

City Council Workshop

Monday, December 16th @ 5:15 pm

1. ARPA

- Christine B Foundation – Request to Amend Award
- HEAL Heart Center – Release of Federal Obligation
- Interagency Agreement – Housing
- Interagency Agreement – Wastewater Infrastructure

2. Request for Special Election

On December 4, 2024, the Legislature elected Representative Joseph Perry to serve as State Treasurer creating a vacancy in the House District 24 seat. According to Title 21-A, Section 382, when there is a vacancy in the office of Representative to the Legislature, the municipal officers of any municipality affected by the vacancy may inform the Governor of the need to fill the vacancy before the next general election. Unless there are concerns, I will fill the appropriate notice to begin the process to select an individual to represent our citizens in House District 24.

To: City Council
From: Debbie Laurie
Date: December 11, 2024
RE: ARPA

Request to Amend Existing Award Christine B Foundation

The City Council previously authorized an award to the Christine B Foundation to fund site planning and design services associated with the creation of a new medical nutrition health facility. In the last 24 months, facility construction and campaign costs have increased 40% compared to the initial concept budget, patient referrals have increased by 40% and there is significant demand for limited private and government resources. The Christine B Foundation originally requested an amendment to the existing agreement to allow the awarded funds to make capital improvements in the existing program fulfillment site. The requested amendment included operating costs, which did not align with the City Council's allocation of funds, unless related to a start up costs with a sustainability plan. In general, the original award was to allow for an increase in capacity. Based on that feedback, the Christine B Foundation identified other capital investments that would support an increase in their capacity to expand their service distribution a refrigerator van (\$90,000) and two refrigerators (\$10,000). A copy of the requested amendment is attached. The requested amendment would invest in one-time capital items that would support the expansion of the services currently available.

Proposed Reallocation

Heal Equity Alliance (HEAL) has temporarily paused operations as an organization, which resulted in the closure of the HEART Center. With the undetermined future of this resource, staff recommendation is to reallocate the undisbursed \$164,197 and any unutilized funds (\$TBD) from the HEART Center. Staff is awaiting an up to date accounting of funds utilized through the HEART Center closure date, as well as the required quarterly reporting. In addition, a vehicle was acquired as part of the federal award, as the program's future remains uncertain staff will work with HEAL to return the van or repurpose it overcome transportation barriers. When HEAL is able to reopen, they will be invited to present a sustainable plan to operate the HEART center and if City Council is in agreement, a similar funding amount could be provided from the ARPA interest earnings.

Earlier this week, City staff met with representatives working to support residents working towards their purchase of Cedar Falls Mobile Home Park. The group has lined up a senior and junior lender and is in the process of evaluating the site. To be successful, a resident purchase such as this does require an equity investment, a portion of which is expected to be provided by the State's recently-created Mobile Home Preservation Fund. In our discussion, there was a shared consensus that the City would work to identify up to \$500,000 for City Council's consideration. We've identified \$380,000 in Federal CDBG funding that could be utilized for this purpose and staff recommendation is to reallocate \$120,000 in Quality Housing Provider funding for this purpose, as it appears to meet the intent of the City Council to ensure access to quality housing.

Proposed Interagency Obligation Agreements

While the City Council has taken action to obligate funds in support of housing and infrastructure to support development, the Council Orders could be construed as not meeting the definition of an agreement under the Department of Treasury rules. Therefore, in order to ensure full compliance with Treasury Department regulations, the following Interagency Agreements are proposed for City Council consideration;

- An interagency agreement in the amount of \$2,250,000 with Community and Economic Development Department to invest in housing initiatives including Grandview Avenue redevelopment, Quality Housing Program and/or limited-equity affordable housing cooperatives, or similar projects that lead to an increase in or improvement to housing within the community. Eligible costs may include, acquisition, pre-construction, construction and rehabilitation costs, site surveys, site clearing, building permits, infrastructure such as sewer, water, streets, sidewalks, and other utilities.
- An interagency agreement in the amount of approximately \$1,712,588 (may increase based on Christine B Foundation item and receipt of final accounting form HEAL) with Water Quality Department to investment in sewer or stormwater infrastructure improvements to ensure adequate capacity to support development such as the "Kmart pump station area". Eligible costs may include architectural/engineering fees for design, management, inspection and construction of improvements.

Conclusion

Tonight's workshop and the resulting Council Orders will finalize the obligation of the ARPA funds. Attached is the updated summary of obligations and disbursements as approved and recommended for consideration this evening for informational purposes.



Christine B. Foundation

304 Hancock St, Suite 1A, Bangor, ME 04401



December 12, 2024

City of Bangor
City Council
73 Harlow St
Bangor, ME 04401

Re: Amendment - American Rescue Plan Act Medical Nutrition Health Facility

I appreciated the opportunity to attend the City Council workshop on November 25 and share an update on the American Rescue Plan Act (ARPA) award provided to the Christine B. Foundation (CBF).

The CBF improves the health and well-being of cancer patients by extending access to healthy foods and nutrition information through cancer treatment and recovery. The City of Bangor City Council approved \$100,000 in ARPA funding to increase CBF's capacity to offer medically tailored grocery packages and dietitian counseling services. This funding was designated to the site planning and design of a new medical nutrition health facility (8,000 square foot structure, Dirigo Drive, Brewer), expanding CBF's services' warehousing and fulfillment.

