

# **OUR VISION**

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## **A place for Community and Tourism set in a Historic Woolen Mill**

Our vision includes a collection of ideas and concepts that we believe, along with many members of the community, would make the best use of the mill complex.

### **Community/Recreation Center**

A large venue where kids and adults alike, in our surrounding communities, can congregate, and engage in social, educational, and recreational activities.

This will offer a safe environment for kids after school, to receive additional learning, give them creative outlets, and encourage healthy behavior. Non-Profit

### **Farmer's Market**

A central hub for local farmers and vendors to sell their products.

This will provide a marketplace in a highly visual, easily accessible location.

### **Food Bank/Pantry**

The Food Bank will provide storage for large food donations that will be distributed to agencies such as food pantries, senior care centers, etc. The Food Pantry will provide nutritionally balanced meals to local families in need.

## **Indoor Artwalk and Gallery**

Residents will be able to walk the indoor perimeter of the mill in any weather, and view artwork from local artists that will be displayed along the path. Also displayed will be a beautiful collection of pictures that we have gathered of the former mill and it's contents.

## **Tap Room/Pub**

Pub style atmosphere offering food and beverage, along with games and entertainment.

Supports, and assists in the marketing of our local breweries, wineries, meaderys, and cider houses. This will also provide local jobs.

## **Ossipee River Run Company and Retail Store**

A business that rents Tubes, Canoes, and Kayaks, and all associated gear, then shuttles to and from the put-in/take-out points of the Ossipee River. The Retail Store will be a place to purchase river toys, clothing, accessories, etc.

This will boost tourism, which could lead to new business ideas/opportunities for community members who would like to establish adventure type shops/businesses of their own.

## **Conference/Banquet/Event Venue**

A grand room available for business seminars, reunions, wedding receptions, etc.

This space will draw outside businesses and tourists to our area, along with providing local jobs.

## **Retail and Office Space**

Space for lease to community-friendly establishments.

This will provide management and maintenance jobs.

## **Machine Shop**

We have an interested party who would like to occupy the stand-alone concrete building, as an added location for their established business of design, engineering, and manufacturing airplane parts.

We have interested parties who would like to occupy the former administration building for office space.

This will provide local job opportunities.

## **Outpost for Local Law Enforcement**

A convenient, free office space for law enforcement to use as a remote location to assemble when conducting business near our area.

This will be a benefit to the community, knowing safety officers are near by.

# Vision Summary

We would like to rename the mill **Kezar Falls Mill**, and honor/preserve the mill's historic character to the best of our ability with some visually appealing improvements.

A covered boardwalk off the front of the entire mill will open the mill up to a row of businesses and enhance the look of the front of the mill.

Our mission here is to boost tourism, increase the value of neighboring properties, and provide job opportunities to keep our community's youth engaged, hence staying local to raise their families.

Our vision includes forming committees consisting of community members, that will bring welcomed insight, and assist in our planning, marketing, and development of the mill complex.

One example of our marketing strategy would be to create, and implement, a website to provide online presence, depicting Kezar Falls Maine as a tourist destination. Accompanying that would be a fun map highlighting all of the attractions and adventures that our community has to offer, such as hiking, biking, snowmobile and ATV trails, river adventures, shops, restaurants, theatres, museums, buildings with historic buildings, services, etc.

# WHO WE ARE

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## **SCOTT MOUNCE** West Baldwin Maine

38 years construction and manufacturing experience. Extensive experience in framing and construction of residential and commercial buildings. Skills include Architectural design and drawing, structural calculation, general contracting, project finance, and subcontracting.

Experience in most phases of construction and remodeling to include journeyman level electrician, plumbing, wells, and sewer systems. 2 years operation and maintenance of heavy equipment and machinery.

Completed a 4-year apprenticeship in Vail, Colorado, then moved to Arizona for 24 years, where I was a licensed contractor, hosted boat tours, and passed the Arizona State Board of Realtors Exam.

## **MARK MOUNCE** Dewey Arizona

Currently manage and operate a full service design firm for custom homes, production homes, remodels, renovations, additions, historic preservation, and small commercial projects

Partnered in the real estate development of 80 acres of raw land into a subdivision of 58 finished lots. Responsibilities included securing plan approvals, permits, and participation in public hearings. Additional contributions involved municipal negotiations and zoning approvals, sales, and marketing.

Arizona State University, Tempe, Arizona  
Master of Architecture, College of Architecture and Environmental Design

Arizona State University, Tempe, Arizona  
Bachelor of Science in Design, College of Architecture and Environmental Design

Colorado State University, Fort Collins, Colorado  
Bachelor of Science in Industrial Construction Management, College of Professional Studies

**PAOLO SANZA**  
Oklahoma

RA, Associate Professor of Architecture, Oklahoma State University School of Architecture.

