

ORDER #309-2018

PROVIDING FOR: WAIVER OF CERTAIN TAX LIENS

WHEREAS, Our Katahdin is a Maine non profit corporation organized to foster economic development in the Katahdin region; and

WHEREAS, Our Katahdin has acquired ownership of GNP West, Inc., and GNP Holding II LLC; and

WHEREAS, GNP West, Inc., and GNP Holding II LLC own real estate and other assets in Millinocket; and

WHEREAS, GNP West, Inc., and GNP Holding II LLC owe taxes to the Town of Millinocket for fiscal year 2017; and

WHEREAS, the 2017 taxes owed to the Town are secured by tax liens filed in the Penobscot County Registry of Deeds; and

WHEREAS, the 2017 tax liens will mature by operation of law on or about December 23, 2018; and

WHEREAS, if the 2017 tax liens mature, title to the real estate encumbered by the tax liens will transfer by operation of law to the Town; and

WHEREAS, if the 2017 tax liens mature Our Katahdin will lose control of the real estate subject to the liens and will lose the ability to use the real estate for economic development in the Town of Millinocket; and

WHEREAS, Our Katahdin has requested that the Town waive its tax liens for a six month time period pursuant to Title 36 MRSA Section 944 so that Our Katahdin can raise funds to pay the taxes and negotiate with the Town to satisfy the tax obligations and promote economic development in the community; and

WHEREAS, waiver of the tax liens waives only automatic foreclosure of the liens and will provide the taxpayer with an additional six months to pay the tax obligations secured by the liens.

NOW THEREFORE, IT IS ORDERED:

1. That the Town, pursuant to Title 36 Section 944 of the Maine Revised Statutes, hereby waives foreclosure of the tax liens filed against GNP West, Inc., and listed in Exhibit A attached hereto;
2. That the Town Treasurer is directed to execute a tax lien waiver of the GNP West, Inc., liens in the form of Exhibit B;
3. That the Town, pursuant to Title 36 Section 944 of the Maine Revised Statutes, hereby waives foreclosure of the tax liens filed against GNP Holding II LLC, and listed in Exhibit C attached hereto;
4. That the Town Treasurer is directed to execute a tax lien waiver of the GNP Holdings II LLC liens in the form of Exhibit D;
5. That the Town Treasurer is directed to record the executed tax lien waivers in the Penobscot County Registry of Deeds on or before December 21, 2018; and
6. That the Town Manager and Chairman of the Town Council are authorized to negotiate with Our Katahdin concerning:
 - A. Satisfaction of the tax obligations subject to the lien waivers approved by this Order; and
 - B. Economic development proposals for the real estate subject to the lien waivers.
7. The Town Manager and Council Chairman are directed to report back to the Council from time to time concerning the status of negotiations with Our Katahdin.

Passed by the Town Council_____

ATTESTED_____

EXHIBIT A – LIST OF GNP WEST, INC., TAX LIENS TO BE WAIVED

Taxes Committed August 26, 2016

Liens Recorded on June 23, 2017

Tax Payer	Map/Lot	Book/Page
GNP West, Inc.	R01/021-A	14523/282
GNP West, Inc.	R04/001	14523/283
GNP West, Inc.	R06/001	14523/284
GNP West, Inc.	R06/001-OTH	14523/285
GNP West, Inc.	R06/003	14523/286
GNP West, Inc.	U05/016-B	14523/287
GNP West, Inc.	U05/191	14523/288
GNP West, Inc.	U09/049	14523/289
GNP West, Inc.	U09/088-A	14523/290
GNP West, Inc.	U10/007	14523/291
GNP West, Inc.	U10/16B	14523/292
GNP West, Inc.	U18/012-011A	14523/293

EXHIBIT B

WAIVER OF FORECLOSURE
GNP WEST, INC.

