

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

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

AGENDA

CONSENT AGENDA

1. **REFERRAL – ORDINANCE 15-114**, Amending Chapter 148, Historic Preservation, of the Code of the City of Bangor, By Changing Timing and Minor Revision Requirements (see attached Memo, Council Action & Council Ordinance)
2. **REFERRAL – ORDINANCE 15-115**, Amending Chapter 71, Bangor Center Revitalization Area, of the Code of the City of Bangor, By Adding a Minor Revision Process (see attached Memo, Council Action & Council Ordinance)
3. **REFERRAL – ORDINANCE 15-138**, Amending Chapter 165, Land Development, of the Code of the City of Bangor, By Defining and Regulating Landscaping as a Use in the Rural Residence and Agricultural (RR & A) District (see attached Council Action & Council Ordinance)
4. Commission on Cultural Development Individual Artist Grant Recommendation (see attached Memo and Application)

REGULAR AGENDA

5. West Side Village Update (see attached Memo)
6. 28 Broad Street, LLC Development Agreement (see attached Memo)
7. Cool Sounds Concert Series Location Discussion
8. **Executive Session** – Economic Development – Lease Negotiations – 1 M.R.S.A. § 405(6)(C) (Information provided at the Meeting)
9. Committee Action on Above Item

MEMORANDUM



TO: Business & Economic Development Committee
FROM: Caitlin Brooke, Business Development
Specialist/Downtown Coordinator
DATE: April 21, 2015

Commission on Cultural Development Individual Artist Grant Recommendation

At its April 9, 2015 meeting, the Commission on Cultural Development recommended that the Bangor City Council approve the following grant application.

"Detritus"/Christopher Peary

Project Summary

Local artist Christopher Peary seeks funding to assist in the production of "Detritus," a journal of comics, writing and art, which is edited and published in Bangor. The issue will contain work by several artists and writers most of whom either live in Maine or have Maine roots. The mission of Detritus is to foster collaboration and dialogue among artists and writers, and to make the resulting work available to the community via a mass-produced (albeit limited-edition), low-cost publication. Grant funding would be used to support material costs incurred by the artist to produce the journal. Mr. Peary's application was for \$425. The Commission's recommendation is to award a grant for \$425.

If the project is funded by the Council at the recommended level, the Commission will have \$608.21 remaining for this fiscal year.



COMMISSION FOR CULTURAL DEVELOPMENT GRANT APPLICATION FOR INDIVIDUAL ARTISTS

The Commission for Cultural Development's mission is to promote the development of Bangor as a regional arts center that nurtures the artistic and cultural expression of its diverse peoples.

APPLICATION DETAILS

- **Small grant applications** (equaling or less than \$1,000) will be accepted on a rolling basis and must be received by 4pm on the 1st Tuesday of the month; otherwise, review will be moved to the next meeting.
- **Match requirement:** Applicants must demonstrate how City of Bangor funds will be leveraged. City funding must be matched by 100% (1 to 1 ratio) through other means of fundraising (grants, donations, in-kind)
- Eligible individuals may only submit one application per calendar year.
- Individual artists are eligible for reimbursement of actual costs for supplies and materials incurred for **completed works of art** produced, at least initially, for public use. Receipts will be required for reimbursement. City Staff will conduct a physical inspection of the work prior to reimbursement. Work must be ready for public use and "installation" or performance must be scheduled and committed prior to reimbursement.
- The Bangor City Council gives final approval on all Commission recommendations.
- Funds granted are intended to be used within 12 months and a final report is required of all successful applicants.
- Applicants will be given the opportunity to speak on behalf of project, both with the Commission and with the Council.

Incomplete applications will not be scored or reviewed.

