To: 'Alan Hinsey'
Cc: 'Nancy Nickerson'; Audra Caler-Bell
Subject: RE: Olmsted contact info?

Alan,

EMI will have representatives at the meeting but because of the short notice of the meeting I'm not sure who. I'll pass the invitation on but Audra might be better at arranging contact.

Thank you.

Jim C

James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
Rockland, ME 04841
Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

From: Alan Hinsey [<mailto:alan@achproductions.com>]
Sent: Thursday, April 30, 2015 4:04 PM
To: James Chaousis
Cc: Nancy Nickerson
Subject: Olmsted contact info?

Jim - thanks for agreeing to come on the show tomorrow at 11:30 to talk about the natural gas plant process (either way it turns out). Do you by any chance have contact info (phone/email) for Craig Olmsted - I'd like to invite him to be on the show too. Do you know if Olmsted (or others from EMI) will be at the Council meeting to reconsider tomorrow? Alan

Alan Hinsey
General Mgr/Exec Producer
www.VStv.me
207 691 3227



Kevin Beal

From: Brad Carter <bcre@midcoast.com>
Sent: Thursday, April 30, 2015 4:26 PM
To: jchaousis@ci.rockland.me.us
Subject: Bring in the Gas

Hi Jim

Not sure that we can make it to a meeting tomorrow so I wanted to send an Email encouraging the City Council to continue pursuing the "Natural Gas Option" and commend you for getting it on the table to begin with.

Thanks

Brad & Ilmi Carter

139 Rankin St

Rockland

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 4:23 PM
To: Frank Isganitis; Larry Pritchett; Louise MacLellan-Ruf; Valli Geiger; William Clayton
Subject: FW: Comment on Council vote

FYI

-----Original Message-----

From: Kelly Dinsmore Athearn [<mailto:dinsmoreka@gmail.com>]
Sent: Thursday, April 30, 2015 2:59 PM
To: jchaousis@ci.rockland.me.us
Subject: Comment on Council vote

Mr. Chaousis,

I am a resident and property owner in Rockland, along with my husband Brian. I read today on the Pen Bay Pilot website that you have asked the city council to reconvene on the topic of selling land to Rockland Energy Center with the possibility of a natural gas plant. We strongly support the idea to further the discussion about the land sale and the possible natural gas plant, and we thank you for requesting that the Council reconsider this proposal and for not allowing a 2-1 vote with two absent councilors kill the proposal.

Several of our friends and acquaintances who made their opinions known on Facebook comments on news stories on this have agreed that deciding against further discussion was a poor decision, and they all also support revisiting the potential land sale in the hopes of having this plant built. We also have several friends who have recently bought homes in the surrounding towns not because they do not want to live in Rockland, but because of high property taxes brought about by continuously poor, short sighted decisions by the Council such as this. Industries that could bring stable, good paying jobs and much needed tax revenue to the city of Rockland are being cut off before they can even begin because of certain residents' unfounded fears and clear distaste for certain types of businesses --- anything that's not an art gallery or some sort of organic, specialty boutique for tourists to fawn over, so it seems to us

I agree entirely with your comment in the PenBay Pilot article on the popular opinion usually being the opposite of the opinion of the most vocal parties --- especially when the parties present at the meeting, such as the president of our local oil company, have such a clear conflict of interest regarding natural gas in midcoast Maine. That comment lead me to write to you today -- I never write letters to town or state leadership, but felt that you should have the feedback that revisiting the council vote is a good idea for our city.

Thank you for your time, and have a good day,

Kelly Athearn
12 Littlefield St
Rockland, ME

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 4:23 PM
To: 'Kelly Dinsmore Athearn'
Subject: RE: Comment on Council vote

Thank you. I will pass this information to the Council.

James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
Rockland, ME 04841
Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

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12 Littlefield St
Rockland, ME

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 4:22 PM
To: Frank Isganitis; Larry Pritchett; Louise MacLellan-Ruf; Valli Geiger; William Clayton
Subject: FW: Rockland Energy

FYI

From: Tyler Smith [mailto:tyler@bayviewmanagement.net]
Sent: Thursday, April 30, 2015 3:17 PM
To: jchaousis@ci.rockland.me.us
Cc: jroot@ci.rockland.me.us
Subject: Rockland Energy

Jim,

As business owners in Rockland (Rockland Harbor Park, Breakwater Marketplace, Multiple Residential houses) we believe that it would make sense for the city to continue the discussion with Rockland Energy Center, LLC with regard to their development interests in the area. I am sure that there are many concerns from the community with regard to this but the fact is that eventually a natural gas pipeline will be brought into the Midcoast area. I would be interested if this development would speed up this infrastructure and/or reduce costs borne by the local community.

As a side note, I also see this as a smart environmental development for the following reasons:

- Less transmission losses (power development closer to consumption)
- Reduction of emissions (cleaner than coal, which still makes up large percentage of current power production)
- Less environmental impact for leaks (natural gas leak better than oil/fuel oil)

Thanks,

TYLER SMITH, P.E.

Director of Property Management & Development
Bayview Management

P.O. Box 812
Camden, ME 04843
P: 207-236-0040
C: 207-230-9206
F: 207-236-2479

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 4:22 PM
To: 'Tyler Smith'
Cc: jroot@ci.rockland.me.us
Subject: RE: Rockland Energy

Thank you. I will pass this information to the Council.

James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
Rockland, ME 04841
Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

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To: jchaousis@ci.rockland.me.us
Cc: jroot@ci.rockland.me.us
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TYLER SMITH, P.E.

Director of Property Management & Development
Bayview Management

P.O. Box 812
Camden, ME 04843
P: 207-236-0040

C: 207-230-9206
F: 207-236-2479

Kevin Beal

From: Stuart Sylvester <ssylvester@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 4:21 PM
To: Frank Isganitis; Jim Chaousis; Kevin Beal; Larry Pritchett; Louise MacLellan-Ruf; Tom Luttrell; Valli Geiger; Will Clayton
Subject: FW: To the City Councilors and City Manager, please.

From: Maggie Trout [<mailto:pegtrout2001@yahoo.com>]
Sent: Thursday, April 30, 2015 3:57 PM
To: Stuart Sylvester
Subject: To the City Councilors and City Manager, please.

To the Council and City Manager:

I spoke with Christine Cook of the Maine Public Utilities Commission this morning regarding the conditions of the RFP submissions that have the May 1 deadline. It is my understanding that there is definitely no need to make any agreement whatsoever with any potential developer by the May 1 deadline.

I see that another meeting has been scheduled for Friday, May 1. It seems to have been called by the City Manager, and I must ask if that isn't a deviation from procedure. In any event, it is not a requirement that any developer secure any municipal or private agreements by May 1. That is not going to effect PUC decisions on May 1, which, most definitely, will not, ultimately, occur for quite some time.

Here is the entire PUC RFP docket information: <http://www.maine.gov/mpuc/electricity/rfps/longterm2015/longterm2015.html> There's a lot there, but for the initial paperwork - not much is required.

I request that City Administration not proceed with the May 1, meeting; but, rather, demand more information from the developers, as well as clarify city procedure regarding special meetings.

Sincerely,
Maggie Trout

Kevin Beal

From: Stuart Sylvester <ssylvester@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 3:44 PM
To: Frank Isganitis; Jim Chaousis; Kevin Beal; Larry Pritchett; Louise MacLellan-Ruf; Tom Luttrell; Valli Geiger; Will Clayton
Subject: FW: gas generation plant proposal

-----Original Message-----

From: Joan Wright [mailto:jwright3813@gmail.com]
Sent: Thursday, April 30, 2015 3:26 PM
To: ssylvester@ci.rockland.me.us; James Chaousis
Subject: gas generation plant proposal

To the city Manager and the Council,

I don't think projects like this should be voted on by the council until the proposals have been viewed in the local papers and people have had time to respond in writing and also be invited to a workshop on the topic. Lots of people in town did not even know that the property was for sale! As to whether we should be for it or not that is still a question. The no vote at least allowed time for other developers to submit proposals which I think is only fair. Let the gas co go thru PUC, etc. we still have time. No need to rush? . If the installation will lower electricity costs I am all for it. A 150 foot tower does not bother me either as it will line up nicely with the cement works. It will be cleaner than that too.

It must be hard for you to judge just how aware or unaware your citizens are.

Regarding last weeks front page Free Press. I think we need to review the 2011 plan. There seems to be no thought to open spaces. If this city grows at all we will notice how meager our parks and open space really are. I would hope that there would be some open space as part of Harbor Trail or otherwise on Commercial Street that would balance out Sandy Beach on the other side of town. - at least places to sit and a picnic bench or two. Please focus on the north side of Tilson for a while and see how that goes. There is a lot that can be done there and we still don't know if the population of Maine will ever grow. One project here, one project there seems to be the typical development model. Don't think this is the time to go big. Except for a 3-4 story parking garage across from the post office.

Thanks for listening.

Joan

--

Joan A. Wright 13 Claremont St Rockland, ME 04841 www.joanwrightphotography.com 207 594-1990 207 863-4396

Kevin Beal

From: Jeff Kobrock <jkobrock@mceddme.org>
Sent: Thursday, April 30, 2015 3:43 PM
To: jaimie.logan@maine.gov; egdavis414@adelphia.net; townadministrator@westbath.org; Audra; betjohnson@tidewater.net; wblodgett@roadrunner.com; wgiroux@cityofbath.com; billhahn@countryinnmaine.com; whitten@cumberlandcounty.org; bwillard@sweetser.org; carminepecorelli1777@fairpoint.net; editor@thecryeronline.com; David Greer; tadmin@town.lincolnvile.me.us; drnwisc@midcoast.com; duartman@lycos.com; dmeans@lincoln.midcoast.com; Donald Corcoran; Dorothy Meriwether; ealudwig@roadrunner.com; Elaine Clark; evitelli@maine.edu; Fran McBrearty; jack@johnlfrench.com; Marion L Anderson; Jeff Jordan; Jim Chaousis; John Arnold; jdoutside@aol.com; John Eldridge; jgibbons@tidewater.net; jwjamesiv@gmail.com; shattuck.office@gmail.com; jsstorck@gmail.com; admin@hopemaine.org; kwarren@vinalhavenschool.org; keiane@town.harpswell.me.us; kpoland@tidewater.net; techdoconthego@gmail.com; Linda Smith; Linda-Jean Briggs; Lynn Maloney; malcarey@tidewater.net; townmanager@wiscasset.org; mlutkus@damariscottame.com; townmanager@damariscottame.com; phipps@phippsburg.com; nbriand@bowdoinham.com; administrator@sagcounty.com; unionpot@roadrunner.com; the5nelsons@myfairpoint.net; peter.dalton52@gmail.com; rrrrrrrr@gmail.com; satcove@gmail.com; Rich Roedner; rmoody@knoxcountymaine.gov; roskari@gmail.com; Staci Coomer; Stephen Staples; Steve Eldridge; greersinmaine@aol.com; tluttrell@ci.rockland.me.us; director@richmondmaine.com; wlongley@cumberlandmaine.com; wpost@bowdoinham.com; pfinnigan@camdenmaine.gov; townmanager@town.rockport.me.us; vblastow@midcoast.com; BAshey@northportmaine.org
Subject: Natural Gas in the Midcoast
Attachments: RECFactSheet.docx

TO: MCEDD Board of Directors, General Assembly and Other Municipal Officials

A proposed natural gas fired electrical power plant for Rockland has the potential for bring natural gas to large portions of the Midcoast. Last night the Rockland City Council took action that would substantial hinder the power plant development and thereby gas availability elsewhere in the Midcoast. However, the Rockland City Council has scheduled a meeting for **9 am Friday (tomorrow)** to reconsider this issue. If you are interested in additional detail concerning this situation there has been media coverage – the Bangor Daily News is one source.

Natural gas availability in the Midcoast could have a dramatic effect upon the regional economy. This email is an advisory message about an issue of significant impact to the regional economy of the Midcoast and of considerable interest to the MCEDD constituency. Although there are important local considerations to be weighed, there are equally meaningful regional issues to be considered. Should you care to express your thoughts, the meeting is at Rockland City Hall, or you could write to the Rockland City Council c/o City Manager Jim Chaousis (jchaousis@ci.rockland.me.us).

I have attached a fact sheet widely circulated by the power plant developer that provides some background.

Kind regards,

Jeff Kobrock
Executive Director

P: (207) 370 6045 (6049 direct) | **C:** (207) 315 5969
A: 165 Main Street, Suite 2D (P.O. Box 62)
Damariscotta, ME 04543

jkobrock@mcaddme.org | www.mcaddme.org



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Kevin Beal

From: David Johnson <djohnson@fisherplows.com>
Sent: Thursday, April 30, 2015 3:41 PM
To: jchaousis@ci.rockland.me.us
Cc: Rachel Gray; Jim Tobin
Subject: Natural gas

As a manufacturing facility in Rockland, we favor the City of Rockland further exploring natural gas options for this area.

David Johnson
Facility Supervisor
Fisher Engineering

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Kevin Beal

From: Logan, Jaimie <Jaimie.Logan@maine.gov>
Sent: Thursday, April 30, 2015 3:38 PM
To: jchaousis@ci.rockland.me.us; Audra Caler Bell; frank@limerockinn.com
Subject: Friday Meeting - Unable to Attend

Hi Jim, Audra and Frank,
Thank you all for coming to Augusta this afternoon!
Just wanted to let you know that I unfortunately will not be able to attend Friday morning's meeting as I had originally thought.
Audra, I will try to check in with you sometime Friday.
Thanks again, talk soon.

Jaimie

Jaimie K. Logan
Governor's Account Executive
Dept. of Economic and Community Development
59 State House Station, Augusta, ME 04333-0059
Office: 207.624.7485
Mobile: 207.215.0302
jaimie.logan@maine.gov
[Twitter](#) | [Facebook](#) | [Web](#)

Kevin Beal

From: aimee@tradewindsmaine.com <aimeetwmi@aol.com>
Sent: Thursday, April 30, 2015 3:29 PM
To: jchaousis@ci.rockland.me.us
Subject: Natural Gas

Dear Mr Chaousis,

As a large tax payer in the city, we are very interested in having the town of Rockland continue to explore the potential of having the natural gas facility in Rockland.

Thank you

Robert Liberty and
Aimee Liberty Hunt
President of Operations
Liberty Hospitality of Maine
2 Park Drive
Rockland, Me 04841
aimee@tradewindsmaine.com
207-596-6661 ext. 620

Kevin Beal

From: Joan Wright <jwright3813@gmail.com>
Sent: Thursday, April 30, 2015 3:26 PM
To: ssylvester@ci.rockland.me.us; James Chaousis
Subject: gas generation plant proposal

To the city Manager and the Council,

I don't think projects like this should be voted on by the council until the proposals have been viewed in the local papers and people have had time to respond in writing and also be invited to a workshop on the topic. Lots of people in town did not even know that the property was for sale! As to whether we should be for it or not that is still a question. The no vote at least allowed time for other developers to submit proposals which I think is only fair. Let the gas co go thru PUC, etc. we still have time. No need to rush? . If the installation will lower electricity costs I am all for it. A 150 foot tower does not bother me either as it will line up nicely with the cement works. It will be cleaner than that too.

It must be hard for you to judge just how aware or unaware your citizens are.

Regarding last weeks front page Free Press. I think we need to review the 2011 plan. There seems to be no thought to open spaces. If this city grows at all we will notice how meager our parks and open space really are. I would hope that there would be some open space as part of Harbor Trail or otherwise on Commercial Street that would balance out Sandy Beach on the other side of town. - at least places to sit and a picnic bench or two. Please focus on the north side of Tilson for a while and see how that goes. There is a lot that can be done there and we still don't know if the population of Maine will ever grow. One project here, one project there seems to be the typical development model. Don't think this is the time to go big. Except for a 3-4 story parking garage across from the post office.

Thanks for listening.

Joan

--

Joan A. Wright 13 Claremont St Rockland, ME 04841 www.joanwrightphotography.com 207 594-1990 207 863-4396

Kevin Beal

From: Tyler Smith <tyler@bayviewmanagement.net>
Sent: Thursday, April 30, 2015 3:17 PM
To: jchaousis@ci.rockland.me.us
Cc: jroot@ci.rockland.me.us
Subject: Rockland Energy

Jim,

As business owners in Rockland (Rockland Harbor Park, Breakwater Marketplace, Multiple Residential houses) we believe that it would make sense for the city to continue the discussion with Rockland Energy Center, LLC with regard to their development interests in the area. I am sure that there are many concerns from the community with regard to this but the fact is that eventually a natural gas pipeline will be brought into the Midcoast area. I would be interested if this development would speed up this infrastructure and/or reduce costs borne by the local community.

As a side note, I also see this as a smart environmental development for the following reasons:

- Less transmission losses (power development closer to consumption)
- Reduction of emissions (cleaner than coal, which still makes up large percentage of current power production)
- Less environmental impact for leaks (natural gas leak better than oil/fuel oil)

Thanks,

TYLER SMITH, P.E.

Director of Property Management & Development
Bayview Management

P.O. Box 812
Camden, ME 04843
P: 207-236-0040
C: 207-230-9206
F: 207-236-2479

Kevin Beal

From: Kelly Dinsmore Athearn <dinsmoreka@gmail.com>
Sent: Thursday, April 30, 2015 2:59 PM
To: jchaousis@ci.rockland.me.us
Subject: Comment on Council vote

Mr. Chaousis,

I am a resident and property owner in Rockland, along with my husband Brian. I read today on the Pen Bay Pilot website that you have asked the city council to reconvene on the topic of selling land to Rockland Energy Center with the possibility of a natural gas plant. We strongly support the idea to further the discussion about the land sale and the possible natural gas plant, and we thank you for requesting that the Council reconsider this proposal and for not allowing a 2-1 vote with two absent councilors kill the proposal.

Several of our friends and acquaintances who made their opinions known on Facebook comments on news stories on this have agreed that deciding against further discussion was a poor decision, and they all also support revisiting the potential land sale in the hopes of having this plant built. We also have several friends who have recently bought homes in the surrounding towns not because they do not want to live in Rockland, but because of high property taxes brought about by continuously poor, short sighted decisions by the Council such as this. Industries that could bring stable, good paying jobs and much needed tax revenue to the city of Rockland are being cut off before they can even begin because of certain residents' unfounded fears and clear distaste for certain types of businesses --- anything that's not an art gallery or some sort of organic, specialty boutique for tourists to fawn over, so it seems to us

I agree entirely with your comment in the PenBay Pilot article on the popular opinion usually being the opposite of the opinion of the most vocal parties --- especially when the parties present at the meeting, such as the president of our local oil company, have such a clear conflict of interest regarding natural gas in midcoast Maine.

That comment lead me to write to you today - I never write letters to town or state leadership, but felt that you should have the feedback that revisiting the council vote is a good idea for our city.

Thank you for your time, and have a good day,

Kelly Athearn
12 Littlefield St
Rockland, ME

Kevin Beal

From: John Morris <jmorris@johnmorrisarchitects.com>
Sent: Thursday, April 30, 2015 2:52 PM
To: jchaousis@ci.rockland.me.us
Subject: Consideration of natural gas power plant

Dear Mr. Chaousis,

I read with concern about the City Council's decision to not proceed with further consideration of a proposal for a natural gas-fired power plant in the City. As owner of Harbor Plaza, a 170,000 Square-foot shopping center that significantly contributes to Rockland's retail activity, employment base and tax revenue, I find this an odd thing to do. Collectively, the Center and its tenants pay very substantial sums for the electrical power its operation requires. Given the radically changed dynamics of today's electricity generation, it would seem that we all should be looking at environmentally responsible ways to grow and sustain our local economy. Given today's strong projections for an abundant, long term supply of natural gas would suggest careful consideration of this option.

Invested in Rockland, and recognizing the potential benefits of the preliminary proposal on the table, we strongly support further exploration of the gas-to-electricity option being proposed.

Thanks for your consideration.

Sincerely,

John Morris
Harbor Plaza LLC

Kevin Beal

From: Stuart Sylvester <ssylvester@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 2:30 PM
To: Frank Isganitis; Jim Chaousis; Kevin Beal; Larry Pritchett; Louise MacLellan-Ruf; Tom Luttrell; Valli Geiger; Will Clayton
Subject: FW: A CLOSED MEETING?

