

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, May 17, 2016 5:15 PM
City Council Chambers

AGENDA

CONSENT AGENDA

1. Community Development Residential Rehabilitation Loan – 518 Essex Street (Confidential Memo provided separately)

REGULAR AGENDA

2. Amending City's 2007 Public Art & Monument Policy (see attached Memo and Amended Policy)
3. Request for Trash Receptacle Space – 48 Main St. (see attached Memo and Request)
4. Re-authorization of Bangor Center Development District Funding (see attached Memo, map, comparison, DBP FY 2016 Summary and FY 2017 Work Plan)

MEMORANDUM

TO: Business & Economic Development Committee
FROM: Kierie Piccininni, Chair
Commission on Cultural Development
RE: Amending City's 2007 Public Art and Monument Policy
DATE: May 17, 2016

At the March 8, 2016 Business & Economic Development Committee meeting, the Commission on Cultural Development proposed amendments to the City's 2007 Public Art and Monument Policy. With the Committee's blessing, the Commission and City staff have made edits to the Policy and presents an updated version for approval.

The revised Policy for 2016 adds clarity to some specifics of the public art and monument review process, including:

- Thorough investigation of the City's temporary or permanent acquisition of commissioned vs. donated works
- The de-accession process
- The continued preservation of existing works within the collection as well as the ensured maintenance of future works.

The updated Public Art and Monument Policy is now a clearer and more thorough document to help acquire and preserve artwork, whether it be local, regional, national, or international; permanent, temporary, or temporal. The Commission would like the Business & Economic Development Committee to approve of this much-needed update.



Commission on Cultural Development

Public Art and Monuments Policy

In accordance with the City of Bangor Code § 95-8, the Commission on Cultural Development is responsible for the review of and adherence to a Public Art and Monuments policy:

§ 95-8 Public Art and Monument Policy.

- A. The Commission shall review the Public Art and Monuments Policy regarding guidelines for accepting, deaccessioning, locating, relocating, commissioning, preserving, and maintaining public art, including monuments.
- B. Proposed changes shall be reported to the Bangor City Council, which shall have the sole authority to adopt, reject, or revise said policy.
- C. In the event any public art or monument is proposed, the Commission shall review the proposal in accordance with the Public Art and Monuments Policy and make a recommendation as appropriate to accept, deaccession, locate, or relocate said proposed art or monument to the Bangor City Council. The Bangor City Council shall have the sole authority to adopt, reject, or revise any such recommendation.
- D. The Commission shall review the Public Art and Monuments Policy at least every five years and may make recommendations on amendments to said policy to the Bangor City Council. The Bangor City Council shall have the sole authority to adopt, reject, or revise any such amendments.

It is the general policy of the City of Bangor to support efforts to increase the City's inventory of public art and monuments. This document establishes policies and procedures for the acquisition, placement, care, and preservation of public art and monuments in Bangor, Maine. Its purpose is to ensure that such works placed on public property are of high artistic merit; that the thematic material is appropriate for the City; that the work treats its subject matter with appropriate dignity; and that the City has information on how to care appropriately for each piece.

Guidelines for Public Art and Monuments

Many factors are taken into account when the City and the Commission consider accepting permanent or temporary works of art, including monuments. Guidelines are outlined for each type of work. According to the Maine Arts Commission, public art refers to artwork that has been planned and executed with the specific intention of exhibition in the public environment. The City of Bangor and the Commission finds this applicable to public monuments as well. Not only do artists of art and monuments consider the physical placement of their work in public space, they also just as critically take into consideration the social, cultural, and historical contexts in which the piece is situated. As society and its modes of expression evolve, so will the definitions of such public works; the Commission embraces these definitions as guideposts.

The Commission bases recommendations on certain guidelines specific to each type of public piece, as well as the site's appropriateness and compatibility with the artwork or monument, the merit of the proposed work, public safety, and maintenance needs. These aspects are critical to any proposed or existing work.

Guidelines for Public Art

Public art enhances the cultural and aesthetic quality of life and adds interest and excitement to the community's public spaces. Artwork selected shall reflect high standards and artistic excellence. Artwork may be:

- The works of local, regional, national, and/or international talent;
- Permanent, temporary, or temporal (e.g. purposefully degrade over time);
- Exhibited on a permanent or on a temporary (e.g. loan) basis;
- Intended for interior and/or exterior spaces.

In the selection of artists and artwork, criteria include:

- Code compliance
- The extent to which the work would encourage repeat viewings
- Avoidance of clutter and excess

The following work will be considered ineligible:

- Art objects that are mass-produced from a standard design such as site furnishings, fountains, statuary elements, flags, or banners
- Reproductions, by mechanical or other means, of original works of art, such as in posters, digital prints, or straight photography of the work of art

Guidelines for Public Monuments

Public monuments recognize and memorialize people, events, and social trends important to the history of Bangor and its residents' sense of place as a community. When considering whether a public monument proposal is appropriate, the following criteria, in addition to the three criteria listed above for all public art, should be applied:

- The monument relates to persons or events recognized by the public as of sufficient significance to the community or its history to warrant a public presence
- The monument honors an individual, group of individuals, or event that has a direct relationship to Bangor, and recognizes a social trend, idea, or symbol, which has been seminal in changing the preconceptions, attitudes, and outlook of the citizens of Bangor
- In the case of individuals, persons to be honored should have died a sufficient length of time in the past, generally at least twenty years, for their ideas, service, and accomplishments to be placed in an accurate and meaningfully interpreted historical perspective
- The piece must contribute to our sense of place as a community
- The subject is relevant to the community as a whole, not solely to a distinct segment or subset of the community
- The proposed location is an appropriate setting with geographic justification for recommended placement, if relevant
- If the subject is portrayed elsewhere in a public space, the proposal will present a different facet of the subject and/or not detract from the existing monument
- Documentation provided is adequate to support the factual background on which the case has been built for erecting the monument
- The memorial has timeless qualities that will ensure meaning for future generations

Site Appropriateness and Compatibility

Public art and monuments are typically sited in spaces that are relevant to the work. The Commission will take into account the long-term relevance and compatibility of permanent art at the proposed site, and may also consider historical or thematic associations between the depicted subject and a particular location. Some site selection factors may include:

- Integration with the natural environment
- Potential effect of weather, snow removal, and environmental hazards
- Visibility
- Public accessibility
- Motor and pedestrian traffic patterns
- How the artwork relates to any public facility near the artwork, including public parks
- Future development plans for area
- Landscape design, including how aspects of the landscape that change over time may affect the work and viewing of the work in the future
- Relationship of proposed work to existing public art or monuments within the site vicinity
- Environmental impact

Merit

The Commission is composed of advisors who determine artistic merit based on the following criteria:

- Adherence to the mission and goals of the Commission on Cultural Development as identified in the Commission's Arts and Cultural Policy
- Inherent artistic quality, i.e. the assessed aesthetic merit of the piece as a work of art, independent of other considerations
- Context of the proposed piece within the overall public art and monuments collection, taking into account both the desire to hold to the general aesthetic of public art in the City, particularly existing public monuments, and the desire for diversity in the landscape of public art
- Durability, e.g. structural and surface soundness and inherent resistance to theft, vandalism, and weathering
- Feasibility as determined by the project budget, timeline, artist's experience, soundness of materials, and City approval requirements, among other factors

Public Safety

Works of art and monuments should be safe to passersby, spectators, and the environment as a whole. Any potential hazard, including but not limited to sharp projecting elements, loose parts, and other public hazards, may prevent acceptance of a proposal. The position of the work or monument shall also be considered, including its effect on sight lines for traffic and pedestrians. City staff will be consulted on each work. Works, including finished and sited works, presenting a public safety hazard may be modified or removed as further discussed in the removal section of this policy.

