Town of Lisbon

Harry Moore, Jr., Chair 2024
Raymond Robishaw, Vice Chair 2024
Mark Lunt 2025
Normand Albert 2025
Jo-Jean Keller 2025
Christine Cain 2024
Fern Larochelle 2023

MEMO

To: Town Council
From: Glenn Michalowski, Town Manager
Subject: **(2024-191)** Motion to Authorize Sale of 430 Ridge Rd., Lisbon, and Associated Agreements
Date: December 3, 2024

Summary

I have outlined a summary of the history on this property as concisely as I can to provide context for the recommended order.

- The property is in the early stages of disposition following foreclosure.
- Outstanding taxes and fees total $6,661.12, including amounts from six fiscal years.
- Further actions, including broker appointment and compliance with distribution requirements for excess proceeds, will require council direction.

- **Tax Lien Timeline**
  - *FY20* - Lien recorded June 19, 2020. Foreclosed January 1, 2022.
  - *FY21* - Lien recorded June 16, 2021. Foreclosure notice sent November 8, 2022.
  - *FY22* - Lien recorded June 24, 2022. Foreclosure notice sent January 16, 2024.
  - *FY23* - Lien recorded June 16, 2023. Foreclosure notice anticipated December 2024.
  - *FY24* - Lien recorded June 18, 2024. Foreclosure notice anticipated November 2025.

  Upcoming Actions
  - February 10, 2025: Property eligible for listing by broker (Council to appoint).
  - February 10, 2026: If unsold, Town may pursue alternate disposal methods.

Amounts Owed to the Town of Lisbon (as of FY25)

Fiscal Year	Amount Due
FY20	$598.03
FY21	$1,509.26
FY22	$1,273.30
FY23	$1,161.74
FY24	$1,216.95

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FY25	$901.84
Total	**$6,661.12**

The joint sale is necessary due to the shared ownership of the lot and the nonconforming status of one of the parcels. By proceeding with a joint sale, we can facilitate the quitclaiming of both parcels to a prospective new owner in a single transaction.

Recommendation

Recommend council make the motion to sell 430 Ridge Rd, Lisbon using the sales process detailed in section 943-C, of title 36, of the Maine Revised Statutes; and move that the Town enter into an Agreement with the Town of Sabattus regarding the sale of such property; and move that the Town enter into a Real Estate Broker Services Agreement with Haggerty Realty regarding such sale; and move that the Town Manager have authority to enter into such agreements and to act accordingly on behalf of and as designated by the Town Council to complete such sale.

Attachments

1. 2024-11-05 Real Estate Broker Services Agreement - 430 Ridge - KMC v2
2. 2024-11-05 Real Estate Broker Services Agreement - 430 Ridge - KMC v2