From: Amy Files [<mailto:amy@wilderbydesign.com>]
Sent: Thursday, April 30, 2015 12:25 PM
To: Stuart Sylvester; Valli Geiger; William Clayton; Frank Isganitis; Louise MacLellan-Ruf; Larry Pritchett
Subject: A CLOSED MEETING?

Hi Stuart,

Please see that City Council members receive this.

.....

Dear Council members,

You may have your beliefs about how best to move forward with town decisions. But having another meeting after a vote has already been made with little to no notice at 9AM in the morning IS NOT DEMOCRACY.

I've heard all of you speak about transparency, representing residents and communication. This kind of action flies in the face of all those statements and will set you down a track of permanently damaging your relationship with your constituents.

If you want to invite industry to town—please don't do it under these contentious and extremely divisive circumstances.

Not only should you not be reconsidering this vote -- YOU SHOULD NOT BE HAVING THIS MEETING.

Please cancel it.

Thank you,

Amy Files

wilderbydesign.com 207.200.5151 facebook.com/wilderbydesign

Kevin Beal

From: Sandy Billington <sbillington@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 2:30 PM
To: jchaousis@ci.rockland.me.us
Subject: Phone call: Jennifer Woodman

She attended Wednesday night's meeting and was shocked to see so few Councilors in attendance for such an important vote and wonders why tomorrow's meeting can't be postponed until Larry is available as his work on the Energy Committee might make him an important person to include. Her number is 617-777-4949.

Thanks,
Sandy

4/30/15
2:25 PM

Kevin Beal

From: Stuart Sylvester <ssylvester@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 2:19 PM
To: Frank Isganitis; Jim Chaousis; Kevin Beal; Larry Pritchett; Louise MacLellan-Ruf; Tom Luttrell; Valli Geiger; Will Clayton
Subject: FW: FW: Please share my thoughts with the Councilors, if you would like

Will asked me to forward the below email from Charlie Jordan.

From: William Clayton [<mailto:williamclayton79@gmail.com>]
Sent: Thursday, April 30, 2015 1:55 PM
To: Stuart Sylvester
Subject: Fwd: FW: Please share my thoughts with the Councilors, if you would like

Stuart please forward Charlie's email below to all councilors this afternoon if you would. Thank you sir!~

Will

From: Charles Jordan [<mailto:cjordan@mainevaluation.com>]
Sent: Thursday, April 30, 2015 12:57 PM
To: Will Clayton
Subject: Please share my thoughts with the Councilors, if you would like

Will:

I offer the following and hope that you might share these with the other Councilors and the City Manager, if you wish:

I would like to see that cogeneration facility locate in Rockland and on the City Hall/Public Services land

I do not have any safety concerns as these facilities are HIGHLY REGULATED in terms of construction AND operation. The majority of natural gas problems come from dated infrastructure, which this will not have, and from excavation after failing to call Dig Safe.

On the real estate front, I think good quality appraisals of each property are needed in order to allay fears that a City asset is being sold at a price below market value.

In terms of the relocation of City Hall and Public Services, a plan needs to be put in place which shows that we can accomplish this on a near revenue neutral basis. Purchase, new construction, leasing?

I am pleased you are rethinking on a more prudent and deliberative timeframe - I believe it will give the project its best chance at ultimate success as much of the opposition, but certainly not all of it, was due to the compressed schedule.

Best,

Charlie

Kevin Beal

From: Peter Kriensky <kriensky@rcn.com>
Sent: Thursday, April 30, 2015 2:17 PM
To: jchaousis@ci.rockland.me.us
Subject: Rockland Plaza feedback to a natural Gas plant in Rockland

Hello Jim,

I haven't had the pleasure of meeting you, but wanted to introduce myself, and comment on the proposed study for a natural gas plant in Rockland.

I'm the manager, and owners representative for Rockland Plaza on Maverick Street in Rockland. Rockland Plaza has been in our ownership group since the early 1960's. I don't live in the area, I manage it from my office outside of Boston, but feel very much a part of the business community in Rockland, and am always looking for ways to improve our business.

I know this is just a preliminary step, but I think having access to piped natural gas in mid-coast Maine would be a benefit to local businesses, and the community, and would help improve the infrastructure for future economic development.

I think it would be worth it, to at least do further investigate the issue.

I'm in town every month or two. I'll stop in some time, introduce myself, and say hello.

Please let me know if you have any questions, or would like to discuss it further.

Thanks,

Peter Kriensky
Rockland Plaza Realty Corporation
200 Boylston Street, Unit 1 #14
Chestnut Hill, MA 02467
Tel: 617-244-1700
Fax: 617-244-1975
Email: kriensky@rcn.com

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Kevin Beal

From: Barbara Moran <barbaramoran1@gmail.com>
Sent: Thursday, April 30, 2015 2:16 PM
To: jchaousis@ci.rockland.me.us
Subject: Tomorrow's meeting

Please include in your presentation tomorrow the following:

1. Was this initiated by FMC?
2. Why was this pursued without a formal process of including Development, and ad campaign and competitive bidding?
3. By exercising an option with REC are we discouraging other interested parties?
4. Is this the highest and best use of this property? Will someone else pay \$1.5M or more to locate retail or housing or other light industrial there?

Pretty sneaky calling another vote for tomorrow, to try to get this passed. This is not involving the community OR being transparent.. The council can not complain about taxpayers" complaints about transparency when you do this.

See you tomorrow.

Barbara Moran

Kevin Beal

From: John Shattuck <shattuck.office@gmail.com>
Sent: Thursday, April 30, 2015 2:04 PM
To: James Chaousis; Audra Caler
Subject: 2d vote

JIM & AUDRA: Since I was shocked and depressed to learn of last night's vote, I can't begin to image your reactions! But I'm pleased to learn that you're getting a second vote tomorrow. If you think it might be helpful, I'd be pleased to attend tomorrow and speak in support of the project from a regional perspective. Please let me know your thoughts. Thanks, John

--

John Shattuck
Director, Economic & Community Development
Town of Topsham
Certified Business Friendly Community
100 Main Street
Topsham ME 04086

Mobile: (207) 650-0012
Office: (207) 373-5097
Email: jshattuck@topshammaine.com

Topsham because: http://youtu.be/Y_luU6wJMOU

Per 1 MRSA § 402(3), correspondence to/from municipal officers/officials (with limited exceptions) is a public record and available for review by any interested party.

Kevin Beal

From: Amy Files <amy@wilderbydesign.com>
Sent: Thursday, April 30, 2015 1:39 PM
To: Jim Chaousis
Cc: Valli Geiger; Louise MacLellan-Ruf; Larry Pritchett; Frank Isganitis; William Clayton
Subject: 9AM MEETING

Dear James,

On the phone when we discussed this town and your needing to better understand the wants and needs of the residents—you professed wanting to hear the will of residents and better understand their desires.

We had a meeting last night -- though with only a couple of days notice -- and a considerable amount of residents showed up and asked council to vote "no" on this issue.

You and council explained that a "yes" vote only means further discussion on this topic.

But the residents who were at last night's meeting expressed pretty clearly that they don't want further discussion on this topic under the context of an option for a sale.

Your notice states that:

"A 2-1 vote with two absent Councilors and the one dissenting vote claiming support is not definitive. "

It is my understanding that Councilor Pritchett will still be absent.

It is very clear that you are bussing back in the one vote you need for a "yes" while we will still not know what Councilor Pritchett would have voted. That makes tomorrow's vote only faintly more definitive than yesterday's.

But it will make it decidedly more derisive, hurtful and dishonest in regards to our political process.

The only thing that a "yes" vote from tomorrow will define is that staff and council will work the rules in order to create an end result that they want, even if it means cutting the process short and ignoring the voices of residents

This may be within the "rules" -- but it is not a fair or democratic way to proceed with these kinds of discussions.

I am so very disappointed to see that this is how council and staff is choosing to operate.

I didn't attend Harvard Kennedy School of Government. But I know how very difficult it is to get residents to attend a meeting. And to have 40+ residents show up to a meeting, from all different walks of life and professions, and hear them all voicing to Council to vote "no" is not something that should be ignored.

What I do know is that the oil & natural gas industry is powerful. They have PR firms. They'll have our governor throwing his weight behind them.

I don't need to attend Harvard to know that any discussions moving forward will not be fair or equal. Resident concerns will be shadowed by glossy advertisements and commercials.

I wish that your voicing wanting to operate fairly and develop a positive relationship with residents was inline with your actions. If you want to respect Rockland voters — respect that we had meeting and the meeting shouldn't be repeated only a day later in order to change the vote.

I respectfully urge you to cancel this meeting or reschedule it to a time that residents can attend. I realize that you won't because this whole bid process and now democratic process is being catered to this one business's interest. Again — not a good sign of the state of our democracy.

Amy Files

39 Pleasant Street
542-4858

Kevin Beal

From: Kelly Woods <kellyawoods28@gmail.com>
Sent: Thursday, April 30, 2015 1:33 PM
To: Frank Isganitis; Larry Pritchett; William Clayton; Louise MacLellan;
valli.citycouncil@gmail.com; jchaousis@ci.rockland.me.us
Subject: Special council meeting vote

I'm unable to attend tomorrow's meeting but wanted to let the council know that we are in favor of the council voting to grant a nonbinding option to the company interested in building a \$200 million natural gas plant on property currently occupied by City Hall and the city's public works garage. We'd like more information about the project so residents can make an informed decision and this is the first step for that to happen.

Thank you,
Kelly Woods

--
Trackside Station
4 Union St., Rockland, Maine
207-594-7500
www.TracksideME.com
www.facebook.com/TracksideStation

Kevin Beal

From: Elliot Lowe <elliott@lowe-hardware.com>
Sent: Thursday, April 30, 2015 1:19 PM
To: jchaousis@ci.rockland.me.us
Subject: Rockland Energy Center

James,

I would like to write this email in support of the city pursuing options for power generation fueled from a high pressure natural gas pipe line. Although Energy Management Inc of Boston is offering to buy city properties to do this, I believe the city should also pursue other companies to work with.

Thank you for your consideration.

Regards,

Elliot Lowe
Lowe Hardware
5 Gordon Drive
Rockland, ME 04841
Shop: 207-593-7405
Cell: 207-542-9328
Fax: 207-226-2033



Kevin Beal

From: Richard C. Bates <townmanager@town.rockport.me.us>
Sent: Thursday, April 30, 2015 1:13 PM
To: jchaousis@ci.rockland.me.us
Cc: Audra Bell
Attachments: DOC043015.pdf

Kevin Beal

From: Glenn Billington <grassranch29@gmail.com>
Sent: Thursday, April 30, 2015 1:11 PM
To: jchaousis@ci.rockland.me.us
Subject: Last night

i do feel that a vocal minority took away the opportunity to consider an important opportunity. 42 people should not have that kind of power.

Will Clayton made a big mistake last night.

I greatly appreciated your efforts last night to get things back on track.

--
Glenn C. Billington
Home on the Grassranch

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 10:29 AM
To: Frank Isganitis; Larry Pritchett; Louise MacLellan-Ruf; Valli Geiger; William Clayton
Cc: Audra Caler-Bell; Kevin Beal; Stuart Sylvester; Sandy Billington
Subject: PR Reconsider Order 30
Attachments: PR Reconsider Order 30 FINAL.pdf

To all,

I haven't been able to touch base with Councilor Geiger yet but I am asking the Clerk to call a meeting tomorrow at 9 am to reconsider Order #30. Councilor MacLellan-Ruf will be available to vote as well if reconsidered.

The attached press release is going out with the meeting notice.

Thank you.

James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
Rockland, ME 04841
Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

"God gives reward to Industry"

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 10:26 AM
To: Stuart Sylvester
Cc: Audra Caler-Bell; Sandy Billington
Subject: PR Reconsider Order 30 FINAL.docx
Attachments: PR Reconsider Order 30 FINAL.docx

For immediate release with the public notice of the meeting.

James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
Rockland, ME 04841
Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 10:26 AM
To: Stuart Sylvester
Cc: Audra Caler-Bell; Sandy Billington
Subject: PR Reconsider Order 30 FINAL.docx
Attachments: PR Reconsider Order 30 FINAL.docx

For immediate release with the public notice of the meeting.

James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
Rockland, ME 04841
Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

Kevin Beal

From: Audra Bell <abell@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 10:22 AM
To: jchaousis@ci.rockland.me.us
Subject: RE: PR Reconsider Order 30 (3).docx

This is great...I think it's more than ready to go.

Audra

From: James D Chaousis II [<mailto:jchaousis@ci.rockland.me.us>]
Sent: Thursday, April 30, 2015 10:13 AM
To: Sandy Billington; Audra Caler-Bell
Subject: PR Reconsider Order 30 (3).docx

Please review

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 10:13 AM
To: Sandy Billington; Audra Caler-Bell
Subject: PR Reconsider Order 30 (3).docx
Attachments: PR Reconsider Order 30 (3).docx

Please review

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 10:13 AM
To: Sandy Billington; Audra Caler-Bell
Subject: PR Reconsider Order 30 (3).docx
Attachments: PR Reconsider Order 30 (3).docx

Please review

Kevin Beal

From: jkoski1@comcast.net
Sent: Thursday, April 30, 2015 9:21 AM
To: valli@midcoast.com; williamclayton79@gmail.com; louisemaclellanruf@gmail.com; larrypritchett.council@gmail.com; frankisganitis@gmail.com; jchaousis@ci.rockland.me.us
Subject: City hall

Good Morning,

Very disappointing news on another missed opportunity. Why would you not want to see a formal presentation on this project? It absolutely sends a negative message to business. Personally, I don't know either if this is was a good fit for the city but it would have made sense to hear what the project really consisted of. Do you think the project would have attracted media coverage? That would have been a great way to market land the city of Rockland owns. You cannot have lower taxes without change and progress in the city. It's all idle conversation at this time but, the short answer is we'll never know - I think this quote from Valli sums up the situation and it would have been interesting to see what the silent majority really thinks.

"We need to expand the tax base, we need jobs and we need economic development. Why is there this automatic assumption in capital letters that this is a bad thing? Rockland is one of the few towns in Maine that is moving forward, where people want to make things happen. Be glad while also being careful. We could be Millinocket, looking to the past while the future is bleak".

Valli Geiger

Jon Koski

10 Franklin Street

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 8:54 AM
To: Sandy Billington
Subject: PR Reconsider Order 30.docx
Attachments: PR Reconsider Order 30.docx

Sandy,

Can we send out this press release?

Jim C

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 30, 2015 8:41 AM
To: Sandy Billington; Audra Caler-Bell
Subject: PR Reconsider Order 30.docx
Attachments: PR Reconsider Order 30.docx

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Wednesday, April 29, 2015 5:12 PM
To: 'Audra Bell'; 'Kevin Beal'
Subject: RE: Changes to Option Agreement

I like May 1st. We will use this to pay for analysis of moving.

-----Original Message-----

From: Audra Bell [<mailto:abell@ci.rockland.me.us>]
Sent: Wednesday, April 29, 2015 5:05 PM
To: 'Kevin Beal'; 'James D Chaousis II'
Subject: RE: Changes to Option Agreement

What do you think Jim?

Audra

-----Original Message-----

From: Kevin Beal [<mailto:kbeal@ci.rockland.me.us>]
Sent: Wednesday, April 29, 2015 5:00 PM
To: 'Audra Bell'
Subject: RE: Changes to Option Agreement

Is the change to the start payments acceptable? I know that's what they proposed, but we put May 1 because the City is investing time and energy in their project.

Please advise.

-k

-----Original Message-----

From: Audra Bell [<mailto:abell@ci.rockland.me.us>]
Sent: Wednesday, April 29, 2015 4:53 PM
To: 'Kevin Beal'
Subject: FW: Changes to Option Agreement

Hi Kevin,

For some reason Evan got cut out of this but these are some additional minor changes.

Audra

-----Original Message-----

From: ecoleman@clear-energy.us [<mailto:ecoleman@clear-energy.us>]
Sent: Wednesday, April 29, 2015 4:47 PM
To: Audra Bell
Subject: Changes to Option Agreement

Hi Audra,

Sorry we got disconnected - on the option we only need the following three changes to be made:

1. Rockland Energy Center LLC (REC) is a Delaware, not a Maine Limited Liability Co.
2. Option payments would start August 1st as that is when we would know if we are going to be awarded the bid.
3. The term of the option would be through 2019 in case we ran into any permitting barriers.

Best,

Evan

Sent from my Verizon Wireless BlackBerry

Kevin Beal

From: Audra Bell <abell@ci.rockland.me.us>
Sent: Wednesday, April 29, 2015 5:05 PM
To: 'Kevin Beal'; 'James D Chaousis II'
Subject: RE: Changes to Option Agreement

What do you think Jim?

Audra

-----Original Message-----

From: Kevin Beal [<mailto:kbeal@ci.rockland.me.us>]
Sent: Wednesday, April 29, 2015 5:00 PM
To: 'Audra Bell'
Subject: RE: Changes to Option Agreement

Is the change to the start payments acceptable? I know that's what they proposed, but we put May 1 because the City is investing time and energy in their project.

Please advise.

-k

-----Original Message-----

From: Audra Bell [<mailto:abell@ci.rockland.me.us>]
Sent: Wednesday, April 29, 2015 4:53 PM
To: 'Kevin Beal'
Subject: FW: Changes to Option Agreement

Hi Kevin,

For some reason Evan got cut out of this but these are some additional minor changes.

Audra

-----Original Message-----

From: ecoleman@clear-energy.us [<mailto:ecoleman@clear-energy.us>]
Sent: Wednesday, April 29, 2015 4:47 PM
To: Audra Bell
Subject: Changes to Option Agreement

Hi Audra,

Sorry we got disconnected - on the option we only need the following three changes to be made:

1. Rockland Energy Center LLC (REC) is a Delaware, not a Maine Limited Liability Co.
2. Option payments would start August 1st as that is when we would know if we are going to be awarded the bid.

3. The term of the option would be through 2019 in case we ran into any permitting barriers.

Best,

Evan

Sent from my Verizon Wireless BlackBerry

Kevin Beal

From: Kevin Beal <kbeal@ci.rockland.me.us>
Sent: Wednesday, April 29, 2015 4:50 PM
To: 'Mitchell Jacobs'; 'Craig Olmsted'
Cc: jchaousis@ci.rockland.me.us; 'Audra Bell'; 'Evan Coleman'; 'Wendy DeWolf'
Subject: RE: Rockland Option Agreement

Yes: once authorized by the City Council, the City Manager will sign the option. The Council is meeting today at 5:30 for that purpose. We can e-mail it to you in the morning, once it is acknowledged and stamped by the City Clerk. If you require the original, we can overnight it, to arrive on Friday.

Kevin

From: Mitchell Jacobs [<mailto:jacobs@emienergy.com>]
Sent: Wednesday, April 29, 2015 4:48 PM
To: Craig Olmsted
Cc: Kevin Beal; jchaousis@ci.rockland.me.us; Audra Bell; Evan Coleman; Wendy DeWolf
Subject: Re: Rockland Option Agreement

Can we get a signed copy of the Option Agreement with the extended term?

Mitchell H. Jacobs
Energy Management, Inc.
Suite 320
20 Park Plaza
Boston, MA 02116
617-904-3100
Fax: 617-904-3109
Cell: 617-462-2850

On Apr 29, 2015, at 4:35 PM, Craig Olmsted <colmsted@emienergy.com> wrote:

Thanks Kevin.

Craig

=====

Craig Olmsted – Vice President – Projects
+1 617 904 3100 x119 – office
+1 617 943 9743 - mobile

On Apr 29, 2015, at 4:30 PM, Kevin Beal <kbeal@ci.rockland.me.us> wrote:

Craig:

I understand you have requested that the option period extend to July 31, 2019. That change is acceptable to the City Manager, and is shown in the attached.

Thanks.

Kevin Beal
City Attorney

From: Craig Olmsted [<mailto:colmsted@emienergy.com>]
Sent: Tuesday, April 28, 2015 4:42 PM
To: Kevin Beal
Cc: jchaousis@ci.rockland.me.us; Audra Bell
Subject: Re: Rockland Option Agreement

Hi Kevin,

Thank you. We will be reviewing.

Regards,
Craig

=====
Craig Olmsted – Vice President – Projects
+1 617 904 3100 x119 – office
+1 617 943 9743 - mobile

On Apr 28, 2015, at 4:21 PM, Kevin Beal
<kbeal@ci.rockland.me.us> wrote:

Dear Craig:

Please see draft option agreement and explanatory letter, attached.

