

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Monday, August 8, 2016

City Council Chambers

AGENDA

1. 233 Odlin Road Development Agreement Extension (see attached Memo)
2. Maine Harvest Festival Grant Opportunities (see attached Memo)
3. **Executive Session** – Economic Development – Disposition of Real Estate – Union Street – 1 M.R.S.A. § 405(6)(C) - Update
4. Committee Action on Above Item
5. **Executive Session** – Economic Development – Disposition of Real Estate – Dutton Street – 1 M.R.S.A. § 405(6)(C) (Confidential Memo and back-up materials provided separately)
6. Committee Action on Above Item
7. **Executive Session** – Economic Development – Disposition of Land – Maine Avenue – 1 M.R.S.A. § 405(6)(C) (Confidential Memo & Image provided separately)
8. Committee Action on Above Item
9. **Executive Session** – Economic Development – Request for Parking Lease – Penobscot Plaza – 1 M.R.S.A. § 405(6)(C) (Confidential Memo, Image & Sketch provided separately)
10. Committee Action on Above Item
11. **Executive Session** – Economic Development – Disposition of Property – 1 M.R.S.A. § 405(6)(C) (Confidential Memo provided separately)
12. Committee Action on Above Item



MEMORANDUM

TO: Business & Economic Development Committee
FROM: Stephen A. Bolduc, Executive Manager
RE: 233 Odlin Rd. Development Agreement
DATE: August 8, 2016

Action:

To recommend to the City Council the extension of the Tentative Developer status of Sheldon Hartstone on a parcel of land at 233 Odlin Road to January 23, 2017.

Background:

The Bangor City Council on August 24, 2015 approved Council Order 15-293 designating Sheldon Hartstone Tentative Developer of parcel of land of approximately 9.66 acres located on the Odlin Road, Bangor. This designation granted Mr. Hartstone exclusive status as developer of the site. Tentative Developer status has subsequently been extended to August 8, 2016.

During this period the City engaged Credere Assoc. to conduct a Phase 1 Environmental Assessment (ESA) of the site. The Phase 1 ESA was completed and a report issued on July 8, 2016. The report noted that polycyclic aromatic hydrocarbons (PAHs) and arsenic in surface soil have been documented on the site. It also noted that there was likely release of oil or hazardous materials due to storage of salvaged materials on the open ground. Based on these findings it is recommended that a Phase II ESA be done.

The City's consultant, Credere Assoc., the Maine DEP and the EPA have all agreed on the scope of work for the Phase II ESA and the ESA has begun. However, we expect that the results of the Phase II ESA will not be available for several months.

Mr. Hartstone has diligently pursued development of the property and has identified several potential commercial projects. Development opportunities from convenience stores to restaurants to lodging facilities have expressed interest in the location, but are waiting for results from the ESA.

In order to allow for the completion of the environmental assessment and a thorough discussion of the newly identified development opportunities, Mr. Hartstone requests, and Staff recommends, the extension of Tentative Developer status to January 23, 2017.

Maine Harvest Festival

The City of Bangor hosts the annual Maine Harvest Festival each November to provide a forum for our agricultural businesses to present their goods and services. It provides a venue at the peak of the harvest season, bringing together farmers, food processors, brewers, fiber artisans, chefs and presenters to increase visibility to diverse consumers, and encourages event attendees to consider healthy options and to buy local.

In an effort to enhance the experience of vendors, Eastern Maine Development Corporation (EMDC) will be submitting five (5) grants over the next two months on behalf of the City of Bangor/Maine Harvest Festival. The grants will be requesting support to fund an educational program for new and existing agricultural entrepreneurs who are not tied to large-scale production companies. The 10-week course called NxLevelL for Agriculture Entrepreneurs, a will provide a wealth of information pertaining to creating business plans, marketing, branding, legal considerations, pricing, scalability, and more to grow their business and enhance operations. The coursework will be provided by a current staff member who will present four 10-week courses over the period of 12 months; the courses will be presented in areas where the vendors operate. A total of 80 participants will receive training using the NxLevelL product, and guest speakers will be invited to enhance the program. EMDC will record speakers and provide the recordings on-line, available to all.

The grants listed below will offset costs of an agriculture-based educational program presented over a 12-month including purchase of program manuals and materials, travel, space rental, time and effort of staff presenting courses/course logistics, and digital costs for loading videos.

The granting agencies to be approached are as follows:

Libra Foundation

Due: August 15, 2016

Amount of Request: \$20,000

Maine Initiatives

Due: Rolling Deadline/anticipated submission date August 19, 2016

Amount of Request: \$1,500

Verrill Foundation

Due: Rolling Deadline/anticipated submission date August 19, 2016

Amount of Request: \$5,000

Maine Charity Fund

Due: September 15, 2016

Amount of Request: \$7,500

Horizon Foundation, Inc

Due: September 15, 2016

Amount of Request: \$2,000

The grant opportunities listed above will not require a matching value, and a hired staff member will not be required to execute the project.