



STATE OF MAINE  
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY  
BUREAU OF PARKS AND LANDS  
22 STATE HOUSE STATION  
AUGUSTA, MAINE 04333

JANET T. MILLS  
GOVERNOR

AMANDA E. BEAL  
COMMISSIONER

**MEMORANDUM**

TO: Baxter State Park Authority  
FROM: Andy Cutko, BPL Director *AC*  
RE: East Turner Tract Transaction  
DATE: November 22, 2022

Over the past year, there has been substantial discussion about the possibility of Baxter State Park (BSP) acquiring approximately 2,574 acres of land on its eastern boundary commonly referred to as the East Turner tract. The East Turner tract is in common-undivided ownership, with the Bureau of Parks and Lands owning about an 80% interest and Charles FitzGerald owning an approximately 20% interest.

Acquisition of the tract by the Park was first contemplated as part of the Katahdin Lake acquisition in 2006, but ended up in BPL's ownership instead. Since that time, the Katahdin Woods & Waters National Monument has been created, resulting in the East Turner Tract being surrounded by the National Monument and Baxter State Park, creating a variety of public access and management challenges. These challenges have led to growing sentiment that the East Turner tract would more appropriately be managed by Baxter State Park. The Baxter State Park Authority has expressed interest in seeing this happen, but only if the full 100% interest can be acquired. The 131<sup>st</sup> Maine Legislature passed a resolve, Chapter 134 (LD 1756), authorizing the Bureau of Parks and Lands to make this conveyance.

In recent months, there have been serious discussions among key parties, including BPL, BSP, Charles FitzGerald and Friends of Baxter State Park (FBSP). Based upon these discussions, a pathway forward has emerged that could successfully lead to the Park's acquisition of the East Turner Tract. As a result of these discussions, I offer the following framework for the Authority's consideration:

1. BPL would enter into a purchase and sale agreement with BSP to convey its 80% interest in the East Turner tract to the Park at a discounted price, which BPL proposes to be no less than 50% of the appraised value. The Park's purchase of the property would be contingent upon it also acquiring the FitzGerald ownership share. The Park would use its own funds to complete this acquisition.
2. Charles FitzGerald would enter into a purchase and sale agreement with the Friends of Baxter State Park at an agreed upon price to convey his 20% share of the East Turner tract. FBSP would donate this partial ownership to BSP in a manner that complies with the Park's position prohibiting the acquisition of a partial interest in land. FBSP would raise the necessary funds from private donors.

Note that the specific mechanics of the transaction may change as the parties proceed. We expect to have an appraisal of the property within the next few weeks. If the Authority is supportive of the proposed framework, the parties could develop a more detailed proposal for the Authority to consider at its January meeting.

ANDREW R. CUTKO, DIRECTOR  
BUREAU OF PARKS AND LANDS  
18 ELKINS LANE, HARLOW BUILDING



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Charles FitzGerald  
Maine Woods Conservancy  
13 Burgess Road  
Sebec, ME 04481  
212-731-4051 (cell)

November 22, 2022

Dan Rinard  
Acting Director  
Baxter State Park  
Members of the Baxter State Park Authority  
Millinocket, ME 04462

Dear Dan and Baxter State Park Authority Members,

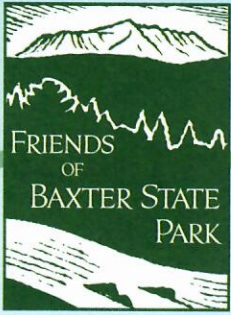
As the owner of an undivided minority interest in the East Turner Mountain tract, I am writing this note to let you know that I will consider proposals from you to purchase my ownership there.

There are no preconditions or requirements for beginning this process. I'll be listening and will respond expeditiously.

Sincerely,

A handwritten signature in black ink, appearing to read 'Charles FitzGerald', written in a cursive style.

Charles FitzGerald



PO Box 322 Belfast, ME 04915 (207) 331-4164 [www.friendsofbaxter.org](http://www.friendsofbaxter.org)

November 22, 2022

To the Baxter State Park Authority:

We would like to take this opportunity share some information with the Authority regarding the East Turner Public Lot.

Friends of Baxter State Park enthusiastically supports adding the East Turner Public Lot to Baxter State Park and is poised to play a key role in bringing this about. More specifically:

- Friends of Baxter State Park is committed to working with Charles Fitzgerald by entering into a purchase and sale agreement, at a price both parties agree upon, stipulating that Fitzgerald's ownership interest in the East Turner Public Lot will be conveyed to Baxter State Park upon closing. We are prepared to work with Baxter State Park and the Bureau of Parks and Lands on the conveyance.
- Friends of Baxter State Park will lead the effort to raise necessary funds for the Fitzgerald portion of the East Turner Public Lot from private donors.

We look forward to discussing this at the December 2 Authority meeting.

Sincerely,

  
Aaron Megquier  
Executive Director



Ellen Baum  
President

*The park is to be preserved in its wild state as unspoiled wilderness.*  
- Governor Percival Baxter