Maintenance

All works require maintenance in some form during its life. Significant consideration shall be given to the cost and amount of ongoing maintenance and/or repair anticipated, and to the City's ability to provide it adequately. To this end, the Commission shall consult with City staff and departments to fully review maintenance expectations.

For each work, a maintenance endowment must accompany new public art and monuments. This endowment will be required for any donated or commissioned work and accompanying signage before it is approved for installation. New works will not be accepted unless the donor or sponsor can provide financial means for

UPDATED 11 May 2016

perpetual care, instructions for preservation techniques, and a list of supplies so that suitable, ongoing maintenance may be conducted by the artist, supporting organizations, or the City. Contact information for the artist or artist's estate must be included for citation for future maintenance. The Commission will not recommend permanent works that fail to include these items within a proposal, and the City cannot accept permanent works of art that present an unreasonable maintenance burden.

Acquisition of Public Art and Monuments

Permanent public art and monuments may be commissioned by, or donated to, the City. Temporary works may be loaned for a fixed length of time. Whether a piece of art or a monument is commissioned or donated, the work must follow the "Guidelines" section of this policy, and it must adhere to the approval process outlined in the "Approval" section of this policy.

Commissioned Works

When commissioning an artwork or monument, artists shall be selected in one of the following ways. No work shall be commissioned, and none of these methods of commissioning shall be selected, without the approval of the Council.

1. **Open Competition**: The Commission may solicit, through public advertisement, requests for proposals (RFP) including samples from the artists' current portfolios, renderings or designs for proposed work, resumes, resumes, and letters of interest, which Commissioners will review; Commissioners will then recommend an artist that meets the defined requirements
2. **Invitational or Limited Competition**: The Commission may invite a limited number of artists to submit applications or prepare proposals for a particular project; from this limited pool, the Commission in cooperation with City staff may recommend an artist based upon criteria established for that project
3. **Direct Selection**: The Commission may recommend that a specific artist be invited to submit a proposal for art at a specific site; upon acceptance of the proposal, the artist would be commissioned for the project

Donated Works

Each donated artwork or monument requires:

1. **Donor's Written Proposal**: The prospective donor of a gift must submit a written proposal to the City and the Commission on Cultural Development. Proposals should include:
 - A. **Provenance**: Documentation is required with all proposals detailing artist, materials present in the artwork, and the date and location of its creation. If the artwork is not to be gifted directly after its creation, the history of prior locations and ownership must be stated
 - B. **Design**: The work must adhere to the "Approval" process detailed in this policy, which requires a three-dimensional scale model or a complete drawing of a two-dimensional work. Note that works of art accepted based on scale models or drawings will be subject to Commission review throughout design, fabrication, and installation. The completed artwork may not deviate in any way from the proposal approved by the Commission unless the Commission approves the change in consultation with City staff
 - C. **Site plan**: A map and photographs of the proposed installation site(s) and surrounding environment(s) that demonstrate the relationship of the artwork to site
 - D. **Material**: Samples for the work and any relevant construction materials, if applicable
 - E. **Costs**: All costs associated with the gift must be borne by the donor. Costs may include, but are not limited to, the costs associated with design, engineering, building permits, fabrication, installation, general insurance and maintenance. The donor or sponsor will also be responsible for the design and cost of a pedestal, identification plaque, base, structural support, and landscaping of site, all as determined to be necessary by the Commission in consultation with City staff, and must provide a maintenance endowment for the artwork. The Commission may

also recommend that the Council require an administrative fee to cover costs associated with staff coordination and oversight of the project

- F. Installation details: Construction documents, including descriptions of utility connections, site modifications, structural reinforcements or other engineering requirements or site modifications as well as engineering and architectural plans
 - G. Preservation techniques and materials: Thorough documentation is required to instruct the City on the proper maintenance processes for the artwork, including steps for optimal preservation and a list of supplies appropriate for each of the artwork's materials used in the object and any display base
 - H. Plan for maintenance: All proposals should account for future maintenance and costs for preservation materials and signage. An endowment fund adequate to ensure the continued care of gifts of art or monuments shall be required for all works to maintain the gift in a condition satisfactory to the donor and the City. The amount of the maintenance endowment shall be negotiated with the donor based on factors such as scale, material, location, value of the work, and potential for vandalism
 - I. Gift criteria: The proposal should include proposed language for recognition signage and any additional stipulations accompanying the gift. Nothing in the acceptance of a gift of artwork or monument shall prevent the City from approving subsequent removal, relocation, or deaccessioning of such gifts if it serves the City's best interest to do so
2. Commission approval: The Commission will review the proposal using the guidelines presented in this policy and make a recommendation regarding acceptance of the work to the Council. This review may or may not include a period for public comment
 3. City Council approval: City Council may accept or decline the proposed gift after receiving the Commission's recommendation

Approval of Public Art and Monuments

All works must go through a three-step design approval process to ensure the work stays true to its original proposal: conceptual design, a detailed design, and final design. Permits and construction are also necessary elements to any work under consideration by the City. If the artwork or monument is to depart from its original design, the Commission must be informed of the changes, consult with City staff, and grant approval before the work may depart from the original proposal. For any modification that is not minor, the Council must grant approval as well.

The Commission recommends approval or disapproval of an artwork or monument proposal after review and consultation with City departments. Proposals for large scale artworks or public monuments demand careful consideration and may require several meetings and a public comment period before a final decision can be made.

Approval Process—Conceptual Design

When the City or a group within the community proposes to erect a monument or artwork on public property owned or controlled by the City, the following review and approval process should be implemented:

1. The organization or individual seeking approval for the monument or artwork shall submit an application to the City Manager or his or her designee, which shall include a general description or depiction of the work, a statement of the purpose of the work, the artistic format or medium to be employed, and the proposed location while specifically addressing elements discussed in the "Guidelines" section of this policy
2. The City Manager or his or her designee shall refer the application to the Commission and to appropriate staff for review and comment, and those staff members will participate with the Commission in a review of the application

3. The Commission shall review the proposal and make a recommendation to City Council as to whether the general concept presented should be approved or denied based on the criteria described in this policy
4. Upon receipt of the Commission's recommendations, City Council shall take formal action to approve or deny the concept as presented

Approval Process—Detailed Design

Once conceptual design approval is granted, the organization or individual promoting the project shall submit a proposal to the Commission including a detailed description of the artwork or monument (accompanied by perspective drawings where appropriate), and the location, budget, funding plan (including plans for a maintenance endowment), and plan for implementing the project, including a projected timeline. The detailed design must include a three-dimensional model or a complete drawing of a two-dimensional work and photographs that demonstrate the relationship of the artwork to the site.

