

AGENDA
TOWN COUNCIL WORKSHOP
WEDNESDAY, OCTOBER 18, 2017
COUNCIL WORKSHOP RE: PROPOSED CONTRACT ZONE FOR
ACURA CAR DEALERSHIP ON PAYNE ROAD AND HAIGIS PARKWAY
6:00 P.M. – CHAMBER A

Item 1. Call to Order.

Item 2. Those Present.

Item 3. Discussion on proposed Contract Zone for Acura Car Dealership on Payne Road and Haigis Parkway.

Item 4. Adjournment.



Presentation To: Scarborough Town Council

Land Development: 289 Payne Road, Scarborough

Proposed Buyer: Patriot Acura of Maine

October 18, 2017

Patriot Subaru, Saco, ME



- ◆ Awarded Open Point In 2003 –
- ◆ Planning Volume 194
- ◆ 2016: 2600 Retail
- ◆ 2017 Goal: 2800 (1600 New)

By 2006, Patriot was selling more new Subarus than any other Maine dealer, and has been #1 for 136 straight months.



Patriot Subaru, North Attleboro, MA



- ◆ Awarded Open Point In 2014 –
- ◆ Planning Volume 800
- ◆ 2016 Sales: 1250
- ◆ 2017 Goal: 1500 (1200 New)

Currently, Patriot is ranked #3 in
SNE 4 District Sales 2017 YTD.
900 New Subarus sold YTD.



Mission Statement

Patriot has built a culture based on our Mission Statement:

“To Serve -
Our Customers, Our Families,
Our Community, and Each Other.”



As an Employer...



**Best Places to
Work in ME**

Patriot Subaru, Saco has been named Best Places To Work In Maine for FIVE Consecutive Years, 2013-2017.

We have been ranked #1 in the Medium Size Business Category the past four years.



Patriot Subaru, Saco has been named to the Automotive News "Top 100 Best Dealerships To Work For" the past SIX years, 2012-2017. Only 7 dealers in the country have earned this level of recognition.

How we provide

- ◆ Pay Plans Built Around Performance and Tenure
- ◆ Paid Health, Dental, and Vision (Includes Mental Health)
- ◆ Profit Sharing
- ◆ 401K Match
- ◆ Annual Holiday Bonus Based On
- ◆ Performance and Tenure
- ◆ Graduated Vacation Plans
- ◆ Continuing Education and Personal Development





Good Job, Good Pay, Good Benefits

Saco, Maine

2016 Payroll: \$3,895,247

70 Full Time, 17 Part Time

Average Employee Compensation: \$49,620

North Attleboro

2016 Payroll: \$1,813,052

36 Full Time, 7 Part Time

Average Employee Compensation: \$45,900

We have been increasing the number of part-time positions to embrace millennials and seniors.

We help to build our community

Annually, over \$250,000 is distributed to Non-Profit groups, in addition to our "Hands On" giving



American Red Cross
Together, we can save a life



Sometimes you're the nail, sometimes the hammer.



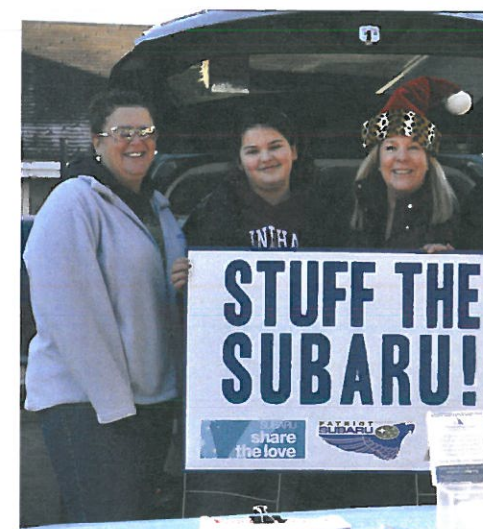
Habitat For Humanity
Carpenter Court, Scarborough

Patriot Subaru Associates
On The Job!



