



# CITY COUNCIL AGENDA



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If you have any questions or concerns, please don't hesitate to contact me.

[lisa.goodwin@bangormaine.gov](mailto:lisa.goodwin@bangormaine.gov)

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**REGULAR MEETING BANGOR CITY COUNCIL – DECEMBER 28, 2022**

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**PLEDGE OF ALLEGIANCE**

Currently, the public has the choice to participate in meetings in person at City Hall or remotely through Zoom, Facebook, television, and the City’s website. Public comment, whether in person or through Zoom requires a person to state their name and address, any inappropriate or offensive remarks may be removed, and the Council Chair will have discretion over the time allowed for comment. On Zoom, the public may be recognized to speak by the hand wave function or, on a phone, by pressing \*9.

**PUBLIC COMMENT**

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**CONSENT AGENDA  
ITEM NO.**

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**ASSIGNED TO  
COUNCILOR**

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\*Explanatory Note: All items listed in the Consent Agenda are considered routine and are proposed for adoption by the City Council by one motion without discussion or deliberation. If discussion on any item is desired any member of the Council or public may merely request removal of the item to its normal sequence in the regular agenda prior to a motion for passage of the Consent Agenda.

**MINUTES OF:**                    **Bangor City Council Regular Meeting of December 12, 2022, Bangor School Committee Regular Meeting of November 30, 2022, Airport Committee Meeting of December 5, 2022 and Business and Economic Development Committee Meeting of November 7, 2022**

<b>LIQUOR LICENSE RENEWAL :</b>	<b>Application for Liquor License Renewal Malt, Wine, Spirits of DMF International, Inc d/b/a Post Security Café, 299 Godfrey Boulevard</b>	<b>HAWES</b>
	<b>Application for Liquor License Renewal Malt, Wine, Spirits of Happy Endings, Inc. d/b/a Happy Endings Martini Bar, 32 Main Street</b>	<b>HAWES</b>
	<b>Application for Liquor License Renewal Malt, Wine, Spirits of Fandom Group, LLC d/b/a Seasons on Main, 427 Main Street</b>	<b>HAWES</b>
	<b>Application for Liquor License Renewal Malt, Wine, Spirits of Hero’s Sports Grill, LLC d/b/a Hero’s Sports Grill, 41 Washington Street</b>	<b>HAWES</b>
	<b>Application for Liquor License Renewal Malt, Wine, Spirits of Utopia Holdings, LLC d/b/a Utopia, 96 Hammond Street</b>	<b>HAWES</b>

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**REGULAR MEETING BANGOR CITY COUNCIL – DECEMBER 28, 2022**

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<b>CONSENT AGENDA ITEM NO.</b>	<b>ASSIGNED TO COUNCILOR</b>
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<b><u>23-034</u></b>	<b><u>ORDER</u></b>	<b>Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate located at 70 Pearl Street</b>	<b>SCHAEFER</b>
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**Executive Summary:** This Order will authorize the execution of a municipal quitclaim deed for real estate located at 70 Pearl Street. Stormwater liens have matured on the property owned by the Heirs of Jane Elizabeth Reagan. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

<b><u>23-035</u></b>	<b><u>ORDER</u></b>	<b>Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate located at 9 Poplar Street</b>	<b>YACOUBAGHA</b>
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**Executive Summary:** This Order will authorize the execution of a municipal quitclaim deed for real estate located at 9 Poplar Street. Tax liens have matured on the property owned by Lisa Jane Dauphinee Monroe. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

<b><u>23-036</u></b>	<b><u>ORDER</u></b>	<b>Appointing Nominees to Various Boards, Commissions and Committees</b>	<b>HAWES</b>
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**Executive Summary:** This Order will authorize the appointments of nominees to various Boards, Commissions, and Committees. Vacancies were advertised in a variety of ways and the applicants were interviewed by the Council's Personnel Committee. The Committee has completed the process of interviewing applicants for these positions and have developed recommendations for full Council consideration. This item was reviewed in executive session at a Council Workshop and put forth for approval by the Personnel Committee on December 19, 2022.

<b><u>23-037</u></b>	<b><u>ORDER</u></b>	<b>Authorizing the City Manager to Execute a Memorandum of Understanding with the Bangor Area Recovery Network to Receive Up to \$23,000 from the State of Maine Overdose Response Pilot Grant to Employ a Recovery Coach to Support the Project</b>	<b>SPRAGUE</b>
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**Executive Summary:** This Order will authorize the City Manager to execute a memorandum of understanding on behalf of the City of Bangor with the Bangor Area Recovery Network (BARN). BARN will receive up to \$23,000 from the State of Maine-funded Overdose Response Pilot grant to provide recovery coaching services for people served under the grant. Staff from the Public Health & Community Services Department will provide technical assistance, support, and monitoring.

This MOU will begin on January 1, 2023, and end on December 31, 2023.

**REGULAR MEETING BANGOR CITY COUNCIL – DECEMBER 28, 2022**

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**CONSENT AGENDA  
ITEM NO.**

**ASSIGNED TO  
COUNCILOR**

**23-038    ORDER            **Authorizing the City Manager to Execute a Memorandum of Understanding with Maine Mental Health Connection's Together Place Peer Run Recovery Center to Receive Up to \$23,000 from the State of Maine Overdose Response Pilot Grant to Employ a Recovery Coach to Support the Project****

**LEONARD**

**Executive Summary:** This Order will authorize the City Manager to execute a memorandum of understanding on behalf of the City of Bangor with Maine Mental Health Connection's Together Place Peer Run Recovery Center. Together Place will receive up to \$23,000 from the state of Maine-funded Overdose Response Pilot grant to provide recovery coaching services for people served under the grant. Staff from the Public Health & Community Services Department will provide technical assistance, support, and monitoring. This MOU will begin on January 1, 2023 and end December 31, 2023.

**23-039    ORDER            **Authorizing the City Manager to Execute a Fourth Amendment to a Lease Agreement between the City of Bangor and Community Housing of Maine – 183 Harlow Street****

**DAVITT**

**Executive Summary:** If approved, this Order would amend the description of the Atler Parking lot contained within an existing lease.

The City of Bangor and Bangor Development Associates entered into a Lease Agreement on August 31, 1984, under which thirty parking spaces were leased in connection with the use and occupancy of a building located at 183 Harlow Street. The Lease Agreement has been amended three times by amendments dated July 30, 1987, May 20, 1992, and June 4, 2009. The parking lease is currently for 22 parking spaces located in the upper, northeasterly section of the Atler Parking Lot and terminates in 2039.

183 Harlow Street was recently purchased by Community Housing of Maine. The new owners are currently investing more than \$15 million to create 66 units of affordable housing (part of the funding for the project is coming from the Maine State Housing Authority). The Bangor City Council consented to a transfer of the parking lease from Bangor Development Associates to Community Housing of Maine through CO 22-003 dated November 8, 2021.

In order to proceed with the financing from Maine State Housing Authority, Community Housing of Maine needed to have a survey completed of the Atler parking lot and obtain title insurance. The title company indicated that the description in the existing lease was too vague has asked for an amended lease that references the new survey and better describes the area.

This Order will authorize the City Manager to execute a Fourth Amendment to the Lease Agreement with Community Housing of Maine to update the description of the leased area.

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**REGULAR MEETING BANGOR CITY COUNCIL – DECEMBER 28, 2022**

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**CONSENT AGENDA  
ITEM NO.**

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**ASSIGNED TO  
COUNCILOR**

**23-040    RESOLVE    Ratifying Execution of a Municipal Quitclaim Deed  
for Real Estate Located at 271 Elm Street**                      **YACOUBAGHA**

**Executive Summary:** Sewer and stormwater liens matured on the property owned by Holmes Investment Realty Trust at 271 Elm Street. The outstanding charges due to the City were paid, and there were no known code violations on the property. Because the liens had matured, a municipal quitclaim deed was required to release the City's interest in the property.

A Council Order authorizing the execution of a municipal quitclaim deed was inadvertently omitted from the Council's Consent Agenda. A municipal quitclaim deed was prepared and executed to release the City's interest in the property. This Resolve will ratify the execution of the deed.

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**REFERRALS TO COMMITTEE AND FIRST READING  
ITEM NO.**

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**ASSIGNED TO  
COUNCILOR**

None.

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**UNFINISHED BUSINESS  
ITEM NO.**

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**ASSIGNED TO  
COUNCILOR**

**23-033    ORDINANCE    Amending Chapter 165, Land Development Code, by  
Adding Museum as an Allowed Use in the Urban  
Service District (USD)**                      **SCHAEFER**

**Executive Summary:** This Ordinance will amend Chapter 165, Land Development Code, by adding museum as an allowed use in the Urban Service District (USD). Staff is working with an existing museum operator who wishes to relocate to a property on Broadway. The property is zoned Urban Service District (USD).