The Commission and City staff shall then review the design and the proposed location to confirm criteria outlined in the "Guidelines" section of this policy. In making this decision, the Commission shall take into account:

1. Whether the work still maintains the quality of work and purpose that it did when it was first proposed
2. The extent to which the work is consistent with the public location selected and the surrounding natural and human landscape
3. Public safety and security
4. The nature and expense of ongoing maintenance including signage

Upon completion of this review, the Commission shall report its recommendations to City Council, and the Commission may recommend that the project be approved, be approved with modifications, or be denied. City Council may then take the necessary action to formally approve or deny the proposal, including adopting the necessary Council Order to accept ownership of the monument or artwork once completed and establishing the amount required, if any, for a maintenance endowment.

Final Design

The organization or individual proposing the artwork or monument shall prepare final design documents for submission to the Commission prior to installation.

Final design shall include details regarding materials, scale, site plan, design and construction, specific catalog data for any manufactured and/or purchased items (lighting fixtures, pavers, furnishings, etc.), and other information bearing on the final project including proposed language for signage. The Commission must approve the final design of the project, which will then be submitted to Council for review and approval. Prior to final approval, the Commission shall seek the advice and recommendations of City staff and departmental director with responsibility for the property on which the monument or artwork will be placed. No work may begin until the Commission has approved the project and all required permits have been obtained as outlined in the "Permits and Construction" section of this policy.

Permits and Construction

Prior to construction, the donor organization or individual must:

1. Obtain all necessary licenses and permits for the project
2. Deposit the maintenance endowment with the City
3. Submit to the City all required design documents during the final design process
4. Submit maintenance instructions and proof of an established fund prior to final Commission acceptance and before construction commences

Construction must be done in accordance with approved plans and permits. The Commission in consultation with City staff may approve minor modifications to the original plan by a vote of two-thirds of the Commission

members present at an official meeting of the Commission; minor modifications are those which do not materially alter or affect the physical or artistic character of the work. In order to be valid, such approval must be documented in writing. Other modifications must be approved by the Council. All construction and/or installation activities shall be suspended until approval is granted by the Commission or Council as appropriate.

Post-Installation Review

The Commission shall review the work upon completion with necessary City staff and, if deemed appropriate, independent professionals. The completed work shall conform to the approved plans and associated modifications as may have been approved during construction. Should such work or portion thereof not conform to the approved plans and modifications, the petitioner of the work shall be instructed by the Commission to make the necessary corrections to bring the work into conformance. Should the petitioner not correct the nonconformance, or not do so in the time established by the Commission, the Commission may elect, at their discretion, to recommend the work be corrected or removed by the City. The City may use the piece's established maintenance endowment for the corrections or removal.

Dossier and Signage

For the lasting preservation of any public artwork and monument, documentation of the piece and signage are critical for the City and the public. The Commission is required to develop and maintain a dossier on each public artwork and monument that is to be held by the City, which should include provenance, materials, artist biography, artist statement about the work if possible, news articles, design documents presented in the approval process, and any other documentation mentioned in this policy.

Signage is critical to displaying the work in a public setting. A sign must include the work's name, artist, date of installation, and materials used. Creation and maintenance of the sign must be included in the maintenance endowment.

Deaccession of Public Art and Monuments

Acquisition of public art and monuments by the City implies a commitment to the preservation, protection, and display of the work for the public benefit as long as the work maintains its physical integrity, identity, and authenticity, and as long as it remains useful to the purposes of the people of the City. When any of these conditions no longer prevail, the City may consider removal of the piece from public display and deaccession, the sale or other disposal of the piece. Special attention and care must be made for monuments, which recognize and memorialize Bangor's history.

Relocation

On occasion, it may be necessary to move a piece of art or a monument in order to protect, maintain, or display it more appropriately. It is also permissible to consider relocation if one work interferes with another, in that it reduces, subverts, or conflicts with the first work's intent or impact. If the Council decides that a work should be removed from its original site, and if its condition is such that it can be re-installed, the Commission will attempt to identify another appropriate site. If the work was designed for a specific site, the Commission will assist the Council in attempting to relocate the work to a new site consistent with the artist's intention. If possible, the artist's assistance will be requested to help make this determination. If space is available, and with the approval of Council, the Commission may decide to store an object until a new site has been identified or until the Council decides to deaccession the piece. If no suitable site can be identified, the Commission may recommend pursuing the sale or trade of the object by the City after consultation with City staff and approval by City Council.

Removal and Deaccession

A work of art may be considered for removal and deaccession from public display if one or more of the following conditions apply:

- The work presents a threat to public safety
- The condition or security of the work cannot be guaranteed, or the City cannot properly care for or store the work
- The work requires excessive or unreasonable maintenance
- The work has faults in design or workmanship
- The condition of the work requires restoration, the cost of which is in gross excess of its aesthetic value, or the work is in such a deteriorated state that restoration would prove unfeasible or impractical
- No suitable site for the work is available, or significant changes in the use, character, or design of the site affect the integrity of the work
- The work interferes with the operations of a public facility
- The work is judged to have little or no aesthetic and/or historical or cultural value
- The work is fraudulent or inauthentic
- The work is rarely or never displayed

The following steps shall be followed for works being considered for removal:

1. **Commission and City staff report:** The Commission staff shall prepare a report which includes a staff evaluation and recommendation along with the following information:
 - A. **Rationale:** An analysis of the reasons for deaccessioning and its impact on the City's public art and monument collection, and an evaluation of the work
 - B. **Independent appraisal or other documentation on value:** Prior to disposition of any object valued at \$10,000 or more, the Commission should recommend obtaining an estimate of the value of the work based on recent documentation of gallery and auction sales, if applicable
 - C. **Related professional opinions:** In cases in which deaccessioning or removal of art is suggested due to deterioration, threat to public safety, or lack of artistic quality, it is recommended that the Commission seek the opinions of independent professionals qualified to comment on the concern prompting review (conservators, engineers, architects, safety experts etc.)
 - D. **History:** Provide written correspondence, press, and other evidence of public debate, as well as the original acquisition method and purchase price
 - E. **Options for disposition**
 - F. **Replacement costs,** if applicable
2. **City Solicitor's opinion:** The City Solicitor or Assistant City Solicitor shall be consulted regarding any restrictions that may apply to a specific work
3. **Commission recommendation:** The recommendation to deaccession a work will be considered in the Commission's regular or special meeting
4. **City Council approval:** The Commission's report, along with its recommendation on deaccessioning the work, shall be forwarded to the City Council. City Council may accept or decline to deaccession a work

Once a work has been properly deaccessioned, it may be sold, traded, modified, or destroyed.

