

**FINANCE COMMITTEE AGENDA**  
**Wednesday, April 22, 2015**  
**(Immediately following Government Operations)**

**1. Consent Agenda**

- a. Emergency Purchase – WWTP – 4000 AMP Buss Duct - \$19,920
- b. Quitclaim Deed – 16 G Street Birch Hill Estates

**2. Bids/Purchasing**

- a. Extrication Tools – Fire Department – Industrial Protection Services - \$59,991
- b. Ambulance – Fire Department – Sugarloaf Rescue Vehicles - \$164,328

**3. Taxpayer Request – 146 Ohio Street**

**4. Request to Hire Outside Counsel – Tax Appeal**

**5. Recommendation to Take Possession of 217 State Street and 76 Market Street**

**6. Update on Properties with Matured Tax Liens**

**7. Executive Session – 36 MRSA Section 841(2) – Hardship Abatement**

**8. Open Session – Hardship Abatement Decision**

MEMO

April 7, 2015

To: Finance Committee

Debbie Cyr

Fr: Brad Moore

Cc: Keefe Cyr

Re: Emergency Purchase – WWTP 4000 AMP Buss Duct

On Tuesday, March 24<sup>th</sup>, at approximately 8:30 AM the wastewater treatment plant experienced a catastrophic failure of a section of its electrical distribution system. The wastewater treatment plant electrical system is set up to receive electrical feeds from two different EMERA substations. This provides redundancy and saved the city money because we did not have to purchase emergency generators for the wastewater treatment plant. This buss duct failure left the plant with only one power source. In order to ensure consistent power supply WWTP needed to install a temporary feed system to replace the damaged buss duct on an emergency basis. The total cost of the repairs was \$19,920, \$12,050 of which was for parts.

This is the third such failure of this buss duct system since 1992. Consequently, plant staff along with the AECOM (consulting engineers) is exploring another distribution system called a cable buss duct system that should prove to be safer and more reliable. There is a real danger to employees if they happened to be in the area when the buss duct fails. So, rather than continuing to use the original system an alternate system should be investigated. Once staff has completed that process we will provide recommendations to the appropriate Committee or Council.



73 Harlow Street  
Bangor, Maine 04401

Treasury Department  
David W. Little  
Tax Collector/Deputy Treasurer

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Email: david.little@bangormaine.gov

To: Members of the Finance Committee  
From: David Little, Tax Collector/Deputy Treasurer  
Date: April 22, 2015  
Re: Quitclaim – John Neff – 16 G Street Birch Hill Estates – RE 9310

We have received payment in full for the outstanding taxes for 16 G Street in Birch Hill Estates. The payment included two matured liens which require a quitclaim deed to be issued by the City. The deed will release the property to John Neff, the new owner of the property.

With your approval staff will prepare a quitclaim deed for the next Council meeting.

There are no sewer charges due or known code issues.

Staff recommends approval.

Pc: Debbie Cyr, Finance Director



# Fire Department



**Thomas E. Higgins**  
Fire Chief  
[thomas.higgins@bangormaine.gov](mailto:thomas.higgins@bangormaine.gov)

**TO:** Debbie Cyr, Finance Director

**FR:** Tom Higgins, Fire Chief

**DT:** April 13, 2015

**RE:** Rescue Truck Purchase

The Fire Department operates five rescue trucks (ambulances) that respond to over 6,000 requests for service each year. The current trucks were built by four different manufacturers on two different chassis. As the trucks have aged obtaining parts and technical support has become increasingly challenging.

In southern Maine, several fire departments were experiencing the same difficulties with their rescue trucks. A group collaborated to develop a specification that could be used to purchase multiple units. They eventually awarded a contract to purchase 16 trucks in six Maine communities. This contract has allowed them to standardize their fleets, as well as take advantage of multi-truck discounts by the body and chassis manufacturers. Additionally, they have better parts and service options, and a buy-back program. Locally, Orono & Old Town Fire Departments use the same equipment.

The newest FD rescue truck was bought on this "Southern Maine Bid" and we hope to build on the success of that purchasing group.

With the immediate availability of \$65,000 in CDBG funding and the recent sale of Old Fire Station 6, we are requesting to waive the bid process and use the same contract to replace a 2006 truck with 110,000 miles in the amount of \$165,000. If approved, a Resolve will be prepared to appropriate the \$100,000 from the Fire Equipment Reserve.