In looking at the properties that are zoned USD, they are mostly congregated on Main Street, Broadway, and State Street. Main Street was slated, in the most recent Waterfront Master Plan, to become an entertainment district. The use of a museum would fit into that plan. Other areas on State Street, and the noted area on Broadway, could allow for a museum use, as this use typically has a low impact on abutting neighborhoods. Other entertainment uses are allowed in USD, so this is in keeping with the existing zoning practice for the district.

This item was reviewed and unanimously recommended for passage by the Planning Board at its meeting on December 20, 2022.

**REGULAR MEETING BANGOR CITY COUNCIL – DECEMBER 28, 2022**

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<b>NEW BUSINESS ITEM NO.</b>	<b>ASSIGNED TO COUNCILOR</b>
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<b><u>PUBIC HEARING:</u></b>	Application for Special Amusement License Renewal of Happy Endings, Inc. d/b/a Happy Endings Martini Bar, 32 Main Street	<b>HAWES</b>
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<b><u>PUBIC HEARING:</u></b>	Application for Special Amusement License Renewal of Fandom Group, LLC d/b/a Seasons on Main, 427 Main Street	<b>HAWES</b>
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<b><u>23-041</u>   <u>ORDER</u></b>	Authorizing the Award of \$241,271 in State and Local Fiscal Recovery Funds to Support Bangor Public Library Providing Services to Under-served Individuals	<b>DAVITT</b>
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**Executive Summary:** This Order will authorize the award of \$241,271 in State and Local Fiscal Recovery Funds (aka ARPA funds) to Bangor Public Library in support of providing services to under-served individuals, which was identified in their application to Penobscot County's sub-recipient grant process.

The Bangor Public Library is a safe, warm space that remains open and accessible to all individuals including those who are unhoused and/or struggling with mental health concern and/or substance use disorder. The Library in many ways serves as a defacto day shelter for individuals who are struggling.

This award would provide the necessary funding to hire a social worker and provide an enhanced presence throughout the large facility.

This award is in support of the following:

- Investment in workforce to support individuals who are experiencing one or more of the following: un-housed, mental health concern and/or substance use disorder.

The City was pleased to be able to work collaboratively with the Penobscot County Commissioners to invest in projects that will enhance our community for years to come.

<b><u>23-042</u>   <u>ORDER</u></b>	Authorizing the Award of \$396,100 in State and Local Fiscal Recovery Funds to Support Fresh Start Sober Living for Investment in Properties and Operational Infrastructure	<b>LEONARD</b>
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**REGULAR MEETING BANGOR CITY COUNCIL – DECEMBER 28, 2022**

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**NEW BUSINESS  
ITEM NO.**

**ASSIGNED TO  
COUNCILOR**

**Executive Summary:** This Order will authorize the award of \$396,100 in State and Local Fiscal Recovery Funds (aka ARPA funds) to Fresh Start Sober Living to invest in sober living properties and operational infrastructure, which were identified as part of Penobscot County's sub-recipient grant process.

Fresh Start Sober Living supports individuals who are active in their recovery and are in need of support and housing to maintain their sobriety. Fresh Start currently operates 12 sober living homes, 10 of which are in Bangor and are home to 90 individuals in recovery.

Since the submission of the application in July, certain planned activities did not come to fruition. In discussions with Fresh Start Sober Living ownership, the following revised request was to fund energy efficiency improvements (window, insulation, and boiler replacements), MARR (Maine Association of Recovery Residences) training for house managers (part of original application), and a maintenance vehicle.

Many of these homes are older and lack energy efficiencies that are more common in newer homes. Investing in energy efficiency improvements will lower utility costs, modernize the housing stock, and decrease our community's carbon footprint. Fresh Start's house managers most often begin as a resident. Ensuring that managers have the skills and training needed to support the residences is of vital importance. The primary mission of MARR is to promote the ethical and sustainable management of high-quality recovery residences. Ensuring the proper maintenance of these residences will ensure access to safe and affordable housing for individuals in recovery.

This funding award would provide the necessary funding to invest in energy efficiency improvements within affordable communal housing for individuals in recovery.

This award is in support of the following:

- Investment in the energy efficiency of affordable communal housing
- Investment in substance use disorder recovery

The City was pleased to be able to work collaboratively with the Penobscot County Commissioners to invest in projects that will enhance our community for years to come.

**23-043   ORDER**

**Authorizing the Award of \$500,000 in State and Local Fiscal Recovery Funds to Support Maine Discovery Museum Replacement of its Air Handling and HVAC System**

**SPRAGUE**

**REGULAR MEETING BANGOR CITY COUNCIL – DECEMBER 28, 2022**

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**NEW BUSINESS  
ITEM NO.**

**ASSIGNED TO  
COUNCILOR**

**Executive Summary:** This Order would authorize the award of \$500,000 in State and Local Fiscal Recovery Funds (aka ARPA funds) to the Maine Discovery Museum in support of an air handling and HVAC system replacement, which was identified in their application to Penobscot County's sub-recipient grant process.

For over 20 years, the Maine Discovery Museum has provided educational opportunities to children and families, encouraged creativity, nurtured a sense of wonder and challenged all to learn in new an innovative ways. In order to continue to provide educational opportunities to children and families within our region in a safe and healthy manner.

This funding award would provide the necessary funding to replace the HVAC system.

This award is in support of the following:

- Investment in air handling and HVAC system replacement

The City was pleased to be able to work collaboratively with the Penobscot County Commissioners to invest in projects that will enhance our community for years to come.

**23-044   ORDER                      **Authorizing the Award of \$540,000 in State and Local Fiscal Recovery Funds to Support Penquis' Milford Street Housing Project**                      **TREMBLE****

**Executive Summary:** This Order would authorize the award of \$540,000 in State and Local Fiscal Recovery Funds (aka ARPA funds) to Penquis in support of the Milford Street Housing Projects, which were identified in their application to Penobscot County's sub-recipient grant process.

Penquis is working towards the development of three affordable rental housing projects on Milford Street. As part of the financing plan, a shortfall was identified. The first phase is for the the development of 40 units of older adult housing, which is anticipated to break ground in 2023. The second phase is for the development of 40 units of family housing. The third phase is for the development of 35 units of older adult housing.

This funding award would provide the necessary funding for the installation of the necessary utilities to service all three projects.

This award is in support of the following:

- Investment in affordable housing
- Investment in water and sewer projects

The City was pleased to be able to work collaboratively with the Penobscot County Commissioners to invest in projects that will enhance our community for years to come.



# CONSENT AGENDA

**MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – DECEMBER 12, 2022**

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*Meeting Called to Order at 7:30 PM  
Chaired by Council Chair Fournier  
Councilors Present: Hawes, Leonard, Pelletier (via Zoom),  
Schaefer, Sprague, Tremble, Yacoubagha, Fournier  
Councilors Absent: Davitt  
Meeting Adjourned at 8:27 PM*

**PUBLIC COMMENT**

*Scott Pardy thanked the Councilors who attended his open house and also thanked the City for the dumpster on Valley Avenue.*

*Many residents living in the Fresh Start homes in Bangor spoke about their personal experiences and how Fresh Start has given them hope, tools for succeeding, knowledge and sense of community and belonging.*

*Michael Beck was inspired by Fresh Start and encouraged the City Council to use ARPA funds to help.*

*Mike Tuller felt Fresh Start was a workable program and felt the City should support it.*

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**CONSENT AGENDA  
ITEM NO.**

**ASSIGNED TO  
COUNCILOR**

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**MINUTES OF:**

*Bangor City Council Regular Meeting of November 28, 2022, Bangor School Committee Organizational Meeting of November 14, 2022, and Regular Meeting of November 16, 2022, and Business and Economic Development Committee Meeting of December 5, 2022*

**LIQUOR LICENSE  
RENEWAL :**

*Application for Liquor License Renewal Malt, Wine, Spirits of Restco, LLC d/b/a Hilton Garden Inn, 250 Haskell Road* **HAWES**

*Application for Liquor License Renewal Malt, Wine of First Lady, Inc d/b/a Governor's Restaurant, 643 Broadway* **HAWES**

*Application for Liquor License Renewal Malt, Wine, Spirits of Rare Hospitality Management, LLC d/b/a LongHorn Steakhouse, 605 Hogan Road* **HAWES**

