BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE
Monday, August 15, 2022 - 5:15 P.M.
May immediately follow other committee meetings
City Council Chambers and via Zoom

AGENDA

1. Davis Brook Tank Art Recommendation from Commission on Cultural Development
   a. Action requested - approval of Commission on Cultural Development
      recommendation to award the Davis Brook Stack art commission to Steven
      Francis Hooke.
   b. Action requested – authorize the City Manager to accept and appropriate the
      donation from S.E. MacMillan for $10,000 for the art commission.

2. Conversion to Diagonal Parking on a Portion of Park Street
   a. Action requested – recommendation from the committee regarding the
      conversion of parallel parking on a portion of Park Street to diagonal parking,
      creating a net of 4 new parking spaces.

3. Community Development Block Grant Homeownership Assistance Grant 2022 Modifications
   a. Action requested – approval of staff recommendation to increase the
      maximum grant amount for both programs to $10,000 to facilitate
      homeownership for income qualified individuals and families looking to
      purchase a home in Bangor.

4. Executive Session Economic Development – Property Negotiations – 1
   M.R.S.A. § 405 (6) (C) (see attached Confidential Memo)
   a. Action requested in open session – approval of staff recommendation.

5. Executive Session Economic Development – Property Negotiations – 1
   M.R.S.A. § 405 (6) (C) (see attached Confidential Memo)
   a. Action requested in open session – approval of staff recommendation.

6. Executive Session Economic Development – Property Negotiations – 1
   M.R.S.A. § 405 (6) (C) (see attached Confidential Memo)
   a. Action requested in open session – approval of staff recommendation.

7. Executive Session Economic Development – Property Negotiations – 1
   M.R.S.A. § 405 (6) (C) (see attached Confidential Memo)
   a. Action requested in open session – approval of staff recommendation.
Memo

To: Business & Economic Development Committee

From: Tanya Emery, Director of Community and Economic Development

Date: August 9, 2022

Re: Davis Brook Tank Art Recommendation from Commission on Cultural Development

The City and contractor, S.E. MacMillan, on the Davis Brook Tank project asked the Commission on Cultural Development (CCD) to assist with an RFP and selection process for art to enhance the Davis Brook Stack. The RFP process has been completed and on August 5, 2022 the CCD met to consider their recommendation.

It is the unanimous recommendation of the CCD that the City award the Davis Brook Tank commission to Steven Francis Hooke. Excerpts of his proposal is attached.

Mr. Hooke's design and proposal stood out to the commission due to its unique nature and innovative design, as well as its adherence to the theme laid out in the RFP.

Mr. Hooke is a member of the Mik'Maq tribe and grandson of celebrated Mik'Maq artist Carmen Hooke. His professional background as a welder and fabricator, tied with his personal history and connection to the Penobscot River, are on full display with his proposal to weld a 16' Wabanaki-style canoe out of rebar to the stack. The nose of the canoe will point upstream and be wrapped in brushed stainless steel, inspired by traditional birch bark canoe technique. His design honors the history of human communion with the river, the past and present industrial uses of the river, and the unknown future of the river as a living entity.

The commission felt that this piece stood out from other submissions for its scale, making it visible from a distance and something that would encourage people to walk down to the stack from the more trafficked end of the waterfront. The CCD also relished the opportunity to award the grant and commission to an Indigenous artist, and to draw attention to the strong ties that bind members of the Wabanaki Confederacy to our river.

Actions requested:

1. Approval of Commission on Cultural Development recommendation to award the Davis Brook Stack art commission to Steven Francis Hooke.
2. Authorize the City Manager to accept and appropriate the donation from S.E. MacMillan for $10,000 for the art commission.
Steven Francis Hooke

Proposal No. 22-38: Art for Davis Brook Stack

Description

As an indigenous member of the Mik’maq tribe, the northern most tribe of the Wabanaki confederation and having grown up in Bangor the water and shores of the Penobscot river mean an incredible amount to me. It would be an honor to be able to represent this significance with an art piece on those very shores.