Since this ARPA application, a feasibility analysis showed a 40% increase in facility development costs. With guidance from City Manager Debbie Laurie and our discussion on the 25th, CBF requests approval to reallocate funds from site planning and design to equipment costs expanding the refrigerated storage and transport of fresh produce.

This ARPA-supported refrigerator van and two refrigerator units housed at CBF's Bangor Fulfillment Site will provide the capacity for immediate expansion of service distribution (i.e., CBF operated produce pick up at Northern Light Cancer Care from 2 days/week to 5 days/week) and strengthen the resilience of our supply chain (i.e., sustaining reach in 126 Maine zip codes and transporting greater volume of food from our Bangor Fulfillment Site to further communities). These assets are long-term investments in CBF's cancer nutrition program, which experienced a 60% YOY increase in patient reach, and a current waitlist of 150.

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**American Rescue Plan Act
Obligation/Disbursement Status**

		Status	Obligated Amount	Disbursed 9/30/2024	Addl Disbursed 12/11/2024	Obligated Balance	Proposed Reallocation
Childcare	18.80%						
Bangor Children's Home		Several projects complete/in progress - Expected to Meet Deadline	350,748	138,278	61,241	151,229	
Bangor Region YMCA		Site acquisition complete, final design and fundraising	2,000,000	-	2,000,000	-	
Penquis CAP		Funding Carryforward & Building - Construction Imminent	1,500,000	-	-	1,500,000	
			3,850,748	138,278	2,061,241	1,651,229	-
Homelessness	16.00%						
Bangor Public Library		In-Progress - Expected to Meet Deadline	241,271	241,271	-	-	
Penobscot Community Health Ctr		Revising lot lines, project in design	2,484,880	-	-	2,484,880	
Community Care		Partnership with County - Prepermitting Complete	550,000	-	-	550,000	
			3,276,151	241,271	-	3,034,880	-
Housing	17.29%						
Bangor Housing Develop Corporation		LITC Awarded, May Financing, 12 mo construction	2,000,000	-	-	2,000,000	
Habitat for Humanity Greater Bangor		Agree. Amended - 1 Property Acquired - Expected to Meet Deadline	1,000,000	-	49,000	951,000	
Penquis		Utility Work complete, January financing, 18 mo construction	540,000	540,000	-	-	
Together Place Housing		Reallocated \$375,000 Interest Earnings - 3 mo check ins	-	-	-	-	
			3,540,000	540,000	49,000	2,951,000	-
Mental Health	4.56%						
Big Brothers Big Sisters of Mid Maine		Fully expended	130,000	130,000	-	-	
Christine B Foundation		See Memo*	100,000	100,000	-	-	
St. Andre Home		In-Progress - Expected to Meet Deadline	50,000	50,000	-	-	
Middle School Health Clinics		Fully Expended	500,000	145,779	354,221	-	
Together Place Peer Run Recovery Ctr		In-Progress - Expected to Meet Deadline	154,765	29,322	-	125,443	
			934,765	455,101	354,221	125,443	-
Other	7.08%						
Bangor Symphony Orchestra		Agreement Amended - Expected to Meet Deadline	40,000	40,000	-	-	
Eastern Area Agency on Aging		Fully expended	67,000	67,000	-	-	
Food and Medicine Gardens Program		In-Progress - Expected to Meet Deadline	75,000	75,000	-	-	
Maine Discovery Museum		Final Proposal Accepted - Expeced to Meet Deadline	500,000	-	-	500,000	
Maine Multicultural Center		In-Progress - Expected to Meet Deadline	70,700	70,700	-	-	
Wabanaki Public Health & Wellness		Fire Marshall Approval, in Permitting Phase	648,000	-	-	648,000	
BNRC		Generator Ordered and Excess Funds to be Reallocated	50,000	-	22,971	27,029	
			1,450,700	252,700	22,971	1,175,029	-
Substance Use Disorder	9.80%						
Bangor Area Recovery Network		In-Progress - Expected to Meet Deadline	415,600	-	17,866	397,734	
Fresh Start Inc		Work Complete - Finalizing Submission	896,100	896,100	-	-	
Wellspring		Applicant not undertaking project \$221,540 Reobligated	-	-	-	-	
HEAL		See Memo*	694,700	530,503	-	164,197	(164,197)
			2,006,400	1,426,603	17,866	561,931	(164,197)
Workforce Development	1.52%						
Food and Medicine Workforce Navigator		In-Progress - Expected to Meet Deadline	261,342	71,829	-	189,513	
Heart of Maine United Way		Reallocated \$400,000 Interest Earnings - 3 mo check ins	50,000	-	-	-	
Literacy Volunteers of Bangor		In-Progress - Expected to Meet Deadline	50,000	50,000	-	-	
			311,342	121,829	-	189,513	-
Government Services	24.90%						
Grant /Homelessness/Housing Positions		In-Progress - Expected to Meet Deadline	850,000	134,454	62,856	652,690	
Sidewalk Plow		In-Progress - Expected to Meet Deadline	200,000	-	200,000	-	
Public Restrooms		In-Progress - Expected to Meet Deadline	250,000	116,649	41,825	91,526	
Interagency - Housing		See Memo	2,250,000	-	-	2,250,000	
Interagency - Wastewater Infrastructure		See Memo*	1,548,391	-	-	1,548,391	164,197
			5,098,391	251,103	304,681	4,542,607	164,197
Administrative Costs	0.05%						
			9,800	9,800	-	-	-
Total ARPA Award	100.00%		20,478,297	3,436,685	2,809,980	14,231,632	-

* subject to change