

## Heniger Park Points **DRAFT** Hal 3/5/14

- October 1943 - Upon his death, Jacob Heniger's will gave the property to be known as Heniger Park to Otis field . This property consists of approximately 117 acres with frontage on pleasant Lake.
- August 1953 - Special Town Meeting to vote on accepting Heniger Park subject to the conditions stated in the will.
- 1965 - Selectmen started leasing lots for ten years with four additional terms of ten years each. Access was provided by the town from Route 121 to the lots via Jacobs Way.
  - + Lease options to be exercised, with written notice 60 days prior to current lease expiration, with the same terms
  - + Buildings were taxed at the property tax rate.
  - + Lot leases ranged from 0-\$50 per year
  - + Or quit and deliver premise at the end of the term (Lessee may remove any buildings and improvements placed on premise but must rough grade the surface of the ground)
- 1991 - Based upon a court settlement agreement lake front lots were to be leased at a rate of the current mil rate based upon \$30,000 value and back lots at \$15,000 starting in April 1992
- Over the years timber has been harvested with the funds going into a Timber Reserve Account
- 2007-2013 - Trails developed, maintained, and identified for recreation. Parking areas were also blocked off.
- September 2007 - A letter was sent to each lessee stating that there was no guarantee of a lease being renewed when the final lease expired. The same information was attached to any building permit
- January 2013 - Heniger Park Reassessment Committee formed
  - + Nine members
  - + January 10 initial meeting with no minutes

- + February 23 - site walk followed by meeting
- + Additional meetings on March 25, April 25, July 18, September, November 21, 2013 and January 16, February 20, 2014
- + Audience participation during all meetings
- + Approved minutes documented on town web site

- Meeting highlights

- + Town Attorney determined that it would not be wise to pursue selling any portion of Heniger Park
- + Town Assessor provided assessed values of lots were they not under current Heniger Park lease agreements  
(\$206,783-213,005 front/ \$44,340 back lots)
- + Two realtors provided estimated values of lots  
(\$180,000-200,000 front/ \$30,000-\$60,000 back lots)
- + Recommendation that lease extensions from current lease expiration to June 30, 2040
- + Recommendation that new lease fees for a lot would be based upon a multiple times the mil rate at the town assessor assessed value *FY14 mil rate of 11.55 per \$1,000 used*

*Example for lot #20 (front lot) .*

***Current lease (land lease charge only)***

*30 x \$11.55 = \$346.50 for this fiscal year.*

***Building property taxes only***

*91.238 x \$11.55 = \$1,053.80*

***Total of \$1,400.30***

***Proposed by the committee (land lease charge only)***

*213.005 x \$11.55 = \$2,460.21 x 2 = \$4,920.42*

***Building property taxes only***

*91.238 x \$11.55 = \$1,053.80*

***Total of \$5,974.22***

*Example for lot #20B (back lot)*

***Current lease (land lease charge only)***

*15 x \$11.55 = \$173.25 for this fiscal year.*

***Building property taxes only***

*47.457 x \$11.55 = \$548.13*

***Total of \$721.38***

***Proposed by the committee (land lease charge only)***

*44.340 x \$11.55 = \$512.13 x 4 = \$2,048.52*

***Building property taxes only***

*47.457 x \$11.55 = \$548.13*

***Total of \$2,769.90***

- + Recommendation that lease fee increases be adjusted based upon any changes in the assessed value or mil rate
- + Town attorney reviewed the committee recommendations and only indicated that an escalator clause could be added
- + A lot inspection for environmental evaluation will be necessary prior to any new lease
- Prior to the Otisfield Town Meeting in June, 2014 committee recommendations will be presented at a public hearing
- Final committee recommendations will be documented in an article to be voted upon by the townspeople at the Otisfield Town Meeting in June 2014
- Upon Heniger Park Lease approval the Otisfield, selectmen will forward the approved information to the town attorney for legal approval
- Based upon legal approval the town attorney will develop a lease agreement
- The lease agreement will be the new lease used for leasing lots when the current lease agreements expire
- Current lease expirations:
  - 2015 - 13
  - 2016 - 2
  - 2017 - 4
  - 2018 - 3
  - 2019 - 3
  - 2020 - 9
  - 2025 - 1
  - 2032 - 1
  - 36

One lot is not currently leased and there are also two beach lots for a total of thirty-nine lots

Lot 4 is currently not leased with a shell of a building on it. Current plan is to make it available and lease it in 2014 once a lease amount has been finalized.