

# AMENDED (AND FINAL) REQUEST UNDER THE "MAINE FREEDOM OF ACCESS ACT, SECT 402

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125 Hills Beach Rd.  
Biddeford, ME 04005  
August 9, 2021

Mr. Alan Casavant, Mayor  
Mr. James Bennett, City Manager  
City Councilors  
205 Main Street  
Biddeford, ME 04005

Attn: Mr. Bennett,

This letter is being sent to you for three reasons:

1) to acknowledge having received your letter of August 4, 2021 and also to acknowledge having received email correspondence from Ms. Danica Lamontagne, City of Biddeford's Communications Coordinator... on August 5, 2021 in which was mentioned that there is a \$15.00 per hour charge by the City of Biddeford after the first hour in searching for the documents requested;

2) to amend the list of names I previously submitted to the City of Biddeford on August XX, 2021 for information that I am seeking and, more particularly, the name listed in "XX" in said list showed "Port Properties" in error as the correct name is Port Property Management, Inc.; and,

3) to add additional names to the above mentioned list who were overlooked in the original request.

I am hereby reminding the City of Biddeford management that I have made the City of Biddeford (Mayor, City Manager, and all City Councilors) aware that the real estate located at 59 Elm Street and 10 Gooch Street (often referred to as the "Aquarium Property" in legal filings) is real estate that was stolen from my corporation by way of a conspiratorial fraud and corruption scheme (classified as a RICO case by a lawyer with the Department of Justice) which included the filing of a fraudulent foreclosure upon the Aquarium Property by Pioneer Capital Corporation of Portland, now defunct.

An appeal is still pending before the U.S. Court of Appeals for the First Circuit, and am waiting for its advancement, and in the event of a dismissal, my appeal will then be pursued to the U.S. Supreme Court in order to rise above the fraud and corruption that is so prevalent in this state and in the judiciary, especially when the presiding judge (Judge James B. Haines, Jr.) clearly and openly participated in the fraud scheme during a clearly illegal hearing (kangaroo hearing) where Judge Haines clearly and openly denied my rights to due process, as well as, the rights to due process to the parties in interest and to the creditors.

The fraud and corruption scheme included Pioneer Capital Corporation ("Pioneer") whose officers, Kenneth Ray (Pres.) and Stephen Matthew (Vice Pres.) filed a fraudulent foreclosure over a \$225,000 lien held by Wells Fargo Foothill Corporation (the only lien on the entire property). It was fraudulent because Pioneer had no interest in the Aquarium Property.

The above fraud and corruption scheme involved, primarily, the above named individuals, Attorney Richard Olson, Attorney James Molleur, Arthur Girard and Diane Doyle (partners/officers of Alpine Realty and buyers of the Aquarium Property) who arranged to have Thomas Moulton (real estate agent with the Dunham Group) to appear at the kangaroo court hearing to testify that the entire Aquarium Property was worth only \$175,000 (to make it appear, on record, that there was no equity in the Aquarium Property and thus disposable), Judge James B. Haines, Jr.... and others.

Alpine Realty sold the property to Tom Watson & Co. LLC / Port Property Management, LLC for a reported \$1,750,000.

I have added additional names on the attached list of names for which I am seeking any information with respect to individuals who may have been associated with one or more transactions pertaining to the Aquarium Property.

I spent five years of hard labor and \$1 million in preparing the Aquarium Property for its future.

Had Pioneer not filed that fraudulent foreclosure, the attorneys and Judge Haines would not have been able to participate in the fraud and corruption scheme to steal the Aquarium Property and I would have secured the promised funding from the Department of Economic and Community Development of Maine in the amount of \$1.5 million to complete the installation of the Maine Aquarium exhibits, the installation of a cancer research institute, two floors of class rooms to be used as an adjunct campus for one of the nearby universities, offices on another floor, and the top floor was earmarked for a restaurant / cafeteria (per completed business plan).

In lieu of all this, the City of Biddeford management did not assist me nor the Maine Aquarium in any way, shape, or form.

Instead the City of Biddeford management assisted the person who was purchasing the stolen Aquarium Property in every way possible, even to the point of assisting the developer in funding by way of using taxes derived from Biddeford taxpayers and by participating in a joint development agreement with Port City Management.

It is important to note that while the city manager (and other officials of Biddeford City Government) were pushing forward to assist Thomas Watson & Co. and Port Property Management, LLC that four (4) City councilors voted against it. Winning by 1 vote is not impressive and those who voted against it should be commended.

It is also important to note that the Maine Aquarium and its seventy (70) acres across the street from FunTown, USA in Saco, Maine was also forced into closure by similar fraud and corruption. A person who is a common denominator who was present and in an adversarial role in the demise of both the Maine Aquarium in Saco and in the redevelopment of the Maine Aquarium in Biddeford is Attorney David Perkins. Attorney Perkins' brother has, all this time, (between Saco and Biddeford) been also desirous of building a public aquarium but with taxpayers' money.

I have suffered for over 12 years and the pain is with me every day over the loss of the Aquarium Property, the dreams over the loss of all the plans and the good it would have brought to Biddeford and to Maine, how simply these people stole the Aquarium Property, how the judiciary covered it up, and how the news media turned a blind eye to this atrocity.

