

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, Sept. 20, 2016 @ 5:15 PM
City Council Chambers

AGENDA

1. Development Agreement – 130 13th Street (see attached Memo & Development Agreement)
2. Additional Uses in S&PS District (see attached Memo)
3. Other business

MEMORANDUM



TO: Business and Economic Development Committee
FROM: Jeff Wallace, Housing Rehabilitation Coordinator
DATE: September 12, 2016

Development Agreement – 130 13th Street

On August 22, 2016 the Business & Economic Development Committee gave the go ahead to draft an Agreement for the rehabilitation of 130 13th Street with Larry Dearborn.

Attached is the proposed Agreement.

Staff recommends executing the Agreement with Larry Dearborn for the rehabilitation of 130 13th Street.

**SECOND AGREEMENT FOR REHABILITATION
OF 130 THIRTEENTH STREET, BANGOR, MAINE**

THIS AGREEMENT is made this _____ day of September, 2016, by and between the City of Bangor, a municipal corporation located in the County of Penobscot, State of Maine (hereinafter "City"), and Patricia A. and Larry S. Dearborn of Hermon, Maine (hereinafter "Developers").

W I T N E S S E T H:

WHEREAS, the City Council of the City of Bangor ordered that the property located at 130 Thirteenth Street, Bangor, Maine be taken for the matured real estate tax liens; and

WHEREAS, James Gallant, owner of Bangor Lawn and Landscape and its subsidiary, JD Contracting submitted a proposal for the purchase and rehabilitation of the property located at 130 Thirteenth Street; and

WHEREAS, on November 9, 2015, the City Council of the City of Bangor authorized the sale of the property located at 130 Thirteenth Street, Bangor, Maine to James Gallant; and

WHEREAS, said Agreement, signed on November 20, 2016, stated that James Gallant would spend approximately \$38,600 rehabilitating the property, and complete said rehabilitation within one year; and

WHEREAS, on July 21, 2016, James Gallant signed a deed for the sale of said property to the Developers; and

WHEREAS, on August 22, 2016, the Business & Economic Development Committee of the City of Bangor approved executing a new agreement for the rehabilitation of the property located at 130 Thirteenth Street with the Developers.

NOW, THEREFORE, in consideration of the mutual conditions and covenants contained herein, the parties agree as follows:

1. COMPLIANCE WITH FIRST AGREEMENT

The Developers agree to comply with, be governed by, and complete the requirements imposed upon James Gallant by the following sections of the Agreement for Rehabilitation of 130 Thirteenth Street, Bangor, Maine between the City of Bangor and James Gallant of November 20, 2015:

7. Inspections
8. Other Conditions
9. Reverter
10. Certificate of Completion
11. Severability

12. Notice (excepting that notice to the Developers shall be to Patricia & Larry Dearborn, 51 Ouellette's Way, Hermon, Maine 04401)

2. DEFAULT

If the Developers fail to perform any of the agreement on their part made or entered into, this Agreement shall, at the option of the City, be terminated.

IN WITNESS WHEREOF, the parties hereto have set their hands to duplicate counterparts of this Agreement on the day and year first written above.

Witness

Patricia A. Dearborn

Witness

Larry S. Dearborn

CITY OF BANGOR

Witness

Catherine M. Conlow
City Manager

MEMORANDUM



TO: Business & Economic Development Committee
FROM: Tanya Emery, Director
DATE: September 15, 2016

Additional Uses in S&PS District

The shifting retail landscape in America has made the reuse of big box stores increasingly challenging. We have seen the effects of this national trend here in Bangor. In response to such challenges, City staff recommends adding several additional uses to the Shopping & Personal Service district. Staff has prepared a draft text amendment to the zoning ordinance that would allow information processing, communications facilities, and telemarketing in the Shopping & Personal Service District.

These uses are currently allowed in the Industry & Service District and the Technology & Service District.

If approved, the ordinance change will go to Council on September 26 for a first reading. Staff recommends approval of the proposed ordinance change by this Committee.