Educational Credentials: 1993: Master of Architecture, Arizona State University. Bachelor of Science in Design, Arizona State University, Cum Laude.

Licenses/Registration: Registered Architect, Arizona

Teaching Experience: Oklahoma State University, Arizona State University, Scottsdale Community College.

**AWILDA RODRIGUEZ**  
Oklahoma

Professional Experience: Licensed Architect in the State of Arizona. Project Designer, Sheller Architecture, Tempe AZ. Junior Project Designer, Fluor Daniel, Phoenix, AZ. Intern and Project Designer, Orcutt & Winslow Partnership, Phoenix, AZ.

Teaching Experience: Oklahoma State University, School of Architecture, Faculty, Oklahoma State University. School of Architecture, Visiting Professor Arizona State University. College of Architecture & Environmental Design, Faculty Associate. Arizona State University, College of Architecture & Environmental Design, Research Assistant.

**ROBERT MACKENZIE**  
Limington Maine

36 years experience in all aspects of construction, starting with my family's business, Langford and Low General Contractors. I have owned my own Excavation and Paving business, installing commercial and residential septic systems, leach fields, and pump stations. One of my greatest strengths is operation of heavy equipment, from excavators to forestry processors.

Experience includes architectural woodworking, timber framing, custom kitchen installations, and have worked on historic mills in the Portland area, converting them to doctor's offices and condominiums.

My passion for historical buildings lead me to purchase, disassemble, and relocate/re-erect a 200+ year old barn using old fashioned methods, which is now my home that I share with my wife in Limington.

**NANCY MACKENZIE**  
Limington Maine

30 + years experience in a variety of positions including Office Manager, Data Specialist, Accounting Assistant, Bookkeeper, Human Resources Assistant, Event Coordinator, Concept Designer, and Hospitality Manager.

Received certificate of completion from a Registered Maine Recreational Guide Preparation Course, where I learned all the necessary outdoor skills needed for safely leading clients in the Maine woods. Have also attended the B.O.W. program sponsored by the Maine Department of Inland Fisheries & Wildlife and hosted at The University of Maine 4-H Camp & Learning Center at Bryant Pond.

Was a member of the Jackman/Moose River Chamber of Commerce, where I implemented the region's new tag line, and created/developed, the town's first Tourists Attraction Map. While living in the Jackman area, I owned and operated an ATV Rental business which also hosted Moose Tours. I am a land conservation and wildlife advocate.

## REFERENCES, CONTACTS, COMMUNITY MEMBERS, ETC.

Peter Zack	Director, Sacopee Energy and Climate Activities
Margaret Zack	SVHC Board of Directors, Treasurer, Porter
Peter Hagerty	Peace Fleece Farm, Porter
Marty Tracy	Peace Fleece Farm, Porter
Silas Hagerty	Kezar Falls Theater, Porter ME
Heather Ricker	Chief Operator Eagle Creek Hydro
Greg Freeman	Regional Manager Eagle Creek Hydro
Jan Smith	Parsonsfield Seminary
Bill Taylor	Ye Olde Sale Shop Parsonsfield/Effingham
Chris Boucher	Master Electrician
Rick Mulhern	Master Plumber



# DEVELOPMENT TIMELINE GOALS

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## First Year Goals

### STRUCTURAL

- Secure the buildings and address all safety issues.
- Repair roofs and drainage of all structures.
- Clean out the buildings and grounds.
- Remove the raised leach bed.
- Install phase one of the new sewer system.
- Rehabilitate the stand-alone concrete building ready to lease October 2018.
- Rehabilitate the stand-alone administration building ready for lease.
- Utilities hooked up.

### BUSINESS AND MANAGEMENT

- Get approvals on revitalization plans.
- Start bidding process and budget planning
- Lease out the concrete building.
- Lease out a portion of the administration building.
- Offer a portion of the administration building to law enforcement.
- Start the river run operation.
- Start the storage operation.

## Second Year Goals

### STRUCTURAL

- Structural engineering completed for the mill.
- Install the second phase of the sewer system.
- Open up the west side of the barn for the farmers market.
- Cut in entrance and exit to the ground level for parking.
- Remove windows of the ground level parking garage.
- Remodel the northwest portion of the mill for the tavern and venue area.
- Removal of the concrete loading ramps on the east end of the mill.

