

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, December 8, 2015 5:15 PM
City Council Chambers

MINUTES

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

City Staff Present: Tanya Emery, Norman Heitmann, Cathy Conlow, Steve Bolduc, John Theriault, Dana Wardwell, and Tyler Collins

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

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

It was moved by Councilor Plourde and seconded by Councilor Baldacci to enter Executive Session under 1 M.R.S.A. § 405(6)(C). The motion passed as it was not doubted.

- 2. Committee Action on Above Item.**

The Committee moved Staff recommendation. The motion was seconded and passed unanimously.

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

It was moved and seconded to enter Executive Session under 1 M.R.S.A. § 405(6)(C). The motion passed as it was not doubted.

- 4. Committee Action on Above Item**

No Committee action was taken on this item.

- 5. Request to Purchase Land - Odlin Road**

City Solicitor Norm Heitmann explained that Stillwater Realty LLC owns property abutting a City owned property on Odlin Road. They are requesting that the City sell them approximately 2,700 sq. ft. feet of land on the easterly side of their property to facilitate a development. The City Assessor has determined that the fair market value of the parcel is \$4,574. Mr. Heitmann explained that the property is subject to Federal Aviation Administration (FAA) restrictions and the City cannot sell the property without permission from the FAA.

Mr. Heitmann indicated that there two ways to achieve this prior to obtaining FAA permission, which could take a considerable amount of time. One is a lease with an option to purchase and when the City obtains permission from FAA the property will be conveyed. Another option is for an easement with an agreement to convey the property once the City obtains permission from the FAA. The applicant would prefer and Staff would recommend that the applicant purchase the easement for the value of the land and that the City convey it at no additional cost once it obtains permission from the FAA.

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

6. Proposed Easement from Bangor Target Area Development Corporation

City Solicitor Heitmann explained that Bangor Target Area Development Corporation owns a lot (Lot 7) in the Dowd Industrial Estates subdivision located off of Odlin Road. They are conveying the lot to an abutter but would like the City to have the right, but not the obligation, to enter the lot with workers and equipment to alter, maintain, repair and reconstruct the storm water detention pond and related drainage improvements that are on the site. Staff recommended approval.

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

7. CDBG Update

Tyler Collins, Community and Economic Development Officer, explained that each year the Community and Economic Development Staff is required to prepare an Annual Action Plan for its CDBG Program and submit it to the U. S. Department of HUD. Part of the plan is to identify priorities through a needs assessment based upon input from various community organizations.

Two priorities that were identified through this process were "more childcare/Head Start facilities" and "homeless transitional facility." C & ED Staff is planning to provide funding for two separate projects to help address these priorities. Mr. Collins noted that the City is proposing to provide a \$50,000 loan to Community Housing of Maine to assist in a proposed four-unit support housing redevelopment and for a \$50,000 grant to Penquis CAP, Inc. to assist in opening an additional classroom at Eastern Maine Community College campus to provide child care.

8. Nonconformities - Discussion

Tanya Emery, Director of Community and Economic gave an overview of the reason for the proposed language amendment regarding nonconformities. She explained that Staff has received requests from people who would like to purchase abandoned and foreclosed buildings only to discover that because they have sat vacant for over one year that in many cases the nonconforming status has expired.

She explained that foreclosure proceedings and taking properties for unpaid taxes can take many years. The proposed nonconformities provisions would increase the expiration date for a nonconforming use from one year to ten years. This would enable purchases more options and make rehabilitation project more viable. Jeremy Martin, Code Enforcement Officer and Assistant City Solicitor were also present to discuss the proposed amendment with the Committee.

Councilor Nealley moved Staff recommendation to move this forward to the Council for referral to the Planning Board. Councilor Baldacci seconded the motion. It was a vote as it was not doubted.

9. MDOT Presentation – Proposed Hogan Road Improvements

Representatives with the Maine Department of Transportation (MDOT) discussed with the Committee the Hogan Road Improvements they are proposing. This discussion included a history of traffic movements, accidents, and current conditions. It was noted that this diamond interchange is the busiest diamond interchange in the State of Maine. MDOT is proposing a “diverging diamond” type of configuration for this interchange and provided a slide show of diverging diamonds that have been constructed in other states. This would be the first one built in the State of Maine.

Committee Members had questions as to where there would be public hearing scheduled and notification to the public of meetings and hearings.

For more information please click on the following link to view MDOT’s presentation. <http://www.bangormaine.gov/divergingdiamond>

There being no further items for discussion, the meeting was adjourned at 6:35 p.m.