For the art installation on the Davis Brook Stack near the Penobscot River in Bangor Maine, I propose to build a sixteen-foot Wabanaki style canoe out of mild steel rebar that will be wrapped in .060” 304 brushed stainless steel. The adherence to the style of the birch bark canoes historically made by the Wabanaki people is done with aims to represent the history of human communion with the river.

The nose of the canoe, pointing upstream of the Penobscot will be wrapped in stainless steel. This stainless steel being placed on the upstream end of the canoe represents the history of our living with the river, being that is is in the past it will not mar or rust, we cannot change it.

Towards the center of the canoe the stainless steel sheeting will organically fade, giving way to the mild steel rebar skeleton that makes up the frame of the canoe. This mild steel skeleton will, over time, develop a light patina of rust on the rebar. This section represents the time in the rivers life in which our industries used the river, serving our needs but also scarring the waters with pollution.

Finally, the end section of the canoe will remain unconnected, the rebar frame of the canoe reaching out as if growing into the final form of the canoe. This trailing end of the canoe, facing downstream represents the fact the the future of the river is yet unwritten. Hopefully this art installment can stand as a reminder that the river is a living entity, with its end unknown. If we wish for our children to be able to live alongside the water of the penobscot on its banks then we must continue to be good stewards of the river in order to ensure its health.

The 16’ sculpture of a Wabanaki birch bark canoe will be mounted to the pipe by welding or bolting support brackets to the pipe. In my observations of the Davis Brook Stack currently, I believe the mounting of the canoe high up on the pipe but canted to the side slightly and angled forward, will give the illusion of movement in water. As the rebar and stainless construction will all be welded the sculpture will have the ability to maintain its rigidity on its own needing very little in terms of supporting structure.

The nature of the mild steel rebar frame is that it will develop a surface coating of rust. This works to convey the meaning of the art piece however, and will not amount to anything that could compromise the structural integrity of the sculpture. The 304 stainless steel sheeting is selected for its high quality finish and corrosion resistant properties. With a few weep holes drilled discreetly in the canoe to allow water to drain there will not be little need for further corrosion protection.
Sketches
Budget

-Materials
$200  200ft mild steel rebar
$914  40sqft 304 stainless steel

-Construction Expenses
$600  MIG wire, filler rod, argon etc
$100  Material handling costs
$400  Equipment and tooling expenses

-Total estimate $2214

Timeline

-1 week to procure materials
-3 weeks to complete bending and welding of rebar frame
-3 weeks to complete fitting and welding of stainless to the frame

-Total: Ready to install in 7 weeks from proposal acceptance.
CITY COUNCIL ACTION
Council Meeting Date: 08/22/2022

Item No: 
Responsible Dept: Community & Economic Development
Requested Action: Order
Map/Lot: N/A

Title, Order

Authorizing Award of Art Commission for Davis Brook Tank to Steven Francis Hooke

Summary

In May 2022 the City issued a Request for Proposals to solicit an original piece of art for installation on the Davis Brook tank stack. A $10,000 commission for the art installation has been offered up by S.E. MacMillan, the contractor for the Davis Brook tank project.

The City of Bangor's Commission on Cultural Development has recommended award of the project and commission go to Steven Francis Hooke.

Mr. Hooke is a member of the Mik'Maq tribe and grandson of celebrated Mik'Maq artist Carmen Hooke. His professional background as a welder and fabricator, tied with his personal history and connection to the Penobscot River, are on full display with his proposal to weld a 16' Wabanaki-style canoe out of rebar to the stack. The nose of the canoe will point upstream and be wrapped in brushed stainless steel, inspired by traditional birch bark canoe technique. His design honors the history of human communion with the river, the past and present industrial uses of the river, and the unknown future of the river as a living entity.

This item was reviewed and recommended for approval at the Commission on Cultural Development meeting on August 5, 2022, and then reviewed and recommended for approval at the Business and Economic Development Committee meeting on August 15, 2022.

