

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, August 4, 2015 5:15 PM
City Council Chambers

MINUTES

Committee Members Present: Chair Baldacci, Councilor Faircloth, Councilor Nealley, Councilor Plourde, Councilor Civiello, Councilor Graham, and Councilor Durgin

City Staff Present: Tanya Emery, Norman Heitmann, Caitlin Brooke, John Theriault.

Chair Baldacci opened the meeting at 5:15 p.m.

1. FTL Design Engineering Studio Presentation of the Master Plan Concepts for the Waterfront.

Tanya Emery, Director of Community and Economic Development, introduced Nic Goldsmith, a Principal with FTL Design Engineering Studio, who made a presentation to the Committee of their proposed Master Plan Concepts for the Waterfront. Mr. Goldsmith also noted the members of the Design Team who contributed to the Plan that included Harriman Associates, Terrance K. DeWan & Associates, Matthew Hilliard, Judy Johnson, and Terry DeWan. To access the Plan for more information the following link is provided.

[http://www.bangormaine.gov/filestorage/2100/4370/BWF Master Plan Final revised.pdf](http://www.bangormaine.gov/filestorage/2100/4370/BWF%20Master%20Plan%20Final%20revised.pdf)

The Committee discussed various elements of the plan. Director Emery indicated that Staff would like for the Committee to give its endorsement of the Plan and direct Staff to pursue a timeline for phasing of the Plan. Chair Baldacci asked for a show of hands in support. Six Committee Members were in favor and one Committee Member was in opposition.

2. REFERRAL – ORDINANCE 15-265, Amending Map Entitled "Downtown Parking Management District" by Creating Two 15 Minute Parking Spaces on Columbia Street and Merchants Plaza

Director Emery indicated that this amendment will add two 15 minute downtown parking spaces. One space will be added in Merchants Plaza and the other one on Columbia Street. These spaces will allow downtown businesses and residents

to load and unload their vehicles more easily. The addition of the two spaces will reduce illegal parking such as that on sidewalks in this area. Staff recommended a positive recommendation to the full Council.

Councilor Plourde moved Staff recommendation. Councilor Graham seconded the motion. It was a vote as it was not doubted.

3. REFERRAL – ORDINANCE 15-266, Amending Chapter 223, Property Maintenance, of the Code of the City of Bangor, By Clarifying the Procedures for Disposition of Uninhabitable Buildings.

Director Emery indicated that this proposed ordinance amendment would clarify the procedures for the disposition of uninhabitable buildings. If a building is not only uninhabitable but unsafe and needs to be demolished, the City will be able to bring it to the City Council for demolition as a dangerous building under the State's Dangerous Building statute. Staff recommended that the Committee make a positive recommendation to the full Council.

Councilor Plourde moved Staff recommendation. Councilor Graham seconded the motion, which carried as it was not doubted.

4. Discussion – Draft ORDINANCE, Amending Chapter 165, Land Development Code, of the Code of the City of Bangor, By Instituting a Pre-Application Meeting for Major Projects.

Director Emery indicated that this proposed ordinance amendment is to add a pre-application meeting requirement for certain large development projects such as major site developments and subdivisions. The purpose of the meeting would be for Staff and developers to meet to discuss potential issues early on in the development process to try to avoid potential pitfalls later on.

Councilor Plourde moved Staff recommendation. Councilor Faircloth seconded the motion. The motion passed as it was not doubted.

5. Bangor Federal Credit Union Approval of Final Plans

Director Emery explained that this item is for the Committee's review and approval of the Final Plans for Bangor Federal Credit Union to construct a professional office building on the corner of Maine Avenue and Venture Way. Staff recommended approval.

City Solicitor Norm Heitmann explained that the plans have also received approval from the Staff's Design Review Committee that reviews plans within the Maine Business Enterprise Park.

Councilor Graham moved Staff recommendation. Councilor Faircloth seconded the motion. The motion passed as it was not doubted.

6. Request from Bangor Savings Bank to Improve and Maintain City Property Adjacent to their Building on State St.

Caitlin Brooke, Business Development Specialist/Downtown Liaison, explained that Bangor Savings Bank has approached the City requesting that they be granted permission to re-grade and install new concrete on City property adjacent to their building on State Street. Presently, because the concrete is in such disrepair there have been slipping hazards to their employees not to mention that it is an eyesore. Staff is requesting the Committee's approval to move forward with an agreement to allow for these improvements and maintenance of the landscaping in the plaza.

Councilor Graham moved Staff recommendation. Councilor Faircloth seconded the motion. The motion passed as it was not doubted.

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

Councilor Plourde moved to enter Executive Session under 1 M.R.S.A. § 405(6)(C) at 6:35 p.m. Councilor Faircloth seconded the motion. The motion passed unanimously.

8. Committee Action on Above Item

Councilor Graham moved Staff recommendation. Councilor Faircloth seconded the motion. The motion passed as it was not doubted.

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

Councilor Plourde moved to enter Executive Session under 1 M.R.S.A. § 405(6)(C) at 6:50 p.m. Councilor Faircloth seconded the motion. The motion passed unanimously.

10. Action on Above Item.

Councilor Faircloth moved Staff recommendation. Councilor Plourde seconded the motion. The motion passed as it was not doubted.

The meeting adjourned at 6:55 p.m.