Materials and questions should be addressed to:

Caitlin Brooke
(207) 992-4234
caitlin.brooke@bangormaine.gov
City of Bangor
73 Harlow Street
Bangor, ME 04401

CHECKLIST OF ITEMS DUE WITH GRANT REQUEST

Please provide 5 hard copies AND 1 electronic copy of the following:

- Grant Application Form
- Funding Request Summary and signed Assurances Form
- Budget detailing the costs associated with the production of the work
- Schematic(s) or image(s) of visual works of art (if applicable)
- Additional detail of work if spoken, performance or written work. Or, if it otherwise cannot be understood/conveyed with still images.

Grant Application Form

Applicant name

Christopher Peary

Phone

(207) 992-2643

Email

editor@detrituspress.com

Name of project for funding

Detritus issue 3

Mailing address

31 Central St. Suite 315, Bangor, ME 04401

Please give a general description of your proposed work, its approximate size or length, the number of pieces within the work, its medium and other information:

Detritus is a journal of comics, writing and art published in Bangor. Issue 3 will contain work by several artists and writers, most of whom either live in Maine or have Maine roots. Content includes sequential art and essays curated by editor and publisher Chris Peary.

Format is an 8.5"x11" black-and-white magazine printed on high-quality paper, with a multicolor, screen-printed cover. Estimated length of issue 3 is 80 pages. First press run will be 200 copies.

Please provide a brief description of your project. Please specify when, where, how and how long it will be available for public use. Also, how will the public availability be advertised? What are the plans for art once the public availability time period is over?

The mission of Detritus is twofold: To foster collaboration and dialogue among artists and writers, and to make the resulting work available to the community via a mass-produced (albeit limited-edition), low-cost publication.

A bit of history: In an effort to have more interaction with others working in the arts, I decided to invite several creative people whose work I respected to contribute to my publication project. I came up with a theme, in hopes that it might provide a means for the contributors to begin thinking, and then left them alone to create whatever they wanted. As the project progressed and the works came together, I discovered thematic connecting threads woven throughout the resulting body of work, which gave the finished magazine a cohesiveness and overall tone that I hadn't predicted or expected. Those connecting threads included the reality of dreams versus the reality of waking life, where the energy to make art comes from, and alienation and isolation in our post-post-modern society. I'm hoping to get similar results this time around. The current working theme is "The Eternal Digital Now."

Contributors for this issue include: Chris Peary, a Bangor-based artist; Dana Wilde, a Maine writer and columnist for the Kennebec Journal (books include "The Other End of the Driveway" and "Nebulae: A Backyard Cosmography"); Amy Gagnon, an MDI-based artist; Val Mayerik, an illustrator and comic artist best known as the co-creator of Marvel's "Howard the Duck" and as an artist for Harvey Pekar's "American Splendor" comic series; Bangor resident Chuck Carter, president of Eagre Games, known among the video game community as one of the creators of the popular video game "Myst"; Adam Lacher, an Orland-based artist; and Eryk Salvaggio, author of the blog "This Japanese Life" (thisjapaneselife.org) and a book of the same title.

Detritus is currently available in the following places: The Rock and Art Shop in downtown Bangor; The Store Ampersand in Orono; Bookstacks in Bucksport; Longfellow Books and Strange Maine in Portland; Bergen Street Comics in Brooklyn, NY; Gotham Central in Getafe, Spain; and The Comic Co. in Madrid, Spain. We will continue to sell copies through these established retail ties, while attempting to find other stores to carry it.

Issue 3 will be advertised through posted fliers around town, the Detritus website and Facebook page, and through a press release. The Rock and Art Shop has offered to host a party on the day that the issue is released, in which members of the public can come in, meet the creators and purchase copies. We had a similar event for the release of Issue 2, and it proved beneficial for both parties: People came in, bought a copy of Detritus, and then hung around. Many ended up buying other items in the store.

Since the very nature of this project is that of a publicly available art magazine, the “publicly available time period” will exist until all copies are sold. In that event, a reprint will be considered.

Detritus is by no means a profit-making venture. All sales revenue so far has gone back to cover the printing costs of the last issue. All contributors have been gracious enough to lend their work outright or with in-kind agreements. Until now I have been financing all material and production costs myself. This grant will enable me to put a product that meets my standards for quality out into the community, and to keep the dialogue going.

