

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, February 17, 2015 5:15 PM

City Council Chambers

AGENDA

CONSENT AGENDA

1. Accept and Appropriate DECD Brownfields Grant for Demolition of Building 487 at BIA (see attached Memo)

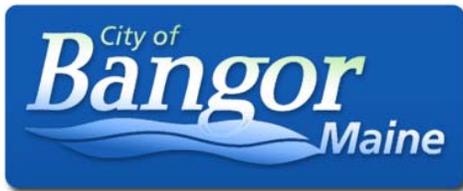
REGULAR AGENDA

2. Broadband Discussion (see attached Informational sheet and links)

Background materials/reading available on line and provided by Jeff Letourneau include: http://www.ntia.doc.gov/files/ntia/publications/ntia_ppp_010515.pdf and http://www.bbcmag.com/Primers/BBC_Nov14_Primer.pdf

3. Sale of Vacant Lot – 11 & 15 Field Street (see attached Memo & Tax Map)
4. **Executive Session** – Economic Development – Property Disposition – 1 M.R.S.A. § 405(6)(C) (Confidential Memo provided separately)
5. Committee Action on Above Item

MEMORANDUM



TO: Business & Economic Development Committee
FROM: Jason Bird, Community and Economic Development Officer
DATE: February 12, 2015

Accept and Appropriate DECD Brownfields Grant for Demolition of Building 487 at BIA

The City was recently informed that it was successful in its Brownfields Cleanup Grant application that was submitted to the Maine Department of Economic and Community Development (DECD) for the demolition of Building 487 located on Polk Street at the Bangor International Airport. The total award is \$103,500 and the City will be matching it with \$50,000 in CDBG funding. This part of the project will involve the demolition and disposal of the building; the contractor, selected through a competitive bid process, will have to separate the asbestos roofing material during demolition and dispose of it as a special waste.

Following a Phase I and Phase II site investigation with funding from Eastern Maine Development Corporation, the City was able to identify the full scope of environmental contamination and have a significant portion of it remediated through funding from the Maine Department of Environmental Protection. In total, the project will cost approximately \$334,000, and does not include the subsurface investigation and likely remediation. The subsurface investigation will be conducted in the coming weeks and months using our recent Brownfields Assessment funding.

This site will become a developable parcel that the City will market to interested businesses. Due to Federal Aviation Administration regulations, the parcel cannot be sold to a business, only leased.

City staff hopes that the Business & Economic Development Committee will support the acceptance and appropriation of this award.

Bullets on Why Bangor Should Facilitate Fiber Based Broadband

Provided by Jeff Letourneau, Executive Director, Networkmaine, University of Maine System

- For every 1,000 homes passed by fiber based broadband
 - Community revenue increases \$500,000
 - 25 new jobs are created
 - Up to \$1.1 million in secondary job impact
 - Increased assessment value of \$2.5 Million

- Societal benefits
 - tele-health - home monitoring, shorter hospital stays, enables staying in home longer
 - education - enables K12 students to engage in learning activities after schools, during extended illness, etc..
 - increase citizen engagement with local government (Read [The Responsive City](#))

- Key Success Factors
 - Broadband Leadership and Catalytic Role by Government
 - Private Sector Ingenuity and Funding
 - Support from Community Forces

- Bangor is being left behind
 - - many initiatives active in Maine
 - Rockport
 - South Portland
 - Ellsworth
 - Old Town/Orono
 - Sanford
 - Islesford
 - Portland ??
 - and nationally
 - Kentucky
 - Ohio
 - Connecticut
 - MassBroadband123
 - Chattanooga, TN
 - Google Cities, Austin, Kansas City, Provo, Atlanta, Raleigh, etc...

MEMORANDUM



TO: Business & Economic Development Committee
FROM: Jeff Wallace, Housing Rehabilitation Coordinator
DATE: February 11, 2015

Sale of vacant lot – 11 & 15 Field Street

The property located at 11 & 15 Field Street was acquired by the City in January of 2014 for back taxes owed. The property formerly contained a single family home which was demolished and cleared in December of 2014 using Community Development Block Grant (CDBG) funding.

Several meetings were held with the City Manager, Finance Director, City Solicitor, Director of Community & Economic Development, and others to determine what was to be done with this and other properties recently acquired once demolition was complete. No single solution fit for every property so each property was looked at individually.

For 11 & 15 Field Street it was determined that the best plan would be to offer the property for sale to abutters first. This particular property only has one abutter (see attached Tax Map). A letter was sent to Wesley and Coleen Detour, who own the abutting property, presenting the opportunity to make an offer for purchase of the property.