Serving Our Community Creates Brand

- ◆ Create Vibrant Store Activities
- ◆ We Are An Open Dealership To The Community For Purposes Other Than Selling C
- ◆ We Don't Do It To Sell Cars, But We Sell Cars Because We Do It



Committed to being an Eco-Leader



SOA Eco-Friendly
CERTIFIED DEALER

First Dealer in New England
To receive this SOA Certification
Both Saco and N. Attleboro

COX
AUTOMOTIVE™
2016 SUSTAINABILITY AWARD

Named as the National Recipient
of the Cox Sustainability Award.
\$20,000 Grant Awarded.



Annual Earth Day Fund
For Parks and Red Depa

ecomaine

2013 Town of Saco Community Award
2013 Maine Best Business Award
2015 Town of Saco Community Award

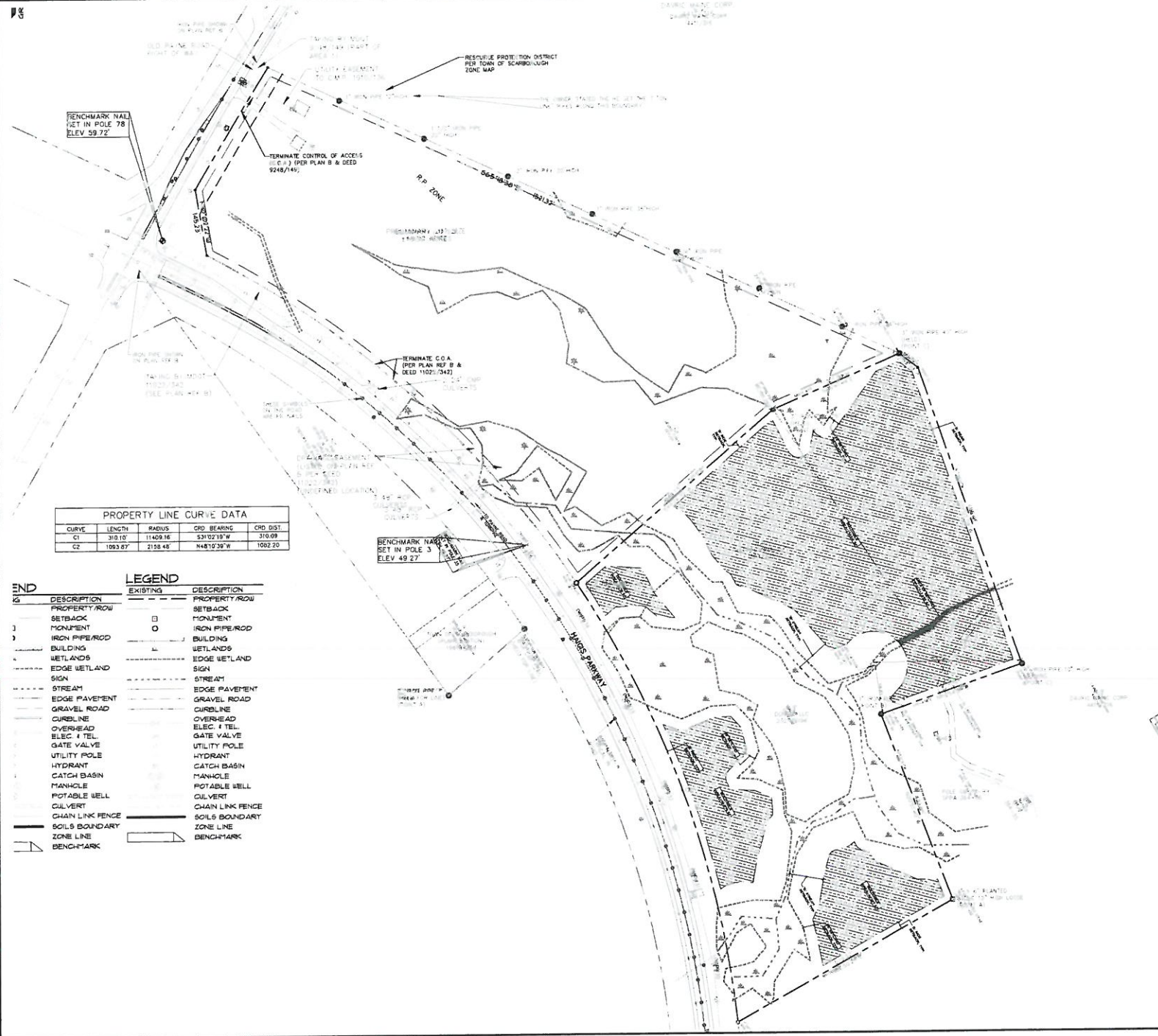


2011 Business Leadership Recognition

GREEN
DEALER
SUPPORT
CERTIFIED DEALER

Both Saco and N. Attleboro

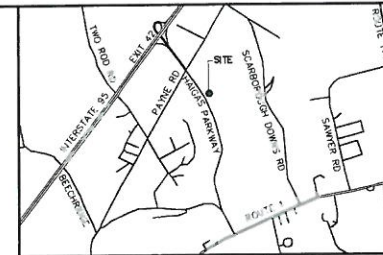
Patriot Subaru is a zero land-fill facility, recycling, reusing, returning, and reducing
in every department so nothing goes to land fill.



PROPERTY LINE CURVE DATA				
CURVE	LENGTH	RADIUS	CUR. BEARING	CUR. DIST.
C1	318.10'	11409.16'	S31°02'19"W	310.09'
C2	1093.87'	2158.45'	N48°10'39"W	1002.20'

LEGEND		
END	DESCRIPTION	DESCRIPTION
1	PROPERTY ROW	PROPERTY ROW
2	SETBACK	SETBACK
3	MONUMENT	MONUMENT
4	IRON PIPE/ROD	IRON PIPE/ROD
5	BUILDING	BUILDING
6	WETLANDS	WETLANDS
7	EDGE WETLAND	EDGE WETLAND
8	SIGN	SIGN
9	STREAM	STREAM
10	EDGE PAVEMENT	EDGE PAVEMENT
11	GRAVEL ROAD	GRAVEL ROAD
12	CURBLINE	CURBLINE
13	OVERHEAD	OVERHEAD
14	ELEC. + TEL.	ELEC. + TEL.
15	GATE VALVE	GATE VALVE
16	UTILITY POLE	UTILITY POLE
17	HYDRANT	HYDRANT
18	CATCH BASIN	CATCH BASIN
19	MANHOLE	MANHOLE
20	POTABLE WELL	POTABLE WELL
21	CULVERT	CULVERT
22	CHAIN LINK FENCE	CHAIN LINK FENCE
23	SOILS BOUNDARY	SOILS BOUNDARY