Committee Action

Committee: Business & Economic Development Committee
Meeting Date: 08/15/2022
Action: Recommend for passage
For: 5
Against: 0

Staff Comments & Approvals

__________________________  ____________________________  ____________________________
City Manager                City Solicitor                Finance Director

Introduced for: Consent
Authorizing Award of Art Commission for Davis Brook Tank to Steven Francis Hooke

WHEREAS, the City requested the assistance of the Commission on Cultural Development to solicit proposals for an art commission on the Davis Brook tank stack; and

WHEREAS, the Commission on Cultural Development has recommended, as a result of the RFP process, that the commission be awarded to Steven Francis Hooke.

Be it Ordered by the City Council of the City of Bangor that,

The City Manager is authorized to execute documents to extend an artist commission of $10,000 to Steven Francis Hooke for installation of his proposed artwork on the Davis Brook Tank Stack.
Accepting and Appropriating Donation of $10,000 from S.E. MacMillan for Davis Brook Tank Art Installation

Summary
S.E. MacMillan, the contractor for the Davis Brook tank project, offered a $10,000 commission for an art installation to be placed on the Davis Brook tank stack. The City conducted an RFP process and the Commission on Cultural Development has recommended award of the project and commission go to Steven Francis Hooke. This resolve will authorize the City Manager to accept and appropriate the $10,000 donation from S.E. MacMillan for the art commission.

Committee Action
Committee: Business & Economic Development Committee Meeting Date: 08/15/2022
Action: Recommend for passage For: 5 Against: 0

Staff Comments & Approvals

Introduced for: First Reading
Accepting and Appropriating Donation of $10,000 from S.E. MacMillan for Davis Brook Tank Art Installation

WHEREAS, S.E. MacMillan, the contractor for the Davis Brook tank project, offered a $10,000 commission for an art installation to be placed on the Davis Brook tank stack; and

WHEREAS, the City conducted an RFP process to solicit art proposals; and

WHEREAS, the Commission on Cultural Development has recommended award of the project and commission go to Steven Francis Hooke.

Be it Resolved by the City Council of the City of Bangor that, the City Manager is authorized to accept and appropriate the $10,000 donation from S.E. MacMillan for the art commission.
Memo

To: Business & Economic Development Committee

From: Tyler Collins, Community & Economic Development Officer

Date: August 11, 2022

Re: Conversion to Diagonal Parking on a Portion of Park Street

In June, the Business & Economic Development committee discussed a recommendation from staff and the Downtown Parking Advisory Committee to alter a number of spaces on Park Street Hill to allow for additional parking in downtown. That recommendation was to remove ten parallel spaces (the teal spaces enclosed in the yellow box in the Diagram 1 below), and add nineteen diagonal parking spots, creating nine additional parking spots downtown. This item was passed by the City Council through CO 22-251 on July 11, 2022.

As the Engineering Department was finalizing direction to Public Works to make these changes, it was discovered that the changes could not proceed as originally proposed. The angle at which the spaces were configured initially did not leave enough width necessary for a travel lane. To provide adequate width of the travel lane the degree of the diagonal spaces would need to be altered, which means fewer parking spaces can be added.

Final review by the City Engineer determined there is room to safely add 14 diagonal parking spaces and still leave a travel lane that is 15.8 feet to 17.9 feet wide. This means that the removal of 10 parallel spaces would allow the creation of 14 diagonal spaces – a net gain of 4 parking spaces on Park Street.

Several images follow for your benefit. Diagram 1 shows the current layout, Diagram 2 shows the original recommended change, and Diagram 3 shows the revised layout.

Action requested: recommendation from the committee regarding the conversion of parallel parking on a portion of Park Street to diagonal parking, creating a net of 4 new parking spaces.
To: Business & Economic Development Committee

From: Tyler Collins, Community & Economic Development Officer

Date: August 10, 2022

Re: CDBG Homeownership Assistance Grant 2022 Modifications

Currently the City offers Closing Cost and Down Payment Assistance grants through the Community Development Block Grant Program. Due to the increase in housing costs, Staff seek to alter this program to increase the amount of assistance offered.