Sale or Trade

The City may sell a work after it has been deaccessioned through public auction or by private sale. A work may also be traded with another piece not belonging to the City as long as that replacement work fits the criteria outlined in this policy and is accepted by the City through the approval process outlined above.

A work may be sold at public auction to the highest and best bidder and the City may contract with a licensed auctioneer for the purpose of conducting the sale or sales. The contract shall specify the compensation to be

paid for the auctioneer's services and set forth the terms and conditions under which the sale or sales are to be conducted.

If the work is offered at public auction and no bids are received, or if the bids are rejected, or if the Commission determines, by a two-thirds vote of the members, that the work may be sold on terms more advantageous to the City if sold through private sale, then a private sale may be considered. Any contract for the private sale of a work of art is subject to the approval of the Council. A work of art on which public bids have been rejected shall not thereafter be sold through private sale for less than the amount of the highest public bid received.

If a work is sold, all proceeds from any sale shall be credited to a public art fund for the City of Bangor, in which the monies contributed to the fund from the sale, exchange, or exhibition of a work of art under the jurisdiction of the City shall be expended on another work or works for display in the same public structure or space, or in another place within the city if the original public structure or space is not viable for such display.

Modification or Destruction

It is the responsibility of the City to preserve and protect the art collections under its management for the people of the City. However, the Commission may recommend to the Council actions that would alter, modify, or destroy an artwork under certain conditions as follows:

- The work has faults of design or workmanship, or is damaged so that repair or remedy is impractical, unfeasible, or an unjustifiable allocation of resources
- The work poses a threat to public safety or in some other way poses a potential liability for the City
- The Commission deems it necessary in order for the City to construct necessary public works and improvements, or in furtherance of the City's other operations, or for any other good cause
- In cases of alteration, modification or destruction of public art, signage should reflect the alterations

MEMORANDUM



TO: Business & Economic Development Committee
FROM: Tanya Emery
DATE: May 5, 2016

Request for Trash Receptacle Space – 48 Main Street

Gail Hipsky will be joining the Committee to discuss her request for a trash area behind her building at 48 Main Street. Attached are scans of the documents she has provided.

To: Bangor City Counsel

From: Gail Hipsky

Re: Rubbish area

Date: 5/2/2016

I am seeking permission from the counsel to create a small area (5x9) for rubbish collection at the rear side of 48 Main Street. The rear of the building is on Broad St. off of the Pickering Courtyard area. The space would be large enough to accommodate three large trash totters that would be used by 48 & 46 Main Street. The space would be enclosed with a 4' stockade fence with a side gate opening. The fencing would be painted brick red so it will blend in. Evergreen bushes will be replanted in front of the fence making barely noticeable from the road or sidewalk. The rubbish will be collected weekly.

I have had several prospective tenants for the space at 48 Main Street and they have requested a rubbish area. Providing such an area would be a tenant/business friendly thing to provide.

I have attached a drawing and picture of the rear of the building where the area would be located.

Thank you for your consideration in this matter.

