

Minutes
Special Bar Harbor Town Council
March 10, 2016

- I. **CALL TO ORDER** – 6:03 p.m. – In attendance were Councilors: Paul Paradis, Gary Friedmann, Anne Greenlee, Peter St. Germain, Burt Barker, David Bowden, Clark Stivers; and Town Manager Cornell Knight.
- II. **ADOPTION OF AGENDA** – Mr. St. Germain, with second by Ms. Greenlee, moved to adopt the agenda as presented. Motion passed 7-0.
- III. **REGULAR BUSINESS:**

- A. **Backyard Parking Lot** – *Update and presentation from consultant Bermello Ajamil & Partners, Inc.* - Tere Garcia with Bermello Ajamil & Partners reviewed the work to date, the results of the survey and citizen’s participation from the November 9, 2015 open forum. The survey and comment cards were also available online, the deadline for submission was December 1st. All reports and presentations to-date were posted on the Town’s website. In addition, they prepared a Frequently Asked Questions which was also posted to the website.

Before opening the floor to the public, Tere Garcia gave a presentation on the final recommendations. The recommendations included a parking program, implementation of the plan that includes establishing a parking fund, financing plan, capital plan, and future phases. Emphasis was made that the parking plan included a number of parking programs that were necessary for a successful plan.

There were approximately eighteen residents and members of the business community that provided comments and questions. Ms. Garcia responded to each. The October 2015 report and presentation that is posted online provided the data used to base the consultant’s recommendations and was the source of many of the responses.

The public comments for the parking garage ended at 7:35 p.m.

- B. **Ferry Terminal** – *Update and presentation from consultant Bermello Ajamil & Partners, Inc.* - Luis Ajamil, consultant with Bermello Ajamil & Partners spoke of the Ferry Terminal study and provided a review of the assignment and changes in the Cruise Ship industry since last reporting to the Council and the public in 2012, and suggested options for financing and execution.

He briefly reviewed Phase I, initially to develop a business plan, a quick strategy to see potential for further study. Following the initial report, they were contracted for Phase II, Detailed Facility and Business Plan. During this Phase, public forum was held and the comments and summary of the event are also posted online.

Mr. Ajamil next touched upon the changes and trends since 2012, and the conclusions: The larger ships are here to stay and will become the mainstay of the industry., Nearby homeports are all gearing up for the larger capacity., Larger ships are not appropriate to tender., Too many people for tendering it reduces on island stay by tourist, less people get off the ship.

As a result of Phase II, Mr. Ajamil further mentioned potential non-maritime uses of the facility for revenues. He then provided financial cost of the model during his presentation of Phase III, and reviewed the options for execution and management: Maine Port Authority, Town of Bar Harbor, Hybrid of both, Cruise Line, or/and Third Party. He identified the key is balance between public interest and a business plan: economic impact, relief to Town traffic, traffic impacts, creating opportunities, public port, public uses, revenues to pay investment, risk mitigation, usage agreements, and disposition of profits.

Following Mr. Ajamil's presentation, public comment was received.

Tonight's Powerpoint Presentation is now posted to the Town's website under Ferry Terminal along with the past presentations and data results.

- IV. **ADJOURNMENT** – Mr. St. Germain, with second by Ms. Greenlee, moved to adjourn at 9:10 p.m. Motion passed 7-0.

Patricia A. Gray, Town Clerk