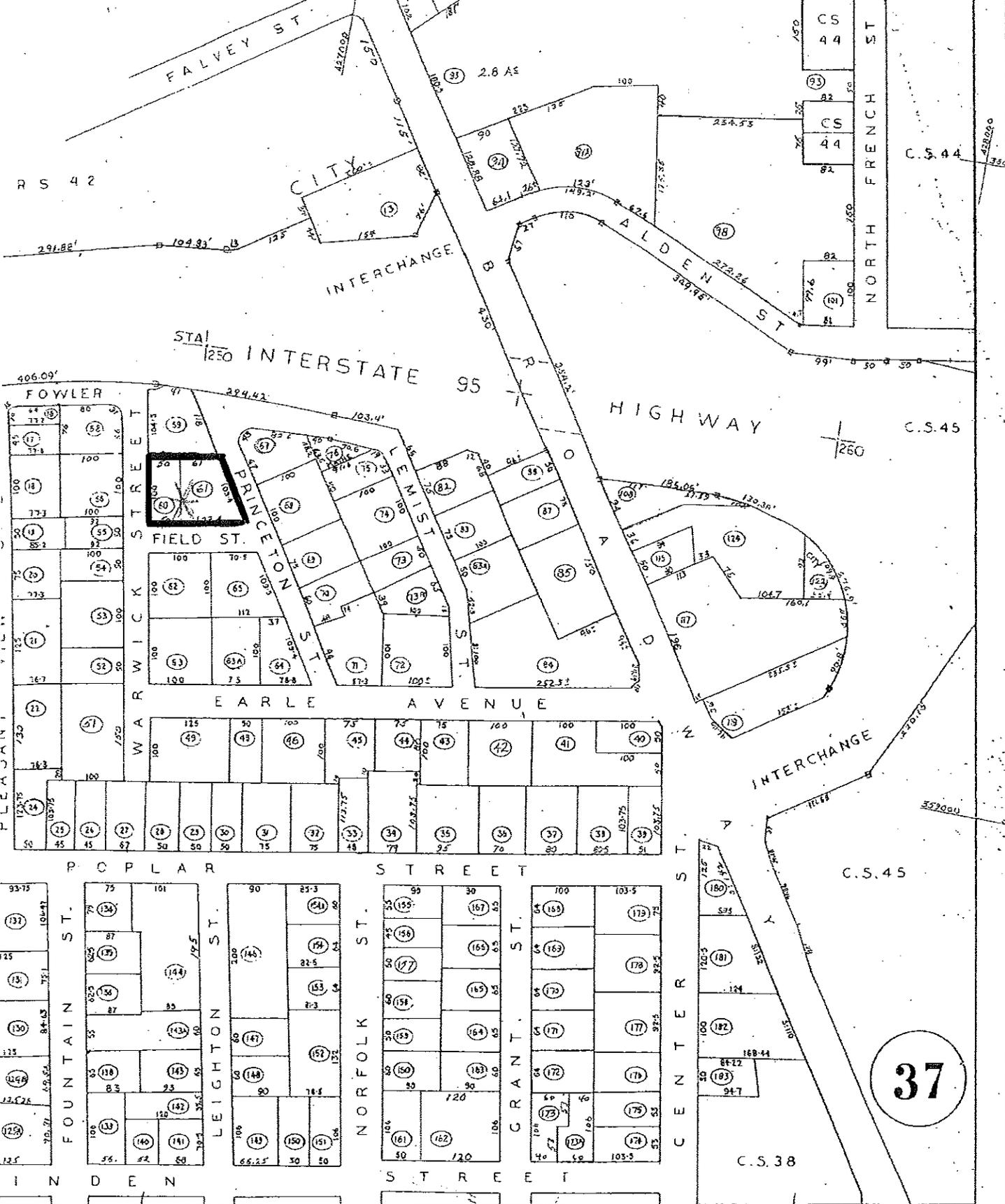
The Detours replied with an offer to purchase the property for \$20,000. The intent of the Detours is to build a smaller, energy efficient single family home which they would live in. Their current home is a challenge to maintain and heat for an elderly couple. This plan would remove some of the challenge for them.

A third party appraisal was obtained for the property and it was valued at \$27,000.

Should the offer be accepted, the funds received from the sale will reimburse Community & Economic Development for CDBG funds utilized on this and other properties which were demolished.

Staff recommends accepting the Detours offer of \$20,000 and selling the property with the condition that a single family home be constructed within a certain time frame. Staff also requests guidance on an acceptable time frame for construction from the Committee.

Attachment: Tax Map



SCALE: 1"=100'

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