*Application for Liquor License Renewal Malt, Wine, Spirits of Dorks R US Partnership d/b/a Bangor Courtyard Marriott, 236 Sylvan Road* **HAWES**

**23-028**

**ORDER**

*Appointing Constables for the Year 2023*

**LEONARD**

**MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – DECEMBER 12, 2022**

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<b>CONSENT AGENDA</b>			<b>ASSIGNED TO</b>
<b>ITEM NO.</b>			<b>COUNCILOR</b>
<u>23-029</u>	<u>ORDER</u>	<i>Authorizing Extension of Lease at 967 Illinois Ave., Houlton Holdings</i>	<b>YACIOUBAGHA</b>
<u>23-030</u>	<u>ORDER</u>	<i>Authorizing Extension of Lease of the Bangor Innovation Center and Bangor Foreign Trade Zone at 40 Johnson St. – Bangor Airport Civic Development (BanAir) Corporation</i>	<b>DAVITT</b>
<u>23-032</u>	<u>ORDER</u>	<i>Authorizing Bangor Public Health and Community Services to Apply for a Maine Health Access Foundation Systems Improvement and Innovation Responsive Grant in the Amount of \$100,000</i>	<b>HAWES</b>

*Action: Motion made and seconded to move Council Order 23-031 to New Business  
Vote: 8 – 0  
Councilors Voting Yes: Hawes, Leonard, Pelletier, Schaefer, Sprague, Tremble, Yacoubagha, Fournier  
Councilors Voting No: None  
Passed*

*Motion made and seconded for Passage of Consent Agenda  
Vote: 8 – 0  
Councilors Voting Yes: Hawes, Leonard, Pelletier, Schaefer, Sprague, Tremble, Yacoubagha, Fournier  
Councilors Voting No: None  
Passed*

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<b>REFERRALS TO COMMITTEE AND FIRST READING</b>			<b>ASSIGNED TO</b>
<b>ITEM NO.</b>			<b>COUNCILOR</b>
<u>23-033</u>	<u>ORDINANCE</u>	<i>Amending Chapter 165, Land Development Code, by Adding Museum as an Allowed Use in the Urban Service District (USD)</i>	<b>SCHAEFER</b>

*Action: Motion made and seconded for First Reading and Referral to Planning Board Meeting on December 20, 2022  
Vote: 8 – 0  
Councilors Voting Yes: Hawes, Leonard, Pelletier, Schaefer, Sprague, Tremble, Yacoubagha, Fournier  
Councilors Voting No: None  
Passed*

**MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – DECEMBER 12, 2022**

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<b>UNFINISHED BUSINESS ITEM NO.</b>		<b>ASSIGNED TO COUNCILOR</b>
<b><u>23-026</u>    <u>RESOLVE</u></b>	<i>Authorizing the City Manager to Accept and Appropriate \$1,504,611 from the Maine Department of Health and Human Services to Implement the Maine Prevention Network</i>	<b>PELLETIER</b>
	<i>Action: Motion made and seconded for Passage Vote: 8 – 0 Councilors Voting Yes: Hawes, Leonard, Pelletier, Schaefer, Sprague, Tremble, Yacoubagha, Fournier Councilors Voting No: None Passed</i>	

<b>NEW BUSINESS ITEM NO.</b>		<b>ASSIGNED TO COUNCILOR</b>
<b><u>23-031</u>    <u>ORDER</u></b>	<i>Amending the Parking Map of the City of Bangor to Change Spaces on French Street</i>	<b>TREMBLE</b>
	<i>Action: Motion made and seconded for Passage Vote: 2 -6 Councilors Voting Yes: Tremble, Fournier Councilors Voting No: Hawes, Leonard, Pelletier, Schaefer, Sprague, Yacoubagha Motion Failed</i>	

<b><u>PUBIC HEARING:</u></b>	<i>Application for Special Amusement License Renewal of Restco, Inc d/b/a Hilton Garden Inn, 250 Haskell Road</i>	<b>HAWES</b>
	<i>Action: Motion made and seconded to Open Public Hearing Vote: 8 – 0 Councilors Voting Yes: Hawes, Leonard, Pelletier, Schaefer, Sprague, Tremble, Yacoubagha, Fournier Councilors Voting No: None Public Hearing Opened Motion made and seconded to Close Public Hearing Vote: 8 – 0 Councilors Voting Yes: Hawes, Leonard, Pelletier, Schaefer, Sprague, Tremble, Yacoubagha, Fournier Councilors Voting No: None Public Hearing Closed Motion made and seconded for Approval Vote: 8 – 0 Councilors Voting Yes: Hawes, Leonard, Pelletier, Schaefer, Sprague, Tremble, Yacoubagha, Fournier Councilors Voting No: None Approved</i>	

  
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Lisa J. Goodwin, MMC, City Clerk

## MINUTES

### BANGOR SCHOOL COMMITTEE REGULAR MEETING 7:00 p.m., Thursday, November 30, 2022

School Committee Members present: Chair Marwa Hassanien, Vice Chair Timothy Surette, Clare Mundell, Ben Sprague, Sara Luciano, and Imke Schessler-Jandreau. Sue Sorg was unable to attend.

- A. 1. & 2. The meeting was called to order at 7:00 p.m. by Chair Hassanien and the pledge of allegiance followed.
- B. VOTED 6-0 to approve the following Adjustments to the Agenda:
- E. 1. b. Personnel – Extra-Duty Assignments
- C. Public Comments:  
No Public Comments
- D. 1. a. VOTED 6-0 to approve the Community Solar Power proposal.
- b. VOTED 6-0 to transition the meeting into a public hearing regarding LD577.  
VOTED 4-0, 2 abstained, to close the public hearing.  
VOTED 4-0, 2 abstained, to not operate a federal child and adult care food program as Bangor has already established a partnership with the Good Shepherd Food Bank who provides the requirements stated in LD577.
- D. 2. a. Superintendent Tager reported the following teacher reassignment for School Year 2022-2023:  
Kelly Hasselbrack from Special Education Teacher at Bangor High School to Multilingual Teacher for the District.
- b. Superintendent Tager reported the following teacher resignations for School Year 2022-2023:
- |                   |                           |                    |
|-------------------|---------------------------|--------------------|
| Casey Quinn       | Special Education Teacher | Downeast School    |
| Kelly Hasselbrack | IEP Coordinator (.25)     | Bangor High School |
- E. 1. a. 1-2. VOTED 6-0 to approve the Minutes of the November 14, 2022 Organizational Meeting and the November 16, 2022 Regular School Committee Meeting.
- b. 1. VOTED 6-0 to approve the following extra-duty assignments for the 2022-2023 school year:
- |                 |                              |                    |
|-----------------|------------------------------|--------------------|
| Carmin Curry    | Special Education Dept. Head | Bangor High School |
| Ashley Thornton | Special Education Dept. Head | Bangor High School |

- c. Committee Member Sara Luciano shared the following donations:

To Abraham Lincoln School from the Charleston Church, winter coats, having a total dollar value of \$950.

To Fruit Street School from the Charleston Church, winter coats, having a total dollar value of \$500.

To Vine Street School from the Charleston Church, winter coats, having a total dollar value of \$600.

To Fairmount School from the Charleston Church, winter coats, having a total dollar value of \$375.

To Bangor Regional Program from First National Bank, funds to purchase 10 “30 Days Lost in Space” coding kits, having a total dollar value of \$970.

To Bangor Regional Program from Katahdin Trust, funding for 2 gas powered bicycle kits and accessories, having a total dollar value of \$409.

To Bangor High School from the Tramuto Porter Foundation, a cash donation for Veteran Induction and Ceremony, having a total dollar value of \$7,500.

To Downeast School from Charleston Church, winter coats, having a total dollar value of \$500.

To Downeast School from Betty Van Tobel, hats and mittens, having a total dollar value of \$100.

To Downeast School from Pelky Oil, 112 turkey dinners, having a total dollar value of \$5,600.

To Downeast School from Bangor Savings Bank, Peanut Butter & Jelly, having a total dollar value of \$560.

VOTED 5-0, 1 abstained, to approve all donations.

- E. 2. a. VOTED 6-0 to approve first reading of the following revised policy:

Revised Policy GDB-7 – Support Staff Compensation Guide

- F. 1. Member Tim Surette proudly shared additional complements in regard to Dr Webb, specifically in mentoring other professionals.

Member Ben Sprague mentioned his positive connection to Dr Webb particularly in supporting extra and co-curricular activities.

- F. 2. Member Clare Mundell shared that the Policy Committee met for the first time, they will meet again in two weeks.

Member Sara Luciano shared information from her visit to the U. T. C. open house.