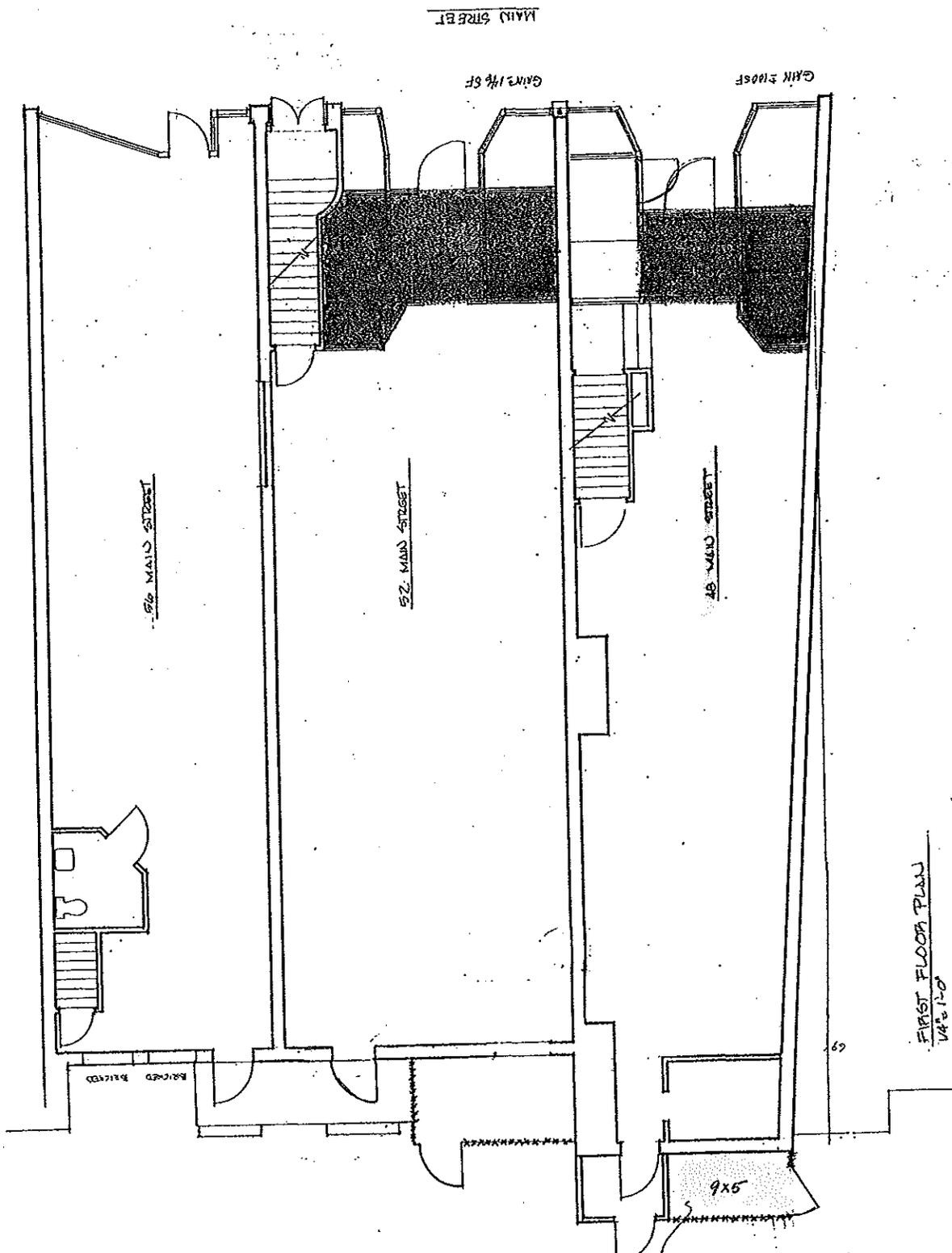
Sincerely,

Gail Hipsky



735-3438

hipskygail76@gmail.com

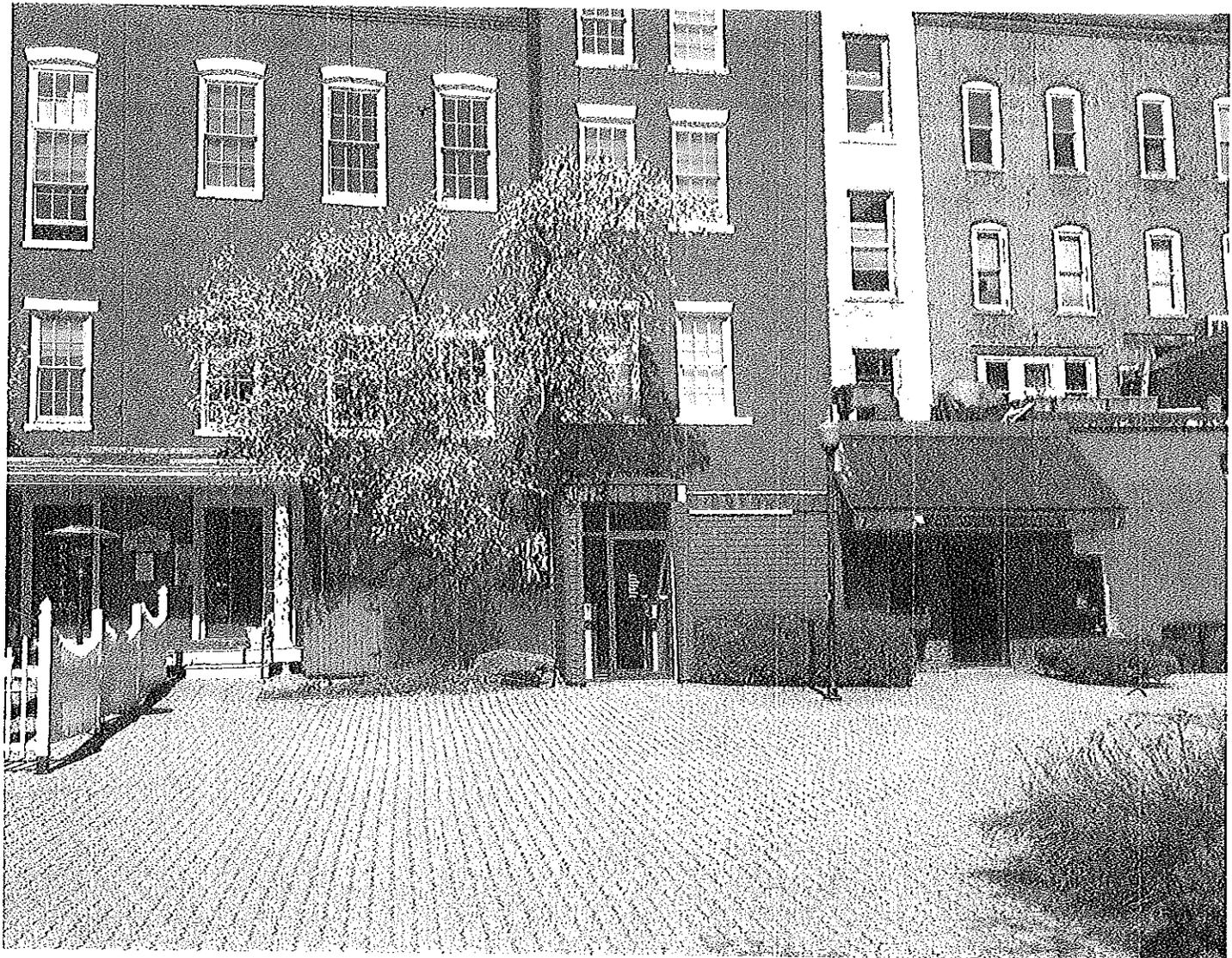


FIRST FLOOR PLAN
 1/4" = 1'-0"
 BUILDING PLANS ARE APPROXIMATE -
 DIMENSIONS ARE NOT SQUARE AND WALL THICKNESSES / FLANGES VARY.
 VERIFY CRITICAL DIMENSIONS PRIOR TO FINAL DESIGN & CONSTRUCTION.

Pickering Courtyard

→ PROPOSED RUBBISH AREA built in the same style as existing area. 4' fence, open on side. Would plant green bushes in front currently a large bush covers this space. This new area would be for rubbish for 48 Main Street and 46 Main Street.

BROAD STREET



MEMORANDUM

May 11, 2016

TO: Business & Economic Development Committee
FR: Zeth Lundy, Business Develop. Specialist/Downtown Coordinator
RE: Re-authorization of Bangor Center Development District Funding
CC: Cathy Conlow, City Manager
Lisa Goodwin, City Clerk
Tanya Emery, Director of Community & Economic Development

The City Council first approved the Bangor Center Development District, a special assessment district, in 1987. The special assessments have remained at \$.51 per \$1,000 of property assessed value since 1992. The annual special assessment revenues fund the activities of the Bangor Center Corporation (d/b/a Downtown Bangor Partnership) under contract with the City. The City Council annually reauthorizes the Bangor Center Development District.

There are three (3) City Council Orders and two public hearings necessary to continue funding of the Bangor Center Development District through the Downtown Bangor Partnership. These are scheduled for required public hearings and consideration at the May 23, 2016 City Council meeting.

The first public hearing is to consider adoption of the proposed Development Program and Budget to be implemented within the Bangor Center Development District. Notice of this hearing will be published in the May 13, 2016 edition of the Bangor Daily News. The notice includes the date, time and location of the public hearing; a legal description of the district; the maximum rate of assessment of \$.53/\$1,000 of valuation for a one year period beginning July 1, 2016; and notice that the proposed list of properties to be affected is available in the City Assessor's Office.

The second public hearing will be to consider implementation assessments on properties within the District. The public notice (same as above) will be published in the May 13, 2016 edition of the Bangor Daily News and includes a description of the area to be assessed and a maximum rate of assessment per thousand dollars of assessed value.

The City Council Agenda sequence for the required public hearings and three Council Orders should be as follows:

HEARING - Public Hearing on the Municipal Development Program and Budget for the Bangor Center Development District

16 - **ORDER** - Adopting Municipal Development Program and Financial Plan for the Bangor Center Development District

HEARING - Public Hearing on the Establishment of
Implementation Assessments for the Bangor Center Development
District

- 16 - ORDER - Bangor Center Development District - Establishment of
Implementation Assessments

- 16 - ORDER - Authorizing Execution of Contract with Bangor Center
Management Corporation/Downtown Bangor Partnership.