Funding Request Summary

Amount Requested

\$425

Date Needed By

June 15, 2015

Total fundraising goal for this project:

\$852.41

Total funding already raised for this project and description of the source(s):

I will be self-financing the matching funds and whatever additional funds that might be needed. Therefore, no fundraising has been done at this point.

Assurances Form

If the grant is made, the grantee agrees to provide the City of Bangor, within 12 months of receipt, an accounting of how the grant money was used, and a description of how well the project met the grantee's original objectives, as well as any other reports that the City of Bangor may require.

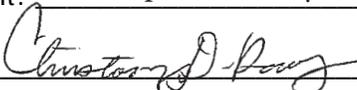
Grantee will also provide digital photographs of the finished project or event funded, and authorizes use and publication of the photos by the City of Bangor.

If the grant is made, the grantee agrees to repay, upon demand, to the City of Bangor the amount of said grant if any of the following events occur:

- Failure to spend the grant as indicated in the application.
- The grant application of any required report to the City of Bangor is found to be inaccurate in any material respect.

The foregoing is certified to be true to the best of our knowledge, information, and belief.

Name of Applicant: Christopher D. Peary

Signature:  Date: 3/30/15

Christopher Peary
31 Central St. Suite 315
Bangor, ME 04401
(207) 992-2643
editor@detrituspress.com

Projected budget for Detritus issue 3

Printing and binding	600.00
Silkscreen frames	88.95
Silkscreen inks	80.62
Extender base	14.27
Acrylic retarder	20.21
Dura-Lar film	21.30
Film drawing tools	6.34
India ink	16.00
Gouache	4.72
TOTAL	\$852.41

Memorandum

To: Business and Economic Development Committee
From: Paul Nicklas, Assistant City Solicitor
Date: April 7, 2015
Re: Historic Preservation Ordinance Amendments

The attached ordinance amendment would make several changes to the Historic Preservation Commission application review process.

The Historic Preservation Commission (HPC) meets once per month. Applications are due two weeks before the next meeting, to give time for staff to ensure the application is complete, the HPC advisor to write a background memorandum on the project, and the Commission members to review the application and memorandum. The current ordinance does not always provide enough time for the review process to occur, and failure to meet the ordinance deadline means that a project is approved without review.

As amended, the ordinance would give staff, the HPC advisor, and HPC members sufficient time to review applications. In most cases, projects will not take the full 45 days to review, but this timeframe is necessary for an application that is submitted just after the deadline for a meeting.

The amendment would also allow signs to be reviewed as a minor revision. Currently every new sign or change to a sign must be reviewed by the Commission, leading to delays on what are often very minor projects. As amended, the ordinance would allow issuance of a sign permit without review by the full Commission if the Chair of the Commission, the Code Enforcement Officer, and the Planning Officer all approve the sign.

The amendment would also require construction on an approved project to begin within six months and be finished in twelve, unless some other time limit is agreed to by the Commission, and that the applicant submit photos of the completed project.

COUNCIL ACTION

Item No. 15-114

Date: March 23, 2015

Item/Subject: **ORDINANCE**, Amending Chapter 148, Historic Preservation, of the Code of the City of Bangor, By Changing Timing and Minor Revision Requirements

Responsible Department: Legal

Commentary:

This ordinance amendment would make several changes to the Historic Preservation Commission (HPC) application review process.

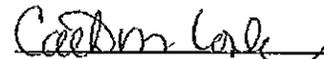
The current ordinance provides only 30 days for the HPC to review applications. As the HPC meets once per month, and staff and the HPC advisor must review the application before the HPC meeting, this time limit is impractical. Failure to meet the ordinance deadline means that a project is approved without review. This amendment would give the Code Office three business days to review the application to ensure it is complete, and 45 days for staff, the HPC advisor, and the HPC itself to render a decision. In most cases, projects will not take the full 45 days to review, but this timeframe is necessary for applications submitted too close to a meeting date.

