



**Finance Committee Agenda
January 21, 2026
Council Chambers, 73 Harlow St.**

1. Bids/Purchases

- a. Project Manager – Airport – Carpenter Associates - \$112,200**

2. Order – Authorizing the City Manager to Apply for a one-time Grant from Adept Educational Institute in the Amount of \$5,000 for the Purpose of Promoting Gambling Prevention Messages to Parents and Youth

3. Resolve – Authorizing \$450,000 from the Stormwater Unassigned Funds Account to be Appropriated for Construction of a Stormwater Trunk Line for the Sanford Brook Drainage Area.

4. Discussion – Property Tax Relief Programs



CITY OF BANGOR **AWARD RECOMMENDATION**

BID ITEMS: Project Manager

DEPARTMENT: Airport

BUDGET AMOUNT: \$112,200 **AMOUNT OF AWARD:** \$ 112,200

ACCOUNT NUMBER: 8501 - 73010000

VENDOR(S) RECOMMENDED: Carpenter Associates

Past Experience with Vendor : Excellent Good Fair
 Poor None

OTHER COMMENTS:

Airport staff is requesting Finance Committee approval to award this contract to Carpenter Associates to provide Project Management Services for Bangor International Airport (BGR).

BGR is actively recruiting to fill the vacant Manager of Infrastructure and Facilities position, however, during this time project management assistance is needed to keep several critically important capital projects on track. The City of Bangor and BGR currently utilizes Carpenter Associates services for multiple other projects. They were the sole bidder in response to the RFP and meet the required qualifications.

Funds for this project have been identified from savings in other capital projects. Award amount is estimated based on average weekly cost calculations.

The City and Airport has had positive past experiences with Carpenter Associates, including the completion of the Monty Moose parking lot on time and under budget. Airport staff will be available at the Finance Committee meeting to address any questions or concerns.



CITY OF BANGOR

**City of Bangor Bid Tabulation
Bid: Project Manager-Engineer
Proposal No. P26-18**

Bid Opening: December 31, 2025

	Carpenter Associates
	Old Town, ME
Price	\$50-95 per hour



CITY OF BANGOR ORDER

01/26/2026

Date: 01/26/2026

Item No:

Assigned to Councilor:

Awarding a Contract to Carpenter Associates to provide Project Management Services for Bangor International Airport (BGR).

Be it Ordered by the City Council of the City of Bangor that the award a contract to Carpenter Associates to provide Project Management Services to Bangor International Airport (BGR) is hereby approved.



CITY OF BANGOR ORDER

01/26/2026

Date: 04/20/2022

Item No:

Assigned to Councilor:

Authorizing the City Manager to Apply for a One-time Grant from Adept Educational Institute in the Amount of \$5,000 for the Purpose of Promoting Gambling Prevention Messages to Parents and Youth

Be it Ordered by the City Council of the City of Bangor that, the City Manager, or designee, is authorized to apply for a one-time \$5,000 minigrant from Adept Educational Institute of Maine to work with the Maine Principal's Association to promote problem gambling prevention messages to parents and youth.



CITY OF BANGOR RESOLVE

01/26/2026

Date: 01/26/2026

Item No:

Assigned to Councilor:

Authorizing \$450,000 from the Stormwater Unassigned Funds Account to be appropriated for construction of a Stormwater trunk line for the Sanford Brook drainage area.

Be it Resolved by the City Council of the City of Bangor that,



OFFICE OF THE CITY MANAGER

CITY OF BANGOR

Carollynn J. Lear
City Manager

To: City Council
From: Carollynn Lear, City Manager
Date: January 21, 2025
RE: Property Tax Relief Options for Older Adults

During the Council's Priority Workshop on December 10, 2025, one of the priorities discussed was Council's interest in available property tax relief programs for Bangor property taxpayers, with a focus on retired property owners and older adults with fixed incomes.

I. Existing City of Bangor Property Tax Relief

1. [Hardship Abatements](#) - Maine law permits the municipal officers "on their own knowledge or on written application therefore (to) make such abatements as they believe reasonable on the real and personal taxes on all persons who, by reason of infirmity or poverty, are in their judgment unable to contribute to the public charges." The City has a [Policy](#) for evaluating hardship applications and the criteria for approval.
2. Real Estate Tax Club - The program allows a taxpayer to make specified monthly payments as opposed to the two lump sum payments. The program does not reduce a taxpayer's total tax bill but does allow them to spread their payments across the tax year, which can assist for taxpayers that experience difficulty managing lump sum payments.

II. State Property Tax Relief Programs

There are several state-level programs which offer property tax relief, two of which would apply to lower-income senior residents:

1. [State Property Tax Deferral Program](#) – The program allows certain individuals to defer payment of property taxes on their homestead until they pass away, move, or sell the home. To be eligible, the individual must (1) be at least 65 or be unable to work due to a permanent and total disability, (2) have income less than \$80,000, and (3) have assets of less than \$100,000 (\$150,000 if more than one owner). The State will pay the property taxes on the qualifying individual's homestead to the municipality each year and will place a lien on the property. When the participant passes away, moves, or sells the property, the deferred tax plus interest comes due and must be repaid.
2. [Property Tax Fairness Credit](#) – The Property Tax Fairness Credit allows eligible Maine taxpayers to receive credit for a portion of the property tax or rent paid during the tax year on their Maine individual income tax return, whether they owe Maine income tax or not. To be eligible, individuals must (1) be Maine residents during any part of the tax year, (2) have owned or rented a home in Maine during any part of the tax year and

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lived in that home during the year as a primary residence, (3) have paid property tax or rent on the primary residence in Maine during the tax year, and (4) meet certain income requirements. The credit is up to \$1,000 but increases to \$2,000 for individuals over aged 65.

With these state programs, the state bears the financial burden of the programs. As a result, when a Bangor resident utilizes a state program, the property tax burden is not shifted to other Bangor property tax payers.

III. Local Option Programs

The City of Bangor has not adopted any of the available local option property tax relief programs. For these local option programs, the City bears the financial burden of the programs, which means that, all other things being equal; the property tax burden is shifted to other taxpayers.

1. [Municipal Property Tax Deferral Program for Senior Citizens](#) – The program allows municipalities the option of enacting, by ordinance, a property tax deferral program to help senior homeowners stay in their homes. Under the program, certain individuals are allowed to defer payment of property taxes on their homestead until they pass away, move, or sell the home. To be eligible, the individual must meet certain age, income, and ownership requirements and apply with the municipality. When the participant passes away, moves, or sells the property, the deferred tax plus interest comes due and must be repaid to the municipality.
2. [Municipal Property Tax Assistance Program](#) – The program allows municipalities the option of enacting, by ordinance, a program to provide benefits to persons with homesteads in the municipality. Any program adopted by a municipality must (1) require the applicant to have owned a homestead in the municipality for a certain period of time (municipality determines), (2) provide benefits for both renters and owners, (3) provide greater benefits proportionally to applicants with lower incomes.