### BUSINESS AND MANAGEMENT

- Open the farmers market.
- Complete planning for the community/rec center.
- Apply for a beer and wine license.
- Finalize bidding and budgeting for the entire front of the original mill.
- Get approval for reconstruction/closing off of the east end of the mill.

## Third Year Goals

### STRUCTURAL

- Complete the remodeled front facade of the mill.
- Complete the added parking plan for the farmers market.
- Finalize plumbing and electrical engineering of the mill.
- Remove the overhead power poles and transformers.
- Install and bury the new permanent underground electric service.

### BUSINESS AND MANAGEMENT

- Open the Tavern.
- Finalize plans and approvals for the commercial spaces on the 1st floor of the mill.
- Start advertising of all that is at the mill and for spaces that will soon be at the mill.
- Finalize agreements with local non-profit to complete and oversee the rec center.
- Start planning and coordinating for the new stairways from the main entrance to all floors.

## Fourth Year Goals

### STRUCTURAL

- Install necessary fire suppression system.
- Complete the 1st-floor commercial shop spaces, ready to lease.
- Complete the new stairway from the parking garage to the 3rd floor.
- Complete the sewer system trunk lines for the 3rd floor.
- Start remodeling and changing out windows on the riverside of the mill.
- Let the local non-profit organization install the rec center.

### BUSINESS AND MANAGEMENT

- Finalize sewer system calculations of the entire mill complex.
- Organize and plan the opening of a community food pantry.
- Get use permit for the ground floor parking.
- Request permission from Saco River Authority to re-establish previous boardwalk to access the building where the river runs below and underneath.

# OFFER

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## A PIECE OF HISTORY

Parsonsfield was part of a large tract of land sold on November 28, 1668 by Newichewannock Indian Chief Sunday (or Wesumbe) to Francis Small, a trader in Kittery. The price was two large Indian blankets, two gallons of rum, two pounds of gun powder, four pounds of musket balls, and twenty strings of Indian beads. [4]

We could not match this price up front in today's dollars, however over time if given the chance could envision returns to the town and surrounding area with the revitalization of the Robinson Mill Complex.

We offer a minimal amount for the chance to provide returns to the town over time, in the form of getting the property back in the positive category in tax revenues. Our foremost concern is to direct our financial resources to implementing mitigation efforts to reverse the effects of weathering damage, that has taking a toll on the facilities to the point where it is crucial, and will certainly require financial outlays now, and into the foreseeable future, to preserve the Robinson Mill Complex.

A symbolic amount of as little as \$1 is the minimum we would be willing to pay. We are certainly open to counteroffers with our intent not to make a fast return but rather to pursue a lasting joint public private partnership with the Village of Kezar Falls, the town of Parsonsfield and the surrounding area for years to come.

[4] Coolidge, Austin J.; John B. Mansfield (1859). *A History and Description of New England*. Boston, Massachusetts. pp. 249-250.

# CONDITIONS for CLOSING

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1. Clear title with no encumbrances  
We expect this can be accomplished within the 90-day period after award of RFP, and prior to closing as stated in the RFP.
2. Discount on taxes for a negotiated period of time to allow the project time to become operational.
3. Small white bldg on Lot 2 (*not specifically mentioned on RFP*)
4. it is our understanding based on the RFP listed Deed description that these are included tax parcels:
  - a. U04/025 Wadleigh Street
  - b. U03/001 Stewart Street (*dilapidated buildings and their contents*)
  - c. U04/007 The Robinson Mill Complex
  - d. U04/002 The Robinson Mill Complex  
(It is our understanding this is the small white building between the park and the power plant building)