Currently every new sign or change to a sign must be reviewed by the Commission, leading to delays on what are often very minor projects. As amended, the ordinance would allow issuance of a sign permit without review by the full Commission if the Chair of the Commission, the Code Enforcement Officer, and the Planning Officer all approve.

The amendment would also require construction on an approved project to begin within six months and be finished in twelve, unless some other time limit is agree to by the Commission, and that the applicant submit photos of the completed project.

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 Historic Preservation Commission on April 9, 2015; B&ED on April 21, 2015

Assigned to Councilor Faircloth



CITY OF BANGOR

ORDINANCE, Amending Chapter 148, Historic Preservation, of the Code of the City of Bangor, By Changing Timing and Minor Revision Requirements

WHEREAS, the Historic Preservation Commission presently must review any new sign or change to an existing sign at a historic property;

WHEREAS, in order to increase administrative efficiency while retaining oversight over these signs, such sign changes should instead be reviewed as a minor revision;

WHEREAS, a deadline for completion and a requirement that photographs be submitted would encourage timely completion of projects;

WHEREAS, the Historic Preservation Commission currently must decide upon an application within 30 days or the application is deemed approved;

WHEREAS, the Historic Preservation Commission typically meets once per month;

WHEREAS, applications submitted for Historic Preservation Commission review often are not complete and cannot be fully reviewed until additional information is provided by the applicant; and

WHEREAS, advertising for a meeting and notification of applicants make it essentially impossible to complete Historic Preservation Commission review of some applications in the timeframe currently mandated by City ordinance;

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

Chapter 148 of the Code of the City of Bangor be amended as follows:

§ 148-9. Application for certificate.

Application for a certificate of appropriateness shall be obtained from the Code Enforcement Officer when obtaining a building ~~or sign~~ permit or when no building ~~or sign~~ permit is required but when such activity must be approved by the Historic Preservation Commission.

- A. An application for a certificate shall be submitted to the Code Enforcement Officer. After determining that it is complete and that the proposed changes meet applicable codes, the Code Enforcement Officer shall transmit the application to the Planning Division. After review, the Planning Division shall transmit the application to the Historic Preservation Commission for action. The Commission shall consider each application, and reach a decision thereon and notify the applicant within ~~30~~ 45 days of the date of its submission to the Code Enforcement Officer

transmission to the Planning Office or the application shall be deemed approved. Upon mutual agreement by the Planning Division or Commission and the applicant, said period may be extended for an additional 45 days. After the Commission has acted on the application, it shall be returned to the Code Enforcement Officer, from the Planning Division, who shall then issue or deny permits as appropriate.

§ 148-10. Hearing and action on application.

...
C. Approval. If the Commission determines that the proposed construction, reconstruction, alteration, moving or demolition is appropriate, it shall direct the Planning Division to issue a certificate of appropriateness approval letter. The Planning Division shall forward copies of the approval letter to the applicant and to the Code Enforcement Officer for issuing of necessary permits.

(1) If approved, the proposed construction, reconstruction, alteration, moving or demolition must be begun within six months of approval and completed within twelve months of approval, unless the Commission sets other time limits. An extension or extensions of up to one year in total length may be granted as a minor revision under § 148-11.

(2) Within two weeks of completion, the applicant shall submit to the Planning Office photos of the completed construction, reconstruction, alteration, moving or demolition.

...
§ 148-11. Minor revisions.

A. Minor ~~Notwithstanding section 148-8 above,~~ revisions to work for which a certificate of appropriateness has been issued or for building signage (new or replacement) may be permitted by the Code Enforcement Officer and Planning Officer without referral to the Historic Preservation Commission subject to the following conditions:

(1) Submission of ~~a revised~~ an application setting forth the proposed revision in sufficient detail to permit adequate review of the same.

(2) Determination by the Code Enforcement Officer, Planning Officer and the Chair of the Historic Preservation Commission (or, in his or her absence, the Vice Chair or, in both their absences, the senior member of the Commission in time of service) that the proposed change constitutes a minor revision and does not require Commission approval.

