

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, February 3, 2015 5:15 PM

City Council Chambers

AGENDA

1. Community Development Residential Rehabilitation Loan - 438 Finson Road, Lot #29
(Confidential Memo provided separately)
2. Community Housing of Maine CDBG Grant Request (see attached Memo)
3. Ernst Manor CDBG Grant Request (see attached Memo)
4. Commission on Cultural Development – Request for Authorization to Apply for Grant Opportunities (see attached Memo)

MEMORANDUM



TO: Business & Economic Development Committee
FROM: Jason Bird, Community and Economic Development Officer
DATE: January 28, 2015

Community Housing of Maine CDBG Grant Request

Community Housing of Maine (CHOM) is requesting \$50,000 in gap funding from the City's CDBG funding to assist in a proposed four unit supportive housing redevelopment at a vacant building on Chester Place. 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 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.

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 and Economic Development Officer
DATE: January 28, 2015

Ernst Manor CDBG Grant Request

Broadway Housing, Inc, a subsidiary of Penquis, is requesting \$25,000 in gap funding from the City's CDBG funding to round out renovation costs at Ernst Manor, a 27 unit housing development reserved for low-income handicapped and elderly persons.

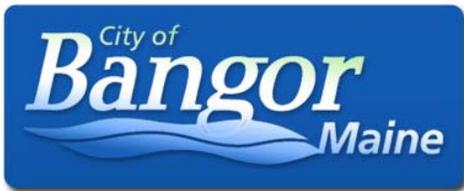
The City has previously entered into a Development Agreement, Tax Revenue and Credit Enhancement Agreement, and Payment in Lieu of Taxes Agreement with the developer for the \$800,000 rehabilitation of the facility.

If approved by the City, 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, satisfying a CDBG objective.

Due to Penquis' solid reputation and the requested funding verses the overall project costs, Staff supports the funding request and recommends authorizing the City Manager to execute an 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: B&ED Committee
FROM: Tanya Emery, Director of C&ED
DATE: January 13, 2015

Commission for Cultural Development Grant Applications

The City of Bangor Commission for Cultural Development (CCD) is interested in pursuing grant funding to enhance its annual operating budget. The CCD requests Council permission to apply for the following grants which have a deadline of February 15. Members of the cultural commission will craft applications in tandem with city staff and community stakeholders. If approved, these grants will help fund two initiatives that are part of the previously approved mission and strategic plan of the CCD: development of "arts and culture month" throughout Bangor; and updates to the Bangor Arts website and brand promotion

Below are descriptions of the two grant opportunities. If these grants are received, work will be carried out by the CCD with staff support. The CCD seeks the committee's approval to proceed with these grant applications.

Maine Community Foundation - Community Building Grant

The Community Building Grant Program seeks to support organizations and programs that recognize and build on a community's strengths and assets. Awards are made by the Maine Community Foundation's county and regional committees and a statewide committee that reviews proposals both from counties without county committees and organizations whose projects are statewide in scope. To be considered for funding, proposed projects must also meet one or more of the following priorities: develop community relationships, involve community members, and advance community leadership.

Amount: Up to \$10,000 Deadline: February 15

To be used for: Development of "arts and culture month" throughout Bangor

Maine Community Foundation - Penobscot County Fund

The Penobscot County Fund was established with a \$100,000 contribution from the Junior League of Bangor, Maine. The fund serves as a permanent endowment providing annual grant support to local nonprofits engaged in community building projects.

Amount: \$10,000 Deadline: February 15

To be used for: Bangor Arts website updates and brand promotion