# Fire Department



**Thomas E. Higgins**  
Fire Chief  
[thomas.higgins@bangormaine.gov](mailto:thomas.higgins@bangormaine.gov)

TO: Debbie Cyr, Finance Director  
FR: Tom Higgins, Fire Chief  
DT: April 14, 2015  
RE: **Hydraulic Extrication Tools**

The Fire Department operates four sets of hydraulic extrication tools (commonly called "Jaws of Life"). Each of the three fire engines have smaller combination cutter/spreader units, while the Heavy Rescue Trucks carries a larger set for more complex extrications.

Our current units are approximately 10 years old and are experiencing problems.

The Fire Department is requesting to waive the bid requirement to purchase Holmatro Brand extrication tools from the regional distributor, Industrial Protection Services (IPS). The first hydraulic tools purchased by Bangor were Holmatro brand and served us well and these tools are used by other first responders in the area, therefore making our equipment more interoperable with our regional partners. As Holmatro has a contract with the US Air Force, BIA FD will be changing to these tools in time.

Fire Department staff has worked with IPS to secure at the Massachusetts State contract pricing, a trade in allowance for the old equipment, and a 3% group discount because Brewer just purchased similar equipment. The total replacement cost including delivery and training is \$59,991 and funding is available with the 2013 and 2014 Homeland Security Grant Funds.

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To: Members of the Finance Committee  
From: David Little, Tax Collector/Deputy Treasurer  
Date: April 6, 2015  
Re: Payment Settlement - 146 Ohio Street – Asset Data Solutions – Greg Done

Mr. Done, representing Asset Data Solutions, would like to propose to the Committee a reduced settlement payment for the amounts due to the City in relation to 146 Ohio Street. The prior owner of 146 Ohio was foreclosed on by their mortgage company and Asset Data Solutions purchased the property from the Bank in March of 2014 although the deed was not filed at the Registry until July.

At the time of the sale the City was due a Code Enforcement lien, three sewer liens and several thousands of dollars in unliened past due sewer. Mr. Done has indicated that the title company only provided information on the three sewer liens. It should be noted that the City did not receive any payments at the time of the closing. All balances, even those provided by the title company remain outstanding.

When Mr. Done started receiving sewer bills under the City's new utility software they reflected all the unpaid balances. Mr. Done contacted the City and indicated that he felt that they should only be responsible for the amounts known at the time of the closing. I explained that the lack of information provided at the closing did not negate the balances due. In addition, several new bills had been assessed as well as the real estate taxes.

In February of 2015 I sent Mr. Done a detailed listing of the balance due and as a measure of good faith I set the interest due back to November of 2014, to reflect the first contact I had with Mr. Done contesting these charges. The total balance due was \$6,960.52. The amount did not include the \$1,088.91 March installment of the real estate taxes. No payment was received and Mr. Done responded with a payoff proposal. His proposal calculated the amounts due to be the lien principal amounts and only the interest that has accrued since they purchased the property, 50% of the non-liened past due sewer and the principal only of the September installment of real estate taxes. His calculations resulted in a total due of approximately \$4,800 which he then proposed a payment of \$4,000 as payment in full. His proposal does not include the March installment of the real estate taxes or two sewer bills and four stormwater bills which have been assessed since the property was purchased; most of which are past due.

The full amount due to bring the accounts current would be \$8,273.60, of which \$1,120.34 is interest and fees.

Staff does not recommend accepting the \$4,000 proposal. In an effort to clean up the accounts, particularly the old sewer charges carried over from the prior system, staff would recommend waiving the \$1,120.34 in interest if Mr. Done pays the \$8,273.60 principal balance within 30 days. If payment is not received all balances will be due in full.

Pc: Debbie Cyr, Finance Director

**To: Finance Committee**  
**From: Phil Drew, Assessor**  
**RE: Request to Hire Outside Counsel**

I have been meeting with GLP Capital, LP (dba Hollywood Casino) and reviewing a request for a \$36.8 million abatement. At this time, I believe it would be in the City's best interest to engage outside legal counsel, as this appeal is on a high valued property which may require specialized expertise in tax abatement proceedings; as well as access to expert witnesses, if necessary.

Staff recommendation is to engage Mr. William Dale of Jensen, Baird, Gardner and Henry, a Portland, Maine law firm that meets all our requirements and is available and willing to assist. Mr. Dale has successfully worked with the City of South Portland in their appeal with the South Portland Mall owners. The City of Bangor sought Mr. Dale's services on the Bangor Gas appeal some years ago. Currently, Mr. Dale is working with Rockland, Maine on their appeal against Wal-Mart.

