

# **BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE**

Tuesday, March 17, 2015 5:15 PM  
City Council Chambers

## **AGENDA**

1. **Executive Session** – Economic Development – Lease Negotiations – 1 M.R.S.A. § 405(6)(C) (Confidential Memo provided separately)
2. Committee Action on Above Item

### **CONSENT AGENDA**

3. Community Development Residential Rehabilitation Loan – 217 Buck Street (Confidential Memo provided separately)
4. Community Development Residential Rehabilitation Loan – 16 Maple Street (Confidential Memo provided separately)
5. **REFERRAL – ORDINANCE 15-103**, Amending Chapter 23, Board, Committees and Commissions, of the Code of the City of Bangor, By Converting Commission on Cultural Development Associate Member Positions into Regular Member Positions (see attached Council Action and Council Ordinance)

### **REGULAR AGENDA**

6. Community Housing of Maine CDBG Grant Request (see attached Memo)
7. Metered Parking (see attached Memo & Map)
8. North Woods National Park Support Discussion

**COUNCIL ACTION**

**Item No. 15-103**

**Date:** March 9, 2015

**Item/Subject:** **ORDINANCE**, Amending Chapter 23, Board, Committees and Commissions, of the Code of the City of Bangor, By Converting Commission on Cultural Development Associate Member Positions into Regular Member Positions

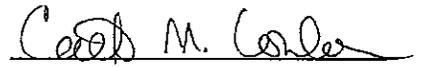
**Responsible Department:** Legal

**Commentary:**

This ordinance amendment would convert the two associate members of the Commission on Cultural Development into regular members. The Cultural Commission currently has nine regular members, two associate members, and a City Council member, for a total of twelve members. This ordinance would make the two associate members into regular members, allowing them to vote on matters brought before the Commission.

\_\_\_\_\_  
Department Head

**Manager's Comments:**

  
\_\_\_\_\_  
City Manager

**Associated Information:** Ordinance

**Budget Approval:**

\_\_\_\_\_  
Finance Director

**Legal Approval:**

\_\_\_\_\_  
City Solicitor

**Introduced for**

Passage

First Reading

Referral to the Business and Economic Development Committee on March 17, 2015

Assigned to Councilor Flourde



## CITY OF BANGOR

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**ORDINANCE**, Amending Chapter 23, Board, Committees and Commissions, of the Code of the City of Bangor, By Converting Commission on Cultural Development Associate Member Positions into Regular Member Positions

**WHEREAS**, the Commission on Cultural Development is currently composed of nine members, two associate members, and a member of the City Council; and

**WHEREAS**, eliminating the associate member positions and turning them into regular member positions will allow for additional voices and perspective in the voting members of the Commission;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BANGOR AS FOLLOWS, THAT

Chapter 23 of the Code of the City of Bangor be amended as follows:

**§ 23-13. Establishment; membership.**

There is hereby established a Commission on Cultural Development for the City of Bangor which shall consist of ~~nine~~ eleven members and ~~two associate members~~ who shall be appointed by the City Council and a member of the City Council to be appointed by the Council Chair. The Chair of the Commission shall designate which associate member shall vote in the stead of an absent member.

**§ 23-14. Qualifications.**

- A. Four members shall possess credentials and expertise in one or more areas of arts, culture, and humanities, which may include, but not be limited to, architecture, landscape architecture, museum curator or other museum professional, professional visual or performing artist (including musical artist), art educator, and manager of a cultural organization.
- B. ~~Five~~ Seven members shall be appointed as at-large members of the Commission.
- C. The ~~10th~~ 12th member shall be a member of the Bangor City Council.
- ~~D. The two associate members shall be appointed as at-large members of the Commission.~~

**§ 23-15. Residency requirements; salaries and compensation.**

All members and ~~associate members~~ of the Commission on Cultural Development shall be residents of or be employed in the City of Bangor and shall serve without compensation. No salaried employee of the City shall be eligible to serve on the Commission.

**§ 23-16. Terms of office.**

- A. The term of each non-City-Council member ~~and associate member~~ shall be for three years or until his or her successor has been appointed and has qualified, provided that of the members first appointed, two shall be appointed for terms of one year, two shall be appointed for terms of two years, and two shall be appointed for terms of three years. The initial third, fourth, and fifth at-large members appointed in accordance with § 23-14B shall be appointed for terms of one, two, and three years, respectively. The 6th and 7th at-large members shall be the individuals serving as associate members of the Commission as of March 1, 2015, and shall become regular members for the remainder of their terms. The ~~10th~~ 12th member shall be a member of the City Council who shall be appointed annually by the Council Chair. ~~The initial appointment for associate members shall consist of one member for a three-year term and one member for a two-year term.~~

Additions are underlined, deletions ~~struck through~~.