- F. 4. Member Carolyn Sauda provided multiple updates on current High School activities and fundraising.

Chair Marwa Hassanien introduced the new student representative, Luke Dusablon.

Member Luke Dusablon thanked the committee for the opportunity.

- H. 1. Important dates were reviewed by Chair Hassanien.

- J. VOTED 6-0 to adjourn the meeting at 7:35 p.m.

Respectfully Submitted,



James R. Tager  
Superintendent of Schools

City of Bangor Airport Committee  
December 5, 2022  
Meeting Minutes

The following City Councilors attended: Richard Fournier, Dina Yacoubagha, Joseph Leonard, Susan Hawes, Cara Pelletier, Dan Tremble, Jonathan Sprague, and Clare Davitt. Also in attendance were Assistant Airport Director Evan Thomas, Marketing and Business Development Manager, Aimee Thibodeau, and Jeff Young, Manager of Compliance and Infrastructure.

Agenda and Discussion:

1. ABS Aviation recommendations

Assistant Director Evan Thomas shared that BGR received the recommendations of the 2021 ABS audit which took place in 2021 resulting in the enhancement of safety measures.

a. Environment of Care – safety update

Working with the City and Airport staff to delve into the environment the staff is working in and have created a checklist. The checklist incorporated with a walk-through by administrative staff, safety officer, and area supervisors introduced and identified the process which will begin officially on January 1<sup>st</sup> during the first quarter audit. The safety inspection is solely owned by the area supervisor or manager to provide the safest working environment. Areas for improvement were identified on the initial walk-through and are being addressed, as needed.

b. Aircraft deicing operations

We have been deicing since October and have used several thousand gallons of Type 1 and 4 deicing chemicals. In order to be proactive, we were afforded a visit from a Global Technician; [Global] the manufacturing company for airport deicers. The technician provided positive feedback to the GSE foreman and mechanics and identified parts that needed to be replaced and that the airport will need to have on hand in order to combat the supply chain demand during winter.

c. UPS cargo operation – update

For the past 15 years, service has been provided for UPS operations during peak season; as of August 2<sup>nd</sup>, the airport is providing Tuesday – Friday service with under a 50-minute turn-around and a total of 375 tons of mail handled.

2. Airport Marketing:

a. Airport statistics report

Marketing and Business Development Manager Aimee Thibodeau expanded on the October 2022 statistics relative to 2018 and 2019; pre-pandemic. We are on-trend and ahead of budget on fuel sales. Load factor comparisons are healthy compared to 2021. Our share of the market is in alignment with the number of seats sold. Passengers vs. flight capacity are picking up.

BGR was awarded Outstanding Municipality in the Festival of Lights Parade this past weekend.

The airport hosted a tour for over 30 home-schooled students and parent volunteers; students ranged from kindergarten to high school age

b. Ground Handling International – SME award to BGR Aviation:

Jeff Young, Manager of Compliance and Infrastructure recently returned from a conference in Amsterdam where BGR was presented with an international award for Subject Matter Excellence in Ground Handling Support. The candidates were selected and voted upon by peers.

Meeting Adjourned

## BGR Statistics Report for October 2022

### MONTHLY PASSENGER STATS

	Enplaned 2022	Enplaned 2021	Deplaned 2022	Deplaned 2021	Monthly Total 2022	Monthly Total 2021	% of Change
<b>Allegiant</b>	4,777	5,116	3,877	4,065	<b>8,654</b>	<b>9,181</b>	<b>-5.74%</b>
<b>American</b>	14,852	23,452	13,285	20,554	<b>28,137</b>	<b>44,006</b>	<b>-36.06%</b>
<b>Delta</b>	10,122	5,226	9,592	4,632	<b>19,714</b>	<b>9,858</b>	<b>99.98%</b>
<b>United</b>	3,928	4,180	3,273	3,711	<b>7,201</b>	<b>7,891</b>	<b>-8.74%</b>
<b>Total Monthly Passengers</b>	<b>33,679</b>	<b>37,974</b>	<b>30,027</b>	<b>32,962</b>	<b>63,706</b>	<b>70,936</b>	<b>-10.19%</b>
<b>CALENDAR YTD</b>	<b>268,518</b>	<b>252,869</b>	<b>263,715</b>	<b>250,178</b>	<b>594,034</b>	<b>503,127</b>	<b>18.07%</b>

### YEARLY PASSENGER STATS

	2018	2019	2020	2021	2022	Avg Mo
January	32,080	27,751	31,514	11,218	31,308	20,513
February	36,630	32,739	37,573	13,165	36,552	24,021
March	43,608	44,267	26,451	19,774	48,258	26,820
April	46,652	44,468	2,333	30,742	57,218	24,839
May	48,174	47,664	6,878	40,911	60,280	28,725
June	62,566	61,560	13,411	69,464	71,701	41,400
July	68,713	74,310	22,979	90,099	82,535	51,220
August	74,561	76,579	25,226	83,168	79,455	64,884
September	61,910	62,022	21,881	73,650	73,021	43,893
October	58,196	60,064	25,056	70,936	63,706	42,850
November	37,893	38,384	14,985	42,679		33,485
December	31,693	36,187	13,799	39,224		30,226
<b>CALENDAR YTD</b>	<b>602,676</b>	<b>605,995</b>	<b>242,086</b>	<b>585,030</b>	<b>604,034</b>	
<b>FISCAL YTD</b>	<b>596,456</b>	<b>570,452</b>	<b>123,926</b>	<b>705,073</b>	<b>298,717</b>	

\* Yellow indicates a record month during the last 5-year period

### OPERATIONAL STATS

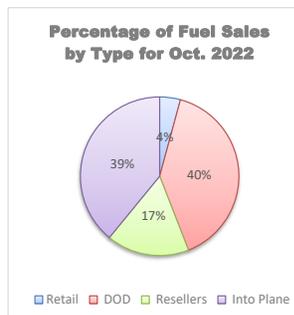
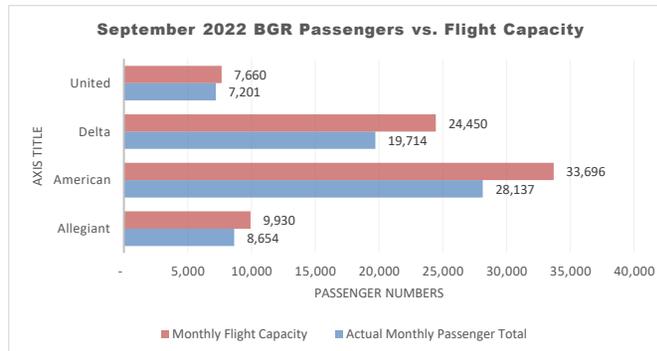
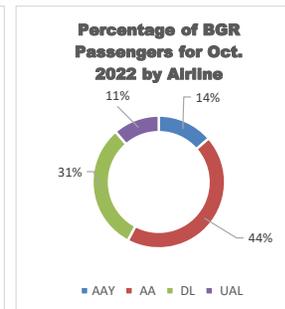
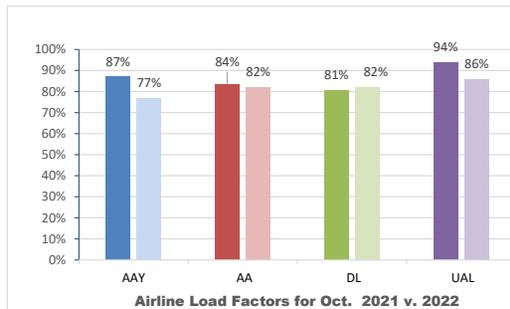
	Oct-22	Oct-21	% Change	FYTD 2023	FYTD 2022	% of Change
<b>Total Operations</b>	3,828	3,728	3%	16,561	17,126	-3%
<b>Military Operations</b>	781	987	-21%	3,479	4,478	-22%

### FUEL STATS (gallons)

	Oct-22	Oct-21	% Change	FYTD 2022	FYTD 2021	% of Change
<b>Retail</b>	69,626	63,492	9.7%	307,718	234,502	31.2%
<b>DOD</b>	655,851	1,229,811	-46.7%	3,291,502	4,931,241	-33.3%
<b>Resellers</b>	277,596	276,074	0.6%	1,853,891	1,070,373	73.2%
<b>Into Plane</b>	643,009	766,597	-16.1%	2,810,016	3,282,363	-14.4%
<b>Avgas</b>	5,212	3,367	54.8%	17,565	19,013	-7.6%
<b>Total Monthly Fuel Sales</b>	<b>1,651,294</b>	<b>2,339,341</b>	<b>-29%</b>	<b>8,280,692</b>	<b>9,537,492</b>	<b>-13%</b>

### BGR NOTES

We continue to trend ahead of revenue projections for fuel and at week 15 of 52 we were at more than 30% above projected revenues. Schools and other groups continue to send requests for tours. We recently hosted a group from Living Innovations and have other school groups scheduled through the end of the calendar year. In recent weeks, BGR staff have attended conferences in Denver, Orlando and Miami to attract new and maintain existing business, as well as participate in educational and networking opportunities.