Regards,

Kevin Beal
City Attorney
Rockland City Hall
270 Pleasant Street
Rockland, ME 04841
kbeal@ci.rockland.me.us
(207) 594-0305

<City Atty to Energy Mgmt - Option Agreement - 04-28-
15.pdf><Option Agreement - 2014-04-28 - City Draft.docx>

<Option Agreement - 2014-04-29 - Revised.docx>

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<City Atty to Energy Mgmt - Option Agreement - 04-28-
15.pdf><Option Agreement - 2014-04-28 - City Draft.docx>

<Option Agreement - 2014-04-29 - Revised.docx>

Kevin Beal

From: Craig Olmsted <colmsted@emienergy.com>
Sent: Wednesday, April 29, 2015 4:36 PM
To: Kevin Beal
Cc: jchaousis@ci.rockland.me.us; Audra Bell; Evan Coleman; Mitchell Jacobs; Wendy DeWolf
Subject: Re: Rockland Option Agreement

Thanks Kevin.

Craig
=====

Craig Olmsted – Vice President – Projects
+1 617 904 3100 x119 – office
+1 617 943 9743 - mobile

On Apr 29, 2015, at 4:30 PM, Kevin Beal <kbeal@ci.rockland.me.us> wrote:

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City Attorney

From: Craig Olmsted [<mailto:colmsted@emienergy.com>]
Sent: Tuesday, April 28, 2015 4:42 PM
To: Kevin Beal
Cc: jchaousis@ci.rockland.me.us; Audra Bell
Subject: Re: Rockland Option Agreement

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+1 617 904 3100 x119 – office
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kbeal@ci.rockland.me.us
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<City Atty to Energy Mgmt - Option Agreement - 04-28-15.pdf><Option
Agreement - 2014-04-28 - City Draft.docx>

<Option Agreement - 2014-04-29 - Revised.docx>

Kevin Beal

From: Audra Bell <abell@ci.rockland.me.us>
Sent: Wednesday, April 29, 2015 1:22 PM
To: 'James D Chaousis II'
Subject: RE: Rockland Energy Center, LLC

Absolutely – Also do you think it would be a good idea to ask EMI to give us a FAQ on the power plant (stuff like what it will look like, size, noise, smell, pollution, etc.). There is a lot of nonsense floating around right now that we may be able to debunk.

From: James D Chaousis II [<mailto:jchaousis@ci.rockland.me.us>]
Sent: Wednesday, April 29, 2015 1:11 PM
To: Audra Caler-Bell
Subject: Fwd: Rockland Energy Center, LLC

Can we have color copies of the flier available for the meeting tonight?

Jim C

Sent from my iPhone

Begin forwarded message:

From: William Clayton <williamclayton79@gmail.com>
Date: April 29, 2015 at 12:11:53 PM EDT
To: James D Chaousis II <jchaousis@ci.rockland.me.us>
Cc: Kevin Beal <kbeal@ci.rockland.me.us>, Frank Isganitis - Council Business <frankisganitis@gmail.com>, Larry Pritchett - City Business <larrypritchett.council@gmail.com>, Louise MacLellan-Ruf <louisemaclellanruf@gmail.com>, Valli Geiger - City Council <Valli.citycouncil@gmail.com>, Stuart Sylvester <ssylvester@ci.rockland.me.us>, Audra Bell <abell@ci.rockland.me.us>
Subject: Re: Rockland Energy Center, LLC

I believe it would be good to have these as hand outs for tonight's meeting. I am sure the public will want to see this.

Will

On Tue, Apr 28, 2015 at 4:50 PM, James D Chaousis II <jchaousis@ci.rockland.me.us> wrote:

To all,

Rockland Energy Center has produced this flyer. I believe it puts a lot of the elements together that illustrates why the Council will entertain this action. It is provided so Councilors do not have to recollect the discussion had with the developer.

See you tomorrow night.

Jim C

From: Kevin Beal [mailto:kbeal@ci.rockland.me.us]
Sent: Tuesday, April 28, 2015 4:31 PM
To: 'Frank Isganitis - Council Business'; 'Larry Pritchett - City Business'; 'Louise MacLellan-Ruf'; Valli Geiger - City Council; Will Clayton
Cc: jchaousis@ci.rockland.me.us; 'Stuart Sylvester'; 'Audra Bell'
Subject: Rockland Energy Center, LLC

Councilors:

For your reference, I attach the draft option agreement I have prepared for Rockland Energy Center, subject to your authorization at tomorrow's Special Meeting, and review, revision and approval by the developer.

The option agreement does not authorize the actual sale of City property, but rather sets forth the process for negotiating the sale price and other consideration and terms, preparing a purchase and sale agreement to state those terms, and later submitting the same to the Council for approval, by ordinance amendment consistent with the Charter.

Regards,

-k

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Tuesday, April 28, 2015 4:50 PM
To: 'Kevin Beal'; 'Frank Isganitis - Council Business'; 'Larry Pritchett - City Business'; 'Louise MacLellan-Ruf'; 'Valli Geiger - City Council'; 'Will Clayton'
Cc: 'Stuart Sylvester'; 'Audra Bell'
Subject: RE: Rockland Energy Center, LLC
Attachments: REC - Project Overview Flyer.pdf

To all,

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See you tomorrow night.

Jim C

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Regards,

-k

Kevin Beal

From: Craig Olmsted <colmsted@emienergy.com>
Sent: Tuesday, April 28, 2015 4:42 PM
To: Kevin Beal
Cc: jchaousis@ci.rockland.me.us; Audra Bell
Subject: Re: Rockland Option Agreement

Hi Kevin,

Thank you. We will be reviewing.

Regards,
Craig

=====
Craig Olmsted – Vice President – Projects
+1 617 904 3100 x119 – office
+1 617 943 9743 - mobile

On Apr 28, 2015, at 4:21 PM, Kevin Beal <kbeal@ci.rockland.me.us> wrote:

Dear Craig:

Please see draft option agreement and explanatory letter, attached.

Regards,

Kevin Beal
City Attorney
Rockland City Hall
270 Pleasant Street
Rockland, ME 04841
kbeal@ci.rockland.me.us
(207) 594-0305

<City Atty to Energy Mgmt - Option Agreement - 04-28-15.pdf><Option Agreement - 2014-04-28 - City Draft.docx>

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To: 'Frank Isganitis - Council Business'; 'Larry Pritchett - City Business'; 'Louise MacLellan-Ruf'; Valli Geiger - City Council; Will Clayton
Cc: jchaousis@ci.rockland.me.us; 'Stuart Sylvester'; 'Audra Bell'
Subject: Rockland Energy Center, LLC
Attachments: Option Agreement - 2014-04-28 - City Draft.docx

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Regards,

-k

Kevin Beal

From: Audra Bell <abell@ci.rockland.me.us>
Sent: Tuesday, April 28, 2015 4:32 PM
To: 'Chaousis James'
Subject: draft support letter for REC
Attachments: Support letter REC.docx

Hi Jim,

Here's a draft support letter for the REC. I tried to pull on heartstrings.

Audra

Audra Caler-Bell
Community & Economic Development Director
Rockland, Maine
207-594-0306

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Tuesday, April 28, 2015 4:24 PM
To: Frank Isganitis; Larry Pritchett; Louise MacLellan-Ruf; Valli Geiger; William Clayton
Cc: Audra Caler-Bell
Subject: Senator King

To all,

I just spoke to Chris Rector, Senator King's Office, about Rockland Energy. The conversation was great and he pointed out the following statement by the Senator.

<http://www.king.senate.gov/newsroom/press-releases/king-presses-energy-secretary-to-help-new-england-expand-natural-gas-pipeline-infrastructure>

James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
Rockland, ME 04841
Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

Kevin Beal

From: Kevin Beal <kbeal@ci.rockland.me.us>
Sent: Tuesday, April 28, 2015 4:22 PM
To: colmsted@emienergy.com
Cc: jchaousis@ci.rockland.me.us; 'Audra Bell'
Subject: Rockland Option Agreement
Attachments: City Atty to Energy Mgmt - Option Agreement - 04-28-15.pdf; Option Agreement - 2014-04-28 - City Draft.docx

Dear Craig:

Please see draft option agreement and explanatory letter, attached.

Regards,

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Kevin Beal

From: Audra Bell <abell@ci.rockland.me.us>
Sent: Tuesday, April 28, 2015 1:42 PM
To: 'Chaousis James'
Subject: FW: Letter of Support Template
Attachments: Letter of Support Template - Copy for Audra at City of Rockland.docx; REC - Project Overview Flyer.pdf

FYI

From: Evan Coleman [<mailto:ecoleman@clear-energy.us>]
Sent: Tuesday, April 28, 2015 12:52 PM
To: Audra Bell
Subject: Letter of Support Template

Hi Audra,

Attached is a basic template for the letters we are seeking from the neighboring towns. We want each town to slightly modify each letter so it does not look like a "form letter".

Also attached is the one page economic highlight page - if people can pull facts from here or insert their own positive views into the letter that would be great. The more personal and unique the letters are, the greater the support they have.

Our goal is to really just not have the letters look like we crafted them. Right now we are hoping to get letters from:

1. Rockland City Council
2. Town Manager - Jim (if he could write his own that would be great)
3. Rockport Town Manager or Selectmen
4. Camden Town Manager or Selectmen

And a letter from you would be great to have highlighting the project from an economic development perspective for Rockland and the Mid-Coast region.

Thanks again for all of the work on all of this!

Best,

Evan

--

Evan Coleman

CLE^R
241 Boston Post Rd W.
Marlborough, MA 01752
207.217.8908
ecoleman@clear-energy.us

Kevin Beal

From: Work <kbeal@ci.rockland.me.us>
Sent: Tuesday, April 28, 2015 12:27 PM
To: jchaousis@ci.rockland.me.us
Cc: Audra Bell
Subject: Re: Rockland Energy Center - Option Agreement

Good plan.

I'll prepare a cover letter to energy mgmt summarizing the changes from their form.

Sent from my iPhone

On Apr 28, 2015, at 12:11 PM, James D Chaousis II <jchaousis@ci.rockland.me.us> wrote:

Looks good to me. Should we have an action by Council to designate options funds to a reserve account for professional resources related to relocation for the May meeting?

Jim C

From: Kevin Beal [mailto:kbeal@ci.rockland.me.us]
Sent: Tuesday, April 28, 2015 11:06 AM
To: 'Audra Bell'; 'Chaousis James'
Subject: RE: Rockland Energy Center - Option Agreement

Good idea. See attached.

-k

From: Audra Bell [mailto:abell@ci.rockland.me.us]
Sent: Tuesday, April 28, 2015 10:52 AM
To: 'Kevin Beal'; 'Chaousis James'
Subject: RE: Rockland Energy Center - Option Agreement

Hi Kevin,

This looks good to me. There is one thing I was wondering: under 12. Termination, for the paragraph stipulating all the circumstances when the Seller may wish to terminate the option agreement should we include some mention of the PUC not accepting their RFP or "awarding a long term contract with one or both of Maine's investor-owned transmission and distribution utilities – Central Main Power (CMP) and Emera Maine (EM) (T&D Utilities)."

Audra

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To: 'Chaousis James'; 'Audra Bell'
Subject: Rockland Energy Center - Option Agreement

I attach my proposed option agreement for your review and consideration. This draft is based on the form provided by Energy Management, tailored to the unique circumstances of this development.

-k

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Sent: Tuesday, April 28, 2015 11:06 AM
To: 'Audra Bell'; 'Chaousis James'
Subject: RE: Rockland Energy Center - Option Agreement
Attachments: Option Agreement - 2014-04-28 - City Draft.docx

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-k

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-k

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Monday, April 27, 2015 3:45 PM
To: 'Valli Geiger'
Cc: 'Frank Isganitis'; 'Larry Pritchett'; 'Louise MacLellan-Ruf'; 'William Clayton'; 'Kevin Beal'
Subject: RE: FW: Emailing: 2015-04-24 Rockland Energy Center, LLC Bid.pdf

To all,

Sorry for the delay in my correspondence. I have been in important meetings all day on other issues.

The bid addresses the purchase price of the property, terms of the option, and nothing else. If the City Council authorizes the acceptance of the bid and authorize the City Manager to negotiate the purchase and sale agreement we will discuss the relocation expenses and other conditions of the sale. It is important to have a very **straight face** approach to this next step. We are in a good negotiating position. We need the RFP from the PUC to be entertained. That increases the value of the property.

Jim C

From: Valli Geiger [mailto:valli.citycouncil@gmail.com]
Sent: Monday, April 27, 2015 3:30 PM
To: jchaousis@ci.rockland.me.us
Cc: Frank Isganitis; Larry Pritchett; Louise MacLellan-Ruf; William Clayton; Kevin Beal
Subject: Re: FW: Emailing: 2015-04-24 Rockland Energy Center, LLC Bid.pdf

Is it not appropriate to make a counter offer. It seems low.
Valli

On Monday, April 27, 2015, James D Chaousis II <jchaousis@ci.rockland.me.us> wrote:
To all,

Attached is the bid for the City owned properties received today. There was one bidder. The City Attorney will be sending notice of a special meeting on Wednesday to address the bid with a prospective order.

Jim C

-----Original Message-----

From: Kevin Beal [mailto:kbeal@ci.rockland.me.us]
Sent: Monday, April 27, 2015 10:16 AM
To: jchaousis@ci.rockland.me.us; 'Audra Bell'
Subject: Emailing: 2015-04-24 Rockland Energy Center, LLC Bid.pdf

Digital copy of Rockland Energy Center, LLC bid, attached.

Kevin Beal

From: Kevin Beal <kbeal@ci.rockland.me.us>
Sent: Monday, April 27, 2015 1:22 PM
To: 'Stuart Sylvester'; 'Frank Isganitis'; 'Jim Chaousis'; 'Larry Pritchett'; 'Louise MacLellan-Ruf'; 'Tom Luttrell'; 'Valli Geiger'; 'Will Clayton'; 'Adam Miceli'; 'Amy Levine'; 'Audra Caler-Bell'; 'Bruce Boucher'; 'Dan Burgess'; 'David Kalloch'; 'David Larrabee'; 'David St. Laurent'; 'Dennis Reed'; 'Ed Glaser'; 'Jeffrey Benner'; 'John Root'; 'Rene Dorr'; 'Samantha Mank'; 'Susan St. Clair'; 'Terry Pinto'; 'Anthony Ronzio'; 'Chris Chase'; 'Chris Wolf'; 'Coastal Journal'; 'Dan Dunkle'; 'Don Carrigan'; 'Free Press'; news@penbaypilot.com; 'Steve Betts'; Janelle.gunning@fmc.com; Jon.Alspaugh@fmc.com; katie@jedwardknight.com; refdesk@ci.rockland.me.us; 'Adele Faber'; 'Al Gourde'; 'Brian Harden'; 'Chelsea Avirett'; 'Cheryl Heal'; 'Chris Brown'; 'Code Office'; 'Deborah McNeil'; 'Donald Fowles'; 'Ed Mazurek'; 'Eileen Wilkinson'; 'Elizabeth Fowles'; 'Eric Hebert'; 'Gordon Page, Sr.'; 'Guy Polyblank'; 'Harold Perry'; 'Heidi Vanorse'; 'Holly Sherburne'; 'Kara Cushman'; 'Kieran O'Dwyer'; 'Laurie Smith'; 'Patti Wotton'; 'Paul Karlsson'; 'Richard Whitman'; 'Rick Brewster'; 'Sam Ladley'; 'Sandra Schramm'; 'Sandy Billington'; 'Tammy Kolmosky'; thcarroll@roadrunner.com; tmolloy@roadrunner.com; 'Tom Hall'; 'Wanda Harvey'; 'Audra Bell'; 'Ed Glaser'; 'Terry Pinto'
Subject: 04-29-15 Meeting Notice
Attachments: Meeting Notice for 04-29-15.pdf

Please see attached.

Subject: Meeting Notice for 04-29-15

**PLEASE NOTE THAT THIS MEETING BEGINS
AT 5:30 P.M.**

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Monday, April 27, 2015 12:05 PM
To: 'Kevin Beal'; 'Audra Bell'
Subject: RE: Draft Order

I think the non-binding option is implied. Let's leave it out of the order.

From: Kevin Beal [<mailto:kbeal@ci.rockland.me.us>]
Sent: Monday, April 27, 2015 11:34 AM
To: 'Jim Chaousis'; 'Audra Bell'
Subject: Draft Order

For your review and comment.

Audra, is it ok for applicant's purposes that we describe the option agreement as non-binding? That's certainly the case, since we reminded bidders in the bid notice that sale is subject to City Council approval. More palatable, I suspect, for the Council to specify that, but we can omit it from the Order if needed by Energy Mgmt.

thx

-k

Kevin Beal

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Sent: Monday, April 27, 2015 11:34 AM
To: 'Jim Chaousis'; 'Audra Bell'
Subject: Draft Order
Attachments: Order Authorizing Option Agreement - 04-29-15.doc

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Kevin Beal

From: Kevin Beal <kbeal@ci.rockland.me.us>
Sent: Monday, April 27, 2015 11:13 AM
To: 'Frank Isganitis'
Cc: 'Jim Chaousis'
Subject: RE: Bids for 270 Pleasant & 9 Burrows Street - Special Meeting

5:30 ?

From: Frank Isganitis [<mailto:frankisganitis@gmail.com>]
Sent: Monday, April 27, 2015 10:52 AM
To: Kevin Beal
Cc: Jim Chaousis
Subject: Re: Bids for 270 Pleasant & 9 Burrows Street - Special Meeting

Yes, I am available. I think Larry pointed out that he is traveling and Louise is unavailable as we rescheduled budget. Can you just confirm Valli and Wil? Additionally, there was talk of a combined school board meeting as well. Do we know the status of that?

Best,
Frank

On Mon, Apr 27, 2015 at 10:33 AM, Kevin Beal <kbeal@ci.rockland.me.us> wrote:

Frank:

We received one bid, which the City Manager opened at 10:00. It is from Rockland Energy Center, LLC, affiliated with Energy Management of Boston, proposing an option with \$1,000 / month payments, and a subsequent purchase price of \$1.2 million for City Hall and \$350,000 for 9 Burrows Street.

The City Manager proposes having a special meeting with available Councilors on Wednesday. The purpose of the meeting would be to authorize finalization and execution of said option agreement, including negotiation of a purchase & sale agreement that staff would bring back to City Council for approval. Approval of the actual sale and purchase & sale agreement must be by ordinance amendment.

Are you available Wednesday evening for a special meeting? If so let me know – Stuart is out sick.

Thx

Kevin

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Monday, April 27, 2015 11:02 AM
To: 'Frank Isganitis'; 'Kevin Beal'
Subject: RE: Bids for 270 Pleasant & 9 Burrows Street - Special Meeting

I'm working out the detail with Superintendent McDonald. It doesn't look promising for that evening.

From: Frank Isganitis [<mailto:frankisganitis@gmail.com>]
Sent: Monday, April 27, 2015 10:52 AM
To: Kevin Beal
Cc: Jim Chaousis
Subject: Re: Bids for 270 Pleasant & 9 Burrows Street - Special Meeting

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Sent: Monday, April 27, 2015 10:34 AM
To: 'Frank Isganitis'
Cc: 'Jim Chaousis'
Subject: Bids for 270 Pleasant & 9 Burrows Street - Special Meeting

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Thx

Kevin

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Monday, April 27, 2015 10:32 AM
To: Frank Isganitis; Larry Pritchett; Louise MacLellan-Ruf; Valli Geiger; William Clayton
Cc: Kevin Beal
Subject: FW: Emailing: 2015-04-24 Rockland Energy Center, LLC Bid.pdf
Attachments: 2015-04-24 Rockland Energy Center, LLC Bid.pdf

To all,

Attached is the bid for the City owned properties received today. There was one bidder. The City Attorney will be sending notice of a special meeting on Wednesday to address the bid with a prospective order.

Jim C

-----Original Message-----

From: Kevin Beal [<mailto:kbeal@ci.rockland.me.us>]
Sent: Monday, April 27, 2015 10:16 AM
To: jchaousis@ci.rockland.me.us; 'Audra Bell'
Subject: Emailing: 2015-04-24 Rockland Energy Center, LLC Bid.pdf

Digital copy of Rockland Energy Center, LLC bid, attached.

