

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, January 19, 2016 5:15 PM
City Council Chambers

AGENDA

CONSENT AGENDA

1. Community Development Residential Rehabilitation Loan – 666 Finson Rd., Lot #172 (Confidential Memo provided separately)

REGULAR AGENDA

2. Pine Tree Inn Redevelopment (see attached Memo, Pine Tree Inn Elevation & Pine Tree Inn Floor Plans)
3. Parking Rate Increase Proposal (see attached Memo)
4. Apply for AARP Grant (see attached Memo & application)
5. C&L Aerospace Expansion (see attached Memo)
6. **Executive Session** – Economic Development – Property Disposition – Odlin Road – 1 M.R.S.A. § 405(6)(C) (Material to be provided at the Meeting)
7. Committee Action on Above Item



PROPERTY MANAGEMENT & DEVELOPMENT

- Operator of Foreign Trade Zone No. 58
- Operator of the Bangor International Enterprise Center

MEMORANDUM

TO: Business & Economic Development Committee
FROM: Stephen A. Bolduc, Executive Manager
RE: Pine Tree Inn Redevelopment
DATE: January 19, 2016

Action:

To approve building plans and amend dates related to the redevelopment of the former Pine Tree Inn by John Karnes, R&K Construction.

Background:

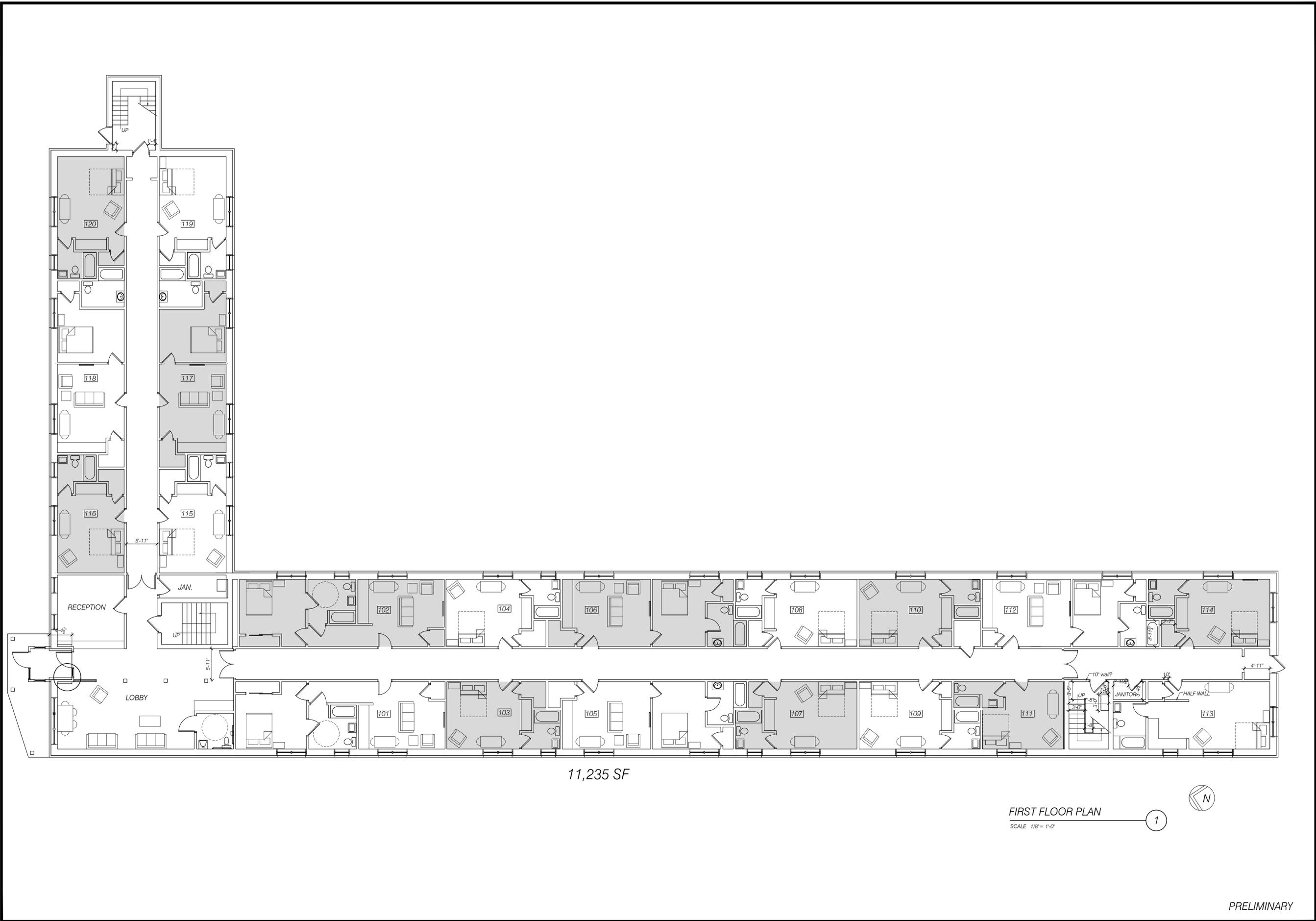
John Karnes, R&K Construction, has a "Purchase Option and Development Agreement" with the City of Bangor concerning 22 Cleveland Street, the former Pine Tree Inn. Mr. Karnes intends to redevelop the property into 42 "extended stay" suites with kitchenettes and full baths. The renovated building will provide a medium-term rental option for visiting doctors, traveling nurses and other professionals who prefer an extended stay accommodation.

