

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

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

Minutes

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

City Staff Present: Steve Bolduc, Cathy Conlow, Norm Heitmann, Jeremy Martin, Paul Nicklas, Caitlin Brooke, Jeff Wallace

Chair Baldacci 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, 2015 through June 30, 2016 and the Eligible Uses of Community Development Funds

It was moved, seconded and unanimously approved to open the Public Hearing. Steve Bolduc, Economic Development Officer, discussed the eligible uses of Community Development Funds and the amount of funds the City expects to receive through June 30, 2016. Mr. Bolduc indicated that Staff recommended that the Committee recommend approval to the full City Council.

The public hearing was opened up for comments from the audience. One person asked what the definitions of low and moderate income and blight were. City Manager Cathy Conlow explained that those definitions are established by the Federal Community Development Block Grant program. The City uses the same definitions.

No one else from the audience spoke. It was moved, seconded and unanimously approved to close the public hearing.

Councilor Graham moved Staff recommendation to send this to the full Council at its next meeting. The motion was seconded by Councilor Nealley. The motion passed as it was not doubted.

2. Metered Parking in Adler Lot

City Manager Cathy Conlow explained that the Adler Lot, which is located across from the Federal Building on Harlow Street, allows for two hours of free parking

Monday thru Friday from 8 a.m. to 5 p.m. Staff is recommending a pay by space metered system in the Alter Lot to facilitate proper use of the lot as a short term parking lot for the patrons of the Margaret Chase Smith Federal Building. Because the lot is often full with the same cars all day, patrons of the Social Security Administration (who are often disabled or elderly) are being forced to park farther away from the building. Implementing a pay by space system would provide more available parking for them.

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

3. Metered Parking Downtown

Caitlin Brooke explained that the Downtown Parking Advisory Committee did a comprehensive review of the available options to address car shuffling in downtown. The Committee is recommending metered parking using kiosk-like machines on a pay by space system on Main Street, Central Street, Hammond/State Streets and Exchange Street. Staff requested that the Committee indicate whether or not it supports this concept and whether or not Staff should pursue cost estimates for the proposed kiosk type machine.

Councilor Plourde indicated that because of the demand for parking and if the City continues to grow there will be a future need for an additional parking garage. Revenue from these meters could be reserved towards the cost of a new parking garage.

Councilor Graham gave an overview of the discussions of the Downtown Parking Advisory Committee. He said that there is a current problem with car shuffling.

Councilor Sprague indicated that he did not feel that there was a parking issue at the present time and that car shuffling could be addressed by other measures other than meters.

Councilor Blanchette indicated that forty years ago when there was metered parking in the downtown Bangor was flourishing. Prior to the Bangor Mall opening Freese's, Grants, Sears, and Cortel Segals, etc. were open. Councilor Durgin added that while there weren't as many restaurants and nightlife then, there were more retail stores.

Councilor Civiello felt that the Committee should be looking at all of the parking cost estimates including license plate readers and not just for the kiosks for metered parking.

Councilor Faircloth indicated that he was in favor of license plate readers.

Chair Baldacci opened the discussion up to the audience. Several People spoke in opposition. Amy Baker (from the Hammond Street Senior Center) indicated that she is against the proposed \$1.00 per hour parking. She said that for those people who use the exercise facility at the Senior Center it would discourage them from using their facility. They do provide on-site parking but it is not enough. They also shuttle people who intend to stay longer either the morning or the afternoon from Hollywood Slots.

Peter Ramsay who is a resident of downtown, and Mr. Freeman, a business owner, also spoke in opposition.

Councilor Graham moved for Staff to pursue cost estimates for the kiosks for metered parking. Councilor Plourde seconded the motion. The Board voted two in favor and three opposed: Councilors Graham and Plourde voted in favor of the motion and Councilors Baldacci, Nealley and Civiello (voting in the absence of Councilor Faircloth) voting against.

4. Creation of a Task Force Regarding Broadband Communications Services in Bangor.

Chair Baldacci explained that Staff is recommending the creation of a Task Force for Broadband Communications Services in Bangor. City Manager Conlow noted that at the last meeting, the Committee approved a list of participants to serve on the Committee. Councilor Baldacci will Chair the committee and Councilor Sprague will be a committee member. Staff recommendation would be to proceed with an Order to be placed on the next City Council Agenda to establish the Committee and spell out its responsibilities.

Councilor Nealley said that he didn't want this to be government subsidized. Councilor Graham agreed. Chair Baldacci explained that the purpose of the Task Force is to promote a better business climate.

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

5. Rural Residential & Agricultural (RR&A) District Discussion

City Manager Conlow noted that at its last meeting the City Council voted to bring this back to the BED Committee as there was some confusion about existing standards versus what was being proposed in the amendment. Assistant City Solicitor Nicklas prepared a Memo outlining existing and proposed standards.

Committee Members discussed standards. Also discussed were those landscaping businesses that have more than one business such as snowplowing, and a pending lawsuit filed by an abutting property owner against a landscaping business.

Councilor Blanchette felt that there was no need to rush this and the Committee could bring this back for discussion in a couple of weeks.

Councilor Nealley moved Staff recommendation to send this back to the City Council. The motion was seconded and the Committee voted 4 to 1 in favor of the motion. Councilor Graham voted in opposition.

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

Councilor Plourde moved to enter Executive Session under 1 M.R.S.A. § 405(6)(C). Councilor Nealley seconded the motion.

7. Committee Action on Above Item

The Committee moved Staff recommendation.

The meeting was adjourned at 7:05 p.m.