B. For the purposes of this section, a "minor revision" is one which does not materially alter or affect the historical and/or architectural character of a building or structure classified as an historic landmark, a building or structure located in any historic district, any part of such building or structure or any appurtenances related to such buildings or structures.

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

Memorandum

To: Business and Economic Development Committee
From: Paul Nicklas, Assistant City Solicitor
Date: April 7, 2015
Re: Minor Revision Process for Design Review

The attached ordinance amendment would allow for review of certain minor revisions to properties in the Bangor Center Revitalization Area without requiring a meeting of the full Historic Preservation Commission.

This minor revision process would be modeled after a similar process that has been in place for historic properties for many years. Currently every project with an estimated cost of over \$1,000, including new signs or changes to signs, on a property in the Bangor Center Revitalization Area must be reviewed by the Historic Preservation Commission, leading to delays on what are often very minor projects. As amended, this ordinance would allow issuance of permits without review by the full Commission if the Chair of the Commission, the Code Enforcement Officer, and the Planning Officer all approve. If any of the three do not approve, the project would go to the full Historic Preservation Commission for review.

COUNCIL ACTION

Item No. 15-138

APRIL 13, 2015

Date: April 13, 2015

Item/Subject: **ORDINANCE**, Amending Chapter 165, Land Development, of the Code of the City of Bangor, By Defining and Regulating Landscaping as a Use in the Rural Residence and Agricultural (RR & A) District

Responsible Department: Legal

Commentary: This ordinance amendment would define and regulate landscaping service businesses as a use in the Rural Residence and Agricultural District. The Rural Residence and Agricultural District (RR&A) has a history of sometimes uneasy coexistence between residential homes and some of the more intensive agricultural and related commercial uses which are allowed such as farming, agricultural, kennels, veterinary facilities, places of worship, and home occupations.

The City has traditionally included landscaping businesses under the umbrella of agricultural uses in the RR&A District. Recent concerns have been raised about the impact of such businesses and their proximity to residential properties. At the Council's direction, staff held two meetings with interested residents and community members to discuss these concerns and provide feedback on potential ordinance changes. Based on those discussions the proposed ordinance amendments were drafted. If approved, the attached ordinance is intended to address these concerns by providing a definition of landscaping, inclusion of setbacks and buffers, and including some parking requirements. Landscape businesses currently operating legally within the district will be grandfathered.

Department Head

Manager's Comments:

Cristin Carter
City Manager

Associated Information: Ordinance

Budget Approval:

Finance Director

Legal Approval:

City Solicitor

Introduced for

Passage

First Reading

Referral to BED and the Planning Board on April 21, 2015

Assigned to Councilor Nealley



CITY OF BANGOR

(TITLE.) Ordinance, Amending Chapter 165, Land Development, or the Code of the City of Bangor, By Defining and Regulating Landscaping as a Use in the Rural Residence and Agricultural (RR & A) District

WHEREAS, landscaping service businesses have traditionally been considered as an agricultural use in the Rural Residence and Agricultural District (RR&A);

WHEREAS, concerns have been raised regarding the proximity of such businesses to residences in the RR&A District; and

WHEREAS, the needs of landscaping businesses must be balanced with the concerns of residential property owners;

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF BANGOR AS FOLLOWS:

That Chapter 165, Land Development of the Code of the City of Bangor be amended as follows:

§ 165-13. Definitions.

For the purpose of interpreting this chapter, the following terms, phrases, words and their derivations shall have the meanings given herein:

...

LANDSCAPING SERVICES

Onsite and offsite business activities related to planting, bed preparation, installation of landscape materials and care and upkeep of the landscape after such installation.