These are not listed on RFP, but are listed on the Deed

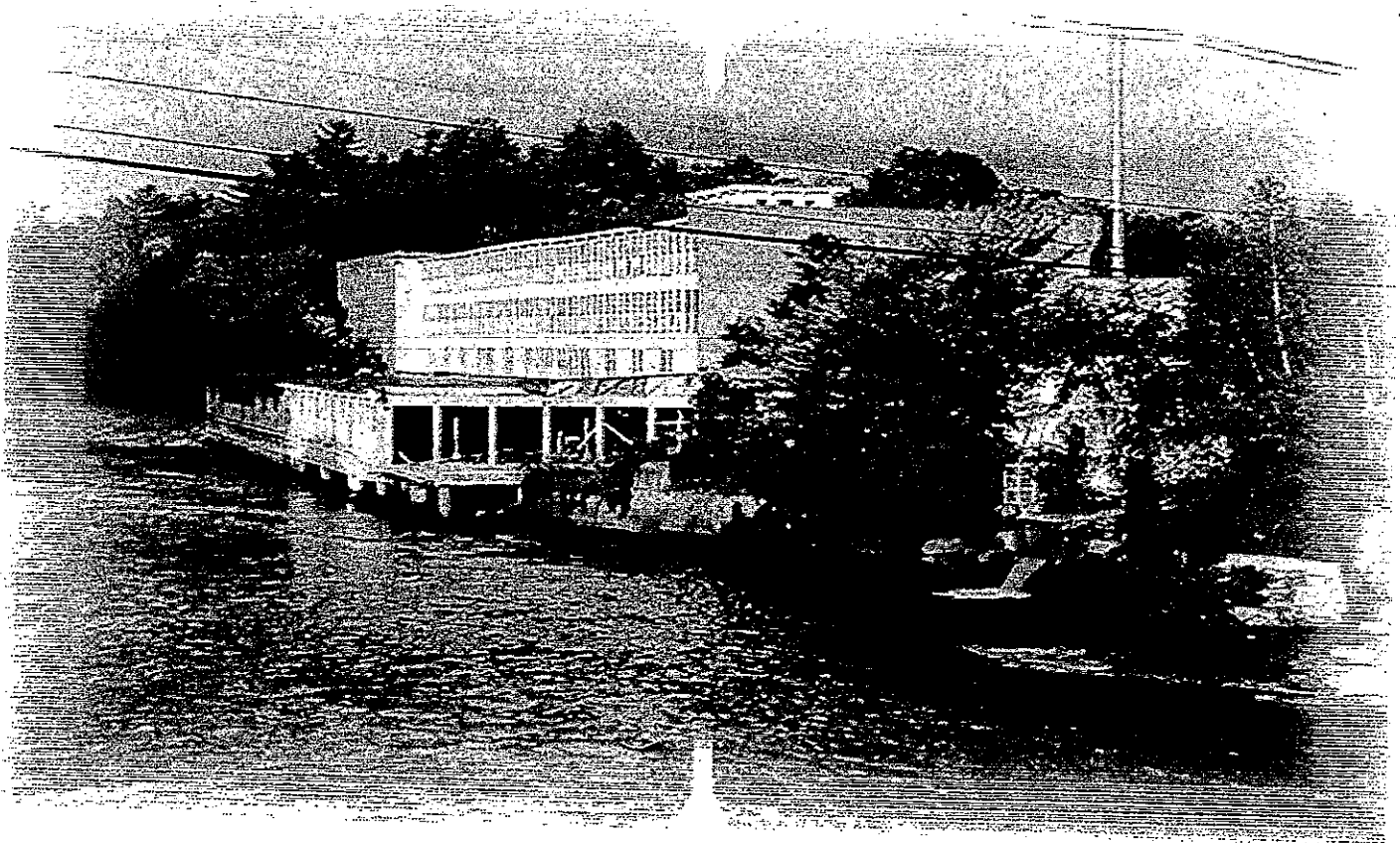
This proposal is based on our understanding that it is inclusive of the above listed tax parcels and deed to properties as described in deed located at book 1958 page 679 as directed in the RFP.

