

BUSINESS AND ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, September 2, 2014 5:15 PM

City Council Chambers

AGENDA

1. Sale of Vacant Lot at 150 Court Street to Steve Willey (see attached Memo)
2. Extension of Lease Agreement with Vicki L. Trundy, LCSW (see attached Memo)
3. Review of Alternative Locations for Trash Receptacles in Parcel Next to 29 Mercantile Square (see attached Memo)
4. Food Truck Vendors in Pickering Square (see attached Memo)
5. **Executive Session** – Economic Development – Property Disposition – 1 M.R.S.A. § 405(6)(C) (Confidential Memo provided separately)
6. Committee Action on Above Item
7. **Executive Session** – Economic Development – Property Disposition – 1 M.R.S.A. § 405(6)(C) - Staff to brief Committee
8. Committee Action on Above Item
9. **Executive Session** – Economic Development – Agreement Discussion – 1 M.R.S.A. § 405(6)(C) (Confidential Memo provided separately)

Memorandum

To: Business and Economic Development Committee
From: Paul Nicklas, Assistant City Solicitor
Date: September 2, 2014
Re: Sale of Vacant Lot at 150 Court Street to Steve Willey

Steve Willey proposes to purchase the City-owned vacant lot at 150 Court Street.

The City acquired the property at 150 Court Street in July of 2013. The property had been damaged in a fire, and the owner deeded the property to the City in exchange for relief of back taxes. The City used Community Development Block Grant funds to demolish the building. The Assessing Department indicates that 150 Court Street is now valued at \$7,900.

Mr. Willey has expressed interest in purchasing the lot to use as a parking lot for his property at 154 Court Street. Both 150 and 154 Court Street are presently nonconforming lots; this sale would create one large lot, reducing or eliminating the nonconformity issues.

Staff asks that the Committee recommend to the Council the sale of 150 Court Street to Steve Willey or a related entity for the price of \$7,900.

Memorandum

To: Members of the Business & Economic Development Committee
From: Stephen A. Bolduc, Executive Manager
Date: September 2, 2014
Subject: Extension of Lease Agreement with Vicki L. Trundy, LCSW

Issue

Vicki L. Trundy, LCSW wishes to extend a lease of a single office at 39 Florida Ave., Bangor for operation of a counseling business. Hannaford Bros. occupies the remainder of the office building. Ms. Trundy has leased the office since 2006 and has accepted the terms of this proposed agreement.

Premises:

- a) Office J at 39 Florida Ave. 155 sq. ft.
- b) Shared use of the building's common areas with the other tenant.
- c) Right to use the driveway, use of one (1) parking space and use of the parking area in the rear of 39 Florida Ave.

Term: One (1) year, from September 1, 2014 to August 31, 2015.

Rate: \$176.75 per month

Use: The premises will be used as a business office and for no other purposes without the consent of the City of Bangor.

Utilities: The City of Bangor will provide utilities furnished to the premises as listed: electricity, fuel oil, natural gas, storm water fees and water and sewer user fees.

Maintenance: The City of Bangor will be responsible for all maintenance of interior and exterior portions of the building. Hannaford Bros. Co. will be responsible for the cleaning of the common areas. The tenant is responsible for cleaning the rented office.

Taxes: Property taxes are the responsibility of the City of Bangor.

Insurance: The tenant will provide public and property damage liability insurance.

Recommendation

Staff recommends approval of this lease agreement under the terms and conditions outlined above.

MEMORANDUM



TO: Business and Economic Development Committee
FROM: Caitlin Brooke, Business Development Specialist and
Downtown Coordinator
DATE: August 27, 2014

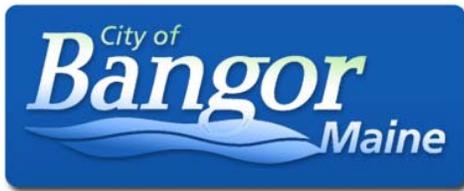
Review of Alternative Locations for Trash Receptacles in Parcel Next to 29 Mercantile Square

This item concerns subsequent review of alternative locations to store trash receptacles for tenants of 29 Mercantile Square in downtown Bangor.

At the August 5, 2014 meeting, the BED Committee voted to move forward with an agreement between the City and Telford Allen III for the storage of trash receptacles in the parcel adjacent to 29 Mercantile Square, if no suitable alternative location could be found. As a condition of the agreement, the 10 ft. x 10 ft. requested space would be enclosed by a black, vinyl-coated chain link fence. The term of the agreement would be for a period of ten (10) years and require maintenance of the fence and enclosed area.

After a site visit and speaking with Telford Allen III, staff determined there is no reasonable equivalent location in the building or in the surrounding area. Therefore, staff recommends that the Business & Economic Development Committee recommend approval of this agreement to the Council in a final form as agreed to by the City Solicitor or Assistant City Solicitor.

MEMORANDUM



TO: Business and Economic Development Committee
FROM: Caitlin Brooke, Business Development Specialist and
Downtown Coordinator
DATE: August 27, 2014

Food Truck Vendors in Pickering Square

A food truck vendor has expressed interest in setting up a year-round food truck in Pickering Square. Current policies allow a limited number of vendors to set up along the Waterfront and City staff would like to create a similar policy for Pickering Square. This location would be subject to the same stipulations as those on the Waterfront with regards to moving for events, number of vendors, leaving each night, specific hours of operations, etc.

Allowing food truck vendors in Pickering Square may help the City address some of the continuing issues in this area without expending funds.

City staff would like approval from the Business & Economic Development Committee to move forward with drafting a policy to grant food truck vendors in Pickering Square.