## CITY OF BANGOR

TANYA EMERY  
DIRECTOR

# COMMUNITY & ECONOMIC DEVELOPMENT

### **BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE**

Monday, November 7, 2022 - 5:15 P.M.

*May immediately follow other committee meetings*  
City Council Chambers

#### **Meeting Minutes**

Committee Members Present: Committee Chair Schaefer, Leonard, Sprague  
Additional Councilors Present: Hawes, Tremble, Yacoubagha

City Staff Present: Bolduc, Collins, Laurie

Committee Chair Schaefer called the meeting to order at 6:08 P.M.

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1. **Assignment and Amendment of Lease - 336 Griffin Road** (See attached Memo)
  - a. Action requested – vote to approve staff recommendation

Councilor Tremble moved approval of staff recommendation as presented, seconded by Councilor Hawes. Vote unless doubted, no doubt.

Councilor Hawes moved into Executive Session at 6:11 P.M., seconded by Councilor Tremble. Vote unless doubted, no doubt.

2. **Executive Session Economic Development – Lease Negotiation – 1 M.R.S.A. § 405 (6) (C)** (See attached Confidential Memo)
  - a. Action requested (in open session) – vote to approve staff recommendation
3. **Executive Session Economic Development – Lease Negotiation – 1 M.R.S.A. § 405 (6) (C)** (See attached Confidential Memo)
  - a. Action requested (in open session) – vote to approve staff recommendation
4. **Executive Session Economic Development – Lease Negotiation – 1 M.R.S.A. § 405 (6) (C)** (See attached Confidential Memo)
  - a. Action requested (in open session) – vote to approve staff recommendation



## CITY OF BANGOR

TANYA EMERY  
DIRECTOR

# COMMUNITY & ECONOMIC DEVELOPMENT

- 5. Executive Session Economic Development – Property Negotiations – 1 M.R.S.A. § 405 (6) (C)** (See attached Confidential Memo)
- a. Action requested (in open session) – vote to approve staff recommendation

- 6. Executive Session Economic Development – Property Negotiations – 1 M.R.S.A. § 405 (6) (C)** (See attached Confidential Memo)
- a. Action requested (in open session) – vote to approve staff recommendation

- 7. Executive Session Economic Development – Property Negotiations – 1 M.R.S.A. § 405 (6) (C)** (See attached Confidential Memo)
- a. Action requested (in open session) – vote to approve staff recommendation

Councilor Schaefer moved out of Executive Session at 7:10 P.M., seconded by Councilor Hawes Vote unless doubted, no doubt.

Action on above items:

- 2: No action taken  
3: No action taken  
4: No action taken  
5. Voted to approve staff recommendation  
6. Voted to approve staff recommendation  
7. Councilor Leonard had a conflict and was recused from voting. Voted to approve staff recommendation to enter a PILOT agreement with Penquis and terminate a deed restriction at 22 Cleveland St.

Meeting adjourned at 7:10 P.M.

Respectfully submitted,  
Steve Bolduc  
Interim Director  
Community & Economic Development



**CITY COUNCIL ACTION**

12/28/2022 23-034

Council Meeting Date: 12/28/2022

Item No: 23-034

Responsible Dept: Legal

Requested Action: Order

Map/Lot: 054-147

**Title, Order**

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate located at 70 Pearl Street

**Summary**

This Order will authorize the execution of a municipal quitclaim deed for real estate located at 70 Pearl Street. Stormwater liens have matured on the property owned by the Heirs of Jane Elizabeth Reagan. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

**Committee Action**

Committee:

Action: Recommend for passage

Meeting Date:

For:

Against:

**Staff Comments & Approvals**

City Manager

City Solicitor

Finance Director

**Introduced for:** Consent



## **CITY OF BANGOR ORDER**

---

12/28/2022 23-034

Date: 12/28/2022

Item No: 23-034

Assigned to Councilor: Schaefer

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate located at 70 Pearl Street

Be it Ordered by the City Council of the City of Bangor that, David W. Little, Finance Director, is hereby authorized, on behalf of the City of Bangor, to execute a Municipal Quitclaim Deed releasing any interest the City may have by virtue of stormwater liens recorded in the Penobscot County Registry of Deeds in Book 15616, Page 203; Book 15789, Page 150; Book 16057, Page 4; Book 16314, Page 171; and Book 16657, Page 120. Said deed shall be directed to the Heirs of Jane Elizabeth Reagan and shall be in a final form approved by the City Solicitor or Assistant City Solicitor.



**CITY COUNCIL ACTION**

12/28/2022 23-035

Council Meeting Date: 12/28/2022

Item No: 23-035

Responsible Dept: Legal

Requested Action: Order

Map/Lot: 037-038

**Title, Order**

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate located at 9 Poplar Street

**Summary**

This Order will authorize the execution of a municipal quitclaim deed for real estate located at 9 Poplar Street. Tax liens have matured on the property owned by Lisa Jane Dauphinee Monroe. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

**Committee Action**

Committee:

Action: Recommend for passage

Meeting Date:

For:

Against:

**Staff Comments & Approvals**

City Manager

City Solicitor

Finance Director

**Introduced for:** Consent



## **CITY OF BANGOR ORDER**

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12/28/2022 23-035

Date: 12/28/2022

Item No: 23-035

Assigned to Councilor: Yacoubagha

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate located at 9 Poplar Street

Be it Ordered by the City Council of the City of Bangor that, David W. Little, Finance Director, is hereby authorized, on behalf of the City of Bangor, to execute a Municipal Quitclaim Deed releasing any interest the City may have by virtue of tax liens recorded in the Penobscot County Registry of Deeds in Book 15652, Page 155; Book 16102, Page 286; and Book 16545, Page 341. Said deed shall be directed to Lisa Jane Dauphinee Monroe and shall be in a final form approved by the City Solicitor or Assistant City Solicitor.



**CITY COUNCIL ACTION**

12/28/2022 23-036

Council Meeting Date: 12/28/2022

Item No: 23-036

Responsible Dept: City Clerk

Requested Action: Order

Map/Lot: N/A

**Title, Order**

Appointing Nominees to Various Boards, Commissions, and Committees

**Summary**

This Order will authorize the appointments of nominees to various Boards, Commissions, and Committees. Vacancies were advertised in a variety of ways and the applicants were interviewed by the Council's Personnel Committee. The Committee has completed the process of interviewing applicants for these positions and have developed recommendations for full Council consideration. This item was reviewed in executive session at a Council Workshop and put forth for approval by the Personnel Committee on December 19, 2022.

**Committee Action**

Committee: Council Workshop  
Action: Recommend for passage

Meeting Date: 12/19/2022  
For: Against:

**Staff Comments & Approvals**

City Manager

City Solicitor

Finance Director

**Introduced for:** Consent



## **CITY OF BANGOR ORDER**

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12/28/2022 23-036

Date: 12/28/2022

Item No: 23-036

Assigned to Councilor: Hawes

### Appointing Nominees to Various Boards, Commissions, and Committees

WHEREAS, the City of Bangor has taken applications from citizens for a variety of vacant positions on City Boards, Committees, and Commissions; and

WHEREAS, the Personnel Committee of the City Council has interviewed these applicants and made recommendations as to the various appointments;

Be it Ordered by the City Council of the City of Bangor that, the recommendations of the Personnel Committee of the City Council are hereby accepted and the following individuals are hereby appointed to the positions and for the terms designated:

#### Board of Ethics

John King - Regular Member - 3 Year Term

#### Advisory Committee on Racial Equity, Inclusion and Human Rights

Liana Fellis - Regular Member - 3 Year Term

Melissa Bucholz - Regular Member - 3 Year Term



**CITY COUNCIL ACTION**

12/28/2022 23-037

Council Meeting Date: 12/28/2022

Item No: 23-037

Responsible Dept: Health & Community Services

Requested Action: Order

Map/Lot: N/A

**Title, Order**

Authorizing the City Manager to Execute a Memorandum of Understanding with the Bangor Area Recovery Network to Receive Up to \$23,000 from the State of Maine Overdose Response Pilot Grant to Employ a Recovery Coach to Support the Project

**Summary**

This Order will authorize the City Manager to execute a memorandum of understanding on behalf of the City of Bangor with the Bangor Area Recovery Network (BARN). BARN will receive up to \$23,000 from the State of Maine-funded Overdose Response Pilot grant to provide recovery coaching services for people served under the grant. Staff from the Public Health & Community Services Department will provide technical assistance, support, and monitoring.