In closing, I realize allegations stated in this letter to the management of the City of Biddeford would encourage libel lawsuits against me and this is to acknowledge that I welcome them because the judiciary has been burying legal claims in this matter since April 6, 2009 and the Maine media has kept

all of this under wraps without one word ever having been mentioned by any news publication in Maine (to my knowledge). Why is this such a problem? The answer is the judges in the appellate courts can continue to dismiss my appeals for the most frivolous and/or inaccurate reasons in their loyalty to protecting fellow members of the Bar...so long as the public never hears or reads a word about it.

Note: See email from Cronkite to Biddeford City Management and all City Councilors dated February 16, 2021 at 5:34 PM in which Cronkite notified all city management about the fraud and corruption scheme to steal the Saco-Lowell mill property away from Cronkite... yet ignored the atrocities and instead arranged municipal and other financial resource assistance be provided for the developer who purchased the stolen property from Arthur Girard and Diane Doyle.

Please advise if there is any information that you deem necessary from us to move this request forward more expeditiously and we will respond promptly.

Thank you.

Raymond Cronkite, President  
Maine Aquarium  
rcron125@gmail.com  
rc@maineaquarium.org

cc: Files

**AMENDED REQUEST  
FOR INFORMATION UNDER THE "MAINE FREEDOM OF ACCESS ACT, SECT 402"**

IMPORTANT NOTE: MAJORITY OF THE NAMES LISTED BELOW ARE NOT INDICATIVE OR ALLEGED TO BEING INVOLVED IN ANY FOUL PLAY OF ANY KIND BUT RATHER TO ASSIST MANAGEMENT OF THE CITY OF BIDDEFORD MORE READILY IDENTIFY DOCUMENTS THAT MAY BE RELATED TO THE REAL ESTATE AT 59 ELM STREET & 10 GOOCH STREET.

The following request is hereby being submitted to you and the mayor and to all city councilors under the "Maine Freedom of Access Act, Sect 402:

Pursuant to the above "Act" I am hereby requesting all documents (or copies thereof) that are relative / associated with the real estate known as the Saco-Lowell Machine Shop (and perhaps known by other names), that is located at 59 Elm Street & 10 Gooch Street between the period beginning January 1, 2008 through to August 9, 2021 be provided for my review, in addition to the following:

- 1) The above documents requested include copies of all emails\*, copies of all documents and letters mailed by Biddeford City Officials and employees thereof, and mail received by Biddeford City Officials via USPS mail carrier and by any other carrier;
- 2) All documents including permitting requests and permitting approvals and to include all correspondence to any of such requests and approvals;
- 3) All documents submitted and addressed during all executive sessions from January 2, 2008 through August 9, 2021 pertaining to the real estate located at 59 Elm Street and 10 Gooch Street;
- 3) All documents with respect to matters to and from the following parties:
  - a) **Arthur Girard** (purchaser and seller of above stated property) and his representative(s);
  - b) **Diane Doyle** (purchaser and seller of above stated property), and her representative(s);
  - c) **Alpine Realty Corp.**, et al and all its corporate officers, and its representative(s);
  - d) **Alpine Realty Investments, LLC.**, et al and all its corporate officers, and its representative(s);
  - e) **Fifty Nine Elm Street LLC.**, et al and all its corporate officers, and its representative(s);
  - f) Attorney Lawrence Clough, of Jensen Baird, et al and all its corporate officers, and its representative(s);
  - g) Attorney Kerry Kimball, et al and all its corporate officers, and its representative(s);
  - h) Attorney Keith Jacques, of Woodman Edmands Danylik, Austin Smith & Jacques, PA, et al and all its corporate officers, and its representative(s);
  - i) Ralph Austin, of Woodman Edmands Danylik, Austin Smith & Jacques, PA, et al and all its corporate officers, and its representative(s);
  - j) **Saco-Lowell LLC.**, et al and all its corporate officers, and its representative(s);
  - k) **River Lot LLC .**, et al and all its corporate officers, and its representative(s);
  - l) **Yard Drive LLC.**, et al and all its corporate officers, and its representative(s);
  - m) ~~Port Properties~~ **Thomas Watson and Co., LLC.**, et al and all its corporate officers, and its representative(s);
  - n) **Port Property Management, Inc.**, et al and all its corporate officers, and its representative(s);
  - o) **University of New England official(s)**, et al and all its corporate officers, and its representative(s);
  - p) **Thomas Moulton** (real estate broker with The Dunham Group, and his representative(s);

- q) **The Dunham Group**, et al and all its corporate officers, and its representative(s);
- r) **Attorney James Molleur** from the Molleur Law Office, et al and all its corporate officers, and its representative(s);
- s) **Attorney Richard Olson** of now Curtis-Thaxter Law firm, et al and all its corporate officers, and its representative(s);
  
- t) **Attorney David Perkins** of now Curtis-Thaxter Law firm, et al and all its corporate officers, and its representative(s);
- u) **Attorney Stephen Morrell**, Asst. U.S. Trustee for the Office of the U.S. Trustee;
  
- v) **and any other official(s)** engaged in negotiations with the City of Biddeford for assistance in funding, details about the Tax Increment Financing arrangement, and in particular, specific details about the joint development agreement between the City of Biddeford and Port Property Management, and including any state requests and negotiations in any acquisition(s), in any zone change(s) to accommodate the real estate located at 59 Elm Street and 10 Gooch Street from the City of Biddeford.

If more convenient and in lieu of photocopying, emails and any other documents may be forwarded to my email address shown below with the caption of "INFORMATION REQUESTED FROM CITY OF BIDDEFORD" in the subject line to more easily identify each from other incoming emails.