

**ORDER OF THE CUMBERLAND COUNTY COMMISSIONERS  
AUTHORIZING THE PURCHASE OF PROPERTY**

**WHEREAS**, on August 22, 2023, the Commissioners authorized the County Manager to negotiate a contract for the purchase of property located at 27 Northport Drive, Portland, Maine; and

**WHEREAS**, pursuant to such authorization, the County Manager negotiated and executed a Contract for the Sale of Real Estate with Martin's Point Health Care, Inc. dated August 30, 2023 (the "Contract") to purchase the real estate consisting of a 32,532+/- square foot, three-story commercial office building and certain items of personal property within said building located at 27 Northport Drive, Portland, Maine (the "Property") for a total purchase price \$4,600,000; and

**WHEREAS**, the validity of the Contract is contingent upon the approval of the Board of Commissioners on or before September 11, 2023; and

**WHEREAS**, the Commissioners desire to approve the Contract in the form as executed by the County Manager;

**NOW, THEREFORE**, be it voted, resolved, and ordered by the Commissioners of Cumberland County, Maine:

**Section 1: Appropriation.** The sum of \$4,600,000 is hereby appropriated, from the funds of the County received under the Coronavirus State and Local Fiscal Recovery Funds (SLFRF) (otherwise known as the American Rescue Plan Act of 2021) dedicated to revenue replacement for the provision of government services, to finance the purchase of the Property pursuant to the terms of the Contract. The Commissioners further authorize the County Treasurer to appropriate additional sums from such funds for costs associated with closing on the purchase of the Property, including, but not limited to title insurance and legal fees.

**Section 2: Other Actions.** The County Manager, Chair of the Board of Commissioners, Treasurer, and other appropriate officers of the County are hereby authorized and empowered to do all such acts and things as may be deemed necessary or desirable in order to purchase the Property pursuant to the terms of the Contract, including, but not limited to, the undertaking of any due diligence, inspections and appraisals they deem necessary and appropriate prior to closing, and to execute, deliver, file, approve, and record all such documents, contracts, deeds, assignments, certificates, memoranda, abstracts, and other documents as may be necessary or advisable, with the advice of counsel for the County, in connection with the purchase of the Property.

**Section 3: Designated Broker.** The County Manager be and hereby is authorized to select a licensed broker to represent the County in connection with the negotiation and purchase of the Property and the County Manager be and hereby is authorized and empowered to execute and deliver such contracts or agreements as may be necessary or appropriate in connection therewith.

**Section 4: Deputy Officers.** If the County Manager, Chair of the Board of Commissioners, or Treasurer are for any reason unavailable to approve and execute any of the documents necessary in connection with the County's purchase of the Property, the person or persons then acting in any such capacity, whether as an assistant, a deputy, or otherwise, is authorized to act for such official with the same force and effect as if such official had him/herself performed such act.

ADOPTED this 11<sup>th</sup> day of September, 2023 by the Cumberland County Commissioners:

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Neil D. Jamieson, Jr., Chair

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Susan E. Witonis

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Stephen Gorden

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Patricia Smith

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James F. Cloutier