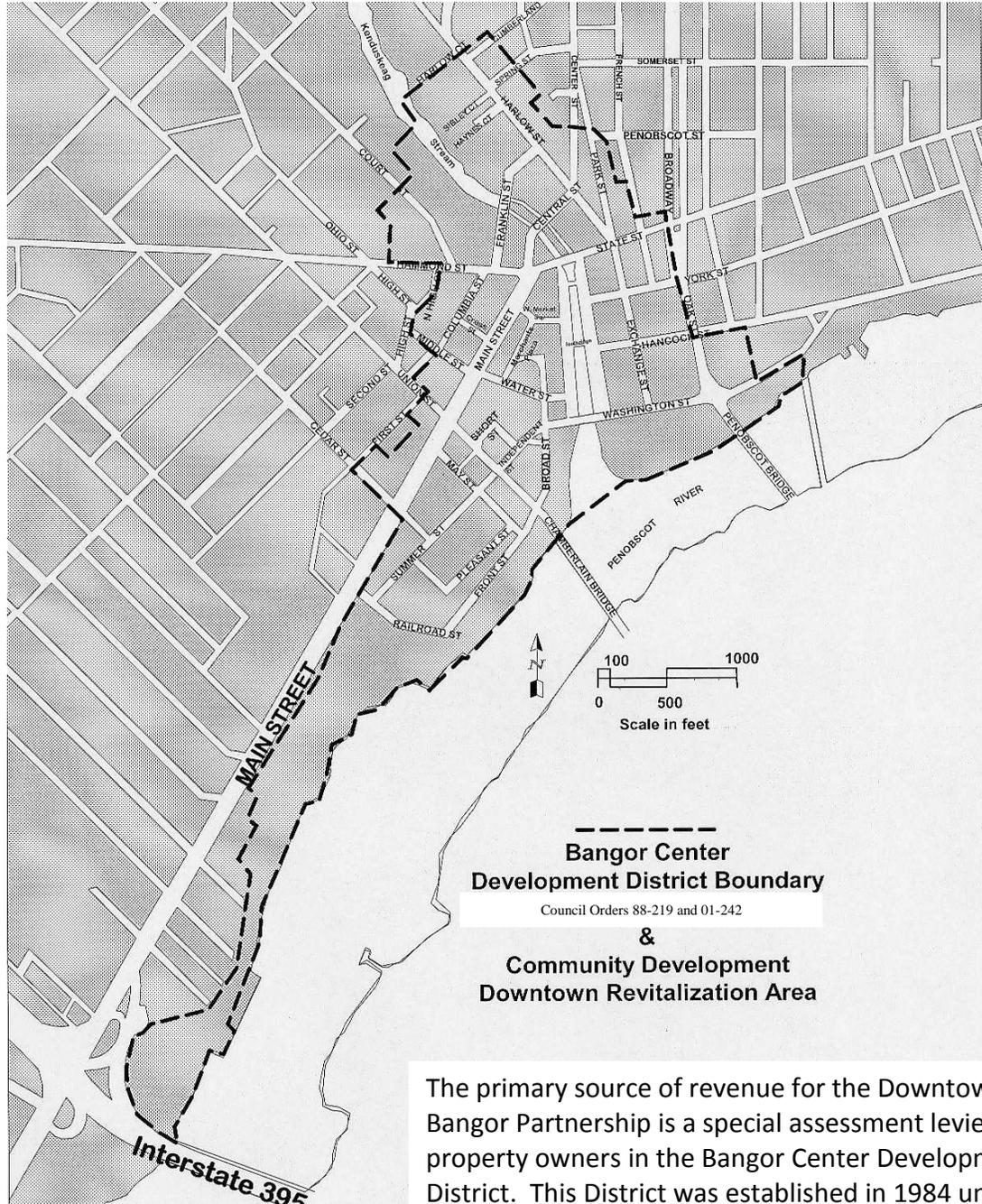
The budget proposed by the Municipal Development District Advisory Board and the Downtown Bangor Partnership is \$77,690, \$60,690 of which is proposed to be raised from implementation assessments on property owners within the District, \$2,000 from event revenues and \$15,000 to be raised via sponsorships.

The special assessment rate needed to fund the \$60,690 district budget from implementation assessments in the coming year is \$ 0.51 per \$1,000 of assessed value based on an estimated total district assessed value of \$119,000,000. An overlay rate of \$ 0.02 per \$1,000 of assessed valuation is recommended, resulting in a total implementation assessment rate of \$0.53 per \$1,000 of assessed value, the amount indicated in the public hearing notice as the “Maximum Rate of Assessment” for the period commencing on July 1, 2016 and ending on June 30, 2017.

A map of the Bangor Center Development District, comparison of prior years’ assessments and funding, and Downtown Bangor Partnership’s FY 2016 Summary and FY 2017 Work Plan are attached.

Attachments: AS

Bangor Center Development District



The primary source of revenue for the Downtown Bangor Partnership is a special assessment levied on property owners in the Bangor Center Development District. This District was established in 1984 under state statute. The District stretches from a northern boundary of Cumberland, Harlow, and Court Street to the southern boundary along the Penobscot River.

**BANGOR CENTER DEVELOPMENT DISTRICT
PROPOSED BUDGET
JULY 1, 2016 - JUNE 30, 2017**

BCC/Downtown Bangor Partnership	Proposed FY 2017	Actual FY 2016	Actual FY 2015 *	Actual FY 2014	Actual FY 2013	Actual FY 2012	Actual FY 2011	Actual FY 2010	Actual FY 2009
Special Assessments (less overlay)	60,690	58,650	57,000	55,542	54,739	52,507	52,432	54,456	54,187
Carry Over From Previous Year	-	8,650	4,000	4,000	17,874	12,582	30,000	29,356	24,813
Revenue from Events/Misc. & Sponsorships	17,000	17,856	42,000	39,500	30,650	30,000	21,000	12,500	
Amount from General Fund	-	-	-	-	-	-	-	-	-
Total Budget	77,690	85,156	103,000	99,042	103,263	95,089	103,432	96,312	79,000