The Purchase Option and Development Agreement with Mr. Karnes requires the approval of the building and property improvement plans by the Business & Economic Development Committee. Mr. Karnes will present to the Committee a preliminary site plan; modifications to the exterior of the building; and preliminary floor plans.

The Committee should also recommend to the City Council an extension of all dates related to the project such that closing on the sale of the property is to be completed by April 30, 2016; site work and building improvements will begin by May 16, 2016, and the project will be completed by October 31, 2016.



PINE TREE INN



11,235 SF

FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

1



PRELIMINARY

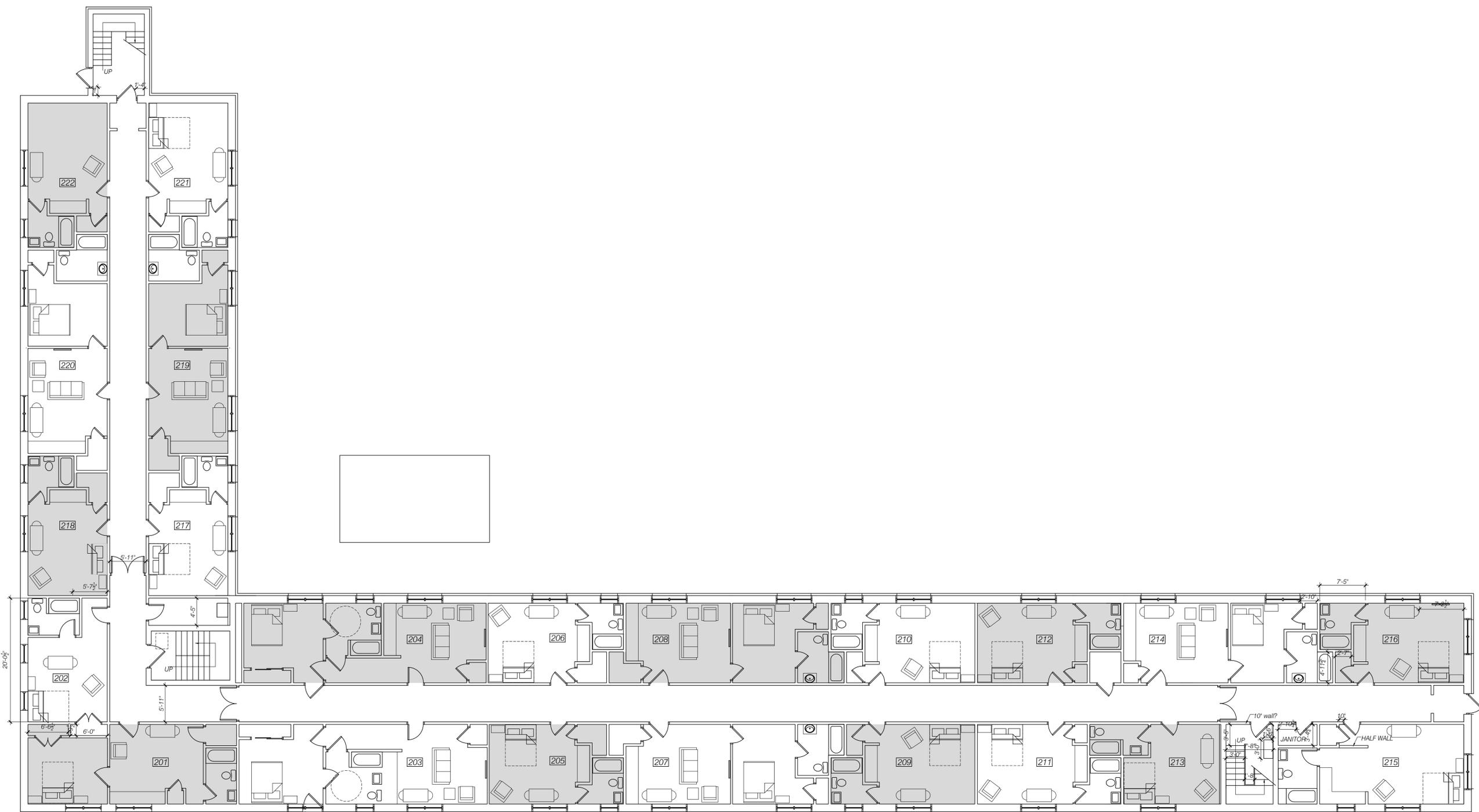
Pine Tree Inn
22 Cleveland Street Bangor, Maine

