



August 29, 2007

Hon. Nicholas Mavodones, Mayor  
Portland City Council  
389 Congress Street  
Portland, ME 04101

Re: Ocean Properties Ltd- Maine State Pier- Casco Bay Island Transit District

Dear Mr. Mayor and City Councilors:

The public hearing on August 20 commenced with another motion to recuse the Mayor from participating in the Maine State Pier deliberations. That motion failed 6-2 (Marshall, Donoghue). In the course of the debate, Councilor Leeman asked that both bidders clear the air and state the nature of any "deal" with CBITD, the sole issue which generated the motion to recuse. This request presumably includes any arrangements with Mayor Mavodones, Operations Manager for CBITD.

Ocean Properties has no current deal or financial arrangements with CBITD and certainly not with Mayor Mavodones, directly or indirectly.

In order to assure full disclosure, Councilor Donoghue sits on the CBITD Board which, presumably, would authorize the terms of any proposed lease. We also have no financial arrangements with Councilor Donoghue.

By way of background, RFP # 4307 sets as Minimum Requirement 7 "Integration of Casco Bay Island Transit operations, circulation and expansion potential". This, of course, leads directly to conversation with CBITD to identify its needs and goals, particularly with respect to traffic and pedestrian circulation. Such meetings have been held between OPL representatives and CBITD staff. In the course of those conversations, the issue of a "freight shed" has come up. We have suggested to CBITD staff that we stand ready to discuss a specific plan and terms for a freight shed on Maine State Pier, but we have no current indication that CBITD is yet prepared to pick up those discussions. At no time have we had any conversations with CBITD regarding the terms of the lease, including any rent to be paid. CBITD will determine when/if those conversations would be useful.



Ocean properties, ltd.  
Hotels and Resorts

1000 market street • suite 300 • portsmouth, nh 03801 • p:603.559.2100 • f:603.427.0995 • www.ophotels.com



We have conducted all of our discussions with the City and its representatives fully aware of the restraints imposed by the "conflict of interest" rules set forth in the Portland City Code. Nothing in our conversations with the City or its representatives have approached a violation of the text or spirit of those limitations. That includes Mayor Mavodones, fully known to us to be an employee of CBITD and Councilor Donoghue, one of its Directors.

Sincerely,

Robert Baldacci, Vice President  
Ocean Properties Ltd.

cc: Joseph E. Gray, City Manager  
Lee D. Urban, Director of Planning and Economic Development  
Ellen F. Sanborn, Assistant Finance Director



Ocean properties, Ltd.  
Hotels and Resorts

1000 market street • suite 300 • portsmouth, nh 03801 • p:603.559.2100 • f:603.427.0995 • www.ophotels.com