Kevin Beal

From: Kevin Beal <kbeal@ci.rockland.me.us>
Sent: Monday, April 27, 2015 10:16 AM
To: jchaousis@ci.rockland.me.us; 'Audra Bell'
Subject: Emailing: 2015-04-24 Rockland Energy Center, LLC Bid.pdf
Attachments: 2015-04-24 Rockland Energy Center, LLC Bid.pdf

Digital copy of Rockland Energy Center, LLC bid, attached.

**Request for Proposals for Long-term Contracts for
Capacity Resources and Associated Energy**

(2015 Release)

Issued by the Maine Public Utilities Commission

February 2, 2015

1. Background

The Maine Public Utilities Commission (Commission) is seeking proposals for long-term contracts for capacity and associated energy from qualifying resources. Bidders selected, if any, will enter into long-term contracts with one or both of Maine's investor-owned transmission and distribution utilities - Central Maine Power Company (CMP) and Emera Maine (EM) (T&D utilities).

Information about prior Commission RFPs and resulting contracts is available at: <http://maine.gov/mpuc/electricity/rfps/longterm2015/longterm2015.html>

2. Objectives and Evaluation Standards

The objective of this RFP is to acquire long-term contracts to reduce electricity costs for Maine consumers and/or to serve as a hedge against market price volatility. Other factors, including the environmental and reliability attributes of the resources, may also be considered. By statute, any long-term contract resulting from the RFP must be consistent with Maine's greenhouse gas reduction policies and goals as embodied in Title 38, sections 576 and 577. The RFP is not intended to acquire a specified quantity of capacity or energy.

Proposals will be evaluated based upon the requirements and objectives stated within this RFP. Acceptance of any proposal will be determined by the Commission based upon applicable laws and rules, including the provisions of 35-A M.R.S § 3210-C and Chapter 316 of the Commission's Rules; the provisions of this RFP; and the Commission's statutory public interest obligations. In making its determinations, the Commission and staff may consult with the T&D utilities, Maine's Office of Public Advocate (OPA), and the Maine Department of Environmental Protection (DEP).

The Commission may accept or reject any proposal, or it may reject all proposals, based on its assessment of whether a proposal meets the requirements of the RFP; satisfies applicable statutory policies and objectives; complies with the provisions of Chapter 316; is within the applicable contracting authority; conforms with generally accepted business practices; and is likely to provide benefits to Maine electricity consumers.

Initial Proposals are due on or before May 1, 2015.

3. Proposal Requirements

3.1 Form of Product

Long-term contracts should include capacity and associated energy from qualifying capacity resources. Qualifying capacity resources are defined by Maine statute and Commission rule and include new and existing and renewable and non-renewable resources.

A new capacity resource must: (1) have an in-service date after September 1, 2005; (2) have been added to an existing facility after September 1, 2005; (3) not have operated or been recognized as a capacity resource for at least 2 years and, after September 1, 2005, resumed operation or was recognized as a capacity resource; or (4) have been refurbished after September 1, 2005 and is operating beyond its previous useful life or is employing an alternate technology that significantly increases the efficiency of the generation process. Existing capacity includes all other capacity.

Renewable capacity resources must rely on one or more of the following resources or technologies: fuel cells; tidal; solar; wind; geothermal; biomass (including landfill gas, but not including municipal solid waste); or hydroelectric generation that meets all applicable state and federal fish passage requirements.

A capacity resource should be recognized or likely to be recognized as capacity within the ISO-NE or NMISA market, as applicable, or justified with a finding that Maine electricity consumers will achieve significant benefits from a resource that is not so recognized. Projects must comply with all applicable market rules, tariffs, and all applicable state and federal laws and regulations.

3.2 Required Attributes

A long-term contract for a capacity resource can be authorized only if the Commission finds: (1) that a long-term contract is the least cost means to address an identified local grid reliability need and is necessary for the capacity resource to be developed or for its operation to be maintained; (2) that a long-term contract is necessary for the capacity resource to be developed or for its operation to be maintained, that the existence of the capacity resource will significantly lower the cost of capacity requirements to Maine ratepayers, and that the price for the capacity resource is expected to be no higher than market prices over the term of the contract; or (3) that the price of the capacity resource under the long-term contract is significantly likely to be below the expected market value of the capacity, or, in combination with associated energy, is significantly likely to be below the expected market value of the capacity and energy, over the term of the contract.

A long-term contract for associated energy can be authorized only if the Commission finds: (1) that the existence of the capacity resource is necessary to fulfill the new renewable capacity resource policy specified in statute, that the long-term contract

for associated energy is necessary for the capacity resource to be constructed or to prevent the capacity resource from being retired, and that the price of the of the associated energy under the long-term contract is expected to be no higher than market prices over the term of the contract; or (2) that the associated energy can be used to supply standard offer service, lower the cost of standard offer service, or lower the cost of electricity for ratepayers in Maine, and that the price for the associated energy under the long-term contract is significantly likely to be below the expected market value of the energy, or, in combination with the capacity, is significantly likely to be below the expected market value of the capacity and energy, over the term of the contract.

3.3 Resource Priority Order

As noted above, the foremost objective of the RFP is to acquire long-term contracts that provide electricity cost benefits to Maine consumers. Benefits associated with the environmental and reliability attributes of resources may also be considered in accordance with the following statutory Resource Priority Order:

- (1) new renewable capacity resources located in Maine;
- (2) new capacity resources with no net emission of greenhouse gases;
- (3) new nonrenewable capacity resources located in Maine, with preference given to resources with no net emission of greenhouse gases;
- (4) capacity resources that enhance the reliability of the Maine's electric grid, with preference given to resources with no net emission of greenhouse gases;
- (5) other capacity resources.

Proposals should clearly demonstrate how they would achieve the RFP objectives and rank within the above priority order.

3.4 Transaction and Pricing Structures

Proposals should specify annual quantities or quantity caps for the amounts of capacity and/or energy for each year of the proposed contract term.

Proposals may be structured as physical or financial transactions.

Proposals may include separate or bundled prices for capacity and associated energy. Prices may be fixed, or defined by formula or indices (e.g., caps and floors).

Prices must be in nominal dollar terms.

The same project/resource may submit multiple pricing proposals, as long as they are mutually exclusive. A pricing proposal for one project cannot be contingent on another project being accepted, but can be mutually exclusive.

3.5 Contract

A standard form Purchase and Sale Agreement will be posted at the RFP website at <http://maine.gov/mpuc/electricity/rfps/longterm2015/longterm2015.html>

Modifications to the standard form will be considered.

3.6 Term

Proposals should specify the term length for the contract. The Commission has statutory authority to approve contracts of up to ten years in duration, and can approve a longer term upon a finding that it is in the best interest of Maine consumers.

3.7 Security

Requirements for the Proposal Security Deposit and Project and Performance Security are described in RFP Sections 5 and 6.

3.8 Proposal Information; Project Cost Data

The Commission reserves the right to ask bidders to provide additional information related to any aspect of a proposal, or to clarify or correct a proposal. In the event the Commission determines it to be necessary, bidders may be required to submit detailed and verifiable capital and operating cost data.

3.9 Indicative Bids; Firm and Final Bids

Indicative bids are acceptable with a bidder's Initial Proposal. Firm and final bids, when requested by the Commission, will be binding on the bidder. Changes to proposals will not be accepted after the submission of firm and final bids except to the extent requested by the Commission.

3.10 Confidentiality

A bidder may designate information included in its proposal as proprietary or confidential information. The Commission will take every reasonable step, consistent with law, to protect information that is clearly identified as proprietary or confidential on the page on which it appears. Protected information may be made available to the T&D utilities, the OPA and/or the DEP under appropriate protective order and non-disclosure agreements. The identity of bidders and general information about proposals selected will become public at the time of the Commission's decision. The long-term contracts and associated prices of selected

proposals will ultimately become public; however, such information may be withheld for a period of time at the request of the bidder.

4. RFP Process

4.1 Overview of Process; Schedule

Initial Proposals will be due on or before May 1, 2015.

Instructions for submitting proposals will be posted to the RFP website at: <http://maine.gov/mpuc/electricity/rfps/longterm2015/longterm2015.html>

The Commission staff will review all proposals, and may ask for supplemental and/or clarifying information from bidders. Based on this review, the Commission staff will notify bidders as to whether their proposal has been "short-listed". For proposals that are short-listed, more in-depth discussions among the bidders, staff, and T&D Utilities will occur. When these discussions are completed for a particular proposal, the Commission will formally deliberate and render a decision on whether to authorize a long-term contract.

The Commission reserves the right to revise, suspend, or terminate the RFP at its sole discretion. In such event, the Commission will inform all bidders as soon as reasonably possible.

4.2 RFP Documents and Information; Contact Persons

The RFP and all related documents and information are available on the RFP Website at: <http://maine.gov/mpuc/electricity/rfps/longterm2015/longterm2015.html>

All changes and supplements to the RFP and related materials will be posted to the RFP Website. Bidders are responsible to obtain these updates and additions.

The RFP Contact Person is:

Faith Huntington

Director of Electricity and Natural Gas

Maine Public Utilities Commission

Faith.Huntington@maine.gov

207-287-1373

Bidders may submit questions or request additional information by contacting the RFP Contact Person. To the extent bidder inquiries elicit generally applicable information or corrections/clarifications to existing information, such information may

be posted to the RFP Website. Bidder questions, information requests and the associated responses will not otherwise be made generally available.

The Commission will endeavor to respond to all questions and information requests, but it is under no obligation to do so.

5. Proposal Content Requirements

Initial proposals should include and address the following, with an affidavit warranting the completeness and accuracy of the material provided.

5.1 Project Information

- a. Proposals should include a statement that the capacity resource is, or would be, recognized as capacity by the ISO-NE and/or NMISA, and the resource's expected capacity value in MW should be provided. In addition, proposals should demonstrate eligibility to participate in the ISO-NE or NMISA capacity and energy markets, as applicable. If a resource would not qualify as capacity in ISO-NE or NMISA, the proposal should describe and demonstrate the capacity benefits it would provide for Maine consumers.
- b. Proposals should demonstrate and document eligibility of the Project with respect to the requirements of the RFP and include an analysis of how the Project meets the objectives of the RFP.
- c. Proposals should include a description of the Project, including where it ranks within the Resource Priority Order, as well as a demonstration that the proposal is consistent with Maine's statutory greenhouse gas reduction goals and climate action plan.
- d. Proposals for projects involving new capacity must demonstrate a sufficient level of site control, e.g., that which would be acceptable to ISO-NE for qualification as a capacity resource.
- e. Proposals must describe the technology and expected performance of the supply resource;
- f. Proposals should also include detailed information about the siting and location of the Project, including demonstration of a sufficient level of site control, as well as the expected interconnection point and applicable ISO-NE pricing node. Proposals should also provide the status of the Project with respect to the required interconnection and any applicable permitting requirements.
- g. Proposals should include estimated hourly energy production levels in Excel format.

5.2 Financial and Technical Capability

Information and supporting documents sufficient to demonstrate the financial and technical capability of the Project and Project team should be provided, including audited financial statements of the Project team companies (if applicable), their most current credit agency rating reports (if applicable) and other documentation demonstrating the financial capability of the Project team, and documentation demonstrating sufficient technical experience and expertise to develop the Project.

Proposals should also include the financing plan for the Project and a description of the financing process, as well as the status of the bidder's effort to secure financing. Proposals should demonstrate firm commitment to the plan from one or more qualified financial institution or funding source. Firm commitment should be in the form of a letter indicating intent to provide the required financing.

5.3 Pricing

Proposals should include the quantities (or quantity caps) and prices for capacity and associated energy for each year of the proposed term. To the extent pricing is based on an index or formula, a detailed example of how the formula would operate using historic index values should also be provided. Pricing provided in Initial Proposals may be indicative. All contingencies associated with a proposal and/or pricing should be clearly indicated.

5.4 Proposal Security Deposit

A Proposal Security Deposit must be provided with the Initial Proposal. Deposits should be submitted directly to the T&D utility that would be the contractual counterparty in the contract. The Proposal Security Deposit must be in the form of U.S. currency or an irrevocable, transferable and unconditional standby letter of credit issued by a U.S. commercial bank or a foreign bank with a U.S. branch with such bank having a minimum credit rating of A- from S&P or A3 from Moody's. Deposits provided in cash will be held by the T&D utility in an interest-bearing escrow account. The Proposal Security Deposit will (1) be refunded if a proposal is not selected or (2) be replaced with the Project and Performance Security if a proposal is selected.

The required Proposal Security Deposit is \$5 per kW of capacity proposed, with a cap of \$100,000.

6. Project and Performance Security

Project and Performance Security will be determined on a project-specific basis based on the Commission's assessment of the risks and benefits of the contract. The Commission may establish a security "Base Amount", as well as contractual terms by which margining would occur.

Acceptable forms of Project and Performance Security are: (1) cash (U.S. currency); or (2) an irrevocable, transferable and unconditional standby letter of credit issued by a U.S. commercial bank or a foreign bank with a U.S. branch with such bank having a minimum credit rating of A- from S&P or A3 from Moody's. The Commission may consider other forms of Project and Performance Security and will determine whether security in a form other than cash or an LOC is acceptable in the context of a specific proposal and prevailing economic conditions.

Project and Performance Security is not required to be posted with Initial Proposals, but Initial Proposals should include evidence of a bidder's intent and ability to fulfill the Project and Performance Security Requirements should the proposal be selected. In particular, Initial Proposals should include a statement from a qualified bank meeting the minimum credit rating criteria noted above that it would provide the Project and Performance Security required for the proposal.

Winning bidders must post Project and Performance Security (Base Amount) within 2 business days of contract execution, at which time their Proposal Security Deposit will be refunded.

7. General

7.1 Proposals

Proposals must be submitted in accordance with this RFP or as otherwise specified by the Commission. The Commission reserves the right to seek clarification and request additional information, documentation and other material related to the proposals. Failure to provide any such items within the timeframes requested may result in disqualification.

A bidder may amend or withdraw its proposal, or any portion of its proposal, or may withdraw entirely from the RFP, at any time prior to the submission of a Final Proposal.

Final Proposals, when requested as such by the Commission, are binding. A change in Final Proposal terms, except as authorized or requested by the Commission, may result in disqualification and/or the forfeit of the Proposal Security Deposit. In addition, a bidder's failure to execute the Contract or provide the required Project and Performance Security, should a bidder's Final Proposal be accepted, will also result in the forfeit of its Proposal Security Deposit. Final Proposals may include an

expiration date such that the proposal would expire if not accepted by the Commission by the specified date.

7.2 Proprietary Information

A bidder may designate information included in its proposal as proprietary or confidential information. The Commission will take every reasonable step, consistent with law, to protect information that is clearly identified as proprietary or confidential on the page on which it appears. Protected information may be made available to the T&D utilities, the OPA and/or the DEP. The identity of bidders and projects, and the associated prices and long-term contracts, for proposals chosen in this process will become public information.

7.3 Proposal Costs

All costs associated with developing and submitting a proposal in response to this RFP and providing oral or written clarification of its contents are borne by the bidder.

7.4 Rights of the Commission

The Commission may accept or reject any proposal, or it may reject all proposals, based on its assessment of whether a proposal meets the requirements of the RFP, satisfies the applicable statutory policies and objectives, complies with the provisions of Chapter 316, is within the contracting authority of the Commission, conforms with generally accepted business practices and is likely to provide significant benefits to Maine electricity consumers.

The Commission reserves the right to withdraw or modify the RFP at any time, to negotiate with bidders and to solicit additional and/or modified proposals.

The type(s) and amounts of capacity and/or energy awarded pursuant to this RFP will be determined by the Commission consistent with applicable laws and rules, the provisions of this RFP, and the Commission's statutory public interest obligations.

The Commission shall not be responsible or liable in any manner for risks, costs, expenses, or other damages incurred by any bidder or other entity involved, directly or indirectly, with this RFP.

7.5 State Held Harmless

The State of Maine, its officers, agents, and employees, including the Maine Public Utilities Commission, Commissioners and the employees or agents of the Maine Public Utilities Commission shall be held harmless from any and all claims, costs, expenses, injuries, liabilities, losses and damages of every kind and description resulting from or arising out of this RFP.

7.6 Warranty

The information contained in the RFP and provided subsequently is prepared to assist bidders and does not purport to contain all of the information that may be relevant to bidders. The Commission makes no representation or warranty, expressed or implied, as to the accuracy or completeness of the information. The Commission, its staff and its agents shall not have any liability for any representations expressed or implied in, or any omissions from, the RFP or information obtained by bidders from the Commission, its staff, its agents or any other source.

Rockland Energy Center LLC

20 Park Plaza, Suite 320, Boston MA 02116, USA | 617-904-3100 | Jacobs@emienergy.com

By Email: jchaousis@ci.rockland.me.us
Friday, May 8, 2015

James D. Chaousis II
Manager – City of Rockland
270 Pleasant Street
Rockland, Maine 04841

Dear Jim,

This letter is to inform you that after reviewing the comments, questions, and concerns raised by members of the Rockland community, Rockland Energy Center ("REC") has opted not to submit a bid as part of the 2015 Long Term Capacity RFP issued by the Maine Public Utilities Commission.

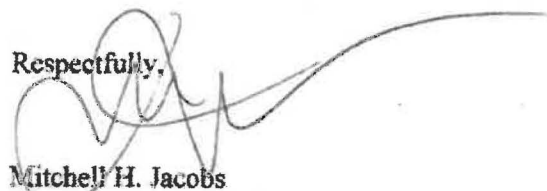
If successful in receiving an agreement with the Maine PUC in a future capacity RFP, the REC facility will be a part of the Rockland community for decades to come. In testimony given by Evan Coleman at the City Council meeting on Friday May 1st, he stressed the high regard our firm places on insuring we understand the viewpoint of all project stakeholders. While we were pleased to see a broad base of support for our project, some community members presented questions and concerns about our proposal. It is important that these individuals are given the platform necessary to receive further information about our project and the benefits REC will bring not only to the Mid-Coast region, but the entire State of Maine.

This letter is to inform you that we intend to execute the option agreement within the next 30 days, but not until we have had the opportunity to hold an informational session for members of the Rockland community to engage in more direct dialogue with our firm about the REC proposal. We anticipate placing a bid in the next long term capacity RFP issued by the Commission.

The inability to secure the necessary approval for the execution of the option agreement at the City Council meeting within the initially designated timeframe was an important factor in our decision not to bid in this current RFP round. We have a long history of successful power plant development in New England, a track record that was enabled by our ability to always meet the full burden of the regulatory process.

On behalf of REC and our partners, I would like to convey our appreciation for the time invested in this project by the City Council and City Staff as we work collaboratively to bring the benefits of natural gas to Rockland and the entire Mid-Coast region.

Respectfully,



Mitchell H. Jacobs
Member - REC

Rockland Energy Center LLC

20 Park Plaza, Suite 320, Boston MA 02116, USA | 617-904-3100 | Jacobs@emienergy.com

By Email: faith.huntington@maine.gov
Thursday, May 7, 2015

Faith Huntington – Electric & Gas Division
Maine Public Utilities Commission
18 State House Station
Augusta, Maine 04333

Dear Faith,

After careful consideration, Rockland Energy Center ("REC") has opted not to submit a bid as part of the 2015 Long Term Capacity RFP issued by the Commission.

On behalf of Rockland Energy Center and our partners, I would like to thank you for taking the time over this last month to provide information to our firm as well as the various community stakeholders that reached out regarding the RFP process. This is an incredibly busy and important time as the Commission evaluates a number of different issues facing Maine ratepayers.

Thank you again for all of your assistance and we look forward to participating in the next Long Term Capacity RFP issued by the Commission.

Respectfully,



Mitchell H. Jacobs
Member - REC

Rockland Energy Center, LLC
c/o Energy Management, Inc.
20 Park Plaza, Boston, Massachusetts 02108
April 24, 2015

Office of City Manager
Rockland City Hall
270 Pleasant Street
Rockland, ME 04841

Re: 270 Pleasant Street and 9 Burrows Street, Rockland (the "Properties")

Dear Sir,

Reference is made to the request for sealed bids to purchase the above referenced Properties issued April 16, 2015 by the Office of the City Manager.

As you are aware, Rockland Energy Center, LLC ("REC") is considering locating a combined cycle cogeneration facility (the "Project") on the Properties. The Project will produce steam for local industries and sell electrical energy and capacity to Central Maine Power.

The Facility will have significant benefits for the City of Rockland, including tax revenue and support for local manufacturing. The Facility will also benefit the mid-coast region by anchoring a new high-pressure natural gas lateral that will bring new clean natural gas supplies to the City and to the region.