Year Funded July 1 to June 30	BCC District Budget	% Annual Change	\$ From General Fund	% Annual Change	Assessed Value of District	% Annual Change	Special Assessment Rate *	% Annual Change	Special Assessment to Budget	% Annual Revenue Change	Overlay Assessment Rate	Overlay
FY 1988	\$ 120,000		\$ 60,000		\$ 67,730,400		\$0.93		\$ 62,996			
FY 1989	\$ 140,000	16.7%	\$ 52,000	-13.3%	\$ 79,588,100	17.5%	\$1.00	7.5%	\$ 79,588	26.3%		
FY 1990	\$ 166,242	18.7%	\$ 52,000	0.0%	\$ 87,915,000	10.5%	\$1.30	30.0%	\$ 114,290	43.6%		
FY 1991	\$ 111,473	-32.9%	\$ 28,000	-46.2%	\$ 90,668,700	3.1%	\$0.78	-39.9%	\$ 70,794	-38.1%		
FY 1992	\$ 84,892	-23.8%	\$ 0	-100.0%	\$ 89,365,000	-1.4%	\$0.51	-34.7%	\$ 45,576	-35.6%	\$0.02	\$ 1,787
FY 1993	\$ 47,000	-44.6%	\$ 0	0.0%	\$ 88,391,500	-1.1%	\$0.51	0.0%	\$ 45,080	-1.1%	\$0.02	\$ 1,768
FY 1994	\$ 52,500	11.7%	\$ 0	0.0%	\$ 85,133,900	-3.7%	\$0.51	0.0%	\$ 43,418	-3.7%	\$0.02	\$ 1,703
FY 1995	\$ 59,700	13.7%	\$ 0	0.0%	\$ 85,041,900	-0.1%	\$0.51	0.0%	\$ 43,371	-0.1%	\$0.02	\$ 1,701
FY 1996	\$ 66,000	10.6%	\$ 0	0.0%	\$ 85,567,600	0.6%	\$0.51	0.0%	\$ 43,639	0.6%	\$0.02	\$ 1,711
FY 1997	\$ 65,034	-1.5%	\$ 0	0.0%	\$ 80,482,900	-5.9%	\$0.51	0.0%	\$ 41,046	-5.9%	\$0.02	\$ 1,610
FY 1998	\$ 69,302	6.6%	\$ 0	0.0%	\$ 80,830,900	0.4%	\$0.51	0.0%	\$ 41,224	0.4%	\$0.02	\$ 1,617
FY 1999	\$ 56,636	-18.3%	\$ 0	0.0%	\$ 77,116,000	-4.6%	\$0.51	0.0%	\$ 39,329	-4.6%	\$0.02	\$ 1,542
FY 2000	\$ 44,625	-21.2%	\$ 0	0.0%	\$ 77,492,000	0.5%	\$0.51	0.0%	\$ 39,521	0.5%	\$0.02	\$ 1,550
FY 2001	\$ 45,026	0.9%	\$ 0	0.0%	\$ 82,796,900	6.8%	\$0.51	0.0%	\$ 42,226	6.8%	\$0.02	\$ 1,656
FY 2002	\$ 54,437	20.9%	\$ 0	0.0%	\$ 81,562,700	-1.5%	\$0.51	0.0%	\$ 41,597	-1.5%	\$0.02	\$ 1,631
FY 2003	\$ 45,003	-17.3%	\$ 0	0.0%	\$ 77,200,000	-5.3%	\$0.51	0.0%	\$ 39,372	-5.3%	\$0.02	\$ 1,544
FY 2004	\$ 45,128	0.3%	\$ 0	0.0%	\$ 79,570,600	3.1%	\$0.51	0.0%	\$ 40,581	3.1%	\$0.02	\$ 1,591
FY 2005	\$ 47,711	5.7%	\$ 0	0.0%	\$ 80,316,200	0.9%	\$0.51	0.0%	\$ 40,961	0.9%	\$0.02	\$ 1,606
FY 2006	\$ 58,814	23.3%	\$ 0	0.0%	\$ 90,812,500	13.1%	\$0.51	0.0%	\$ 46,314	13.1%	\$0.02	\$ 1,816
FY 2007	\$ 61,323	4.3%	\$ 0	0.0%	\$ 92,000,800	1.3%	\$0.51	0.0%	\$ 46,920	1.3%	\$0.02	\$ 1,840
FY 2008	\$ 66,199	8.0%	\$ 0	0.0%	\$ 96,658,100	5.1%	\$0.51	0.0%	\$ 49,296	5.1%	\$0.02	\$ 1,933
FY 2009	\$ 79,000	19.3%	\$ 0	0.0%	\$ 106,250,000	9.9%	\$0.51	0.0%	\$ 54,187	9.9%	\$0.02	\$ 2,124
FY 2010	\$ 96,312	21.9%	\$ 0	0.0%	\$ 106,778,400	0.5%	\$0.51	0.0%	\$ 54,456	0.5%	\$0.02	\$ 2,135
FY 2011	\$ 103,432	7.4%	\$ 0	0.0%	\$ 102,810,100	-3.7%	\$0.51	0.0%	\$ 52,432	-3.7%	\$0.02	\$ 2,055
FY 2012	\$ 95,089	-8.1%	\$ 0	0.0%	\$ 102,957,100	0.1%	\$0.51	0.0%	\$ 52,507	0.1%	\$0.02	\$ 2,058
FY 2013	\$ 103,263	8.6%	\$ 0	0.0%	\$ 107,331,500	4.2%	\$0.51	0.0%	\$ 54,739	4.3%	\$0.02	\$ 2,147
FY 2014	\$ 99,042	-4.1%	\$ 0	0.0%	\$ 108,905,800	1.5%	\$0.51	0.0%	\$ 55,542	1.5%	\$0.02	\$ 2,178
FY 2015	\$ 103,000	4.0%	\$ 0	0.0%	\$ 111,498,500	2.4%	\$0.51	0.0%	\$ 56,864	2.4%	\$0.02	\$ 2,230
FY 2016	\$ 85,156	-17.3%	\$ 0	0.0%	\$ 115,000,000	3.1%	\$0.51	0.0%	\$ 58,650	3.1%	\$0.02	\$ 2,300
FY 2017	\$ 77,690	-8.8%	\$ 0	0.0%	\$ 119,000,000	3.5%	\$0.51	0.0%	\$ 60,690	3.5%	\$0.02	\$ 2,380

* Special assessment amount amended by CO 14-195 from \$55,000 to \$57,000

Actual FY 2008	Actual FY 2007	Actual FY 2006	Actual FY 2005	Actual FY 2004	Actual FY 2003	Actual FY 2002	Actual FY 2001	Actual FY 2000	Actual FY 1999	Actual FY 1998	Actual FY 1997	Actual FY 1996	Actual FY 1995	Actual FY 1994	Actual FY 1993	Actual FY 1992	Actual FY 1991	Actual FY 1990
49,296	\$ 48,760	\$ 46,314	\$ 40,961	\$ 40,581	\$ 39,372	\$ 41,597	\$ 42,226	\$ 41,071	\$ 40,871	\$ 41,224	\$ 41,046	\$ 43,000	\$ 43,000	\$ 43,000	\$ 43,000	\$ 84,892	\$68,473	\$114,242
16,903	\$ 12,563	\$ 10,000	\$ 4,000	\$ 2,647	\$ 3,731	\$ 12,000	\$ 2,000	\$ 3,554	\$ 4,415	\$ 17,732	\$ 16,738	\$ 18,300	\$ 12,000	\$ 9,000	\$ 4,000	\$ -	15,000	0
-	\$ -	\$ 2,500	\$ 2,750	\$ 1,900	\$ 1,900	\$ 840	\$ 800	\$ -	\$ 11,350	\$ 10,346	\$ 7,250	\$ 4,700	\$ 4,700	\$ 500	\$ -	\$ -	0	0
-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28,000	52,000
66,199	\$ 61,323	\$ 58,814	\$ 47,711	\$ 45,128	\$ 45,003	\$ 54,437	\$ 45,026	\$ 44,625	\$ 56,636	\$ 69,302	\$ 65,034	\$ 66,000	\$ 59,700	\$ 52,500	\$ 47,000	\$ 84,892	\$111,473	\$166,242



FY2016 Summary and FY2017 Work Plan

The purpose of this document is to provide a comprehensive yet succinct look at the programs and projects the Downtown Bangor Partnership (DBP) undertook in FY2016 and to outline the plans and proposed budget for FY2017 so that the City Council may consider the DBP's contributions and essential functions in the Downtown District and look favorably on continuing its support.

