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STATE OF MAINE INFORMATION

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Reservations (207) 723-5140

PARK HEADQUARTERS

Park Director

Kevin Adam

64 Balsam Drive

Millinocket, Maine 04462

(207) 723-9616

June 4, 2025

Charles FitzGerald

12 St. Mark's Place, Unit 5R

New York, NY 10003

Re: 30-Day Notice of Termination of Holdover Tenancy at the Katahdin Lake Parcel in Baxter State Park

Dear Mr. FitzGerald:

As you know, Katahdin Lake is a special, iconic place. It is a place with a storied past - of which your Katahdin Lake Wilderness Camps have played an integral role. It is also a place in need of a future. Which brings us to this letter.

Your most recent lease of approximately 31 acres at the Katahdin Lake parcel within Baxter State Park expired on May 30, 2019. As set forth in the 2018-2019 Lease (enclosed), the purpose of that lease was to allow for the continued operation of the Katahdin Lake Wilderness Camps

as commercial wilderness camps, to have these camps repaired, restored, and maintained in a safe and attractive manner, operated in a manner that is consistent with the general spirit and management of Baxter State Park, and in such a fashion as to not conflict with the spirit and intent of Baxter State Park donor Percival B. Baxter's Deeds of Trust and Communications or unreasonably detract from the experience of the natural environs of Katahdin Lake.

Since the expiration of your 2018-2019 Lease, you have not operated the camps, paid rent, or removed your personal property from the Leased Premises. Instead, you have proposed various visions for the future of the camps, which the Authority or its representatives have duly considered. Some proposals are not viable because of the legal parameters that govern the Authority's management of the Park; others were subject to greater consideration. Either way, it has been six years since the 2018-2019 Lease expired, and the condition of the Leased Premises has not improved during that time.

The status quo cannot continue because it is not in the best interest of the trust beneficiaries - the people of the State of Maine - or the Park. Whatever the future of the Katahdin Lake parcel, the first step is to clean up the Leased Premises. Given our shared interest in Baxter State Park, we request that you voluntarily comply with Article 15(B) of the 2018-2019 Lease. Please be in touch with Director Adam soon to make plans to remove from the Leased Premises your personal property in a manner that minimizes disturbances and does not damage the Leased Premises. The next Authority meeting is scheduled for July 9, 2025, at 10 a.m. in Room 400 at the Cross Office Building in Augusta. We look forward to an update on your progress from Director Adam at that meeting.

To the extent that your holdover tenancy is a tenancy at will that is governed by 14 M.R.S. § 6002, your tenancy terminates on July 17, 2025. You have the right to contest this termination in court. This is a 30-day no-cause termination.

Sincerely,

Patty Cormier

Patty Cormier
Chair, Baxter State Park Authority

Enclosures (2018-2019 Lease; CV-256)
cc (via email): Attorney General Aaron M. Frey
Commissioner Judy A. Camuso
Kevin Adam, Director
Lauren E. Parker, AAG