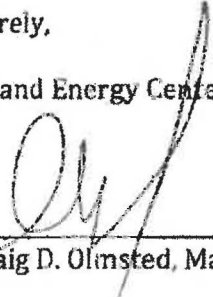
REC hereby requests an Option to Purchase the Properties as follows:

Properties	(a) 270 Pleasant Street (Tax Map 57-A-2), being a 13.55 acre parcel of land on which is situated an 11,136 sf office building and 1,120 sf garage (b) 9 Burrows Street (Tax Map 57-A-5), being a 4.44 acre parcel of land on which is situated a 14,400 sf utility building with offices
Consideration for Option for Properties	Monthly payments of \$1,000 beginning August 1, 2015 and ending on the Closing Date
Consideration for Purchase	(a) 270 Pleasant Street: \$1,200,000 (b) 9 Burrows Street: \$350,000

	(c) Properties Total: \$1,550,000
PILOT	To be discussed
Closing Date	To be discussed
Other Provisions	Ordinary and customary provisions regarding title, encumbrances and environmental conditions

Sincerely,

Rockland Energy Center, LLC

By: 
 Craig D. Olmsted, Manager



Rockland Energy Center

General Overview

The Rockland Energy Center ("REC") is a proposed 76MW combined cycle cogeneration facility that will provide base load power to the Maine electric grid while simultaneously providing low cost steam to local industry in Rockland. The construction and long term operation of the facility will allow for the construction of a natural gas pipeline into the Mid-Coast region of Maine, making clean, efficient, and low cost natural gas available to businesses and residences throughout the region. The plants design allows for the highest levels of efficiency and significantly aids in the reduction of the marginal emission rate in Maine. This project is the only viable solution to bring natural gas to the Mid-Coast while simultaneously allowing for over \$200M of private investment into the region. The developers of REC have developed, constructed, and owned over 1,000 MW of generating capacity in the United States.

Economic Highlights:

- Total Private Investment of \$200M
- Over 100 Construction Jobs for Two Years
- 12-15 Full Time Personnel Employed at the Plant
- In excess of \$3M in Annual Goods & Services Purchased
- New Public Works Headquarters for the City of Rockland
- Potential for \$1.5M in Annual Energy Savings for a Local Manufacturer
- Natural Gas Access for the Entire Mid-Coast Region

Next Steps:

- REC will be submitting its bid for electricity supply on May 1st in response to the capacity RFP by the Maine PUC.

OPTION AGREEMENT (Rockland, Maine)

Agreement made this XXth day of April, 2015 between [City of Rockland] ("Seller") and Northern LNG LLC, Boston, MA ("Buyer").

1. DEFINITIONS

COMMENCEMENT DATE:

April XX, 2015

Seller:

[City of Rockland].

Buyer:

Northern LNG LLC, 20 Park Plaza, Suite 320, Boston, MA 02116.

PROPERTY:

A parcel of land located in Rockland, Maine, attached as Exhibit A, of which acreage approximately _____ acres.

MONTHLY OPTION PAYMENTS:

Monthly payments are due on the first of each month according to the schedule and the amounts as follows:

August 1, 2015 through July 31, 2016	\$XX
August 1, 2016 through July 31, 2017	\$XX
August 1, 2017 through July 31, 2018	\$XX
August 1, 2018 through July 31, 2019	\$XX
August 1, 2019 through July 31, 2020	\$XX

INFRASTRUCTURE IMPROVEMENTS:

(a) TBD

OPTION PERIOD:

COMMENCEMENT DATE through and including July 31, 2020.

2. OPTION

In consideration of the agreement of Buyer to make Option Payments to Seller, Seller grants to Buyer, its successors, and assigns, an option to purchase the Property (the "Option") for the price of [TBD] (the "Purchase Price", as adjusted as provided below and pursuant to Section 3.

Buyer may exercise the Option by giving written notice of exercise to Seller (the "Exercise Notice"), in the manner provided in Sections 14 and 18 below, on or before the last day of the Option Period. The Exercise Notice shall state a closing date, which date shall not be less than ten (10) days nor more than one hundred eighty (180) days after the day the Exercise Notice is given.

At the election of Buyer, the Option Period shall be extended up to an additional twenty four (24) months. Such election shall be made by written notice to Seller delivered no later than April 30, 2020. If Buyer makes such election, monthly Option Payments in the amount of \$10,000 shall be due and payable on the first day of each month in the period August 1 2020 through the last day of the extended Option Period.

3. OPTION PAYMENTS

Beginning on August 1, 2015 and continuing on the first day of each calendar month thereafter until this Option shall be exercised as provided in Section 2 above or terminated as provided in Section 17 below, Buyer agrees to pay Seller the Option Payments. In the event that Buyer purchases the Property, The Purchase Price payable by Buyer to Seller at closing shall be reduced by the aggregate amount of Option Payments made by Buyer to Seller as of closing. No Option Payments shall be due for the period from the Commencement Date through July 31, 2015.

4. CLOSING

The deed to the Property shall be delivered and the Purchase Price paid, unless otherwise agreed upon in writing, at 10:00 A.M. on the date fixed in Buyer's Exercise Notice, at the offices of Buyer (such date and time, as the same may be extended in accordance with the provisions of this Option Agreement, are hereinafter referred to as the "Time of Closing").

Buyer shall pay the Purchase Price (as adjusted pursuant to Section 3) by certified or bank check or by federal wire transfer. At the Time of Closing, Seller may use the purchase money or any portion thereof to clear the title of any or all encumbrances, provided that all instruments necessary for the purpose of clearing of title are recorded or registered simultaneously with the deed, except for mortgage discharges from institutional lenders which may be recorded subsequent to the Time of Closing in accordance with prevailing conveyancing practices, provided that prior to the Time of Closing Buyer and Seller have agreed upon satisfactory arrangements for the payment of all indebtedness secured by such mortgages.

5. DEED

Seller shall convey title to the Property by a good and sufficient quitclaim deed running to Buyer or such person or persons as Buyer may designate in writing at least seven (7) days prior to the Time of Closing. If the deed refers to a plan necessary to be recorded therewith, Seller shall deliver such plan with the deed in form suitable for recording or registration. If title to the Property is registered, the deed shall be in form sufficient to entitle Buyer to a Certificate of Title to the Property, and Seller shall deliver with the deed all instruments necessary to enable Buyer to obtain such Certificate of Title.

6. TITLE

The deed shall convey a good and clear record and marketable title to the Property free from liens and encumbrances other than liens for municipal betterments assessed after the date of Buyer's Exercise Notice; real estate taxes for the current year (as of the Time of Closing); and the matters listed on Exhibit B (the "Permitted Exceptions"), which Exhibit B the parties shall use their best efforts to agree on within the first 120 days following the Commencement Date. If the parties are not able to reach agreement on Exhibit B within such 120 days period Buyer may elect to terminate this Agreement by written notice to Seller. Should Buyer elect to so terminate Seller shall promptly return to Buyer all Option Payments made by Buyer as of the date of such written notice of termination.

7. POSSESSION AND CONDITION

Seller shall deliver to Buyer at the Time of Closing full possession of the Property free of all tenants and occupants, in the same condition as it now is, reasonable use and wear thereof, acts of God, and changes thereto resulting from the actions of Buyer and/or its agents, employees, contractors excepted.

8. DEFECTS IN TITLE, POSSESSION, OR CONDITION

(a) If, at the Time of Closing, the Property does not conform with the provisions hereof with respect to title, possession, or condition, then, at Buyer's election, exercised by written notice given to Seller at or before the Time of Closing:

(i) The Time of Closing shall be postponed for a period of not more than thirty (30) days. During this period Seller shall remove all encumbrances which secure the payment of money (other than those to be removed by use of the purchase money at the Time of Closing) and make reasonable efforts to cure all other defects in title or otherwise make the Property conform; provided that Seller shall not be obligated to incur costs in excess of Twenty-Five Thousand and 00/100 (\$25,000.00) Dollars in such efforts. Seller shall keep Buyer fully informed as to Seller's activities in attempting to cure the defect in title, possession, or condition; and

(ii) If, after the aforesaid thirty (30) day extension period for the Time of Closing the Seller shall have failed to cause the Property to conform with the provisions hereof with respect to title, possession and condition, Buyer may rescind the Exercise Notice and terminate this Option Agreement, whereupon all Option Payments made by Buyer shall be forthwith refunded and all other obligations of the parties hereto shall cease and this Option Agreement shall be void and without recourse to the parties hereto.

9. SELLER'S OBLIGATIONS UNTIL THE TIME OF CLOSING

From the date of this Option Agreement until the Time of Closing:

(a) Seller shall keep the Property in the same condition it is now in, subject to reasonable use and wear, acts of God and changes thereto resulting from the actions of Buyer and/or its agents, employees, contractors; and

(b) Seller shall not lease or by its act or failure to act create any lien or encumbrance on the Property that: (i) shall remain a lien or encumbrance on the Property for any period that extends beyond the Time of Closing; and (ii) is of an amount or value greater than the Purchase Price, without the prior written approval of Buyer, which shall not be unreasonably withheld.

(c) Notwithstanding the provision in Section 8 (a) (ii), if Closing is delayed as a result of the presence of encumbrances or liens on the Property created by an act or failure to act by Seller then Seller shall be required to use up to one hundred percent (100%) of the Purchase Price to remove such encumbrances or liens.

10. ADJUSTMENTS

Water and sewer use charges and taxes assessed for the then current tax year shall be apportioned at the Time of Closing in accordance with prevailing practices. If the amount of taxes is not known at the Time of Closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be determined. If the taxes which are to be apportioned shall thereafter be reduced by abatement, then the amount of such abatement, less the reasonable cost of obtaining same, shall be apportioned between the parties.

Seller shall pay all deed stamps and other closing costs customarily paid by a seller of real estate in the State of Maine, and Buyer shall pay such closing costs as are customarily paid by a buyer of real estate in the State of Maine.

11. BROKER

Seller and Buyer each mutually warrants and represents to the other that it has not engaged a broker in connection with this Option Agreement and/or the purchase and sale contemplated hereunder. Seller and Buyer each agree to indemnify and hold the other harmless from and against any liability, loss, cost, damage, or expense, including attorneys' fees, resulting from a breach of the foregoing representation and warranty.

12. SELLER'S REPRESENTATIONS

Seller hereby represents and warrants as follows, as of the date of this Option Agreement (all of which representations and warranties shall be affirmed in writing by Seller as of the Time of Closing):

- (a) Seller is the sole owner of the Property subject only to the Permitted Exceptions;
- (b) Seller has full power to execute, deliver, and perform the terms and provisions of this Option Agreement;
- (c) (Seller has received no notices from any governmental agency of any health safety fire or environmental regulation or code violations with respect to the premises covered by this agreement;
- (d) There are no underground storage tanks on the Property;
- (e) Performance by Seller of its obligations under this Option Agreement shall not constitute a breach or violation of any agreement, obligation, or instrument of any kind to which Seller is a party or to which the Property is subject.

If any of the foregoing representations or warranties are breached in any materially adverse respect by Seller, then, without limiting any other remedies of Buyer, Seller shall upon demand in writing from Buyer return all Option Payments hereunder paid by Buyer and this Option Agreement shall be deemed irrevocably terminated as of the date of such demand.

13. DELIVERY OF INFORMATION BY SELLER; BUYER'S INSPECTIONS

- (a) Seller shall promptly make available for inspection, examination, and copying by Buyer, as soon as practicable, at a mutually-acceptable location, the following materials with respect to the Property to the extent to which they exist and are in Seller's possession or control: soil and environmental reports; any reports, studies and the like regarding the presence or discharge of oil, gas, or other hazardous materials on the Property all title insurance policies issued to Seller with respect to the Property; as-built and perimeter surveys and plot plans; copies of Purchase and Sale Agreements and options to purchase or to Purchase and Sale Agreement all or any part of the Property (if any); copies of pleadings in pending litigation relating to the Property which have been served upon Seller (if any); and all other data, information, plans, files, letters, and materials pertaining to the conditions, ownership or operation of the Property as Buyer

may reasonably request. Buyer acknowledges that Seller makes no representation or warranty as to the accuracy or completeness of any materials so provided.

(b) Subject to the conditions set forth below, Buyer shall have the right to make such environmental inspections and tests and other tests, surveys or studies of the Property as it shall deem appropriate for its intended use of the Property and shall engage engineers, soil technicians, surveyors, wetland scientists, botanists, endangered species scientists or other experts of its choice and at its cost to do so during the term of this Option Agreement. Buyer shall provide a copy of all such reports to Seller. Upon the completion of such activities the Property shall be returned to the condition as existed prior to the commencement of such Activities subject to reasonable use and wear and Acts of God.

(c) Buyer shall give Seller prior written notice, no less than seventy-two (72) hours, of the time and nature of any activities to be conducted on the Property, including the location of such work on the Property.

(d) Seller shall allow Buyer or Buyer's agents, invitees or employees on to the Property to conduct tests, surveys, studies or sampling at Buyer's sole cost and risk. All activities of Buyer, or any of its agents, contractors, servants, employees, subtenants, licensees or invitees and the Property shall be conducted in strict compliance with all applicable law and regulation. Buyer shall provide Seller with an insurance binder for liability and casualty coverage of no less than \$1,000,000.00 naming the Seller as a loss payee for any and all claims arising out of the Buyer's activities on the Property as contemplated herein.

(e) Buyer shall indemnify and save Seller harmless against and from all liabilities, obligations, damages, penalties, claims, costs, charges and expenses, including reasonable attorneys' fees, which may be imposed upon or incurred by or asserted against Seller by reason of any of the following occurrences during the term of this Agreement:

(i) any work or thing done in or on the Property or any part thereof by Buyer or any of its agents, contractors, servants, employees, subtenants, licensees or invitees;

(ii) any negligence on the part of Buyer or any of its agents, contractors, servants, employees, subtenants, licensees or invitees;

(iii) any accident, injury or damage to any person or property occurring as a result of the activities of Buyer, or any of its agents, contractors, servants, employees, subtenants, licensees or invitees on the Property;

(iv) any failure on the part of Buyer to perform or comply with any of the covenants, agreements, terms, provisions, conditions or limitations contained in this Agreement on its part to be performed or complied with;

(v) the failure of Buyer to comply with applicable legal requirements in connection with the disturbance or exposure of Hazardous Materials on the Property resulting from activities conducted on the Property by Buyer, or any of its agents, contractors, servants, employees, subtenants, licensees or invitees during the term of this Agreement.

14. LICENSES, PERMITS, AND APPROVALS

Seller understands that Buyer intends to develop and operate a power production facility (the "Facility") on the Property. Buyer will be responsible for all zoning approval and permits with respect to the Facility. Seller shall cooperate fully with Buyer in the application for and acquisition of all federal, state and local permits, licenses, consents, authorizations, and approval required for the construction and operation of the Facility as Buyer shall reasonably request, provided that Buyer shall not be required to incur any additional cost, liability or obligation as a result thereof.

Seller further understands that Buyer shall need to obtain all easements reasonably required for the full use of the Property, including without limitation, the delivery of gas and other utilities, access to the Property and the transmission of power produced at the Facility. Seller shall cooperate fully with Buyer in Buyer's efforts to obtain all such easements and, to the extent Seller is the owner of properties abutting or near the Property, at the Time of Closing Seller shall convey to Buyer all such easements reasonably required by Buyer for the construction and operation of the Facility. Seller and Buyer shall consult to determine the optimal easements to be secured to ensure the full and unfettered construction and operation of the Facility and Buyer shall identify to Seller with specificity the easements it requires in the Exercise Notice.

15. CLOSING DELIVERIES

Seller shall execute and deliver to Buyer at or before the Time of Closing the following documents: the deed; evidence of the authority and incumbency of those persons executing the deed and other closing documents on behalf of Seller; a FIRPTA Affidavit, corporate excise tax lien waiver, if applicable, and any other applicable documents to clear title, such as releases, waivers or approvals; such title affidavits regarding parties in possession and indemnities regarding mechanics' liens as Buyer's title insurer may reasonably require in order to delete exceptions regarding such matters from its title insurance coverage; and a certificate to the effect that all representations and warranties made hereunder by it are true and correct as of the Time of Closing.

16. RECORDING

Seller agrees to execute and deliver a notice of this Option Agreement in the form attached as Exhibit C (the "Notice") acceptable for recording at the Registry of Deeds, and authorizes Buyer to record same.

17. TERMINATION

Buyer may terminate this Option Agreement at any time by written notice to Seller accompanied by a notice of the termination of this Option Agreement in the form attached as Exhibit D duly executed by Buyer for recording by Seller. In the event that Buyer delivers such notice but fails to deliver an executed notice of termination and such failure continues for more than 7 days following a written request from Seller for the notice of termination Seller is appointed Buyer's attorney-in-fact solely for the purpose of signing and recording the notice of termination on behalf of Buyer. Buyer further agrees that, upon Seller's request, Buyer shall execute and deliver such additional instruments and documents as shall be necessary to cause the Notice to be deleted from Seller's certificate of title. Upon such termination, the obligation of Buyer to make Option Payments shall terminate; neither party shall have any further rights against the other; and Seller shall retain all Option Payments made through the date of termination in full satisfaction of all obligations of Buyer hereunder, except as otherwise provided in Section 8. If at the time of the Buyer's termination pursuant to this Section 17 Buyer has not paid all payments due hereunder, Seller shall retain the right to payment of such amounts from Buyer.

Seller may not terminate this Option Agreement unless Buyer fails to make an Option Payment due hereunder within fifteen (15) days of its due date and Seller gives Buyer written notice of the failure to make such option payment and Buyer fails to make such option payment within ten (10) days of receipt of notice of non-payment of option from Seller. In the event of such termination, or in the event of Buyer's unexcused failure to close in accordance with the terms hereof after having given the Exercise Notice, Seller shall retain all Option Payments made by Buyer as full liquidated damages and Seller shall have no other recourse against Buyer at law or in equity. . In the event that Buyer fails to deliver an executed notice of termination after Seller has properly terminated this Agreement pursuant to this Section 17 and such failure continues for more than 7 days following a written request from Seller for the notice of termination Seller is appointed Buyer's attorney-in-fact solely for the purpose of signing and recording the notice of termination on behalf of Buyer.

18. NOTICE

All notices, demands, requests, consents, waivers, approvals, and other communications pursuant to this Option Agreement shall be in writing and shall be deemed given (i) upon the hand delivery thereof during business hours provided a receipt is obtained, or (ii) upon the earlier of receipt or the fifth (5th) business day after posting by certified mail, return receipt requested, postage charges prepaid, or (iii) on the next business day following delivery to an overnight delivery service such as Federal Express or U.S. Postal Service Express Mail, freight charges prepaid, in each case addressed or delivered to the respective parties at their respective addresses set forth in the preamble to this Option Agreement (or at such other addresses designated

by any party at any time by written notice given to the other parties in the manner set forth herein).

19. GOVERNING LAW, CHOICE OF FORUM AND JURY TRIAL WAIVER.

This Agreement, and any and all disputes arising out of this Agreement, shall be governed by and construed in accordance with the laws of the State of Maine, other than any non-mandatory provision thereof that would result in the application of the law of any jurisdiction other than the State of Maine. In any litigation arising out of or relating to this Agreement the Parties agree that the federal courts located in Maine, or if the federal courts lack jurisdiction, the state courts located in Knox County, Maine, shall be the exclusive forum for such litigation. Each of the parties hereby waives any right it may have to a trial by jury in any action, proceeding or counterclaim (whether based on contract, tort or otherwise) arising out of or relating to this Agreement.

20. GENERAL

This Option Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their successors, personal representatives, and assigns. Buyer shall not pledge, mortgage, convey, assign, or otherwise encumber or transfer this Option Agreement or its rights and obligations hereunder without the express prior written consent of Seller in each instance; except that Buyer may assign this Option Agreement, either before or after the exercise of the Option, to any entity which controls, is under common control with, or is controlled by Buyer, upon notice to Seller but without the necessity of obtaining Seller's consent thereto. No officer, director, shareholder, trustee, or beneficiary of a trust, if any, under which Seller or Buyer acts in executing this Option Agreement shall be personally liable for any obligation, express or implied, hereunder. Nor shall any affiliate of either Seller or Buyer have any liability hereunder or otherwise in relation hereto, including without limitation Energy Management, Inc., or its partners, stockholders, directors, officers and employees. This Option Agreement may be executed in counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

[City of Rockland], Inc.