This MOU will begin on January 1, 2023, and end on December 31, 2023.

**Committee Action**

Committee: Government Operations Committee

Meeting Date: 12/19/2022

Action: Recommend for passage

For: 4

Against: 0

**Staff Comments & Approvals**

City Manager

City Solicitor

Finance Director

**Introduced for:** Consent



## **CITY OF BANGOR ORDER**

---

12/28/2022 23-037

Date: 12/28/2022

Item No: 23-037

Assigned to Councilor: Sprague

Authorizing the City Manager to Execute a Memorandum of Understanding with the Bangor Area Recovery Network to Receive Up to \$23,000 from the State of Maine Overdose Response Pilot Grant to Employ a Recovery Coach to Support the Project

Be it Ordered by the City Council of the City of Bangor that, the City Manager is authorized to execute a memorandum of understanding with Bangor Area Recovery Network in the amount of up to \$23,000 from the state of Maine-funded Overdose Response Pilot grant to employ a recovery coach to support the project.



**CITY COUNCIL ACTION**

12/28/2022 23-038

Council Meeting Date: 12/28/2022

Item No: 23-038

Responsible Dept: Health & Community Services

Requested Action: Order

Map/Lot: N/A

**Title, Order**

Authorizing the City Manager to Execute a Memorandum of Understanding with Maine Mental Health Connection's Together Place Peer Run Recovery Center to Receive Up to \$23,000 from the State of Maine Overdose Response Pilot Grant to Employ a Recovery Coach to Support the Project

**Summary**

This Order will authorize the City Manager to execute a memorandum of understanding on behalf of the City of Bangor with Maine Mental Health Connection's Together Place Peer Run Recovery Center. Together Place will receive up to \$23,000 from the state of Maine-funded Overdose Response Pilot grant to provide recovery coaching services for people served under the grant. Staff from the Public Health & Community Services Department will provide technical assistance, support, and monitoring.

This MOU will begin on January 1, 2023 and end December 31, 2023.

**Committee Action**

Committee: Government Operations Committee

Meeting Date: 12/19/2022

Action: Recommend for passage

For: 4

Against: 0

**Staff Comments & Approvals**

City Manager

City Solicitor

Finance Director

**Introduced for:** Consent



## **CITY OF BANGOR ORDER**

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12/28/2022 23-038

Date: 12/28/2022

Item No: 23-038

Assigned to Councilor: Leonard

Authorizing the City Manager to Execute a Memorandum of Understanding with Maine Mental Health Connection's Together Place Peer Run Recovery Center to Receive Up to \$23,000 from the State of Maine Overdose Response Pilot Grant to Employ a Recovery Coach to Support the Project

Be it Ordered by the City Council of the City of Bangor that, the City Manager is authorized to execute a memorandum of understanding with Maine Mental Health Connection's Together Place Peer Run Recovery Center in the amount of up to \$23,000 from the state of Maine-funded Overdose Response Pilot grant to employ a recovery coach to support the project.



**CITY COUNCIL ACTION**

12/28/2022 23-039

Council Meeting Date: 12/28/2022

Item No: 23-039

Responsible Dept: Community & Economic Development

Requested Action: Order

Map/Lot: 040-062

**Title, Order**

Authorizing the City Manager to Execute a Fourth Amendment to a Lease Agreement between the City of Bangor and Community Housing of Maine – 183 Harlow Street

**Summary**

If approved, this Order would amend the description of the Atler Parking lot contained within an existing lease.

The City of Bangor and Bangor Development Associates entered into a Lease Agreement on August 31, 1984, under which thirty parking spaces were leased in connection with the use and occupancy of a building located at 183 Harlow Street. The Lease Agreement has been amended three times by amendments dated July 30, 1987, May 20, 1992, and June 4, 2009. The parking lease is currently for 22 parking spaces located in the upper, northeasterly section of the Atler Parking Lot and terminates in 2039.

183 Harlow Street was recently purchased by Community Housing of Maine. The new owners are currently investing more than \$15 million to create 66 units of affordable housing (part of the funding for the project is coming from the Maine State Housing Authority). The Bangor City Council consented to a transfer of the parking lease from Bangor Development Associates to Community Housing of Maine through CO 22-003 dated November 8, 2021.

In order to proceed with the financing from Maine State Housing Authority, Community Housing of Maine needed to have a survey completed of the Atler parking lot and obtain title insurance. The title company indicated that the description in the existing lease was too vague has asked for an amended lease that references the new survey and better describes the area.

This Order will authorize the City Manager to execute a Fourth Amendment to the Lease Agreement with Community Housing of Maine to update the description of the leased area.

**Committee Action**

Committee: Business & Economic Development Committee

Meeting Date: 12/20/2022

Action: Recommend for passage

For: 5

Against: 0

**Staff Comments & Approvals**

City Manager

City Solicitor

Finance Director

**Introduced for:** Consent



## **CITY OF BANGOR ORDER**

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12/28/2022 23-039

Date: 12/28/2022

Item No: 23-039

Assigned to Councilor: Davitt

Authorizing the City Manager to Execute a Fourth Amendment to a Lease Agreement between the City of Bangor and Community Housing of Maine – 183 Harlow Street

WHEREAS, the City of Bangor is the owner of the Atler Parking Lot;

WHEREAS, the City of Bangor has entered into a lease for the 22 spaces in said lot with Schoolhouse Housing Partners, LP, until 2039;

WHEREAS, In order to proceed with final financing for the project, Community Housing of Maine needed to have a survey completed of the Atler parking lot and obtain title insurance. The title company indicated that the description in the existing lease was too vague and has asked for an amended lease that references the new survey and better describes the leased area;

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

the City Manger is hereby authorized and directed to execute a Fourth Amendment to the Lease Agreement with Bangor Development Associates to reference an updated survey and to better describe the leased area. The Fourth Lease Amendment shall be substantially as attached hereto and in a final form as approved by the City Solicitor.

## AMENDMENT OF LEASE AGREEMENT

THIS AMENDMENT OF LEASE AGREEMENT made and entered into as of the \_\_\_\_\_ day of September, 2022, by and between SCHOOLHOUSE HOUSING PARTNERS LP, a Maine limited partnership with a mailing address of One City Center, Fourth Floor, Portland Maine 04101 (“Lessee”) and the CITY OF BANGOR, a Maine municipality with a mailing address of 73 Harlow Street, Bangor Maine 04401 (“Lessor”).

WITNESSETH:

WHEREAS, the City of Bangor and Bangor Development Associates Limited Partnership (“BDA”) entered into a Lease Agreement dated August 31, 1984, as amended through the Third Amendment thereto dated June 4, 2009 (collectively the “Lease”) pursuant to which the City leased to BDA 22 parking spaces as more particularly described in the Lease; and

WHEREAS, BDA assigned its interest in the Lease to Lessee pursuant to an Assignment and Assumption of Lease Agreement dated November 23, 2021 (the “Assignment”), as recorded in the Penobscot County Registry of Deeds in Book 16285, Page 321; and

WHEREAS, Lessor and Lessee both wish to amend the Lease pursuant to the terms of this instrument.

NOW THEREFORE, in consideration of the mutual covenants and promises hereinafter set forth, Lessor and Lessee agree as follows:

1. “Premises” as described in Article I of the Lease, is hereby deleted and the following inserted in its place:

A certain lot or parcel of land in the City of Bangor, Penobscot County, Maine, located southeasterly of Cumberland Street and northwesterly of Spring Street, consisting of 22 spaces in the Atler Parking Lot, on a portion of Lot 62 on City of Bangor Tax Map 40, and being more particularly described and identified as “Lease Area” on the attached Plan (the “Plan”); the Lease Area having been acquired by Lessor by deeds recorded in the Penobscot County Registry of Deeds in Book 1410, Pages 244, 247, 250, 253 and 256, and deed recorded in said Registry of Deeds in Book 3206, Page 28.

2. The Exhibit AA of the Lease is hereby deleted, and the Plan inserted in its place.

3. The Exhibit A of the Lease is hereby deleted.

4. The Lease, as modified by Sections 1, 2 & 3 above, remains in full force and effect, and the parties hereby ratify and affirm their respective obligations thereunder. This Agreement may be executed in counterpart originals.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment to Lease Agreement as of the date first written above.