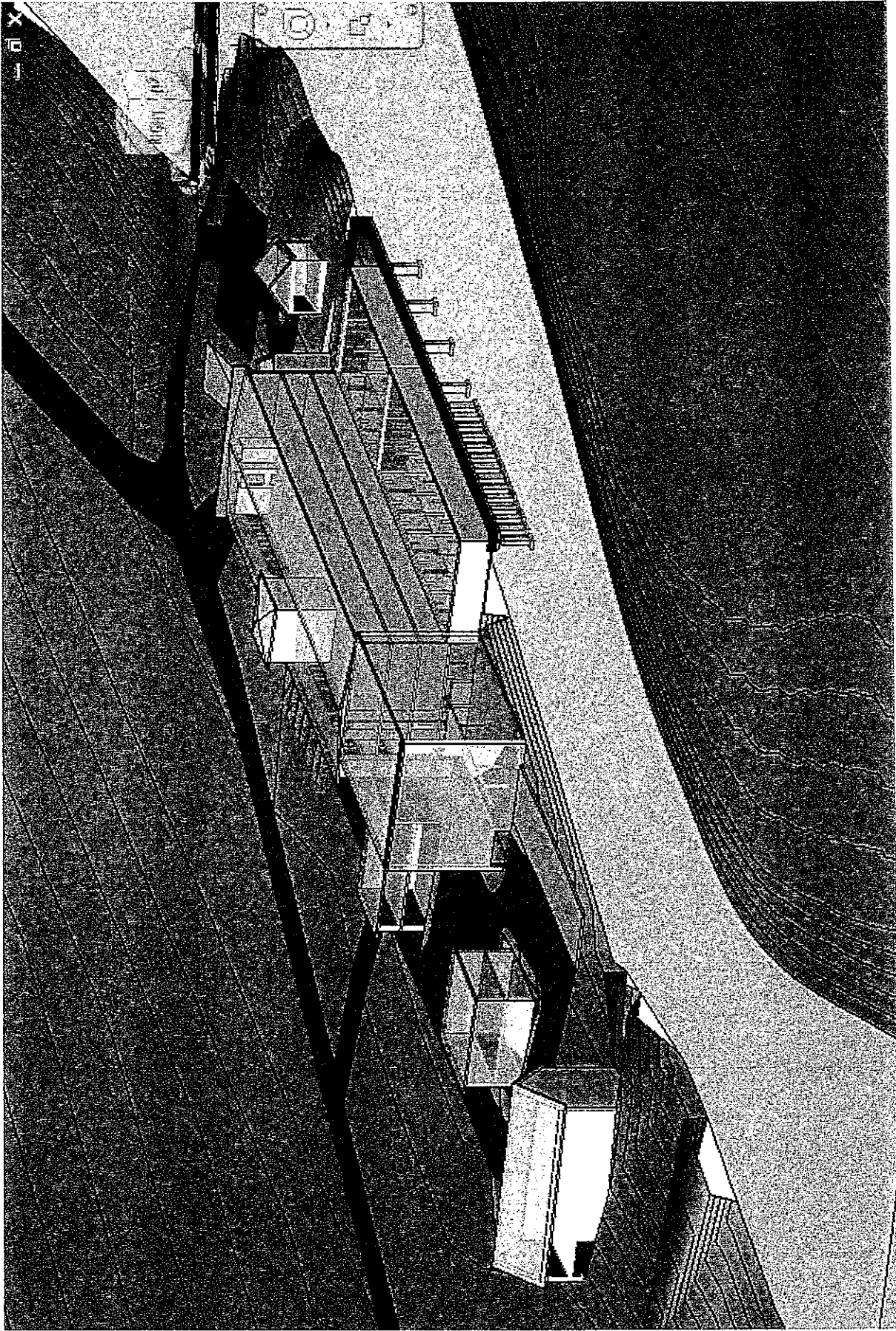
# CLOSING STATEMENT

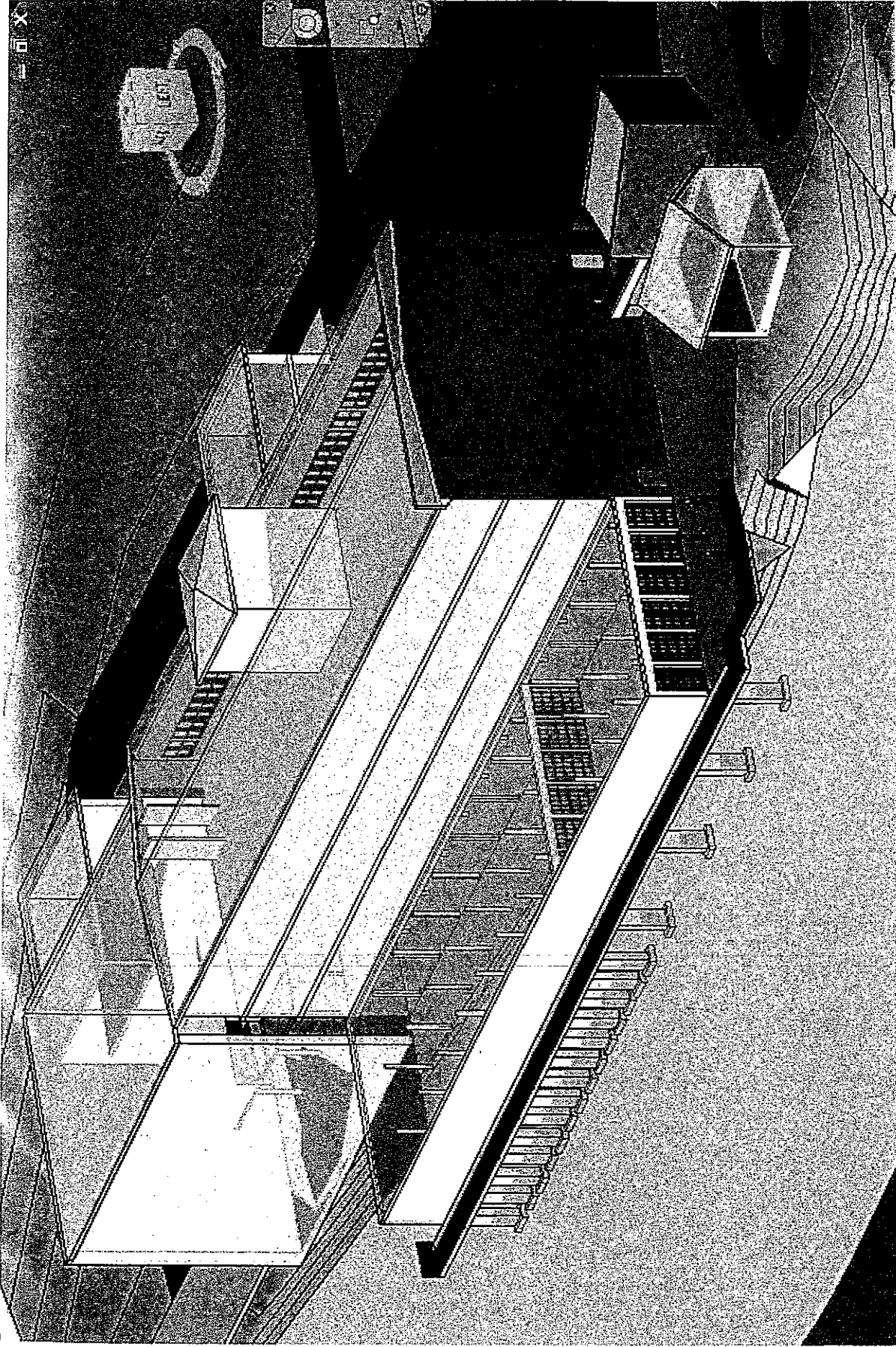
We thank you in advance for considering our proposal for the purchase and development of the Robinson Mill Complex.