Northern LNG LLC

By: _____

By: _____

Name:

Name:

Title:

Title:

EXHIBIT A

EXHIBIT B

EXHIBIT C

NOTICE OF OPTION TO PURCHASE REAL PROPERTY

OPTIONOR: [City of Rockland]

OPTIONEE: Northern LNG, LLC, a Massachusetts limited liability company with a principal place of business at 20 Park Plaza, Suite 320, Boston, Massachusetts 02116.

PROPERTY: The real property located in [TBD] **Exhibit "A"**, attached hereto and incorporated herein.

DATE OF EXECUTION OF OPTION AGREEMENT: As of April XX, 2015

Together, the "Option Agreement".

The parties to the Option Agreement represent that, as of the date of this Notice of Option to Purchase Real Property, such Option Agreement is in full force and effect and shall remain in effect unless and until a Notice of Termination of Option to Purchase Real Property is recorded in the Knox County Registry of Deeds.

This Notice of Option shall not serve to alter or amend the right or obligations of the parties hereto under the Option Agreement by and between the parties.

Executed this _____ day of April, 2015

[City of Rockland]

By: _____

Northern LNG, LLC

By: _____
Manager

(Acknowledgments Appear on Following Page)

STATE OF MAINE

_____, ss.

On this ____ day of April, 2015, before me, the undersigned notary public, personally appeared _____ proved to me through satisfactory evidence of identification which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged that he signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires:

STATE OF MAINE

_____, ss.

On this ____ day of April, 2015, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged that he signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires:

Clear Energy – Potential sites

The following map provides all the sites in Rockland with potential for development by Clear Energy.



Figure 1: Sites in Rockland with Development Potential

The following provides an overview of each site including information on the development potential.

1. 60 Merrill Drive

Site Description: Located in the Rockland Industrial Park

Zoning: Industrial

Ownership: City of Rockland

Parcel Size: 30.48 acres (6.42 acres of developable land).



Site 1: 60 Merrill Drive

Comments:

See attached Gartley and Dorsky Development Feasibility Study.

This site is the only undeveloped area within the Rockland Industrial Park. The industrial Zone allows for "Quasi-Public Uses", which, depending on ownership of the Plant, under the definitions in Rockland's code could include a natural gas plant.

2. 262 Pleasant Street, 270 Pleasant Street & 9 Burrows Street

Site Description: Two adjacent parcels – one is the City of Rockland's Public Works Department and the other is a ready-mix concrete plant owned and operated by Ferraiolo Construction.

Zoning: Industrial

Ownership: Ferraiolo Construction (262 Pleasant) & City of Rockland (270 Pleasant & 9 Burrows)

Parcel Size: 262 Pleasant Street = 13.55 acres

9 Burrows Street = 5.25 acres

270 Pleasant Street = 15.66 acres



Sites 2, 3 & 4: 262 Pleasant Street, 270 Pleasant Street & 9 Burrows Street

Comments:

These sites have easy access to US 1 and as above allow for "Quasi-Public Uses".

3. 400, 358, 324 & 328 Limerock Street

Site Description: 400 Limerock Street is currently where the Rockland Solid Waste Facility is located. 358 is directly adjacent to the Solid Waste Facility. 324 & 328 Limerock Street are adjacent to residential area on Limerock Street.

Zoning: 400 Limerock Street – Business Park, 358, 324 & 328 Limerock Street – Transitional Business 1

Ownership: City of Rockland (400 Limerock), Randall Brooks (358 Limerock), Ferraiolo (324 & 328 Limerock)

Parcel Size: 400 Limerock Street = 63.06 acres

358 Limerock Street = 4.61 acres

324 & 328 Limerock Street = 6.33 acres



Sites 5, 6 & 7: 400, 358, 324 & 328 Limerock Street

Comments:

Both Business Park and Transitional Business 1 zones allow "Quasi Public Uses".

Kevin Beal

From: Sandy Billington <sbillington@ci.rockland.me.us>
Sent: Thursday, April 16, 2015 1:16 PM
To: Kevin Beal
Subject: FW: Bid Notice City of Rockland
Attachments: Rockland-Apr 18.pdf

FYI.
Thanks,
Sandy

From: Barb Mower [<mailto:bmower@bangordailynews.com>]
Sent: Thursday, April 16, 2015 9:41 AM
To: Sandy Billington
Subject: Re: Bid Notice City of Rockland

Hi Sandy,
Your legal ad is attached for April 18. The total cost is \$175.
Thank you,
Barb Mower

On Thu, Apr 16, 2015 at 8:28 AM, Sandy Billington <sbillington@ci.rockland.me.us> wrote:

Good morning!

Please include the attached bid notice in no later than the Saturday, April 18th issue of the Bangor Daily News.

Please confirm the issue in which it will appear.

P.O.# 1086

Thanks very much!!!

Sandy

Sandy Billington

Executive Administrative Assistant

Rockland City Hall

270 Pleasant Street

Rockland, ME 04841

sbillington@ci.rockland.me.us

594-0300 ext. 226



Barbara Mower
Advertising & Layout Assistant
o: 207.990.8140 |
bmower@bangordailynews.com
bangordailynews.com

1 Merchants Plaza | P.O. Box 1329 | Bangor, ME 04402-1329

Legal Notices

BIDS-270 PLEASANT STREET, ROCKLAND & 9 BURROWS STREET, ROCKLAND

The City of Rockland, Maine, will be accepting sealed bids for the grant of an option to purchase real property located and identified as the following parcels:

270 Pleasant Street, Rockland (Tax Map 57-A-2): a 13.55 acre parcel of land on which is situated an 11,136 sq. ft. office building and 1,120 sq. ft. garage, assessed at \$1,067,800;
and

9 Burrows Street, Rockland (Tax Map 57-A-5): a 4.44 acre parcel of land on which is situated a 14,400 sq. ft. utility building with offices, assessed at \$304,000.

Interested parties may inspect the SALE OF CITY PROPERTY properties by appointment (call 594-0300).

Sealed bids will be accepted at the Office of the City Manager, Rockland City Hall, 270 Pleasant Street, Rockland, ME 04841 until 10:00 A.M., Monday, April 27, 2015, in an envelope clearly marked "Sealed Bid For 270 Pleasant Street and 9 Burrows Street - Not To Be Opened Until 10:00 A.M. on April 27, 2015." Bids must include (1) proposed consideration, in dollars, for an option to purchase the aforesaid City properties, assuming a closing within one year of the execution of an option agreement therefor; (2) Bidder's proposed purchase price, in dollars, for each property; and (3) Bidder's proposed purchase price, in dollars, for both properties. The option and purchase and sale agreement may be awarded to the highest and best bidder, considering such factors, as applicable, as the use to which the property will be put after the sale, and the positive effect upon the City of such use; provided, however, that the City Council shall have the right to reject any and all bids. Bidders may identify their proposed use of the properties with their bids, and any public benefit that may adhere from the sale of the property. If awarded, the successful bidder will be required to sign an option agreement that states the purchase price for the City property, and the terms and conditions under which such option may be exercised, including the requirement that the sale is subject to approval by the City Council prior to closing. The successful bidder will be responsible for pro-rated payment-in-lieu of tax for the properties for the then-current fiscal year at a closing on the sale of the properties.

April 18, 2015

Kevin Beal

From: Kevin Beal <kbeal@ci.rockland.me.us>
Sent: Thursday, April 16, 2015 9:53 AM
To: 'jchaousis@ci.rockland.me.us'; 'Audra Bell'
Cc: 'Sandy Billington'
Subject: RE: RFP - City Hall

The advertisement will be advertised in the BDN, as is our usual practice.

I have alerted the following local agents directly, and provided a copy of the ad by e-mail:

Doug Erickson – Soundvest
Mike Miller – Soundvest
Melissa Maker – Jaret & Cohn
Michelle Gifford – Jaret & Cohn
Russell Wolfertz – ERA Cousens
Brad Carter – Brad Carter Realty
Martin Cates – Cates Real Estate

Audra has sent the ad to Energy Management.

-k

From: James D Chaousis II [<mailto:jchaousis@ci.rockland.me.us>]
Sent: Thursday, April 16, 2015 8:12 AM
To: 'Kevin Beal'; 'Audra Bell'
Subject: RE: RFP - City Hall

I agree. Let's get this out. AND...let's make sure we get all of the regular routes of soliciting that we would normally use. I don't want the process to have any bias, favoritism, or impropriety.

From: Kevin Beal [<mailto:kbeal@ci.rockland.me.us>]
Sent: Thursday, April 16, 2015 8:09 AM
To: 'James D. Chaousis II'; 'Audra Bell'
Subject: RFP - City Hall

Jim and Audra:

Since the code provides that the City can consider use, and public benefit, in addition to price, shall we invite bidders to address those issues in their bids, as per the attached?

-k

Kevin Beal

From: Kevin Beal <kbeal@ci.rockland.me.us>
Sent: Thursday, April 16, 2015 8:33 AM
To: 'mmaker@jaretcohn.com'
Subject: Sale of City Property
Attachments: Ad - Bid Sale of 270 Pleasant and 9 Burrows.pdf

Melissa:

Attached please see courtesy copy of the City's bid advertisement for proposals to purchase the City Hall and Public Works parcels.

Please contact the City Manager if you have any questions.

Kevin Beal
City Attorney
Rockland City Hall
270 Pleasant Street
Rockland, ME 04841
kbeal@ci.rockland.me.us
(207) 594-0305

Kevin Beal

From: Kevin Beal <kbeal@ci.rockland.me.us>
Sent: Thursday, April 16, 2015 8:48 AM
To: 'Michelle Gifford'
Subject: Sale of City Property
Attachments: Ad - Bid Sale of 270 Pleasant and 9 Burrows.pdf

Michelle:

Attached please see courtesy copy of the City's bid advertisement for proposals to purchase the City Hall and Public Works parcels.

Please contact the City Manager if you have any questions.

Kevin Beal
City Attorney
Rockland City Hall
270 Pleasant Street
Rockland, ME 04841
kbeal@ci.rockland.me.us
(207) 594-0305

Kevin Beal

From: Kevin Beal <kbeal@ci.rockland.me.us>
Sent: Thursday, April 16, 2015 8:47 AM
To: 'mikem@soundvest.com'
Subject: Sale of City Property
Attachments: Ad - Bid Sale of 270 Pleasant and 9 Burrows.pdf

Mike:

Attached please see courtesy copy of the City's bid advertisement for proposals to purchase the City Hall and Public Works parcels.

Please contact the City Manager if you have any questions.

Kevin Beal
City Attorney
Rockland City Hall
270 Pleasant Street
Rockland, ME 04841
kbeal@ci.rockland.me.us
(207) 594-0305

Kevin Beal

From: Kevin Beal <kbeal@ci.rockland.me.us>
Sent: Thursday, April 16, 2015 8:46 AM
To: 'erickson@soundvest.com'
Subject: Sale of City Hall and Public Works Parcels
Attachments: Ad - Bid Sale of 270 Pleasant and 9 Burrows.pdf

Doug:

Attached please see courtesy copy of the City's bid advertisement for proposals to purchase the City Hall and Public Works parcels.

Please contact the City Manager if you have any questions.

Kevin Beal
City Attorney
Rockland City Hall
270 Pleasant Street
Rockland, ME 04841
kbeal@ci.rockland.me.us
(207) 594-0305

Kevin Beal

From: Kevin Beal <kbeal@ci.rockland.me.us>
Sent: Thursday, April 16, 2015 8:54 AM
To: 'Brad Carter'
Subject: Sale of City Property
Attachments: Ad - Bid Sale of 270 Pleasant and 9 Burrows.pdf

Brad:

Attached please see courtesy copy of the City's bid advertisement for proposals to purchase the City Hall and Public Works parcels.

Please contact the City Manager if you have any questions.

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(207) 594-0305

Kevin Beal

From: Kevin Beal <kbeal@ci.rockland.me.us>
Sent: Thursday, April 16, 2015 8:56 AM
To: 'russjr@eracousens.com'
Subject: Sale of City Property
Attachments: Ad - Bid Sale of 270 Pleasant and 9 Burrows.pdf

Russell:

Attached please see courtesy copy of the City's bid advertisement for proposals to purchase the City Hall and Public Works parcels.

Please contact the City Manager if you have any questions.

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Rockland, ME 04841
kbeal@ci.rockland.me.us
(207) 594-0305

Kevin Beal

From: Kevin Beal <kbeal@ci.rockland.me.us>
Sent: Thursday, April 16, 2015 9:04 AM
To: 'info@catesre.com'
Subject: Sale of City Property
Attachments: Ad - Bid Sale of 270 Pleasant and 9 Burrows.pdf

Martin:

Attached please see courtesy copy of the City's bid advertisement for proposals to purchase the City Hall and Public Works parcels.

Please contact the City Manager if you have any questions.

Kevin Beal
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Rockland City Hall
270 Pleasant Street
Rockland, ME 04841
kbeal@ci.rockland.me.us
(207) 594-0305

Kevin Beal

From: Kevin Beal <kbeal@ci.rockland.me.us>
Sent: Thursday, April 16, 2015 8:16 AM
To: 'Sandy Billington'
Cc: 'James D. Chaousis II (jchaousis@ci.rockland.me.us)'; 'Audra Bell'
Subject: Bid Advertisement - City Property
Attachments: Ad - Bid Sale of 270 Pleasant and 9 Burrows.pdf

Sandy:

Please submit this to BDN this morning for publication; obtain confirmation of the date it will be published – no later than Saturday's weekend edition; and post on our website.

Thx!

-k

SALE OF CITY PROPERTY

The City of Rockland, Maine, will be accepting sealed bids for the grant of an option to purchase real property located and identified as the following parcels:

270 Pleasant Street, Rockland (Tax Map 57-A-2): a 13.55 acre parcel of land on which is situated an 11,136 sq. ft. office building and 1,120 sq. ft. garage, assessed at \$1,067,800;

and

9 Burrows Street, Rockland (Tax Map 57-A-5): a 4.44 acre parcel of land on which is situated a 14,400 sq. ft. utility building with offices, assessed at \$304,000.

Interested parties may inspect the properties by appointment (call 594-0300).

Sealed bids will be accepted at the Office of the City Manager, Rockland City Hall, 270 Pleasant Street, Rockland, ME 04841 until 10:00 A.M., Monday, April 27, 2015, in an envelope clearly marked "Sealed Bid For 270 Pleasant Street and 9 Burrows Street – Not To Be Opened Until 10:00 A.M. on April 27, 2015." Bids must include (1) proposed consideration, in dollars, for an option to purchase the aforesaid City properties, assuming a closing within one year of the execution of an option agreement therefor; (2) Bidder's proposed purchase price, in dollars, for each property; and (3) Bidder's proposed purchase price, in dollars, for both properties. The option and purchase and sale agreement may be awarded to the highest and best bidder, considering such factors, as applicable, as the use to which the property will be put after the sale, and the positive effect upon the City of such use; provided, however, that the City Council shall have the right to reject any and all bids. Bidders may identify their proposed use of the properties with their bids, and any public benefit that may adhere from the sale of the property. If awarded, the successful bidder will be required to sign an option agreement that states the purchase price for the City property, and the terms and conditions under which such option may be exercised, including the requirement that the sale is subject to approval by the City Council prior to closing. The successful bidder will be responsible for pro-rated payment-in-lieu of tax for the properties for the then-current fiscal year at a closing on the sale of the properties.

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Thursday, April 16, 2015 8:12 AM
To: 'Kevin Beal'; 'Audra Bell'
Subject: RE: RFP - City Hall

I agree. Let's get this out. AND...let's make sure we get all of the regular routes of soliciting that we would normally use. I don't want the process to have any bias, favoritism, or impropriety.

From: Kevin Beal [<mailto:kbeal@ci.rockland.me.us>]
Sent: Thursday, April 16, 2015 8:09 AM
To: 'James D. Chaousis II'; 'Audra Bell'
Subject: RFP - City Hall

Jim and Audra:

Since the code provides that the City can consider use, and public benefit, in addition to price, shall we invite bidders to address those issues in their bids, as per the attached?

-k

Kevin Beal

From: Kevin Beal <kbeal@ci.rockland.me.us>
Sent: Thursday, April 16, 2015 8:09 AM
To: 'James D. Chaousis II (jchaousis@ci.rockland.me.us)'; 'Audra Bell'
Subject: RFP - City Hall
Attachments: Ad - Bid Sale of 270 Pleasant and 9 Burrows.doc

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-k

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Kevin Beal

From: Audra Bell <abell@ci.rockland.me.us>
Sent: Wednesday, April 15, 2015 10:12 AM
To: 'Kevin Beal'
Subject: FW: Form of Option
Attachments: Rockland SAMPLE Option Agreement 14 April 2015.docx; ATT00001.c

Hi Kevin,

Attached is a form of option agreement the developers have used before that they've offered as a template.

Thank you,
Audra

-----Original Message-----

From: Craig Olmsted [<mailto:colmsted@emienergy.com>]
Sent: Tuesday, April 14, 2015 4:16 PM
To: abell@ci.rockland.me.us
Cc: jchaousis@ci.rockland.me.us; Evan Coleman; Jack Arruda; Wendy DeWolf; Mitchell Jacobs
Subject: Form of Option

Hi Audra,

Evan had indicated that you would appreciate a form of option agreement. Attached is an agreement analogous to those we have signed recently. We can discuss it once you and your colleagues have had a chance to go through it.

Regards,
Craig

=====

Craig Olmsted – Vice President – Projects
+1 617 904 3100 x119 – office
+1 617 943 9743 - mobile

**OPTION AGREEMENT
(Rockland, Maine)**

Agreement made this XXth day of April, 2015 between [City of Rockland] ("Seller") and Northern LNG LLC, Boston, MA ("Buyer").

1. DEFINITIONS

COMMENCEMENT DATE:

April XX, 2015

Seller:

[City of Rockland].

Buyer:

Northern LNG LLC, 20 Park Plaza, Suite 320, Boston, MA 02116.

PROPERTY:

A parcel of land located in Rockland, Maine, attached as Exhibit A, of which acreage approximately _____ acres.

MONTHLY OPTION PAYMENTS:

Monthly payments are due on the first of each month according to the schedule and the amounts as follows:

August 1, 2015 through July 31, 2016	\$XX
August 1, 2016 through July 31, 2017	\$XX
August 1, 2017 through July 31, 2018	\$XX
August 1, 2018 through July 31, 2019	\$XX
August 1, 2019 through July 31, 2020	\$XX

INFRASTRUCTURE IMPROVEMENTS:

(a) TBD

OPTION PERIOD:

COMMENCEMENT DATE through and including July 31, 2020.

2. OPTION

In consideration of the agreement of Buyer to make Option Payments to Seller, Seller grants to Buyer, its successors, and assigns, an option to purchase the Property (the "Option") for the price of [TBD] (the "Purchase Price", as adjusted as provided below and pursuant to Section 3.

Buyer may exercise the Option by giving written notice of exercise to Seller (the "Exercise Notice"), in the manner provided in Sections 14 and 18 below, on or before the last day of the Option Period. The Exercise Notice shall state a closing date, which date shall not be less than ten (10) days nor more than one hundred eighty (180) days after the day the Exercise Notice is given.

At the election of Buyer, the Option Period shall be extended up to an additional twenty four (24) months. Such election shall be made by written notice to Seller delivered no later than April 30, 2020. If Buyer makes such election, monthly Option Payments in the amount of \$10,000 shall be due and payable on the first day of each month in the period August 1 2020 through the last day of the extended Option Period.

3. OPTION PAYMENTS

Beginning on August 1, 2015 and continuing on the first day of each calendar month thereafter until this Option shall be exercised as provided in Section 2 above or terminated as provided in Section 17 below, Buyer agrees to pay Seller the Option Payments. In the event that Buyer purchases the Property, The Purchase Price payable by Buyer to Seller at closing shall be reduced by the aggregate amount of Option Payments made by Buyer to Seller as of closing. No Option Payments shall be due for the period from the Commencement Date through July 31, 2015.

4. CLOSING

The deed to the Property shall be delivered and the Purchase Price paid, unless otherwise agreed upon in writing, at 10:00 A.M. on the date fixed in Buyer's Exercise Notice, at the offices of Buyer (such date and time, as the same may be extended in accordance with the provisions of this Option Agreement, are hereinafter referred to as the "Time of Closing").