Legal Counsel would only be utilized if and when required and should these services be required through the entire tax appeal process, the estimated total cost would be approximately \$20,000. As the Assessor, I have completed my review and recommend we move toward a vigorous defense of the valuation as of April 1, 2014.



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To: Members of the Finance Committee  
From: David Little, Tax Collector/Deputy Treasurer  
Date: April 22, 2015  
Re: Matured Property – Possession Recommendation – 217 State Street & 76 Market Street

It is staff's recommendation that the City Council move forward with taking possession of 217 State Street and 76 Market Street. Both properties were identified as part of the matured lien property project and our attempts to secure payment from the taxpayers have been unsuccessful.

- 217 State Street has 13 years of outstanding taxes which total approximately \$43,120 and is assessed for \$107,700.
- 76 Market Street has 7 years of outstanding taxes which total approximately \$7,850 and is assessed for \$50,200.

City staff will determine the best course of disposal for each property after a thorough inspection is completed. It is anticipated that both properties will be resold.

Pc: Debbie Cyr, Finance Director



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To: Members of the Finance Committee  
From: David Little, Tax Collector/Deputy Treasurer  
Date: April 6, 2015  
Re: Update on Properties with Matured Liens

At the last meeting in March, the Committee inquired about the status of the properties with matured tax liens that were being worked on during 2013-2014. That listing contained 49 accounts identified as having at least 5 or more years of real estate taxes outstanding. The listing referenced at the March meeting included 16 of these 49 plus an additional 18 accounts.

In total staff has identified 67 accounts in regards to matured tax liens. A summary of the current status of these properties is as follows:

- 13 accounts have been paid in full
- 2 have been making payments
- 9 properties the City took possession of
- 7 are currently in process of obtaining payment or taking possession
- 24 are identified for the second phase of the current project, 15 of which are occupied
- 1 mobile home was no longer in Bangor and the taxes were written off
- 5 other mobile homes have been moved to a lower priority status
- The remaining 6 have unique situations such as being a building on land owned by a third party. Staff is working to determine the appropriate course of action.

Pc: Debbie Cyr, Finance Director

City of Bangor  
Matured Lien Property Project  
2014 - 2015

<b>Currently Being Worked On</b>		<b>Phase II</b>		<b>City took Possession</b>		<b>Paid</b>	
Account	Location	Account	Location	Account	Location	Account	Location
422	76 Market St	96	43 Dillingham St	416	55 Parker St	157	750 Stillwater Ave
2619	3 Charles St	284	104 Mount Hope Ave	529	26 Stone St	1614	394 Birch St
3224	130 Thirteenth St	542	15 Mill Street	1079	324 Union St	2000	20 State Street
3440	45 Patten Street	922	21 Bomarc Road	3218	11 Field St	2652	569 Hammond St
4481	5 Grove St Court	1574	28 Fremont Street	4343	30 Katahdin St	3009	14 Manners Ave
8130	65 Curve Street	2536	419 Essex St	4889	12 North St	5268	628 Hammond St
8705	217 State Street	2609	145 Thornton	6976	91 Larkin St	6888	7 J St Birch Hill Est
		2861	38 Jowett st	8236	177 Pearl St	6938	56 Yankee Ave
		3077	17 Garland Street	9108	17 Alden St	7370	50 Grove St
		4068	Highland Avenue			10702	87 Holiday Park
		4151	44 Patten Street			10855	116 Birch Hill Est
		4450	2 Bragg St			11021	286 Cedar Falls
		5159	28 Shepherd Dr			13044	20 State Street
		5164	54 Shepherd Dr				
		6578	156 Elm St				
		7403	190 Union St				
		7419	Chase Road				
		7425	Kittredge Road				
		7606	35 Webster Ave N.				
		8688	42 Winter Street				
		9355	Hayford Road				
		10890	Nowell Road				
		11593	25 Randolph Dr				
		11724	1063 Stillwater Avenue				

<b>Written off</b>		<b>Mobile Homes</b>		<b>Workout/Payments</b>		<b>Other</b>	
Account	Location	Account	Location	Account	Location	Account	Location
9414	13A Pray's Pk	5380	133 Cedar Falls	2882	79 Pier St	785	510 Finson Rd
		5439	444 Holiday Park	3986	47 Eighteenth St	6104	516 Odlin Road
		9188	127 Cedar Falls			6992	1569 Union St
		9301	292 Cedar Falls			7568	2682 Broadway
		11469	28 B St Birch Hill Est			8739	2682 Broadway
						10774	2606 Broadway