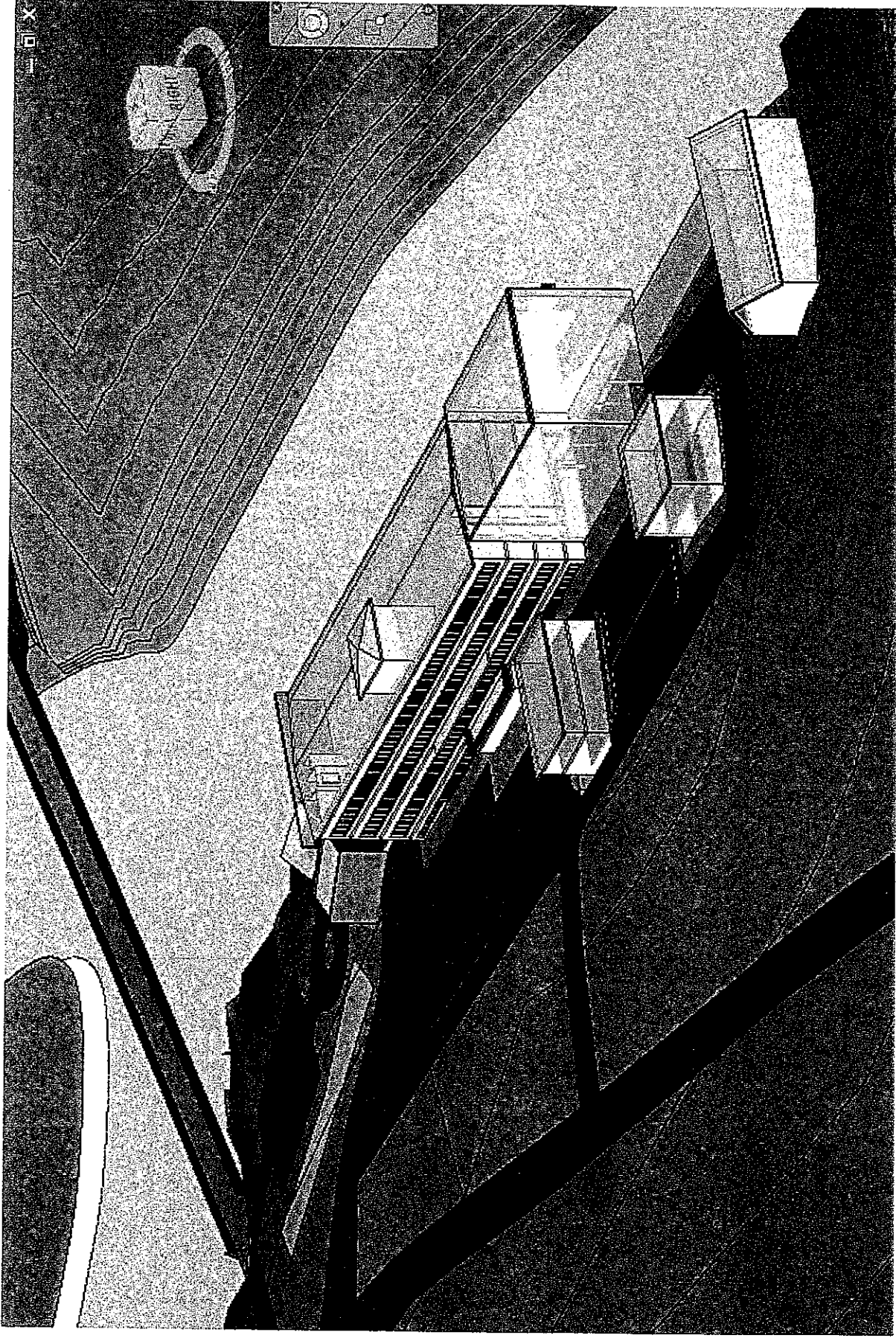
We are well aware that the revitalization of the Mill Complex will be an immense undertaking, and we are ready to take the challenge. It's not just our expertise in the construction trades but also our creativity that will give the historic mill new life as the center of attraction in the tri-town area.