Buyer shall pay the Purchase Price (as adjusted pursuant to Section 3) by certified or bank check or by federal wire transfer. At the Time of Closing, Seller may use the purchase money or any portion thereof to clear the title of any or all encumbrances, provided that all instruments necessary for the purpose of clearing of title are recorded or registered simultaneously with the deed, except for mortgage discharges from institutional lenders which may be recorded subsequent to the Time of Closing in accordance with prevailing conveyancing practices, provided that prior to the Time of Closing Buyer and Seller have agreed upon satisfactory arrangements for the payment of all indebtedness secured by such mortgages.

5. DEED

Seller shall convey title to the Property by a good and sufficient quitclaim deed running to Buyer or such person or persons as Buyer may designate in writing at least seven (7) days prior to the Time of Closing. If the deed refers to a plan necessary to be recorded therewith, Seller shall deliver such plan with the deed in form suitable for recording or registration. If title to the Property is registered, the deed shall be in form sufficient to entitle Buyer to a Certificate of Title to the Property, and Seller shall deliver with the deed all instruments necessary to enable Buyer to obtain such Certificate of Title.

6. TITLE

The deed shall convey a good and clear record and marketable title to the Property free from liens and encumbrances other than liens for municipal betterments assessed after the date of Buyer's Exercise Notice; real estate taxes for the current year (as of the Time of Closing); and the matters listed on Exhibit B (the "Permitted Exceptions"), which Exhibit B the parties shall use their best efforts to agree on within the first 120 days following the Commencement Date. If the parties are not able to reach agreement on Exhibit B within such 120 days period Buyer may elect to terminate this Agreement by written notice to Seller. Should Buyer elect to so terminate Seller shall promptly return to Buyer all Option Payments made by Buyer as of the date of such written notice of termination.

7. POSSESSION AND CONDITION

Seller shall deliver to Buyer at the Time of Closing full possession of the Property free of all tenants and occupants, in the same condition as it now is, reasonable use and wear thereof, acts of God, and changes thereto resulting from the actions of Buyer and/or its agents, employees, contractors excepted.

8. DEFECTS IN TITLE, POSSESSION, OR CONDITION

(a) If, at the Time of Closing, the Property does not conform with the provisions hereof with respect to title, possession, or condition, then, at Buyer's election, exercised by written notice given to Seller at or before the Time of Closing:

(i) The Time of Closing shall be postponed for a period of not more than thirty (30) days. During this period Seller shall remove all encumbrances which secure the payment of money (other than those to be removed by use of the purchase money at the Time of Closing) and make reasonable efforts to cure all other defects in title or otherwise make the Property conform; provided that Seller shall not be obligated to incur costs in excess of Twenty-Five Thousand and 00/100 (\$25,000.00) Dollars in such efforts. Seller shall keep Buyer fully informed as to Seller's activities in attempting to cure the defect in title, possession, or condition; and

(ii) If, after the aforesaid thirty (30) day extension period for the Time of Closing the Seller shall have failed to cause the Property to conform with the provisions hereof with respect to title, possession and condition, Buyer may rescind the Exercise Notice and terminate this Option Agreement, whereupon all Option Payments made by Buyer shall be forthwith refunded and all other obligations of the parties hereto shall cease and this Option Agreement shall be void and without recourse to the parties hereto.

9. SELLER'S OBLIGATIONS UNTIL THE TIME OF CLOSING

From the date of this Option Agreement until the Time of Closing:

- (a) Seller shall keep the Property in the same condition it is now in, subject to reasonable use and wear, acts of God and changes thereto resulting from the actions of Buyer and/or its agents, employees, contractors; and
- (b) Seller shall not lease or by its act or failure to act create any lien or encumbrance on the Property that: (i) shall remain a lien or encumbrance on the Property for any period that extends beyond the Time of Closing; and (ii) is of an amount or value greater than the Purchase Price, without the prior written approval of Buyer, which shall not be unreasonably withheld.
- (c) Notwithstanding the provision in Section 8 (a) (ii), if Closing is delayed as a result of the presence of encumbrances or liens on the Property created by an act or failure to act by Seller then Seller shall be required to use up to one hundred percent (100%) of the Purchase Price to remove such encumbrances or liens.

10. ADJUSTMENTS

Water and sewer use charges and taxes assessed for the then current tax year shall be apportioned at the Time of Closing in accordance with prevailing practices. If the amount of taxes is not known at the Time of Closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be determined. If the taxes which are to be apportioned shall thereafter be reduced by abatement, then the amount of such abatement, less the reasonable cost of obtaining same, shall be apportioned between the parties.

Seller shall pay all deed stamps and other closing costs customarily paid by a seller of real estate in the State of Maine, and Buyer shall pay such closing costs as are customarily paid by a buyer of real estate in the State of Maine.

11. BROKER

Seller and Buyer each mutually warrants and represents to the other that it has not engaged a broker in connection with this Option Agreement and/or the purchase and sale contemplated hereunder. Seller and Buyer each agree to indemnify and hold the other harmless from and against any liability, loss, cost, damage, or expense, including attorneys' fees, resulting from a breach of the foregoing representation and warranty.

12. SELLER'S REPRESENTATIONS

Seller hereby represents and warrants as follows, as of the date of this Option Agreement (all of which representations and warranties shall be affirmed in writing by Seller as of the Time of Closing):

- (a) Seller is the sole owner of the Property subject only to the Permitted Exceptions;
- (b) Seller has full power to execute, deliver, and perform the terms and provisions of this Option Agreement;
- (c) (Seller has received no notices from any governmental agency of any health safety fire or environmental regulation or code violations with respect to the premises covered by this agreement;
- (d) There are no underground storage tanks on the Property;
- (e) Performance by Seller of its obligations under this Option Agreement shall not constitute a breach or violation of any agreement, obligation, or instrument of any kind to which Seller is a party or to which the Property is subject.

If any of the foregoing representations or warranties are breached in any materially adverse respect by Seller, then, without limiting any other remedies of Buyer, Seller shall upon demand in writing from Buyer return all Option Payments hereunder paid by Buyer and this Option Agreement shall be deemed irrevocably terminated as of the date of such demand.

13. DELIVERY OF INFORMATION BY SELLER; BUYER'S INSPECTIONS

- (a) Seller shall promptly make available for inspection, examination, and copying by Buyer, as soon as practicable, at a mutually-acceptable location, the following materials with respect to the Property to the extent to which they exist and are in Seller's possession or control: soil and environmental reports; any reports, studies and the like regarding the presence or discharge of oil, gas, or other hazardous materials on the Property all title insurance policies issued to Seller with respect to the Property; as-built and perimeter surveys and plot plans; copies of Purchase and Sale Agreements and options to purchase or to Purchase and Sale Agreement all or any part of the Property (if any); copies of pleadings in pending litigation relating to the Property which have been served upon Seller (if any); and all other data, information, plans, files, letters, and materials pertaining to the conditions, ownership or operation of the Property as Buyer

may reasonably request. Buyer acknowledges that Seller makes no representation or warranty as to the accuracy or completeness of any materials so provided.

(b) Subject to the conditions set forth below, Buyer shall have the right to make such environmental inspections and tests and other tests, surveys or studies of the Property as it shall deem appropriate for its intended use of the Property and shall engage engineers, soil technicians, surveyors, wetland scientists, botanists, endangered species scientists or other experts of its choice and at its cost to do so during the term of this Option Agreement. Buyer shall provide a copy of all such reports to Seller. Upon the completion of such activities the Property shall be returned to the condition as existed prior to the commencement of such Activities subject to reasonable use and wear and Acts of God.

(c) Buyer shall give Seller prior written notice, no less than seventy-two (72) hours, of the time and nature of any activities to be conducted on the Property, including the location of such work on the Property.

(d) Seller shall allow Buyer or Buyer's agents, invitees or employees on to the Property to conduct tests, surveys, studies or sampling at Buyer's sole cost and risk. All activities of Buyer, or any of its agents, contractors, servants, employees, subtenants, licensees or invitees and the Property shall be conducted in strict compliance with all applicable law and regulation. Buyer shall provide Seller with an insurance binder for liability and casualty coverage of no less than \$1,000,000.00 naming the Seller as a loss payee for any and all claims arising out of the Buyer's activities on the Property as contemplated herein.

(e) Buyer shall indemnify and save Seller harmless against and from all liabilities, obligations, damages, penalties, claims, costs, charges and expenses, including reasonable attorneys' fees, which may be imposed upon or incurred by or asserted against Seller by reason of any of the following occurrences during the term of this Agreement:

(i) any work or thing done in or on the Property or any part thereof by Buyer or any of its agents, contractors, servants, employees, subtenants, licensees or invitees;

(ii) any negligence on the part of Buyer or any of its agents, contractors, servants, employees, subtenants, licensees or invitees;

(iii) any accident, injury or damage to any person or property occurring as a result of the activities of Buyer, or any of its agents, contractors, servants, employees, subtenants, licensees or invitees on the Property;

(iv) any failure on the part of Buyer to perform or comply with any of the covenants, agreements, terms, provisions, conditions or limitations contained in this Agreement on its part to be performed or complied with;

(v) the failure of Buyer to comply with applicable legal requirements in connection with the disturbance or exposure of Hazardous Materials on the Property resulting from activities conducted on the Property by Buyer, or any of its agents, contractors, servants, employees, subtenants, licensees or invitees during the term of this Agreement.

14. LICENSES, PERMITS, AND APPROVALS

Seller understands that Buyer intends to develop and operate a power production facility (the "Facility") on the Property. Buyer will be responsible for all zoning approval and permits with respect to the Facility. Seller shall cooperate fully with Buyer in the application for and acquisition of all federal, state and local permits, licenses, consents, authorizations, and approval required for the construction and operation of the Facility as Buyer shall reasonably request, provided that Buyer shall not be required to incur any additional cost, liability or obligation as a result thereof.

Seller further understands that Buyer shall need to obtain all easements reasonably required for the full use of the Property, including without limitation, the delivery of gas and other utilities, access to the Property and the transmission of power produced at the Facility. Seller shall cooperate fully with Buyer in Buyer's efforts to obtain all such easements and, to the extent Seller is the owner of properties abutting or near the Property, at the Time of Closing Seller shall convey to Buyer all such easements reasonably required by Buyer for the construction and operation of the Facility. Seller and Buyer shall consult to determine the optimal easements to be secured to ensure the full and unfettered construction and operation of the Facility and Buyer shall identify to Seller with specificity the easements it requires in the Exercise Notice.

15. CLOSING DELIVERIES

Seller shall execute and deliver to Buyer at or before the Time of Closing the following documents: the deed; evidence of the authority and incumbency of those persons executing the deed and other closing documents on behalf of Seller; a FIRPTA Affidavit, corporate excise tax lien waiver, if applicable, and any other applicable documents to clear title, such as releases, waivers or approvals; such title affidavits regarding parties in possession and indemnities regarding mechanics' liens as Buyer's title insurer may reasonably require in order to delete exceptions regarding such matters from its title insurance coverage; and a certificate to the effect that all representations and warranties made hereunder by it are true and correct as of the Time of Closing.

16. RECORDING

Seller agrees to execute and deliver a notice of this Option Agreement in the form attached as Exhibit C (the "Notice") acceptable for recording at the Registry of Deeds, and authorizes Buyer to record same.

17. TERMINATION

Buyer may terminate this Option Agreement at any time by written notice to Seller accompanied by a notice of the termination of this Option Agreement in the form attached as Exhibit D duly executed by Buyer for recording by Seller. In the event that Buyer delivers such notice but fails to deliver an executed notice of termination and such failure continues for more than 7 days following a written request from Seller for the notice of termination Seller is appointed Buyer's attorney-in-fact solely for the purpose of signing and recording the notice of termination on behalf of Buyer. Buyer further agrees that, upon Seller's request, Buyer shall execute and deliver such additional instruments and documents as shall be necessary to cause the Notice to be deleted from Seller's certificate of title. Upon such termination, the obligation of Buyer to make Option Payments shall terminate; neither party shall have any further rights against the other; and Seller shall retain all Option Payments made through the date of termination in full satisfaction of all obligations of Buyer hereunder, except as otherwise provided in Section 8. If at the time of the Buyer's termination pursuant to this Section 17 Buyer has not paid all payments due hereunder, Seller shall retain the right to payment of such amounts from Buyer.

Seller may not terminate this Option Agreement unless Buyer fails to make an Option Payment due hereunder within fifteen (15) days of its due date and Seller gives Buyer written notice of the failure to make such option payment and Buyer fails to make such option payment within ten (10) days of receipt of notice of non-payment of option from Seller. In the event of such termination, or in the event of Buyer's unexcused failure to close in accordance with the terms hereof after having given the Exercise Notice, Seller shall retain all Option Payments made by Buyer as full liquidated damages and Seller shall have no other recourse against Buyer at law or in equity. In the event that Buyer fails to deliver an executed notice of termination after Seller has properly terminated this Agreement pursuant to this Section 17 and such failure continues for more than 7 days following a written request from Seller for the notice of termination Seller is appointed Buyer's attorney-in-fact solely for the purpose of signing and recording the notice of termination on behalf of Buyer.

18. NOTICE

All notices, demands, requests, consents, waivers, approvals, and other communications pursuant to this Option Agreement shall be in writing and shall be deemed given (i) upon the hand delivery thereof during business hours provided a receipt is obtained, or (ii) upon the earlier of receipt or the fifth (5th) business day after posting by certified mail, return receipt requested, postage charges prepaid, or (iii) on the next business day following delivery to an overnight delivery service such as Federal Express or U.S. Postal Service Express Mail, freight charges prepaid, in each case addressed or delivered to the respective parties at their respective addresses set forth in the preamble to this Option Agreement (or at such other addresses designated

by any party at any time by written notice given to the other parties in the manner set forth herein).

19. GOVERNING LAW, CHOICE OF FORUM AND JURY TRIAL WAIVER.

This Agreement, and any and all disputes arising out of this Agreement, shall be governed by and construed in accordance with the laws of the State of Maine, other than any non-mandatory provision thereof that would result in the application of the law of any jurisdiction other than the State of Maine. In any litigation arising out of or relating to this Agreement the Parties agree that the federal courts located in Maine, or if the federal courts lack jurisdiction, the state courts located in Knox County, Maine, shall be the exclusive forum for such litigation. Each of the parties hereby waives any right it may have to a trial by jury in any action, proceeding or counterclaim (whether based on contract, tort or otherwise) arising out of or relating to this Agreement.

20. GENERAL

This Option Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their successors, personal representatives, and assigns. Buyer shall not pledge, mortgage, convey, assign, or otherwise encumber or transfer this Option Agreement or its rights and obligations hereunder without the express prior written consent of Seller in each instance; except that Buyer may assign this Option Agreement, either before or after the exercise of the Option, to any entity which controls, is under common control with, or is controlled by Buyer, upon notice to Seller but without the necessity of obtaining Seller's consent thereto. No officer, director, shareholder, trustee, or beneficiary of a trust, if any, under which Seller or Buyer acts in executing this Option Agreement shall be personally liable for any obligation, express or implied, hereunder. Nor shall any affiliate of either Seller or Buyer have any liability hereunder or otherwise in relation hereto, including without limitation Energy Management, Inc., or its partners, stockholders, directors, officers and employees. This Option Agreement may be executed in counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

[City of Rockland], Inc.

Northern LNG LLC

By: _____

By: _____

Name:

Name:

Title:

Title:

EXHIBIT A

Execution Version

EXHIBIT B

EXHIBIT C

NOTICE OF OPTION TO PURCHASE REAL PROPERTY

OPTIONOR: [City of Rockland]

OPTIONEE: Northern LNG, LLC, a Massachusetts limited liability company with a principal place of business at 20 Park Plaza, Suite 320, Boston, Massachusetts 02116.

PROPERTY: The real property located in [TBD] Exhibit "A", attached hereto and incorporated herein.

DATE OF EXECUTION OF OPTION AGREEMENT: As of April XX, 2015

Together, the "Option Agreement".

The parties to the Option Agreement represent that, as of the date of this Notice of Option to Purchase Real Property, such Option Agreement is in full force and effect and shall remain in effect unless and until a Notice of Termination of Option to Purchase Real Property is recorded in the Knox County Registry of Deeds.

This Notice of Option shall not serve to alter or amend the right or obligations of the parties hereto under the Option Agreement by and between the parties.

Executed this _____ day of April, 2015

[City of Rockland]

By: _____

Northern LNG, LLC

By: _____
Manager

(Acknowledgments Appear on Following Page)

STATE OF MAINE

_____, ss.

On this ____ day of April, 2015, before me, the undersigned notary public, personally appeared _____ proved to me through satisfactory evidence of identification which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged that he signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires:

STATE OF MAINE

_____, ss.

On this ____ day of April, 2015, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged that he signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires:

EXHIBIT D

NOTICE OF TERMINATION OF OPTION TO PURCHASE REAL PROPERTY

NOTICE IS HERBY GIVEN that the Option Agreement dated as of April _____, 2015 (the "Option Agreement") by and between [City of Rockland] (the "Optionor") and Northern LNG LLC, a Massachusetts limited liability company with a principal place of business at 20 Park Plaza, Suite 320, Boston, Massachusetts (the "Optionee"), is hereby terminated. The lot of land which is the subject of the Option Agreement [TBD] Exhibit "A", attached hereto and incorporated herein.

Executed this _____ day of April, 2015.

Northern LNG LLC

By: _____
Name: _____
Title: _____

STATE OF MAINE

_____, ss.

On this ____ day of _____, 20__, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires:

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Wednesday, April 15, 2015 8:05 AM
To: Adam Micelli; Al Gourde; Amy Levine; Audra Caler-Bell; Bruce Boucher; Dennis Reed; Ed Glaser; Greg Blackwell; John Root; Kevin Beal; Rene Dorr; Samantha Mank; Sandy Billington; Stuart Sylvester; Terry Pinto; Tom Lutrell
Subject: Sale of City Property
Attachments: PR Sale of City Property.pdf

To all,

At the end of business yesterday I submitted the attached press release regarding the sale of city property (City Hall and the Department of Public Services Garage). There isn't anything else I can say on the matter yet but I know you and your staff will be pelted with questions. The right answer is: **There is nothing more that the city can disclose at this time. More information will be available next month. The City Manager is the single point of reference on this subject.**

Sorry to your jobs more hectic today.

Jim C

James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
Rockland, ME 04841
Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

News Release

For immediate release: April 14th, 2015

Sale of City Property

The Rockland City Council will meet on April 15th, 2015 at 5:30 to consider a draft order to solicit bids on two municipal properties. The two properties are 270 Pleasant Street, Rockland City Hall, and 9 Burrows Street, Rockland Department of Public Services Garage. The City Council is considering sale of these properties after discussing a possible development in executive session on Monday. Premature disclosure of information pertaining to the developer, and their development proposition, would damage the bargaining position of the city. Full disclosure of these details is likely in early May and prior to final award of any purchase and sale agreement. The city has an obligation to a fair and impartial consideration of other unknown interested parties while considering this development proposal. Therefore, the process to solicit bids will be quick, clear, and awarded to the highest and best bidder. The City Council will retain the discretion to discard any and all bids. There will be additional consideration prior to a sale agreement. The Mayor and the City Council would like to apologize in advance for the inability to answer inquisitive questions until May.

For more information :
James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
Rockland, ME 04841
Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

Kevin Beal

From: James D Chaousis II <jchaousis@ci.rockland.me.us>
Sent: Tuesday, April 14, 2015 3:49 PM
To: Frank Isganitis; Larry Pritchett; Louise MacLellan-Ruf; Valli Geiger; William Clayton
Cc: Kevin Beal; Audra Caler-Bell; Stuart Sylvester
Subject: PR Sale of City Property
Attachments: PR Sale of City Property.pdf

To all,

The attached press release will go out in a few minutes.

James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
Rockland, ME 04841
Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

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For more information :
James D Chaousis II, City Manager
City of Rockland
270 Pleasant Street
Rockland, ME 04841
Phone (207)593-0636
www.ci.rockland.me.us
jchaousis@ci.rockland.me.us

Kevin Beal

From: Kevin Beal <kbeal@ci.rockland.me.us>
Sent: Tuesday, April 14, 2015 2:22 PM
To: 'Audra Bell'
Cc: 'James D. Chaousis II (jchaousis@ci.rockland.me.us)'
Subject: RFP
Attachments: Ad - Bid Sale of 270 Pleasant and 9 Burrows.doc; Order Authorizing Solicitation of Bids - 04-15-15.doc

Audra:

Update: the Council will meet tomorrow (Wednesday) at 5:30. We have at least three Councilors who are able to attend; maybe four.

proposed order and revised proposed RFP attached.

