

MEMORANDUM

TO: Baxter State Park Authority; and Kevin Adam, BSP Director

FROM: David MacDonald, on behalf of Charles FitzGerald

DATE: July 7, 2025

RE: Katahdin Lake Wilderness Camps

In response to the 30-day Notice of Termination letter dated June 4 and received by Charles FitzGerald in New York on Thursday, June 12, I would like to respectfully suggest an alternative way forward that is more in keeping with the negotiations between the parties over the past year and more constructive in terms of maintaining a working relationship now and in the future, given Charles's long history with the Park and his other ownerships to the north and west.

Charles remains committed to donating outright to Baxter State Park 90% of the structures at Katahdin Lake Wilderness Camps, including the Main Lodge, eight guest cabins and seven outbuildings. He is willing to remove the language that he inserted in the document prior to signing it and offering the donation in May, since your attorneys advised that his desire to remove personal belongings from the donated buildings after the conveyance was inconsistent with the BSPA statutes. Charles has signed a revised, "clean" document, and is prepared to offer it to Kevin following the upcoming Authority meeting, pending your decision. This would see through the course of action first proposed by Charles in his letter to you on December 16, 2024 and agreed upon in concept by the parties since then. It would also immediately accomplish the goal outlined by Chair Cormier in her June 4 letter of moving beyond the status quo and putting the camps on a path toward their next chapter.

Charles would retain his "Family Cabin" and the nearby new building that he constructed, and a handful of small accessory structures within the proposed 2-acre lease area contemplated by the parties over the last several months. He would like to request more time to work with you to determine the best path forward for these buildings. In an ideal world, the parties would finalize the lease that has been fine-tuned over the last several months giving the Maine Woods Conservancy five years to utilize these buildings for programmatic purposes consistent with the mission of Baxter State Park and consistent with the 25 years originally pledged to Charles in 2006. If the Authority is not willing to continue the lease discussions, then Charles would at the very least request additional time beyond the thirty days in order to allow a more orderly exit from these buildings, which contain most of his personal belongings (120 days, for example).

Charles would rather not contest the Termination Notice in a court of law, in order to save both parties the legal costs and avoid the adversarial route; however, he maintains the right to do so in order to buy more time if the Authority is unwilling to consider the options suggested above. I look forward to hearing your feedback on these suggestions at Wednesday's meeting. Thank you.