We truly believe in the cause, and are confident that our vision will strengthen the overall vitality and spirit of our community.

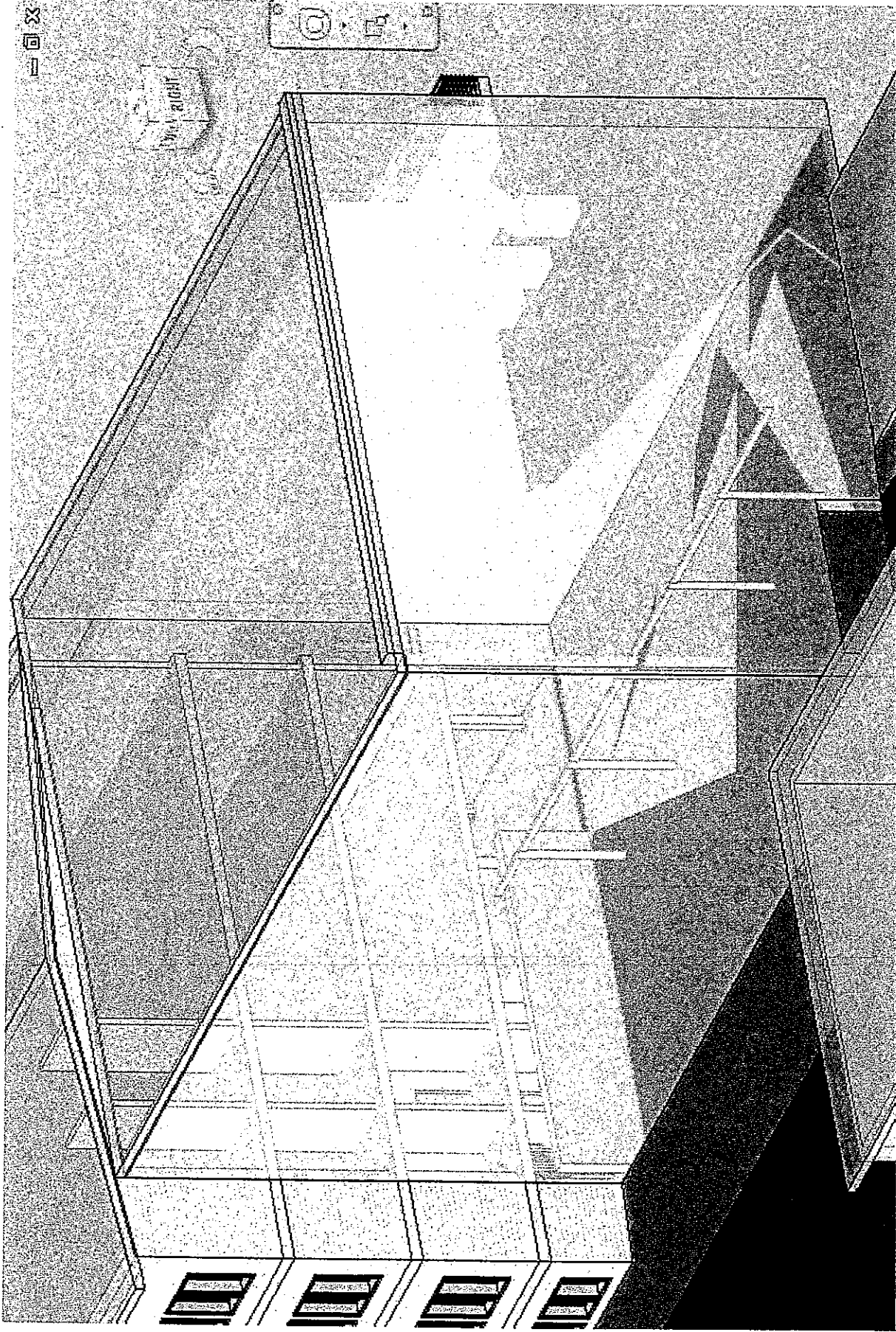


