

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, December 16, 2014 5:15 PM

City Council Chambers

AGENDA

1. Bangor Innovation Center Update (see attached description & building layout)
2. Waterfront Architecture/Engineering Contract (see attached Memo)
3. Review of Bangor Federal Credit Union's preliminary plans (see attached Memo, plans provided separately)



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Bangor Innovation Center

The Bangor Innovation Center is a business “incubator” designed to support small businesses during their start-up and early growth stages. It is a valuable resource for entrepreneurs providing flexible operating space at affordable rental rates. The facility can accommodate manufacturers, distributors and business service companies for short term leases after which the businesses “graduate” to other locations within the community.

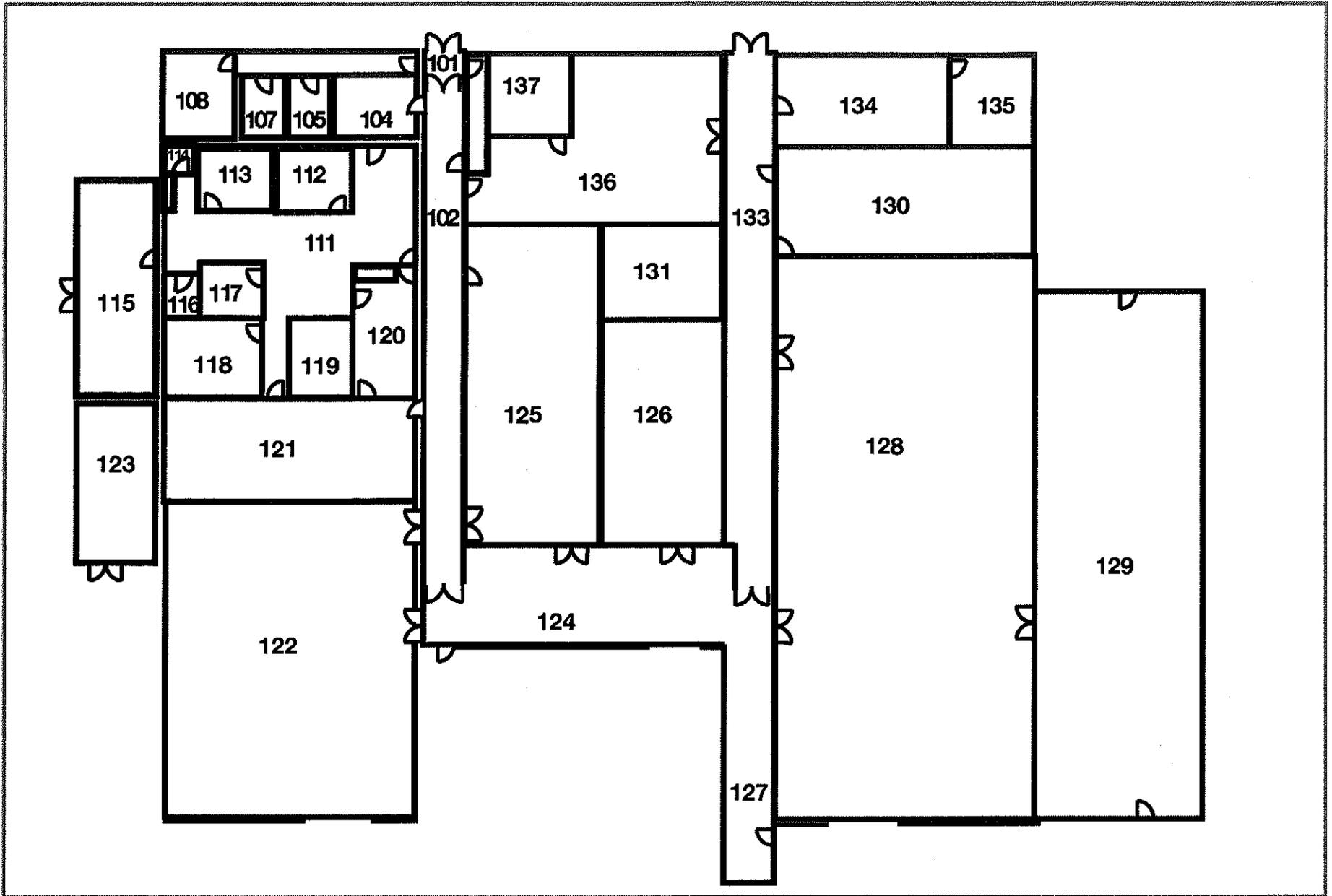
Bangor Innovation Center is operated by the BanAir Corporation in a 25,000 sq. ft. building leased from the City of Bangor at 40 Johnson Ave. The facility has seven individual offices, and eight “flex” space units for rent. The flex space units range from several hundred to three thousand sq. ft. and are suitable for activities from warehousing to manufacturing. The building has a truck-height loading dock and four overhead doors.