-k

Kevin Beal

From: Kevin Beal <kbeal@ci.rockland.me.us>
Sent: Tuesday, April 14, 2015 12:33 PM
To: 'James D. Chaousis II (jchaousis@ci.rockland.me.us)'
Cc: 'Audra Bell'
Subject: RFP
Attachments: Ad - Bid Sale of 270 Pleasant and 9 Burrows.doc

Jim:

I added a proviso that the option agreement state that the actual sale of the property will be subject to City Council approval.

-k

SALE OF CITY PROPERTY

The City of Rockland, Maine, will be accepting sealed bids for the grant of an option to purchase real property located and identified as the following parcels:

270 Pleasant Street, Rockland (Tax Map 57-A-2): a 13.55 acre parcel of land on which is situated an 11,136 sq. ft. office building and 1,120 sq. ft. garage, assessed at \$1,067,800;

and

9 Burrows Street, Rockland (Tax Map 57-A-5): a 4.44 acre parcel of land on which is situated a 14,400 sq. ft. utility building with offices, assessed at \$304,000.

Interested parties may inspect the properties by appointment (call 594-0300).

Sealed bids will be accepted at the Office of the City Manager, Rockland City Hall, 270 Pleasant Street, Rockland, ME 04841 until 10:00 A.M., Friday, April 24, 2015, in an envelope clearly marked "Sealed Bid For 270 Pleasant Street and 9 Burrows Street – Not To Be Opened Until 10:00 A.M. on April 24, 2015." Bids must include (1) proposed consideration, in dollars, for an option to purchase the aforesaid City properties, assuming a closing within one year of the execution of an option agreement therefor; (2) Bidder's proposed purchase price, in dollars, for each property; and (3) Bidder's proposed purchase price, in dollars, for both properties. The option and purchase and sale agreement may be awarded to the highest and best bidder, considering such factors, as applicable, as the use to which the property will be put after the sale, and the positive effect upon the City of such use; provided, however, that the City Council shall have the right to reject any and all bids. If awarded, the successful bidder will be required to sign an option agreement that states the purchase price for the City property, and the terms and conditions under which such option may be exercised, including the requirement that the sale is subject to approval by the City Council prior to closing. The successful bidder will be responsible for pro-rated payment-in-lieu of tax for the properties for the then-current fiscal year at a closing on the sale of the properties.

Kevin Beal

From: Evan Coleman <ecoleman@clear-energy.us>
Sent: Monday, April 13, 2015 4:58 PM
To: abell@ci.rockland.me.us
Subject: Presentation to City Council - Attached
Attachments: Rockland Energy Center - General Project Overview for City of Rockland.pdf

Hi Audra,

Attached is a copy of the presentation in PDF format that we will be making tonight. I will have a handout regarding safety etc.

Best,

Evan

--

Evan Coleman

CLE^R
241 Boston Post Rd W.
Marlborough, MA 01752
207.217.8908
ecoleman@clear-energy.us

Rockland Energy Center



General Project Overview
April 2015

Key Terms & Definitions

REC – Rockland Energy Center

Central Maine Power (“CMP”) – a privately owned utility servicing electric customers in the State of Maine and a subsidiary of Iberdrola.

CHP – a facility that produces electricity and waste heat is captured for beneficial use within a process or for space heating.

M&N – Maritimes & Northeastern Pipeline

PNGTS – Portland Natural Gas Transmission Pipeline

Megawatt – a unit of measurement representing 1,000 kilowatt hours.

MW – Megawatt

MMBtu – One Million British Thermal Units

Executive Summary

- 74 - 79 MW CHP Engine Plant in Rockland, Maine
- Fuel Pricing Stability & New Firm Pipeline Capacity – 13,000 DTH/Day
 - The project will have 100% firm pipeline capacity on M&N back through TransCanada to Dawn
 - Dawn is the 2nd largest natural gas trading hub in North America and is the largest gas storage hub in Canada with over 157BCF of natural gas storage capacity.
 - Dawn Index does not experience the price spikes of New England Gas Indexes (TZ6 & Algonquin)
- Proven Technology
 - Thousands of Jenbacher Engines operate reliably in New England and across the world
 - One of the highest combined reliability and efficiency rates in its class
- Reduction in Greenhouse Gas Emissions
 - Low emissions generation coupled with BACT creates electricity with 20% less emissions than average gas fired plants in Maine
 - The supply of steam to FMC will actually result creating a net reduction in permitted Greenhouse gas emissions in the State of Maine
- Low Cost Energy Supply to Mid-Coast Maine
 - Competitive steam supply to FMC Biopolymer in Rockland, Maine
 - Additional steam supply available for Dragon Cement & Fisher Industries
 - Thermal hot water supply creates the possibility for district heating within the Rockland City Center
 - Natural gas now becomes available to coastal communities ranging from Belfast to Wiscasset

Project Description

- 74 - 79 MW CHP Plant
- Multiple Jenbacher Engines or Gas Turbine
- Located on Industrial City Property
- Natural Gas Fueled
- Substation within 0.5 Miles of Plant
- Gas Supply from M&N Gas Transmission Line – 1400 PSI
- New 25 Mile Gas Pipeline Lateral
- Reduction in Permitted Greenhouse Gas Emissions



Energy Management, Inc.

Proven Track Record

EMI Facilities/Projects

- Combined cycle:
 - Tiverton, RI - 265 MW
 - Rumford, ME - 265 MW
 - Dighton, MA - 170 MW
 - Dartmouth, MA - 68 MW
- Co-generation:
 - Pawtucket, RI - 62 MW
 - Pepperell, MA - 40 MW
- Biomass:
 - Alexandria, NH - 15 MW
 - Nacogdoches County, TX - 100 MW
 - Gainesville, FL - 100 MW
- Solar:
 - Dartmouth Solar, MA - 6 MW



Dighton Power

Site Overview



- Rockland, Maine
- Large Multi Acre Site
- Close Proximity to FMC Biopolymer
- Close Proximity to Dragon Cement
- Close Proximity to 115KV Transmission Corridor
- Industrial Property – City Owned

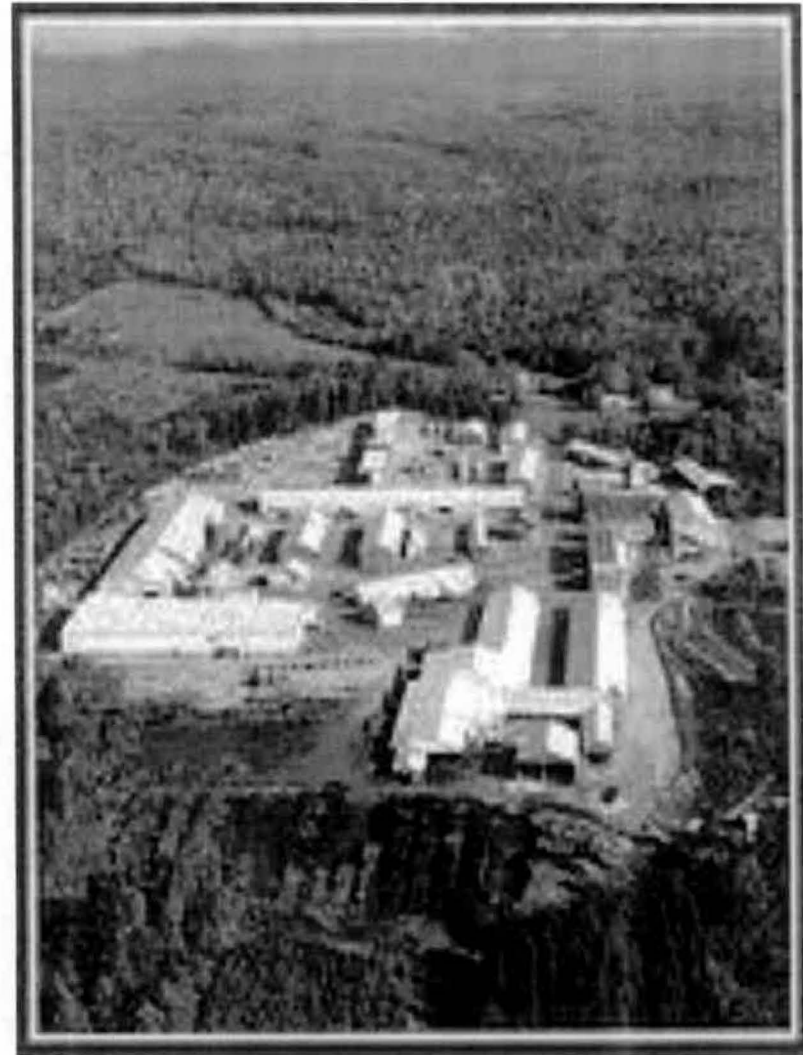
Electrical Interconnection



- REC will Connect Directly into the CMP Substation on Park Street in Rockland
- Interconnect will be Constructed by CMP
- Preliminary evaluation suggests that the substation is more than ample to handle the full 79MW full load potential of the facility.

Gas Pipeline Interconnect

- New Meter & Regulation Station to be Constructed in Searsmont near the Robbins Lumber Mill.
- Pipeline Lateral will be less than 25 Miles.
- Location of the Lateral will make Natural Gas Available to many other Large Industrial Users interested in CHP
- REC will Contract for 100% Firm Pipeline Capacity to the Dawn Index
- REC will Own & Operate the Meter / Regulation Station on M&N



Kevin Beal

From: Craig Olmsted <colmsted@emienergy.com>
Sent: Monday, April 13, 2015 4:23 PM
To: abell@ci.rockland.me.us
Cc: jchaousis@ci.rockland.me.us; Evan Coleman; Jack Arruda; Wendy DeWolf
Subject: Fwd: Potential utility routes
Attachments: GoogleEarth_Placemark.kmz; ATT00001.htm; GoogleEarth_Placemark.kmz; ATT00002.htm; All routes.pdf; ATT00003.htm; electric-steam.pdf; ATT00004.htm; Steam Line to FMC.pdf; ATT00005.htm

Hi Audra,

Thanks again for taking so much time with us last week. As promised, Jack prepared some preferred utility routes/corridors and alternatives for the City to look at. Please see the attached. I'm sure there will be some comments and suggestions. We will be happy to discuss.

We are all looking forward to taking the next steps.

Regards,
Craig

=====
Craig Olmsted – Vice President – Projects
+1 617 904 3100 x119 – office
+1 617 943 9743 – mobile

Begin forwarded message:

From: Jack Arruda <jarruda@emienergy.com>
To: Craig Olmsted <colmsted@emienergy.com>
Date: 13 April, 2015 at 3:59:51 PM EDT
Subject: Potential utility routes

Craig

Take a look at the attached. They are a first pass and I'm sure the town will have suggestions that may better meet all our needs. Not knowing who owns what I have suggested some alternatives trying to minimize public street impacts.

Electric through rail ≈ .52 Miles
Electric through public street and rail ≈ .62 miles
Steam line ≈ 1.61 miles

I'm also attaching the KMZ files.

Happy to discuss.

Jack

Jack Arruda
Energy Management Inc.
20 Park Plaza, Suite 320
Boston, MA 02116
508-942-4078

From: Jack Arruda <jarruda@emienergy.com>
To: Jack Arruda <jarruda@emienergy.com>
Date: 13 April, 2015 at 2:46:10 PM EDT
Subject: Google Earth Placemark

Google Earth streams the world over wired and wireless networks enabling users to virtually go anywhere on the planet and see places in photographic detail. This is not like any map you have ever seen. This is a 3D model of the real world, based on real satellite images combined with maps, guides to restaurants, hotels, entertainment, businesses and more. You can zoom from space to street level instantly and then pan or jump from place to place, city to city, even country to country.

Get Google Earth. Put the world in perspective.

(<http://earth.google.com>)

Kevin Beal

From: ecoleman@clear-energy.us
Sent: Thursday, April 09, 2015 3:08 PM
To: Audra Bell
Subject: Re: Potential Plant in Rockland

Hi Audra,

Could we all meet at 9am on Monday at your office in Rockland?

Thank you for putting us on the agenda.

Best,

Evan
Sent from my Verizon Wireless BlackBerry

-----Original Message-----

From: "Audra Bell" <abell@ci.rockland.me.us>
Date: Thu, 9 Apr 2015 14:39:55
To: <ecoleman@clear-energy.us>
Subject: RE: Potential Plant in Rockland

Hello Evan,

I just spoke with John Ferraiolo and he's available anytime on Monday before 3pm.

We also have you on the agenda for an executive session which will start on Monday night after the Council meeting (9pm).

Please let me know if there is anything I can do between now and Friday.

Kind regards,
Audra

-----Original Message-----

From: ecoleman@clear-energy.us [mailto:ecoleman@clear-energy.us]
Sent: Wednesday, April 08, 2015 3:29 PM
To: Audra Bell
Subject: Re: Potential Plant in Rockland

Hi Audra,

We'll see you at 8:30am tomorrow - should we meet first at your office and if so what is the address?

It looks like the public works site is the most ideal, but we look forward to evaluating all of the potential locations.

I spoke with Maine Water and set up a meeting with them as well. Could we set up a meeting with Terry Pinto for 12:00 to 12:30?

Best,

Evan

Sent from my Verizon Wireless BlackBerry

-----Original Message-----

From: "Audra Bell" <abell@ci.rockland.me.us>

Date: Wed, 8 Apr 2015 09:52:56

To: <ecoleman@clear-energy.us>

Subject: RE: Potential Plant in Rockland

Hi Even,

An 8:30 start tomorrow is fine by me. Terry Pinto has a big meeting with FMC in the morning so he won't be available until noon.

Thank you,

Audra

-----Original Message-----

From: ecoleman@clear-energy.us [mailto:ecoleman@clear-energy.us]

Sent: Tuesday, April 07, 2015 5:08 PM

To: Audra Bell

Subject: Re: Potential Plant in Rockland

Hi Audra,

I will reach out to Maine Water - thank you for the contact.

If we could talk to Terry Pinto on Thursday morning as well that would be great.

Would 8:30 be too early to start on Thursday?

Best,

Evan

Sent from my Verizon Wireless BlackBerry

-----Original Message-----

From: "Audra Bell" <abell@ci.rockland.me.us>

Date: Tue, 7 Apr 2015 16:55:58

To: <ecoleman@clear-energy.us>

Subject: RE: Potential Plant in Rockland

Hello Evan,

I can make time on Thursday morning to look at sites.

In regards to the water department - all of Rockland's water is through Maine Water which is a private utility. The best people to contact at Maine Water are Judy Kelley and Rick Knowlton. You can reach both by calling:

(207) 282-1543.

Dragon Cement is still in Thomaston (they rent a site on Rockland's Harbor for access to the water). They have been asked about converting to natural gas in the past but apparently the by-product of their current fuel to operate the plant is part of their cement mix so they are reluctant to convert. However, it still may be worthwhile to have a conversation with them.

Another potential large customer for natural gas in Rockland is our wastewater treatment plant. The Director (Terry Pinto) would be more than happy to speak with you. I can set up a time for you to speak with Terry either on Thursday or Friday if you would like.

Aside from the above I will have a list ready of many of the businesses in town with large facilities (such as Fisher Plow, Backcove Yachts, etc.) that may be interested in heating with natural gas. In the past the City has canvassed many of our businesses about their interest in natural gas so much of this information is available.

Kind regards,
Audra

-----Original Message-----

From: ecoleman@clear-energy.us [mailto:ecoleman@clear-energy.us]
Sent: Tuesday, April 07, 2015 4:00 PM
To: Audra Bell
Subject: Re: Potential Plant in Rockland

Hi Audra,

FMC wants to meet Friday morning, so I didn't know if it would be possible to look at the potential sites with our engineers Thursday morning?

Would it be possible to meet with someone from your water department for 15-20min just to ask some general availability / water quality questions?

Is Dragon Cement still operating in Rockland?

We would be interested in discussing facilities in town that have an interest in gas service for heating. In our discussions with the state expanding gas service is a priority.

Thank you for all of the coordination on this.

Best,

Evan

-----Original Message-----

From: Audra Bell
To: ecoleman@clear-energy.us
Subject: RE: Potential Plant in Rockland
Sent: Apr 6, 2015 8:32 AM

Hello Evan,

Jamie Logan asked me to forward you contact details for FMC. The Plant Manager is Joey Hamlin and his contact details are:

Joseph.Hamlin@fmc.com
(207)226.3225
(207)975.1217

Let me know if you need any help setting something up.

Also - are you only interested in looking into companies such as FMC that need natural gas for production purposes or would you also be interested in knowing more about large businesses who are potential customers for using natural gas to heat their facilities?

Kind regards,
Audra

-----Original Message-----

From: ecoleman@clear-energy.us [mailto:ecoleman@clear-energy.us]
Sent: Friday, April 03, 2015 9:52 AM
To: Audra Bell
Subject: Re: Potential Plant in Rockland

That would be great - could you call me on my cell at 207.217.8908?

Best,

Evan

-----Original Message-----

From: Audra Bell
To: ecoleman@clear-energy.us
Subject: RE: Potential Plant in Rockland
Sent: Apr 3, 2015 9:34 AM

Hello Evan,

I would be more than happy to speak with you this afternoon to talk about your plans for a facility in Rockland.

Would 2:30 work for you?

Kind regards,
Audra

-----Original Message-----

From: ecoleman@clear-energy.us [mailto:ecoleman@clear-energy.us]
Sent: Friday, April 03, 2015 8:41 AM
To: abell@ci.rockland.me.us
Subject: Potential Plant in Rockland

Hi Ms. Bell,

I would like to touch base about a facility in Rockland our firm is considering building.

Do you have anytime this afternoon or early next week to talk by phone?

Best,

Evan Coleman

207.217.8908

Sent from my Verizon Wireless BlackBerry

Sent from my Verizon Wireless BlackBerry

Sent from my Verizon Wireless BlackBerry

Clear Energy – Potential sites

The following map provides all the sites in Rockland with potential for development by Clear Energy.



Figure 1: Sites in Rockland with Development Potential

The following provides an overview of each site including information on the development potential.

1. 60 Merrill Drive

Site Description: Located in the Rockland Industrial Park

Zoning: Industrial

Ownership: City of Rockland

Parcel Size: 30.48 acres (6.42 acres of developable land).



Site 1: 60 Merrill Drive

Comments:

See attached Gartley and Dorsky Development Feasibility Study.

This site is the only undeveloped area within the Rockland Industrial Park. The Industrial Zone allows for “Quasi-Public Uses”, which, depending on ownership of the Plant, under the definitions in Rockland’s code could include a natural gas plant.

2. 262 Pleasant Street, 270 Pleasant Street & 9 Burrows Street

Site Description: Two adjacent parcels – one is the City of Rockland’s Public Works Department and the other is a ready-mix concrete plant owned and operated by Ferraiolo Construction.

Zoning: Industrial

Ownership: Ferraiolo Construction (262 Pleasant) & City of Rockland (270 Pleasant & 9 Burrows)

Parcel Size: 262 Pleasant Street = 13.55 acres

9 Burrows Street = 5.25 acres

270 Pleasant Street = 15.66 acres



Sites 2, 3 & 4: 262 Pleasant Street, 270 Pleasant Street & 9 Burrows Street

Comments:

These sites have easy access to US 1 and as above allow for "Quasi-Public Uses".

3. 400, 358, 324 & 328 Limerock Street

Site Description: 400 Limerock Street is currently where the Rockland Solid Waste Facility is located. 358 is directly adjacent to the Solid Waste Facility. 324 & 328 Limerock Street are adjacent to residential area on Limerock Street.

Zoning: 400 Limerock Street – Business Park, 358, 324 & 328 Limerock Street – Transitional Business 1

Ownership: City of Rockland (400 Limerock), Randall Brooks (358 Limerock), Ferraiolo (324 & 328 Limerock)

Parcel Size: 400 Limerock Street = 63.06 acres

358 Limerock Street = 4.61 acres

324 & 328 Limerock Street = 6.33 acres



Sites 5, 6 & 7: 400, 358, 324 & 328 Limerock Street

Comments:

Both Business Park and Transitional Business 1 zones allow "Quasi Public Uses".