The foreclosure of the following tax lien mortgages for taxes assessed against GNP West, Inc., to the Town of Millinocket recorded June 23, 2017, are hereby waived:

Tax Payer	Map/Lot	Book/Page
GNP West, Inc.	R01/021-A	14523/282
GNP West, Inc.	R04/001	14523/283
GNP West, Inc.	R06/001	14523/284
GNP West, Inc.	R06/001-OTH	14523/285
GNP West, Inc.	R06/003	14523/286
GNP West, Inc.	U05/016-B	14523/287
GNP West, Inc.	U05/191	14523/288
GNP West, Inc.	U09/049	14523/289
GNP West, Inc.	U09/088-A	14523/290
GNP West, Inc.	U10/007	14523/291
GNP West, Inc.	U10/16B	14523/292
GNP West, Inc.	U18/012-011A	14523/293

Dated at Millinocket, Maine, this ___ day of December, 2018.

Mary Alice Cullen
Treasurer, Town of Millinocket

State of Maine
Penobscot, ss.

December ___, 2018

Then personally appeared the above named Mary Alice Cullen, Treasurer, and acknowledged the foregoing instrument to be a free act and deed in the Treasurer's said capacity.

Before me, _____
Print name:

Notary Public/Attorney at Law
EXHIBIT C – LIST OF GNP HOLDING II, LLC TAX LIENS TO BE WAIVED

Taxes Committed August 26, 2016

Liens Recorded on June 23, 2017

Tax Payer	Map/Lot	Book/Page
GNP Holding II	R05/003	14523/271
GNP Holding II	U06/018	14523/272
GNP Holding II	U06/108	14523/273
GNP Holding II	U07-002-A	14523/274
GNP Holding II	U07/003-A	14523/275
GNP Holding II	U07/012-A	14523/276
GNP Holding II	U08/095	14523/277
GNP Holding II	U10/108	14523/278
GNP Holding II	U17/081	14523/279
GNP Holding II	U07/007-A	14523/280
GNP Holding II	U07/137	14523/281

EXHIBIT D

WAIVER OF FORECLOSURE
GNP HOLDING II LLC

The foreclosure of the following tax lien mortgages for taxes assessed against GNP Holding II LLC, to the Town of Millinocket dated June 23, 2017, are hereby waived:

Tax Payer	Map/Lot	Book/Page
GNP Holding II	R05/003	14523/271
GNP Holding II	U06/018	14523/272
GNP Holding II	U06/108	14523/273
GNP Holding II	U07-002-A	14523/274
GNP Holding II	U07/003-A	14523/275
GNP Holding II	U07/012-A	14523/276
GNP Holding II	U08/095	14523/277
GNP Holding II	U10/108	14523/278
GNP Holding II	U17/081	14523/279
GNP Holding II	U07/007-A	14523/280
GNP Holding II	U07/137	14523/281

Dated at Millinocket, Maine, this ___ day of December, 2018.

Mary Alice Cullen
Treasurer, Town of Millinocket

State of Maine
Penobscot, ss.

December ___, 2018

Then personally appeared the above named Mary Alice Cullen, Treasurer, and acknowledged the foregoing instrument to be a free act and deed in the Treasurer's said capacity.

Before me, _____
Print name:

Notary Public/Attorney at Law
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Dated at Millinocket, Maine, this ___ day of December, 2018.

Mary Alice Cullen
Treasurer, Town of Millinocket

State of Maine
Penobscot, ss.

December ___, 2018

Then personally appeared the above named Mary Alice Cullen, Treasurer, and acknowledged the foregoing instrument to be a free act and deed in the Treasurer's said capacity.

Before me, _____

Print name:
Notary Public/Attorney at Law

WAIVER OF FORECLOSURE

GNP HOLDING II LLC

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GNP Holding II	U06/108	14523/273
GNP Holding II	U07-002-A	14523/274
GNP Holding II	U07/003-A	14523/275
GNP Holding II	U07/012-A	14523/276
GNP Holding II	U08/095	14523/277
GNP Holding II	U10/108	14523/278
GNP Holding II	U17/081	14523/279
GNP Holding II	U07/007-A	14523/280
GNP Holding II	U07/137	14523/281

Dated at Millinocket, Maine, this ___ day of December, 2018.

Mary Alice Cullen
Treasurer, Town of Millinocket

State of Maine
Penobscot, ss.

December ___, 2018

Then personally appeared the above named Mary Alice Cullen, Treasurer, and acknowledged the foregoing instrument to be a free act and deed in the Treasurer's said capacity.

Before me, _____
Print name:

Notary Public/Attorney at Law