24	ZONE LINE	ZONE LINE
25	BENCHMARK	BENCHMARK

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ADJUTER LINE/ROW	---
---	SETBACK	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	CURBLINE NO. BENCHMARK	---
---	WETLANDS	---
---	EDGE WETLAND GPS	---
---	IRON	---
---	STREAM	---
---	EDGE PAVEMENT	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	CHAIN LINK FENCE	---
---	HYDRANT	---
---	SEWER PIP.	---
---	CULVERT	---
---	OVERHEAD	---
---	ELEC. + TEL.	---
---	UTILITY POLE	---
---	GUY	---
---	ELECTRICAL MANHOLE	---
---	GATE VALVE	---



PROFESSIONAL / MEDICAL OFFICE | HOTEL
PRIME DEVELOPMENT • BUILD-TO-SUIT

289 PAYNE ROAD, SCARBOROUGH, MAINE



Build-to-Suit: • 28,000± SF

• Office or Medical Office, Hotel

Zone: • Haigis Parkway Zone (HPZ)

Traffic Stats: • 12,880 vehicles per day at Payne Road, northeast of Turnpike Exit 42



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Commercial Development Sites #1000 & #800 Haigis Parkway @ I-95 Exit 42

Scarborough, Maine



Several visible locations from I-95 Exit 42 and the Payne Road. Exceptional development opportunities with over 2,400' of contiguous frontage, level topography, state of the art infrastructure and approximately 33 acres in total; 2 properties can be purchased separately or in total. Ideal Office, Medical, Retail, Restaurant, Hotel or mixed use sites. Situated next to the new Cabela's Shopping Center and over 300,000sf of planned retail and mixed use (approximately 250,000sf completed). Near the Maine Mall, Scarborough Downs, Shaw's, Wal-Mart, Sam's, The Portland Jetport and U.S. Route 1. More land available, Documents include: Survey, wetlands and zoning. Scarborough Tax Map R-052 005

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