Landscaping services include:

- A. Planting, care of, and replacement of plants;
- B. Production of plants, trees, and shrubs to be installed;
- C. Mowing, irrigation, rolling and reseeding of lawns;
- D. Pruning of, cultivation of soil around, and winterization of trees and shrubs;
- E. Raking of leaves;
- F. The application of and storage of fertilizers, pesticides, herbicides, and disease control agents by a licensed person;

- G. Construction and maintenance of flower beds, retaining walls, patios, fountains, pool basins, and similar landscape features; and
- H. Incidental repair of walls and paved surfaces.
- I. The storage of materials and equipment related to the performance of landscaping;
- J. The temporary storage of trees, shrubs, plants and hardscaping materials pending installation in an existing landscape plan;

...

§ 165-72. Required number of spaces.

A minimum number of off-street parking spaces shall be provided and maintained by the owner of every building or property hereafter erected, altered or changed in use, in accordance with the following requirements:

...

- V. Landscaping services business: one space for each 1 1/2 employees, plus customer parking to meet needs of specific operations.

...

§ 165-105. Rural Residence and Agricultural District (RR & A).

- A. Statement of purpose. The Rural Residence and Agricultural District is established to preserve in agricultural use lands where urban development is generally not feasible because of the absence of public utilities and community facilities. As these utilities and facilities become available within the urban development boundary and a demand for urban land use develops, a change of zoning from agricultural to other districts may be made. Minimum lot sizes in this district are also intended to preserve the quiet, rural atmosphere and to conserve property values.
- B. Basic requirements. Buildings or land used or occupied and buildings or structures erected, constructed, reconstructed, moved or structurally altered, whether permitted uses or conditional uses, shall comply with the requirements of this section, Articles II through XII and the specific development standards of Article XIX of this chapter.
- C. Permitted uses. The following uses are permitted in this district:
 - (1) Agriculture.
 - (2) The sale of farm, nursery, dairy or poultry products within a structure having a gross floor area of not more than 500 square feet.
 - (3) Sale of farm products where:

- (a) The retail area shall not exceed 2,500 square feet.
 - (b) The property is located on a major arterial street.
 - (c) The property is a working farm.
- (4) One-family dwellings and one-family detached manufactured housing units.
 - (5) Home occupation or profession (subject to the requirements of Article IV).
 - (6) Municipal uses.
 - (7) Public utility and public service uses.
 - (8) Community living arrangements, in accordance with 30-A M.R.S.A. § 4357-A, as may be amended.
 - (9) Cluster subdivision for detached single-family dwellings, provided that:
 - (a) Such project has a minimum of five acres.
 - (b) Provision is made for the maintenance in perpetuity of open space areas in such a project.
 - (c) Such project receives approval under Article XVI of this chapter.
 - (10) Cellular telecommunication towers, provided that:
 - (a) They do not exceed 195 feet in height, or the minimum height required under federal law, whichever is greater.
 - (b) They are set back from property lines a minimum of 100% of the tower height.
 - (c) They conform to the requirements of § 165-80.1.
 - (11) Bed-and-breakfasts, provided that:
 - (a) Meals provided are limited to patrons and their guests.
 - (b) It is limited to a maximum of 10 guest rooms.
 - (c) It provides, at a minimum, an A Buffer Yard or an equivalent of existing woody vegetation to buffer neighboring properties.
 - (d) The applicant demonstrates compliance with the State Plumbing Code for the proposed number of units.

- (12) Landscaping services, provided that:
- (a) Facilities, equipment, and storage areas are located at least 150 feet from any residential building on another parcel.
 - (b) At minimum, an A Buffer Yard or an equivalent amount of existing woody vegetation is provided to buffer neighboring properties. Wherever facilities, equipment, storage, or operation of the landscaping services business takes place within 50 feet of a property line, a C Buffer Yard or an equivalent amount of existing woody vegetation to buffer neighboring properties must be provided instead.
 - (c) The Code Enforcement Officer shall mail notice of a pending application for a building permit or certificate of occupancy for a landscaping services use via first-class mail to abutting property owners within seven days of receipt of such application. For the purpose of this section, property owners shall be considered to be the parties listed by the Assessing Department of the City of Bangor as those against whom taxes are assessed. Failure of any property owner to receive notice shall not invalidate any action of the Code Enforcement Officer or other City official or agency.
 - (d) Notwithstanding § 165-10(B)(2) of this Code, the Code Enforcement Officer may take up to 20 days to approve, deny, or refer to the Planning Board a building permit application for a landscaping services use. Notwithstanding § 165-10(C)(2) of this Code, the Code Enforcement Officer may take up to 20 days after application for a certificate of occupancy to issue the certificate of occupancy for a landscaping services use, provided that he/she determines that the erection or alteration has been constructed in accordance with this chapter and the Building Code of the City of Bangor.
- (13) Accessory uses on the same lot and customarily incidental to and subordinate to the above uses and any use approved under Subsection D below.