Down Payment Assistance Grants of up to $5,000 are currently available to income eligible homebuyers (see table on next page) in Bangor to pay 50% of the required down payment. Closing Cost Assistance Grants of up to $3,000 are also available for income eligible homebuyers in Bangor to pay reasonable closing costs. A homebuyer can receive both benefits when buying a home.

Home prices and demand have increased significantly since the program began, making homeownership more challenging for low- and moderate-income individuals or families. Increased homeownership opportunities and supports can assist in making homeownership more obtainable for these residents.

Action requested – approval of staff recommendation to increase the maximum grant amount for both programs to $10,000 to facilitate homeownership for income qualified individuals and families looking to purchase a home in Bangor.
<table>
<thead>
<tr>
<th>PROGRAM</th>
<th>ELIGIBILITY</th>
<th>CURRENT TERMS</th>
<th>2022 PROPOSED CHANGE</th>
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</thead>
<tbody>
<tr>
<td>Down Payment Assistance</td>
<td>Anyone Citywide meeting LMI threshold as established by HUD</td>
<td>• Up to 50% of required down payment</td>
<td>• Grant not to exceed $10,000</td>
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<tr>
<td></td>
<td></td>
<td>• Grant not to exceed $5,000</td>
<td></td>
</tr>
<tr>
<td>Closing Cost Assistance</td>
<td>Anyone Citywide meeting LMI threshold as established by HUD</td>
<td>• Grant to pay reasonable closing;</td>
<td>• Grant cannot exceed $10,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Grant not to exceed $3,000</td>
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LMI = low- to moderate-income

Program Income Limits to be eligible for Homeownership Assistance Grants

<table>
<thead>
<tr>
<th>Family Size</th>
<th>1 Person</th>
<th>2 Persons</th>
<th>3 Persons</th>
<th>4 Persons</th>
<th>5 Persons</th>
<th>6 Persons</th>
<th>7 Persons</th>
<th>8 Persons</th>
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<tr>
<td>80% of HUD Median Income</td>
<td>$40,750</td>
<td>$46,550</td>
<td>$52,350</td>
<td>$58,150</td>
<td>$62,850</td>
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<td>$76,800</td>
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Title, Order

Modifying Community Development Block Grant Down Payment and Closing Cost Assistance Programs By Increasing the Maximum Award for Each to $10,000

Summary

The City offers Down Payment and Closing Cost Assistance grants to income-qualified Bangor homebuyers through the Community Development Block Grant (CDBG) Program. Home prices and demand have increased significantly since the program began, making homeownership more challenging for low- and moderate-income individuals or families. Increased homeownership opportunities and supports can assist in making homeownership more obtainable for these residents. This order, if approved, will authorize the City Manager to modify the Down Payment and Closing Cost Assistance Programs so that the maximum grant amount for both programs is increased to $10,000 to facilitate home ownership for income qualified individuals and families looking to purchase a home in Bangor.

Committee Action

Committee: Business & Economic Development Committee Meeting Date: 08/15/2022
Action: Recommend for passage For: 5 Against: 0

Staff Comments & Approvals
Modifying Community Development Block Grant Down Payment and Closing Cost Assistance Programs By Increasing the Maximum Award for Each to $10,000

WHEREAS, a program to assist homeownership and sustain and promote single family home ownership in Bangor currently exists; and

WHEREAS, the program provides up to $10,000 in Down Payment and Closing Cost Assistance for individuals or families at or below 80% of Area Median Income; and

WHEREAS, funding for the program comes from the City's Community Development Block Grant Program; and

WHEREAS, home prices and demand have increased significantly since the program began; and

WHEREAS, to further the goals of the CDBG program, one of which is to encourage homeownership, it is necessary to increase the maximum grant amount for both programs to $10,000 to facilitate homeownership for income qualified individuals and families looking to purchase a home in Bangor.

Be it Ordered by the City Council of the City of Bangor that,

The City Manager is hereby authorized to modify the Down Payment and Closing Cost Assistance Programs under the city's Community Development Block Grant program to increase the maximum grant amount for both programs to $10,000 to facilitate home ownership for income qualified individuals and families purchasing a home in Bangor.