

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, May 19, 2015 5:15 PM
City Council Chambers

MINUTES

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

City Staff Present: Tanya Emery, Paul Nicklas, Cathy Conlow, Steve Bolduc, Caitlin Brooke.

Councilor Plourde opened the meeting at 5:17 p.m. Chair Baldacci arrived at 5:18 and presided over the meeting.

1. REFERRAL CO 15-162 – Amending Chapter 165, Land Development Code, of the Code of the City of Bangor, By Extending the Deadline for Quarries to Operate in the Rural Residence and Agricultural District.

Assistant City Solicitor Paul Nicklas explained that last year the City Council passed an Ordinance that would prohibit quarries in the Rural Residence and Agricultural District. The City worked with the one remaining quarry operator to abandon his quarry located on Union Street in the Rural Residence and Agricultural District and open up another quarry located on Outer Hammond Street in an Industrial District where they are allowed. In an agreement to move his quarry operation, the quarry operator, Randy Gardner, had requested that his present operation on Union Street remain open until June 30, 2015 in order for him to process the remaining materials in his present operation and create the new quarry on outer Hammond Street.

Mr. Gardner requested that the deadline for operation be extended until November 30, 2015 because the harsh winter prevented him from opening up the new quarry and getting it running, and also prevented him from processing rock at the old quarry.

Staff recommended the requested extension.

Martin Lloyd, 124 Yankee Avenue, asked if there would still be a quarry at the Union Street site after Mr. Gardner leaves, if there would be heavy equipment

allowed on the site, and if it would affect his property values. Mr. Lloyd noted that prior to the original blasting, photographs were taken of his house and he questioned why no follow ups have been conducted. His foundation has cracks and the perimeter drain has collapsed.

City Manager Cathy Conlow suggested that City Engineer John Theriault and Mr. Gardner follow-up on this.

Charlotte Randall, 1556 Union Street, asked if there would be any more requests for extensions and requested that prior to blasting, that notices be sent out. Mr. Gardiner indicated that there would be no more extensions.

Councilor Nealley moved Staff recommendation. Councilor Plourde seconded the motion which passed as it was not doubted.

2. Re-authorization of Bangor Center Development District Funding

Caitlin Brooke discussed with the Committee the Downtown Bangor Partnership FY 15 Budget and the Proposed FY 16 Budgets. She indicated that there are three Council Orders and two public hearings necessary to continue funding of the Bangor Center Development District through the Downtown Bangor Partnership.

The Council Orders under consideration included: 1) an Order Adopting the Municipal Development Program and Financial Plan for the Bangor Center Development District; 2) an Order – Bangor Center Development - District Establishment of Implementation Assessments; and 3) an Order Authorizing Execution of Contract with Bangor Center Management Corporation/Downtown Bangor Partnership.

Chair Baldacci recognized Downtown Bangor Partnership's beautification program and the volunteers that did adopt a garden. He suggested that there be a proclamation done recognizing their efforts.

Councilor Nealley opened the Public Hearing on the Municipal Development Program and Budget for the Bangor Center Development District. Councilor Plourde seconded the motion. Committee Members and Staff discussed the proposed budget. No one from the audience spoke. Councilor Plourde moved to close the Public Hearing. That motion was seconded by Councilor Faircloth, and it passed as it was not doubted.

Councilor Plourde moved to open the Public Hearing on the Establishment of Implementation Assessments for the Bangor Center Development District. Councilor Faircloth seconded the motion. No one from the audience spoke in opposition. Councilor Plourde moved to close the Public Hearing. Councilor Faircloth seconded the motion. It was a vote as it was not doubted.

Councilor Plourde moved to accept Staff recommendation on the Order adopting the Municipal Development Program and Financial Plan for the Bangor Center Development District. The motion was seconded, and it passed as it was not doubted.

Councilor Plourde moved Staff recommendation on the Order – Bangor Center Development District – Establishment of Implementation Assessments. The motion was seconded and passed as it was not doubted.

Councilor Plourde moved staff recommendation on the Order authorizing execution of a Contract with Bangor Center Management Corporation/Downtown Bangor Partnership. The motion was seconded and it also passed as it was not doubted.

Committee Members discussed taking a look at the existing district boundary, possibly expanding it, and what the process is for doing so.

3. TIGER VII Grant Application - Request for Support.

David Cole explained that he is assisting the Central Maine and Quebec Railway in partnership with other railways that serve eastern and northern Maine in pursuing a USDOT grant under the upcoming TIGER VII round. This grant application will be submitted under the umbrella of the Maine Department of Transportation (MDOT). The project will entail upgrading key segments of the region's rail infrastructure in partnership with the four private railroads that serve this area.

Mr. Cole discussed other TIGER grants that have been received and the economic benefit that this project would be to the region. The requested grant is estimated to be \$36.6 million (\$22 million in Federal TIGER funds, 14.3 million in a match from the four participating railroads and \$300,000 from MDOT for administration).

Mr. Cole indicated that the railways are formally soliciting support letters from local governments and have asked the City of Bangor to consider such a letter.

Councilor Durgin indicated that he was very supportive and felt that it was an economic development opportunity.

Committee Members expressed their support. City Manager Cathy Conlow indicated that a Resolve would be prepared for the City Council's next meeting on May 27th directing the City Manager to submit a letter in support.

4. Pine Tree Inn Tentative Developer Extension

Economic Development Officer Steve Bolduc explained that John Karnes, with R & K Construction, has requested an extension of his Tentative Developer agreement for the redevelopment of the Pine Tree Inn. While much progress has been made, there are a few issues that remain unsettled. Staff recommended a 60-day extension to July 29, 2015 to address these.

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

The meeting adjourned at 6:59 p.m.