First Floor Plan

Architecture for Maine
Merritt Associates

Drawn: jnb/kime/drm
Checked: drm
Date: 12/21/15
Project No: **21557**

A1



11,235 SF

SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



PRELIMINARY

Pine Tree Inn
22 Cleveland Street Bangor, Maine

Second Floor Plan

5
4
3
2
1

Architecture for Maine
Merritt Associates

Drawn: jnb/kime/drm
Checked: drm
Date: 12/21/15
Project No: **21557**

A2



BASEMENT PLAN

SCALE 1/8" = 1'-0"

1



PRELIMINARY

Pine Tree Inn

22 Cleveland Street Bangor, Maine

Basement Plan

5
4
3
2
1

Architecture for Maine
Merritt Associates

Drawn: jnb/klme/drm

Checked: drm

Date: 12/21/15

Project No:
21557

A3

MEMORANDUM



TO: Business & Economic Development Committee
 FROM: Tanya Emery
 DATE: January 11, 2016

Parking Rate Increase Proposal

In December 2015, Parke Clemons from Republic Parking joined us at a B&ED Committee meeting to review Republic's Annual Report for our parking facilities. In that report, Republic suggests the City consider a rate increase for the lots that have not been adjusted since 2009. The monthly permit rates would be adjusted for Pickering Square, Lower Kenduskeag, Court Street, Bangor House, and Merrill Bank Street parking. The price differences and number of permits are shown on the spreadsheet below. Suggested date of the change is April 1, 2016.

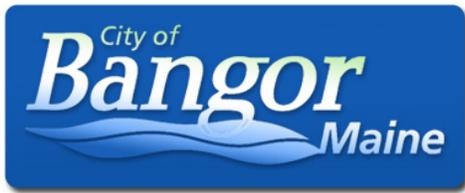
All told, if the rate increases suggested are adopted, the City would net an additional \$2,222 per month at current occupancy levels. This means an additional \$26,000 over the course of a full year. Republic encourages the City to use some of those funds for a parking feasibility study to discuss future potential parking expansions, as demand has risen significantly and our inventory is at an all-time low.

A feasibility study would examine current parking conditions, identify and evaluate potential sites for parking expansion or development in the Downtown Parking Management District, and prepare cost estimates at a very general level to accompany the findings and conclusions.

Staff recommends approval of the recommended parking rate increases (outlined below) and dedication of a portion of the revenues to fund a parking feasibility study, which we will develop an RFP for.

#	LOT	CURRENT	SOLD	PROPOSED	DIFF	MONTHLY
1	PICKERING SQ - MAIN	\$57.00	59	\$61.00	\$4.00	\$236.00
1	PICKERING SQ - ROOF	\$30.00	39	\$33.00	\$3.00	\$117.00
1	PICKERING SQ - RES	\$40.00	113	\$43.00	\$3.00	\$339.00
1	PICKERING SQ - MAIN 10%	\$51.30	201	\$57.40	\$3.60	\$723.60
1	PICKERING SQ - MAIN 5%	\$54.15	34	\$57.20	\$3.80	\$129.20
1	PICKERING SQ - MAIN 20%	\$45.60	104	\$57.80	\$3.20	\$332.80
9	LOWER KENDUSKEAG	\$57.00	62	\$61.00	\$4.00	\$248.00
11	COURT STREET LOT	\$30.00	19	\$33.00	\$3.00	\$57.00
12	BANGOR HOUSE	\$57.00	10	\$61.00	\$4.00	\$40.00
13	MERRILL BANK STREET	\$57.00	0	\$61.00	\$4.00	\$0.00
Monthly Total			641			\$2,222.60
Annual Impact @ Current Occupancy						\$26,671.20

MEMORANDUM



TO: Business & Economic Development Committee
FROM: Tyler Collins, Community and Economic Development Officer
DATE: January 13, 2016

Apply for AARP Grant

By the year 2030 it is estimated that 1 in 4 Maine residents will be over the age of sixty-five. Maine's aging population will require a focused attention. City staff plans to apply to the American Association of Retired Person (AARP) for a grant in the amount of \$7,500 to help our community become more age-friendly.

If the grant is awarded, the City's Health and Community Services Department will work with Eastern Area Agency on Aging (EAAA) to establish a steering committee with the goal of creating measurable action plans to better understand and meet the needs of older individuals in our community. The steering committee will review the results from a recent AARP community survey and share the results with the Bangor community. The steering committee will work with this data and use additional outreach to identify specific issues that residents want to address that will help citizens age in place.

A copy of the application is attached. City staff seeks the support of this Committee to submit the application to AARP.

MEMORANDUM



TO: Business & Economic Development Committee
FROM: Tyler Collins, Community & Economic Development Officer
DATE: January 12, 2016

C&L Aerospace Expansion

C&L Aerospace (C&L) is an aircraft service, maintenance, repair, brokerage, component, and refurbishment (interior and exterior) company located in Bangor. C&L is proposing another expansion on their existing business. With this new expansion they will be leasing and upgrading one additional hanger from BIA (circled below). They will also be updating the hangars they are currently utilizing on BIA and adding 2 additional structures for storage.

Staff seeks approval to continue working with C&L in preparing an application for funding from the U.S. Economic Development Administration (EDA).