WITNESS:

CITY OF BANGOR, Lessor

\_\_\_\_\_

By: \_\_\_\_\_  
Name:  
Its:

STATE OF MAINE

\_\_\_\_\_, SS

September \_\_\_\_, 2022

PERSONALLY APPEARED the above named \_\_\_\_\_,  
\_\_\_\_\_ of the City of Bangor as aforesaid, and acknowledged the foregoing instrument to be his or her free act and deed in his or her said capacity and the free act and deed of the City of Bangor.

Before me,

\_\_\_\_\_  
Notary Public/Attorney at Law  
Print name:  
My commission expires:

*[remainder of page left blank intentionally—signatures continue on next page]*

IN WITNESS WHEREOF, the parties hereto have executed this Amendment to Lease Agreement of the date first written above.

WITNESS:

SCHOOLHOUSE HOUSING PARTNERS  
LP, Lessee

BY: CHOM Development Corporation,  
its General Partner

\_\_\_\_\_

By: \_\_\_\_\_  
Cullen Ryan, its Executive Director

STATE OF MAINE

\_\_\_\_\_, SS

September \_\_\_\_, 2022

PERSONALLY APPEARED the above named Cullen Ryan, Executive Director of CHOM Development Corporation, General Partner of Schoolhouse Housing Partners LP aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said entities.

Before me,

\_\_\_\_\_  
Notary Public/Attorney at Law  
Print name:  
My commission expires:

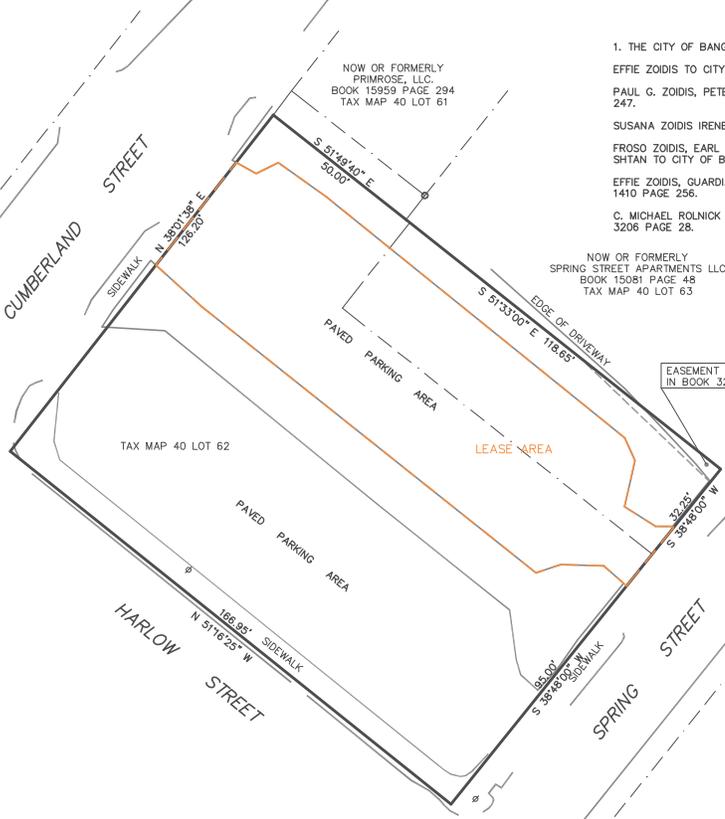
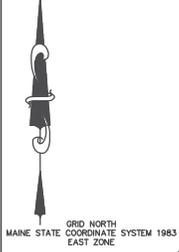
**GENERAL NOTES**

1. THE CITY OF BANGOR ACQUIRED TITLE TO THE SURVEYED PARCEL BY THE FOLLOWING DEEDS  
 EFFIE ZOIDIS TO CITY OF BANGOR, BOOK 1410 PAGE 244  
 PAUL G. ZOIDIS, PETER ZOIDIS, ERNEST ZOIDIS AND THEODORA ZOIDIS TO CITY OF BANGOR, BOOK 1410 PAGE 247.  
 SUSANA ZOIDIS IRENE ZOIDIS COSMOS TO CITY OF BANGOR, BOOK 1410 PAGE 250.  
 FROSO ZOIDIS, EARL ZOIDIS, ALEX ZOIDIS MARY ZOIDIS HASSIS, MARIE ZOIDIS CARPENTER AND LENA ZOIDIS SHITAN TO CITY OF BANGOR, BOOK 1410 PAGE 253.  
 EFFIE ZOIDIS, GUARDIAN OF KATHERINE EVELYN ZOIDIS AND ELEANOR JANE ZOIDIS TO CITY OF BANGOR, BOOK 1410 PAGE 256.  
 C. MICHAEL ROLNICK AND LOUISE S. ROLNICK TO CITY OF BANGOR DATED JULY 7, 1981 RECORDED IN BOOK 3206 PAGE 28.

NOW OR FORMERLY  
 SPRING STREET APARTMENTS LLC  
 BOOK 15081 PAGE 48  
 TAX MAP 40 LOT 63

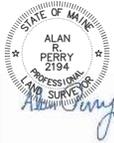
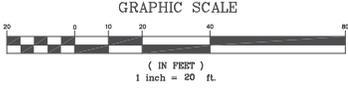
EASEMENT TO PASS RESERVED  
 IN BOOK 3206 PAGE 28

**BOUNDARY SURVEY**  
 FOR  
**SCHOOLHOUSE HOUSING PARTNERS LP**  
 CUMBERLAND STREET  
 HARLOW STREET  
 SPRING STREET  
 BANGOR  
 PENOBSCOT COUNTY, MAINE



**LEGEND**

- ⊕ UTILITY POLE
- #6 REBAR -- CAPPED PLS 2194
- MONUMENT FOUND (TYPE AS NOTED)
- ⊖ STONE WALL
- x-x- FENCING (TYPE AS NOTED)



PERRY LAND SURVEYING	
SINCE 1979	
ALAN R. PERRY PLS 2194 20 SHORE LANE ETNA, ME 04434 (207) 269-2071 (207) 942-6909 email - alan@perrylandsurveying.com	
DRAWN BY: AP	DATE: 07-25-2022
SCALE: 1"=20'	DRAWING NO.: 8920_1
JOB NO.: 8920	DISK NO.:



**CITY COUNCIL ACTION**

12/28/2022 23-040

Council Meeting Date: 12/28/2022

Item No: 23-040

Responsible Dept: Legal

Requested Action: Resolve

Map/Lot: 046-125

**Title, Resolve**

Resolve, Ratifying Execution of a Municipal Quitclaim Deed for Real Estate Located at 271 Elm Street

**Summary**

Sewer and stormwater liens matured on the property owned by Holmes Investment Realty Trust at 271 Elm Street. The outstanding charges due to the City were paid, and there were no known code violations on the property. Because the liens had matured, a municipal quitclaim deed was required to release the City's interest in the property.

A Council Order authorizing the execution of a municipal quitclaim deed was inadvertently omitted from the Council's Consent Agenda. A municipal quitclaim deed was prepared and executed to release the City's interest in the property. This Resolve will ratify the execution of the deed.

**Committee Action**

Committee:

Action: Recommend for passage

Meeting Date:

For:

Against:

**Staff Comments & Approvals**

City Manager

City Solicitor

Finance Director

**Introduced for:** Consent



## **CITY OF BANGOR RESOLVE**

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12/28/2022 23-040

Date: 12/28/2022

Item No: 23-040

Assigned to Councilor: YACOUBAGHA

Resolve, Ratifying Execution of a Municipal Quitclaim Deed for Real Estate Located at 271 Elm Street

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

the action of the Finance Director in the execution of a Municipal Quitclaim Deed to Holmes Investment Realty Trust for property located at 271 Elm Street needed to release any interest the City may have had by virtue of sewer and stormwater liens recorded in the Penobscot Registry of Deeds in Book 15357, Page 50; Book 15615, Page 263; Book 16056, Page 109; Book 15790, Page 87; Book 15355, Page 345; Book 15616, Page 177; Book 15789, Page 123; and Book 16056, Page 331, is hereby ratified and confirmed.



REFERRALS TO  
COMMITTEES  
& FIRST READING



UNFINISHED  
BUSINESS



## **CITY COUNCIL ACTION**

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Council Meeting Date: December 12, 2022

Item No: 23-033

Responsible Dept: Planning/Legal

Action Requested: Land Development Code Text Change      Map/Lot: N/A

### **Title, Ordinance**

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Amending Chapter 165, Land Development Code, by Adding Museum as an Allowed Use in the Urban Service District (USD)

### **Summary**

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Staff is working with an existing museum operator who wishes to relocate to a property on Broadway. The property is zoned Urban Service District. (USD)

In looking at the properties that are zoned USD, they are mostly congregated on Main Street, Broadway, and State Street.

