

# **BUSINESS AND ECONOMIC DEVELOPMENT COMMITTEE**

Tuesday, August 5, 2014 5:15 PM  
City Council Chambers

## **Minutes**

Councilors Present: Chair Durgin, Councilor Baldacci, Councilor Nealley and Councilor Graham

City Staff Present: Cathy Conlow, Jason Bird, Caitlin Brooke, Jeff Wallace and Steve Bolduc

Chair Durgin called the meeting to order at 5:15 p.m.

### **CONSENT AGENDA**

1. Supplement to the Indenture of Lease between the City of Bangor and the United States of America, Federal Aviation Administration.

Chair Durgin indicated that the proposed lease would be for two years rather than one year as noted in the memo.

Steve Bolduc, Economic Development Officer, explained that this is a continuation of a lease with FAA who occupies 138 Maine Avenue. Staff has been renegotiating a lease while at the same time the FAA has been in the process of changing over to a new lease management system. FAA has suggested implementing a supplemental lease until such time as a permanent lease is in place.

Councilor Baldacci moved to approve the Item No. 1 on the Consent Agenda. Councilor Nealley seconded the motion. The motion was not doubted and, therefore, passed.

2. Community Development Residential Rehabilitation Loan – Additional Funding - 134 Kenduskeag Avenue.

Councilor Baldacci moved Staff approval of Item No. 2 on the Consent Agenda as recommended by Staff. Councilor Nealley seconded the motion, which passed unanimously.

### **REGULAR AGENDA**

3. Homeownership Assistance Program.

Jason Bird, Community & Economic Development Officer explained that this item was previously before the Committee as a discussion item. Since that time, Staff has researched the four proposed programs. Mr. Bird discussed the proposed Down Payment Assistance Program, a 0% Interest Housing Rehab Loan; a 1<sup>st</sup> Time Homebuyer Credit and Rebate Program, a Closing Cost Assistance Program and the West Side Exterior Improvement Grant Program. Staff has been working out the details on how the four proposed programs would be carried out. Staff is now recommending that three of the four original proposals be implemented. Staff is not recommending the program that would reduce the loan rate on rehabilitation loans.

Councilors had questions regarding the programs and their associated costs and how Staff proposes to market and implement them. City Manager Conlow indicated that as discussed at the previous meeting, Staff plans to bring the Council up-to-date on the programs prior to year end next year. If recommended by Committee, this will go before the full Council at its next meeting.

Councilor Baldacci moved Staff recommendation. Councilor Graham seconded the motion, which carried unanimously.

#### 4. License Agreement for Parcel Usage Next to 29 Mercantile Square

Caitlin Brooke, Downtown Coordinator and Business Development Officer, explained that Telford Allen III has asked to lease (for a ten year period) a 10' x 10' space in the pocket parcel adjacent to 29 Mercantile Square in downtown Bangor. The space would be enclosed with a black, vinyl-coated chain link fence and used to store trash receptacles. Staff recommended that the Committee recommend this to the full Council in a final form as approved by the City Solicitor or Assistant City Solicitor.

The Committee discussed items included in the License Agreement and the potential effects upon neighboring businesses.

Councilor Baldacci moved Staff recommendation. Councilor Nealley seconded the motion. The motion was not doubted and passed.

Meeting adjourned at 5:35 p.m.