Rental terms are flexible and are modified to the business plan of each tenant. Lease terms range from one month to several years.

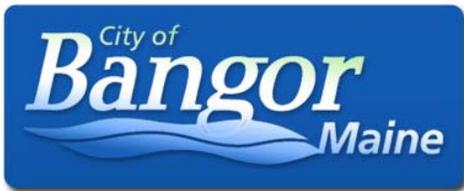
Current tenants are: Maine Alternative Comfort, Genotyping Center of America, RJ Allen Construction and L & K Manufacturing. Several of the "graduates", such as Ansewn Shoe, My Maine Bag, Anzac Electronics and Chute Chemicals have become important components of the local economy.

The objectives of the Bangor Innovation Center are to:

- A. Encourage development of new businesses especially operations which will develop new products.
- B. Accommodate businesses which may play a role in enhancing international trade.
- C. Provide a facility for businesses that are related to both domestic and international aspects of Bangor International Airport.
- D. Serve as an initial location for Canadian businesses which are expanding to the U.S. marketplace.
- E. Provide space for companies conducting research and development.
- F. Encourage businesses which have potential for significant job creation.



MEMORANDUM



TO: City Council
FROM: Tanya Emery, Director of C&ED
DATE: December 9, 2014

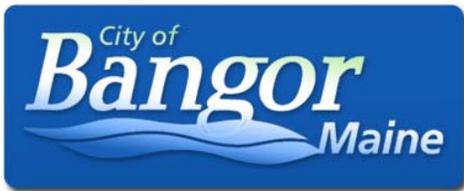
Waterfront Architecture/Engineering Contract

In June 2014, the City issued a RFQ for architecture/engineering teams to work with us on the waterfront site development. In September, we recommended, and the Committee approved, the selection of **FTL Design Engineering Studio's** team. Based in New York City, FTL has been the architect and engineer for many award winning outdoor amphitheater projects during the past 30 years, including Pavilions on the Capitol Lawn in Washington, DC and for the Metropolitan Opera in New York. They are teamed with **Harriman Architects + Engineers** (based in Auburn and Portland, Maine), acoustic consultant and sound engineering firm **Jaffe Holden** (based in New York City), **Robert Davis Inc.** (performing arts architects and engineers, based in New York) and **Terrance DeWan & Associates** (landscape architects, based in Yarmouth, Maine) to round out the project team.

We have negotiated a draft contract. The contract provides for production of a planning guide for the waterfront area to incorporate the waterfront pavilion, pedestrian and vehicle circulation in and around the waterfront, site layout for ease of use by various events and organizations, suggested vision for the adjoining waterfront sites, implementation of sound mitigation technologies at the concert pavilion, stakeholder meetings and public input. Total cost for the contract is \$65,000 and will include ownership of all documents produced.



MEMORANDUM



TO: City Council
FROM: Tanya Emery, Director of C&ED
DATE: December 11, 2014

Bangor Federal Credit Union Preliminary Plans

As outlined in our development agreement with Bangor Federal Credit Union for the parcel in the Maine Business Enterprise Park, they are required to bring preliminary plans before the Business & Economic Development Committee. They have provided an exterior view, floorplan, and site layout for your consideration.

