

BUSINESS AND ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, April 8, 2014 5:15 PM
City Council Chambers

Minutes

Councilors Present: Chair Durgin, Councilor Nealley, Councilor Baldacci, Councilor Plourde and Councilor Civiello

City Staff Present: Community and Economic Development Director Tanya Emery, City Manager Cathy Conlow, City Solicitor Norm Heitmann.

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

1. PUBLIC HEARING – Amount of Federal Community Development Block Grant Funds expected to be available for the Period July 1, 2014 through June 30, 2015 and the Eligible Uses of Community Development Funds

Chair Durgin opened the Public Hearing. Director Emery gave a brief overview of the handout provided by Staff outlining the use of Community Development Block Grant Funding which consisted of eligible activities to be funded and the Bangor Five-year Strategic Plan Overview for the upcoming fiscal year.

No one from the public spoke. Chair Durgin closed the Public Hearing.

2. Restaurant and Bar Definitions – Land Development Code.

Assistant City Solicitor Heitmann discussed the proposed amendment to the Land Development Code. He said that it would bring the definitions of restaurant, bar, tavern, or lounge into alignment with State definitions. He noted that this amendment will go to the City Council for 1st reading with referral to the Planning Board for a public hearing. Staff recommended that this item be forward to the City Council for inclusion on the next City Council Agenda.

Councilor Nealley moved Staff recommendation. Councilor Civiello seconded the motion. Motion carried.

3. Request to Purchase Land – 143 Fruit Street

City Solicitor Norm Heitmann gave an overview of the request from an abutting neighbor (Lori Hemphill) to purchase a small portion of land from the City as a garage on her property at 143 Fruit Street was inadvertently built over her rear

property line onto the City's property. Staff recommended selling this area to the abutting property owner to bring her property into compliance.

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

4. 13 Randolph Drive - Donation of Lot to Habitat for Humanity.

Director Emery explained that the land in question is a vacant parcel located on the corner of Randolph Drive and Union Street. Staff has had initial discussions with Habitat for Humanity about the possibility of donating this property to them so they can do a project there. Staff recommended that this lot be donated to Habitat for Humanity for a house lot.

Councilor Baldacci moved Staff recommendation. He also requested notification of the neighbors. Councilor Nealley seconded the motion which carried unanimously.

5. Surplus Land on Griffin Road – Husson University

Director Emery explained that the City owns a vacant parcel of land on Griffin Road adjacent to the former Bangor Fire Station 6. Because it contains only .29 acres it is not usable for anything other than as an addition to the adjacent parcel. Husson University, an adjacent property owner, has expressed an interest in acquiring this area. Staff recommended proceeding with a sale of this lot to Husson University for \$2,100.

Councilor Baldacci moved Staff recommendation. Councilor Civiello seconded the motion which carried.

6. Executive Session – Economic Development – Request to Amend Deed Conditions – 1 M.R.S.A. § 405(6)(C)

Councilor Baldacci moved to enter Executive Session - 1 M.R.S.A. § 405(6) (C) at 5:35 p.m. Councilor Nealley seconded the motion. Councilors voted to exit Executive Session.

7. Committee Action on Above Item

No action was taken on Item No. 6.

8. Executive Session – Economic Development – Request to Amend Development Agreement – 1 M.R.S.A. § 405(6)(C)

Councilor Baldacci moved to enter Executive Session - 1 M.R.S.A. § 405(6) (C) at 5:45 p.m. Councilor Plourde seconded the motion. Councilors voted to exit Executive Session.

9. Committee Action on Above Item

No action was taken on Item No. 8.

The meeting was adjourned at 5:55 p.m.