

# **BUSINESS AND ECONOMIC DEVELOPMENT COMMITTEE**

Tuesday, May 20, 2014 5:15 PM  
City Council Chambers

## **MINUTES**

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

City Staff Present: Cathy Conlow, Jason Bird, Paul Nicklas, Steve Bolduc, Norm Heitmann, Caitlin Brooke, and Jeremy Martin

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

1. Re-authorization of Bangor Center Development District /Downtown Bangor Partnership Funding.

Steven Boardway, President of Downtown Bangor Partnership (DBP), reviewed the Board's accomplishments the past year and its goals for the coming year. He discussed activities that DBP is involved with and indicated that they are not asking for an increase in funding this year. They are going to maintain the programs that they are presently funding while at the same time they are proposing to add to their programs and services.

Councilors discussed with Staff the relocation of the Cools Sounds and the outdoor market from Pickering Square and Broad Street, closing off Central Street for the event, and notification of the change.

Community and Economic Development Officer Jason Bird indicated that Staff is also requesting reauthorization of the Bangor Center Development District; the amount of the Tax Rate and Overlay for the 2014 Fiscal Year for the District; and authorization to execute a contract with Bangor Center Management Corporation/ Downtown Bangor Partnership. Staff recommended the three Council Orders that will be going before the City Council at its next meeting requesting authorization.

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

2. Extended Hours at Pickering Square Parking Garage

Parke Clemons with Republic Parking indicated that there has been recent discussion about extending the hours of operation at the Pickering Square Parking Garage. There has been more restaurant activity downtown later at night, especially on the weekends. So what used to be an easy task to find a

parking space has now become more of a challenge. They have been asked to look at what the associated costs would be to extend hours perhaps one to three nights a week. He discussed the memo sent to the Committee. He reviewed current hours and garage operations, extended hours, costs, and other considerations for extending the hours. In lieu of an attendant, Mr. Clemons said that he would like to see a security person there.

Councilor Baldacci felt it would be very helpful to have a security person there and he would be supportive of that approach. Councilor Blanchette agreed and suggested asking the Downtown Bangor Partnership for funding as this is to their benefit. Councilor Nealley wasn't sure that extended hours would be needed year-round but possibly for specific events and costs should be reviewed to see if they were warranted.

Councilor Graham felt that free parking for a day adds to the value of a special event. Getting the information out to the public is going to be key in order for people to utilize it. Councilors discussed how late to keep the parking garage open.

Councilor Plourde felt that it makes sense to have a security person available during extended hours. He indicated that he would be open to discussing how to make it so that a trapped exit doesn't happen.

Mr. Bird indicated that the DBP can certainly look at this but because this year's funding is set, it would take a lot of changes to the structure of their budget.

No action was taken on this item.

### 3. Dedication of Public Street – Hirshorn Lot

Assistant City Solicitor Paul Nicklas distributed a copy of a plan outlining the area under discussion. He explained that this is another part of the plan to develop an area at 1381 Hammond Street into a quarry with Randy Gardner. As part of this process, Mr. Gardner has agreed to construct a public road to City of Bangor standards. The new road would be 80' wide and would use part of the existing gravel area of the Bangor Water District land and part of the land that BanAir owns which would create that right-of-way. There are three separate orders involved to make this happen. Two are accepting land from the Bangor Water District and BanAir Corporation. The third order is to dedicate the street. All three are slated to go before the Council at its next meeting. Mr. Nicklas noted that this will also be going before BanAir Corporation for its approval.

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

4. Further Discussion on Temporary Camping Ordinance

Assistant City Solicitor Paul Nicklas explained that this item was discussed at the previous meeting. Since that time, concerns were raised regarding the effect on overnight parking of recreational vehicles in parking lots and at Bass Park in the summer. He indicated that Staff is working on an amended provision that would take these uses into account while still preventing the problems that come with unregulated campgrounds. He indicated that if the Council wishes, these changes could be incorporated into the proposed ordinance with an amendment by substitution at the next Council Meeting.

Code Enforcement Officer Jeremy Martin indicated that he spoke with representatives of Wal-mart and Lowes who allow campers to stay one night on their sites. He recommended allowing overnight camping for one night on commercial parking lots that are zoned General Commercial and Service District and Shopping and Personal Service District.

Councilor Baldacci moved Staff recommendation. Councilor Nealley seconded the motion. The Committee unanimously approved the motion.

5. **Executive Session** – Economic Development – Lease Negotiations – 1 M.R.S.A. § 405(6)(C)

Councilor Baldacci moved to enter Executive Session under 1 M.R.S.A. § 405(6)(C) at 6:15 p.m. Councilor Plourde seconded the motion. All in favor, motion carried.

6. Committee Action on Above Item

Councilor Baldacci moved staff recommendation. Councilor Plourde seconded the motion. All in favor, motion carried.

7. **Executive Session** – Economic Development – Property Disposition – 1 M.R.S.A. § 405(6)(C)

Councilor Baldacci moved to enter Executive Session under 1 M.R.S.A. § 405(6)(C) at 6:20 p.m. Councilor Plourde seconded the motion. All in favor, motion carried.

8. Committee Action on Above Item

The Committee did not take action on this item.

9. **Executive Session** – Economic Development – Business Development – 1 M.R.S.A. § 405(6)(C)

Councilor Baldacci moved to enter Executive Session under 1 M.R.S.A. § 405(6) (C) at 6:32 p.m. Councilor Plourde seconded the motion. All in favor, motion carried.

10. Committee Action on Above Item

Councilor Baldacci moved staff recommendation. Councilor Plourde seconded the motion, which carried unanimously.

Meeting adjourned.