# MEMORANDUM



TO: Business & Economic Development Committee  
FROM: Jason Bird, Community and Economic Development Officer  
DATE: March 11, 2015

## Community Housing of Maine CDBG Grant Request

Community Housing of Maine (CHOM) is requesting \$50,000 in funding from the City's CDBG funding to assist in a proposed four unit supportive housing redevelopment at a vacant building on Fourth Street. As they have done at 53 Charles Street, and will do at 76 Pier Street once construction there is complete, CHOM will apply to the Maine State Housing Authority (MSHA) for renovation funding and Sect. 8 project vouchers for the 4 unit property.

CHOM will work with the Bangor Area Homeless Shelter (BAHS) on this project. CHOM will own and manage the property and the BAHS will act as a bridge of support for those moving from the shelter or places not fit for human habitation into the new supportive housing. This will replicate the successful model in place at their project located at 53 Charles Street, and will be the model implemented at their new project under construction at 76 Pier Street.

If approved by the City Council, this agreement would be in the form of a forgivable loan, whereby 25% percent of the funding would be waived for every year that the facility was operating and providing affordable housing to its stated clientele, therefore satisfying a CDBG objective. Additionally, the agreement would be contingent on a successful request to MSHA and completion of the renovation project. If the other funds are not secured, the City will rescind its offer.

Given the City's potential contribution of only \$12,500 per unit, the partnership with BAHS, and the success of CHOM's other projects, Staff supports the funding request and recommends authorizing the City Manager to execute the development agreement in a final form approved by the City Solicitor.

There are sufficient funds in our CDBG budget, along with Program Income, to fund this expenditure.

# MEMORANDUM



TO: Business & Economic Development Committee  
FROM: Jason Bird, Community & Economic Development Officer  
DATE: March 9, 2015

## Metered Parking

Car shuffling by patrons, employees and owners of Downtown businesses has long been an issue. While there is a perception of a parking shortage in Downtown, the reality is that there are limitations to the City's existing parking enforcement ordinances and structure that could prevent and penalize car shuffling. It is widely understood that car shuffling has a negative effect on businesses in Downtown.

The newly formed Downtown Parking Advisory Committee (DPAC) has undergone a comprehensive review of the available options over the past month. At its most recent meeting on February 27th, the DPAC recommended that the City implement metered parking on three streets in the core of Downtown: Main Street, Central Street and Hammond/State Street. Additionally, the Downtown Bangor Partnership, comprised of business owners, residents, employees and property owners in downtown, unanimously supported this concept at its February 10<sup>th</sup> meeting.

City staff supports this concept and would like to hear the preliminary thoughts of the Business & Economic Development Committee before it finalizes cost estimates and other considerations.

In addition to the DPAC recommendation, City staff has identified two other areas where the implementation of metered parking would best serve the City, its residents and its visitors. Due to time constraints and limited data available at the time of the meeting, staff was unable to have these two areas included in the DPAC review. The first area is the Atler Parking Lot, a 22 space off street parking lot located across from the Federal Building. The Atler Lot's location, on the periphery of the parking district, makes it difficult to enforce under the existing system; the result is that the patrons of the Social Security Administration, who are predominately elderly, are forced to walk longer distances than they should have to because the lot is full with the same cars all day.

The second additional staff recommendation is for the implementation of meters for the on-street spaces along Exchange Street. If parking meters are implemented on the other streets as discussed, car shuffling will spill over onto this street, negatively impacting the businesses and entities in this area.

Using kiosk-like machines, the City would implement a pay by space system on Main Street, Central Street, Hammond/State Street, the Atler Lot and Exchange Street. Please see the attached map for

more detail; an "M" represents an approximate location of where a kiosk could be placed. The spaces would be metered at \$1 per hour, and there would be no limit on how long someone can park there as long as the meter was current.

Staff recommendation is that enforcement of the meters would take place for 9 hours a day, from 8am to 5pm. Weekends and major holidays would not be enforced. Additionally, staff recommends that the meters be able to accommodate quarter hour increments to allow for quick in and out trips.

The Downtown Parking Advisory Committee gravitated towards metered parking for its ability to address car shuffling and to generate revenue. That additional revenue could be reserved for an additional parking garage, which would be necessary if Downtown continues to grow. A new parking facility could cost \$10m-\$12m in total. While the likely revenue from metered parking would not pay the entire debt service on a new parking facility, it would be a considerable contribution.



# 1-HOUR METERED PARKING

1" = 150'  
 3/10/15  
 by SCG