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

COUNCIL ACTION

Item No. 15-115

Date: March 23, 2015

Item/Subject: **ORDINANCE**, Amending Chapter 71, Bangor Center Revitalization Area, of the Code of the City of Bangor, By Adding a Minor Revision Process

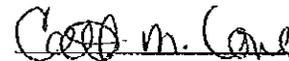
Responsible Department: Legal

Commentary:

This ordinance amendment would allow for review of certain minor revisions to properties in the Bangor Center Revitalization Area without requiring a meeting of the full Historic Preservation Commission. If approved, this minor revision process would be modeled after a similar process that has been in place for historic properties for many years. Currently every project with an estimated cost of over \$1,000, including new signs or changes to signs, on a property in the Bangor Center Revitalization Area must be reviewed by the Historic Preservation Commission, leading to delays on what are often very minor projects. As amended, this ordinance would allow issuance of permits without review by the full Commission if the Chair of the Commission, the Code Enforcement Officer, and the Planning Officer all approve. If any of the three do not approve, the project would go to the full Historic Preservation Commission for review.

Department Head

Manager's Comments:



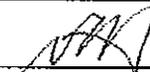
City Manager

Associated Information: Ordinance

Budget Approval:

Finance Director

Legal Approval:



City Solicitor

Introduced for

Passage

First Reading

Referral to Historic Preservation Commission on April 9, 2015; B&ED on April 21, 2015

Assigned to Councilor Nealley



CITY OF BANGOR

ORDINANCE, Amending Chapter 71, Bangor Center Revitalization Area, of the Code of the City of Bangor, By Adding a Minor Revision Process

WHEREAS, the Historic Preservation Commission, in its role as the Design Committee, presently must review any new sign or change to an existing sign on a property in the Bangor Center Revitalization Area; and

WHEREAS, in order to increase administrative efficiency while retaining oversight over these signs, such sign changes should instead be reviewed as a minor revision;

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

Chapter 71 of the Code of the City of Bangor be amended by adding section 71-9.1 as follows:

§ 71-9.1. Minor revisions.

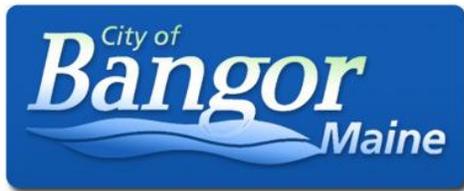
A. Notwithstanding section 71-8 and 71-9 above, minor revisions to work for which the Design Committee has approved or for new or replacement signage may be permitted by the Code Enforcement Officer and Planning Officer without referral to the Design Committee subject to the following conditions:

- (1) Submission of an application setting forth the proposed revision in sufficient detail to permit adequate review of the same.
- (2) Determination by the Code Enforcement Officer, Planning Officer and Chair of the Historic Preservation Commission (or, in his or her absence the Vice Chair or, in both their absences, the senior member of the Commission in time of service) that the proposed change constitutes a minor revision and does not require Commission approval.

B. For purposes of this section, a "minor revision" is one which does not materially alter or affect the improvements approved by the Design Committee in materials, color, or other element noted in review. The replacement of signs or the installation of new signs consistent with § 71-20 shall be deemed a minor revision.