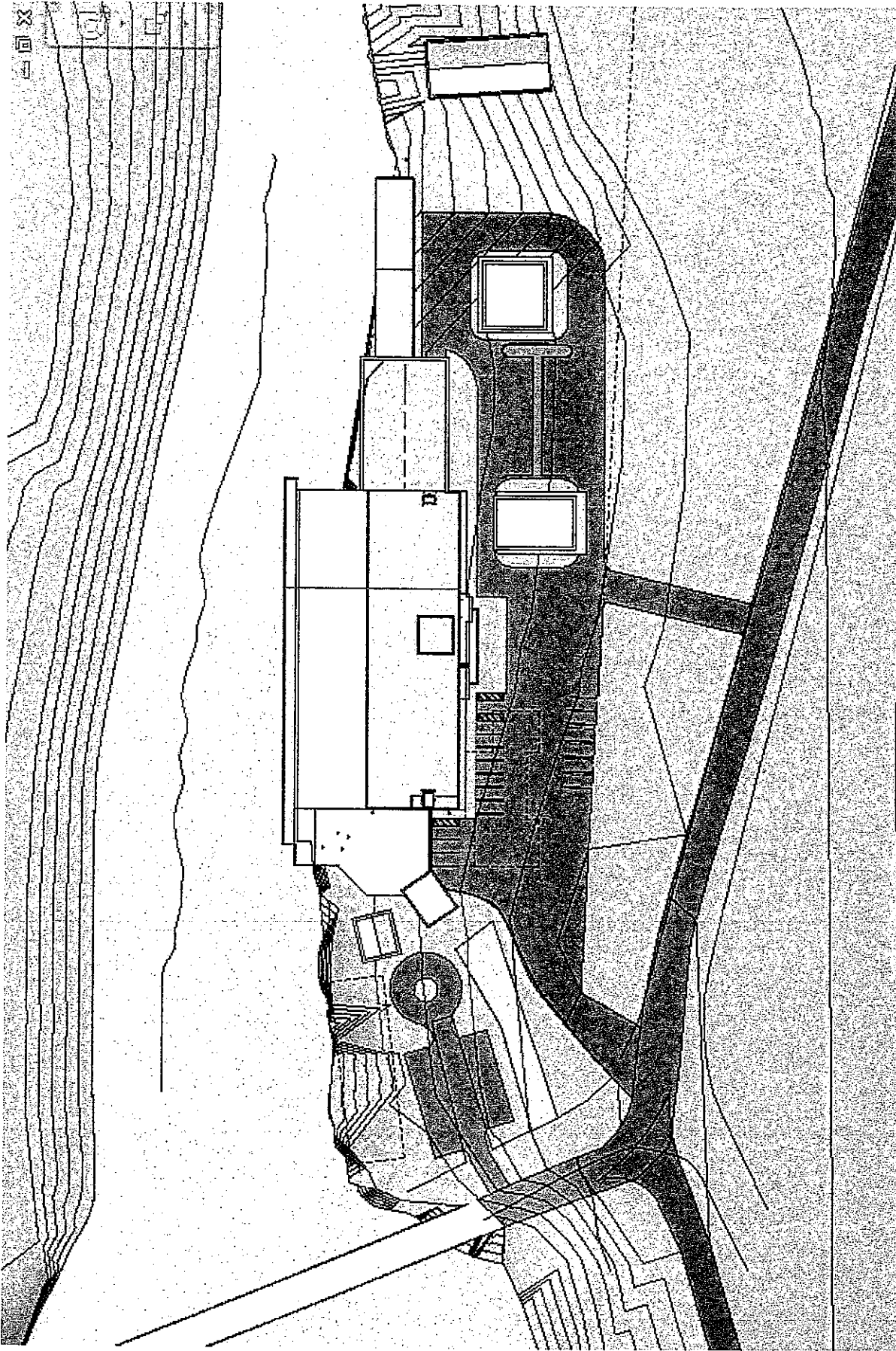












***Disclaimer:*** All drawings provided with this proposal are conceptual, and do not represent our final design for the mill.

