

# **BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE**

Tuesday, July 21, 2015 5:15 PM  
City Council Chambers

## **AGENDA-Revised**

1. **Request for Extension to Complete Agreements - BANRES, LLC (hotel development at Bass Park). (Memo attached.)**
2. **Consideration of Bangor Federal Credit Union's Request for City Assistance with site preparation on Lot 13 in the Maine Business Enterprise Park. (Memo attached.)**
3. **EXECUTIVE SESSION – Economic Development – 1 M.R.S.A. § 405(6)(C) . (Confidential Memo provided separately.)**
4. **EXECUTIVE SESSION- Economic Development- 1 M.R.S.A. § 405(6)(C)- Property Disposition. (Confidential Memo to be provided at the meeting.)**

## MEMORANDUM

To: Business & Economic Committee  
From: Norman S. Heitmann, III, City Solicitor  
RE: Extension to complete agreement – BANRES, LLC  
Date: July 14, 2015

Last year the City entered into two agreements with the BANRES, LLC. The first was a Development Agreement providing for the construction of a hotel on Bass Park Boulevard. The agreement provided that the work would be completed by August 31, 2015.

The second Agreement was for the construction of a parking lot for their employees and guests. That was to be completed by July 1, 2015.

Due to a number of factors they have been unable to complete the parking lot in a time as originally contemplated. Pursuant to an agreement with the City they have been using the area for a staging area. They are, therefore, requesting an extension of the time to complete the parking lot until October 30, 2015. Although they still expect to complete the hotel by August 31, 2015 as provided in the agreement, as a precaution against unexpected delay they are requesting an extension of time to complete that work until September 30, 2015.

Staff recommends approval.

## MEMORANDUM

To: Business and Economic Development Committee  
From: Norman S. Heitmann, III, City Solicitor  
Re: Bangor Federal Credit Union Development  
Date: July 15, 2015

The City and Bangor Federal Credit Union are parties to a Development Agreement for the Credit Union's construction of a building on Lot 13 in the Maine Business Enterprise Park. The Credit Union hopes to break ground on August 1<sup>st</sup>.

When the Credit Union did its due diligence and took test borings they discovered debris under the ground at the site. It would appear to be remnants of a build that was once there. Despite this unexpected problem, the Credit Union wants to proceed with the project. This will require removal of the debris and bringing in new material. They have requested, and staff recommends, that the City make available some of its gravel from the City's gravel pit in Winterport at no cost. It will amount to 6,250 cubic yards of bank run gravel. Staff has reviewed the request and it does not present any issues for us.

Given the unexpected challenge with the development of the site and the interest of the City in having the site developed, staff recommends that the request be approved.