We commend the City Council's continuing initiatives to promote Downtown's economic vitality and cultural excellence, and we hope you agree that the Downtown Bangor Partnership has made a positive contribution to Downtown development over the past year. We are pleased to be involved with the transformation of Downtown Bangor to a more vibrant and engaged economic center and we are focused on maintaining this momentum. We look forward to presenting the full FY2016 Annual Report to City Council upon the fiscal year's completion in July 2016.

Executive Summary

The fiscal year 2015/2016 was marked by a continued emphasis on Downtown Bangor's critical role in the future of the city at large. As a center for arts, culture, and commerce, as well as an exponentially growing residential hub, downtown is both a microcosm and bellwether of Bangor's rise as one of Maine's most dynamic urban environments. To this end, the Downtown Bangor Partnership helped usher in a year that saw downtown increase its reach and presence to an ever-expanding audience of stakeholders and investors.

The evolution of Downtown Bangor's brand continued with the launch of a new website, the rollout of a new "Discover Downtown Bangor" logo, and the creation of comprehensive downtown brochures. Downtown Bangor's Facebook page surpassed 11,000 followers, with renewed focus on social media and regular email communications helping to diversify downtown's audience beyond the physical reach of the district itself. The "Eat, Shop, Enjoy!" holiday marketing campaign, staged as a continuation of the increasingly popular Plaid Friday and Small Business Saturday events, placed renewed emphasis on the "shop local" retail movement and helped to create record-setting holiday shopping seasons for many businesses.

In addition to new restaurants and retail shops, downtown saw a number of new luxury apartments open (and fill up!) along Broad Street; shortly thereafter, other historic buildings on State Street and Central Street were purchased by young entrepreneurs, with the intention to create more living space. The biannual Town Hall meetings and quarterly Retailer Meetings continued to be an important tool in keeping residents and workers alike informed and involved. There is not only a strong desire from outside the downtown boundaries to be a part of the community within, but there is a connectedness between all of the downtown stakeholders that has rarely been stronger or more promising.

A continued source of outsider traffic into downtown was the Cool Sounds Summer Concert Series and Fresh Air Market, an annual eight-week free outdoor event. This year's event was revenue-positive, and staged for the first time in the newly renovated West Market Square – much to the delight of square-adjacent restaurants hit hard by the previous year's construction. Another popular draw, the Downtown Countdown New Year's Eve event, was successfully licensed to another downtown non-profit, allowing the DBP to focus on its myriad goals while inspiring creative and economic entities to get in on the action.

The pride of the Downtown Bangor community was best exemplified by the DBP's Beautification committee and its volunteer-fueled base. Events such as Downtown Clean-Up Day, Adopt-a-Garden, and

the Big Dig helped keep downtown visually appealing and inviting to visitors. Adopt-a-Garden saw 130 plots “adopted” throughout the streets of Downtown, with an anticipated 200+ volunteer base. Along with help from the City and Bangor Greendrinks, the DBP invested in new trash and recycling receptacles, both of which had been sorely lacking along some of the most traveled pedestrian routes, fortifying the commitment to a living and working space. This year saw the retirement of Downtown Beat Officer Russ Twadell, as well as the start of his replacement: Officer George Spencer, a friendly and welcome representative who will surely get to know downtown as well as any of us.

In the second half of the fiscal year, the Downtown Bangor Partnership hired a dedicated part-time staff person. The newly revised position makes better use of staff time and hours, and works closely with the Community & Economic Development department to help align DBP and City goals. As a full-time advocate for downtown, the Downtown Bangor Partnership’s most powerful tools for change are our vision and our voice. We close out FY2016 poised to capitalize on another stretch of profound growth with renewed focus and clarity.

Work Plan – Looking Forward to FY2017

In FY2017, the Downtown Bangor Partnership will welcome nine new board members, all representing eclectic backgrounds and bringing a diverse set of skills to the table. It is a time of expansive change, but also an opportunity for new viewpoints and fresh ideas to help maintain the momentum of past years.

The Marketing Committee plans to strengthen relationships and execute cross-promotions with other Bangor-area entities, such as Waterfront Concerts, Greater Bangor Convention & Visitors Bureau, the Bangor Region Chamber of Commerce, and Community Connector. Working closely with other organizations that also promote certain aspects of Bangor will be mutually beneficial to all. Marketing is also working on the creation of a downtown photo library, full of seasonally appropriate photos of downtown in action that can be used for a wide range of promotions, campaigns, and press releases. All of these efforts together will endorse Downtown Bangor as a viable and attractive work space, live space, and play space to future investors and stakeholders.

The Networking & Outreach Committee will continue to hold meetings and public forums to engage stakeholders, as well as informational and educational sessions. We have seen a tremendous change in the perception of Downtown over the years, as well as the synergy between stakeholders. Ensuring feedback from those stakeholders, and providing platforms in which feedback can be delivered and heard, will be essential to our retention of residents, workers, and property owners, as well as our forward momentum.

The Events Committee will participate in the *Arts & Economic Prosperity V* study, a nationwide effort to document the economic impact of the nonprofit arts and culture industry. We are partnering with New England School of Communications (NESCOM) to provide a college-credit internship, an opportunity which promises to offer hands-on experience with live-event planning and execution.

The Beautification Committee is looking to Pickering Square, ahead of any major construction overhaul projects, as a next spot for lights, plantings, and more. The continued popularity of the summertime and wintertime planting and lighting efforts will once again ensure that all visitors’ first impression of Downtown Bangor is one of positivity and promise.

Proposed Budget FY2017

Income	
Special Assessment	\$ 60,690
Event Revenue	\$ 2,000
Sponsorship	\$ 15,000
Total	\$ 77,690

Expenses	
Networking & Outreach	\$ 500
Beautification	\$ 5,000
Contract Services	\$ 30,700
General Administration	\$ 6,000
Public Safety Officer	\$ 10,000
Marketing	\$ 10,000
Events	\$ 14,475
Total	\$ 76,675

Net Income	\$ 1,015
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