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

MEMORANDUM



TO: Business & Economic Development Committee
FROM: Jeff Wallace, Housing Rehabilitation Coordinator
DATE: April 15, 2015

Summary of West Side Village Expenditures

The following projects, along with funding amounts, have been or are scheduled to be completed in the West Side Village. The West Side Village is currently defined by HUD as a Neighborhood Strategy Revitalization Area and is the area bound by Main and Third Streets as well as Union and Buck Streets.

Completed Projects

Streets and Sidewalks:

- Lincoln Street Sidewalk – Main St. to Third St. \$ 43,100.51
- Second Street Sidewalk – in vicinity of Second Street Park \$ 38,987.41
- Sanford Street Paving – Union St. to Warren St. \$ 46,575.72

Parks:

- Second Street Park – forestry, lighting and walkway \$ 86,593.38

Acquisition & Demolition:

- 10 Barker Street \$230, 586.34
- 108/120 Third Street (NSP funded) (\$ 65,126.76)

Commercial Façade Grants:

- 15-17 Walter Street \$ 14,502.00
- 90 Sanford Street \$ 12,385.00

Residential Façade Grants:

- 72 Parker Street \$ 8,820.00
- 61 Second Street \$ 21,525.00
- 208 Warren Street \$ 27,300.00

Projects to be completed in 2015

Sidewalks:

- Cedar Street – Sanford St. to Third St. \$ 4,151.00
- Sanford Street – Union St. to Warren St. \$ 47,966.00
- Third Street – Union St. to Warren St. \$ 48,055.00
- Warren St. – Third St. to Second St. \$ 8,676.00

Projects to be completed in 2015 (cont.)

Street Paving:

- Cedar Street – Sanford St. to Third St. \$ 29,624.00
- Warren St. – Third St. to Second St. \$ 51,694.00
- Third St. – Union St. to Warren St. \$108,357.00

<i>Total CDBG funding spent – 2014</i>	<i>\$472,730.36</i>
<i>CDBG Public Imp. to be spent–2015</i>	<i>\$298,523.00</i>
<i>NSP funding spent – 2014</i>	<i>\$ 65,126.76</i>
<i>WSV Area Total</i>	<i>\$836,380.12</i>

In addition to the projects listed above, additional CDBG funding will be used in the West Side Village during 2015 for Residential Façade Grants and traditional Residential Rehabilitation Loans. Over the past winter Staff members have been working on a marketing campaign for programs applicable to the area. This is nearly ready for roll out and our expectation is that it will result in more people applying for and receiving assistance.

Also, work is progressing towards construction of a new, stick built single family home to be located on Third Street. This project will be funded with Neighborhood Stabilization Program (NSP) funds and is currently projected to be in the \$150,000 to \$200,000 range.

Habitat for Humanity of Greater Bangor is working towards the creation of a new single family home to be located adjacent to our new build site on Third Street.

With all of these projects in mind and the hope for others that haven't come along yet, Staff is very excited to have 2015 be another successful year that produces strong results throughout the West Side Village.



MEMORANDUM



TO: B&ED Committee
FROM: Tanya Emery, Director of C&ED
DATE: April 15, 2015

28 Broad Street

During the January 20th Business & Economic Development Committee meeting, the Committee gave approval to move forward with final documents for a Development Agreement with a Credit Enhancement Agreement for the redevelopment of 28 Broad Street. The Agreements would provide for a return to the developer of 100% of the real estate taxes on the increase in value of the property as a result of the improvements for a period of 8 years. We have concluded negotiating terms of the Development Agreement with the developers.

Staff recommends that the BED Committee recommend approval by the Council at the April 27th City Council meeting.

As a refresher, terms are outlined below:

- Rehab and acquisition costs of \$1.711 million
- \$1.46 million of cash equity available to the project
- Assessed value is currently \$387,700
- Estimated new assessed value is \$1.35 million (per Phil)
- New tax increment will be \$20,978 annually
- Return to the Developer of 100% of the real estate taxes on the increase in value.

The value of this CEA would be \$167,824 based on current assumptions about valuation and mill rate.