Main Street was slated, in the most recent Waterfront Master Plan, to become an entertainment district. This use, a museum, would fit into that plan. Other areas on State Street and the noted area on Broadway could allow for a museum use, as this use typically has a low impact on abutting neighborhoods. Other entertainment uses are allowed in USD, so this is in keeping with the existing zoning practice for the district.

### **Committee Action**

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Committee:      Planning Board

Meeting Date: December 20,  
2022

Action:

For:

Against:

### **Staff Comments & Approvals**

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BED review 11.21.22

\_\_\_\_\_  
City Manager

\_\_\_\_\_  
City Solicitor

\_\_\_\_\_  
Finance Director

**Introduced for:** First Reading and Referral



## CITY COUNCIL ORDINANCE

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Date: December 12, 2022

Assigned to Councilor: Schaefer

**ORDINANCE**, Amending Chapter 165, Land Development Code, by adding museum as an allowed use in the Urban Service District (USD)

**WHEREAS**, at present, there are underutilized buildings in the Urban Service District (USD);

**WHEREAS**, other entertainment uses are allowed in the USD;

**WHEREAS**, this effort will allow for a museum to relocate to Bangor;

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

Chapter 165 of the Code of the City of Bangor is amended as follows:

§ 165-92 **Urban Service District (USD)**.

...

C. Permitted uses. The following uses are permitted in this district:

...

(4) Museum



NEW BUSINESS





## **CITY OF BANGOR ORDER**

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12/28/2022 23-041

Date: 12/28/2022

Item No: 23-041

Assigned to Councilor: Davitt

Authorizing the Award of \$241,271 in State and Local Fiscal Recovery Funds to Support Bangor Public Library Providing Services to Under-served Individuals

WHEREAS, the City of Bangor and Penobscot County Commissioners are committed to working collaboratively, when possible, in the distribution of State and Local Fiscal Recovery Funds; and

WHEREAS, Penobscot County undertook a sub-recipient application process; and

WHEREAS, the application from Bangor Public Library included a request to fund positions to support individuals who are under-served; and

WHEREAS, the City Council determined that this project provides support to individuals who are experiencing either being un-housed, a mental health concern, and/or substance use disorder.

Now, Therefore, Be it Ordered by the City Council of the City of Bangor that, \$241,271 in State and Local Fiscal Recovery Funds are awarded to Bangor Public Library to support the provision of services to under served individuals.





## **CITY OF BANGOR ORDER**

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12/28/2022 23-042

Date: 12/28/2022

Item No: 23-042

Assigned to Councilor: Leonard

Authorizing the Award of \$396,100 in State and Local Fiscal Recovery Funds to Support Fresh Start Sober Living for Investment in Properties and Operational Infrastructure

WHEREAS, the City of Bangor and Penobscot County Commissioners committed to work collaboratively, when possible, in the distribution of State and Local Fiscal Recovery Funds; and

WHEREAS, Penobscot County undertook a sub-recipient application process; and

WHEREAS, the application from Fresh Start included investments in communal living arrangements for individuals in recovery in Bangor; and

WHEREAS, the City Council determined that this request supports access to affordable energy efficiency housing for individuals in recovery.

Now Therefore Be it Ordered by the City Council of the City of Bangor that, \$396,1000 in State and Local Fiscal Recovery Fund is awarded to Fresh Start Sober Living for investment in properties and operational infrastructure.





## **CITY OF BANGOR ORDER**

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12/28/2022 23-043

Date: 12/28/2022

Item No: 23-043

Assigned to Councilor: Sprague

Authorizing the Award of \$500,000 in State and Local Fiscal Recovery Funds to Support Maine Discovery Museum Replacement of its Air Handling and HVAC System

WHEREAS, the City of Bangor and Penobscot County Commissioners committed to work collaboratively where possible in the distribution of State and Local Fiscal Recovery Funds; and

WHEREAS, Penobscot County undertook a sub-recipient application process; and

WHEREAS, the application from Maine Discovery Museum included a request to support the replacement of an air handling and HVAC system; and

WHEREAS, the City Council determined that this project supports educational opportunities to children and families within our region in a safe and healthy manner.

Now Therefore Be it Ordered by the City Council of the City of Bangor that, \$500,000 in State and Local Fiscal Recovery Fund is awarded to Maine Discovery Museum to support the replacement of an air handling and HVAC system.



# COMMUNITY & ECONOMIC DEVELOPMENT

## CITY OF BANGOR

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PLANNING DIVISION

### Memorandum

**To:** Honorable Bangor City Council  
Deb Laurie, City Manager

**From:** Anja Collette, Planning Analyst

**Date:** December 21, 2022

**CC:** Courtney O'Donnell, Assistant City Manager  
Anne Krieg, Planning Officer  
Stephen Bolduc, Interim Director of Community and Economic Development  
David Szewczyk, City Solicitor

**Re:** Planning Board Recommendation December 20, 2022  
Amending Chapter 165, Land Development Code by adding museum as an allowed use in the Urban Service District (USD)

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Please accept this memorandum as the recommendation from the Planning Board for the noted item. The Planning Board considered this item in a noticed public hearing on December 20, 2022.

The meeting was conducted in the Council Chambers at City Hall and on Zoom. Members in attendance in the Chambers were the Chair Ken Huhn, Vice Chair Reese Perkins, and Members Don Meagher, Ted Brush, Mike Bazinet, and Jonathan Boucher.

Planning Officer Krieg reviewed the change and the reasoning for it.

From the staff memo:

- A. This is a staff-led proposal to add the use *museum* to the Urban Service District. The request is in response to the owner of the Cryptology Museum who wishes to locate at a property zoned USD on Broadway. They currently are located as a bookstore as the principal use with some accompanying curated items for display on Hammond Street. Their museum pieces are in Portland and the museum wants to relocate completely to Bangor, thus the proposed principal use for the Broadway property will be a museum and the bookstore will be ancillary.
- B. Though this location, in particular, could be seen as a benefit for the area and the owner's dedication to saving the building is admirable, good planning practice dictates that we need to look at how adding this use affects the entire district. USD can be found mostly on Main Street and it is speckled along State Street. There is also the subject property area that contains USD. Most USD lots abut residentially zoned properties and are also on major arterials. The portion of Main Street zoned USD is across from the waterfront park and concert venue, as well as the casino.

- C. The creation of the USD was meant to be a gateway commercial area, not really a corridor, but not a downtown fabric condensed pattern either. Looking at other uses allowed in USD, they are mostly commercial, some mixed use is allowed but at a very low density. A couple of years ago, we amended the district requirements to reduce front setbacks to make USD more pedestrian-oriented. In your packet is the current language and requirements for USD.
- D. Adding a museum to a commercial district may seem counterintuitive; however the most recent waterfront master plan calls out Main Street as an area to welcome entertainment uses. Museums also are destination uses, thus the traffic generation typically is not detrimental to abutting neighborhoods and their typical hours of operation are not intrusive.
- E. This is a reminder that the Planning Board's action on Land Development Code amendments takes the form of a recommendation to City Council. The motion is constructed to recommend to the City Council that the proposed amendment ought to pass or ought not to pass. If the Board votes that it ought to pass then the Council needs a majority to pass the amendment. If the Board votes that it ought not to pass, then the Council needs a super majority (2/3 vote) to pass the amendment.

Member Brush asked about other museums in town and whether they would be affected. Krieg stated that they were in the Downtown Development District (DDD) and would not be affected.

Member Meagher asked about the meaning of "Cryptology" and whether it was related to printing material. Loren Coleman, the party interested in placing a museum on the property zoned USD on Broadway, clarified that it is cryptozoology and explained what that meant. He also gave his background and background on the property, and what he proposed to do at the property.

Chair Huhn asked about what kind of traffic this type of museum gets in Portland, where they are currently located. Coleman stated that the traffic is very light; they maybe get 30,000 people a year and it's mostly from classes, school trips, and tourists. Additionally, the hours would only be from 10 am to 4 pm in the winter and 10 am to 6 pm in the summertime, so no nighttime traffic.

Member Boucher asked about the zoning for the Cole Land Transportation Museum. Planning Officer Krieg stated she wasn't sure what the zoning was there, but would look this up.

Member of the public, Dominick Rizzo, presented to the podium to express his support for this project. He stated that he's not worried about traffic since a bus line goes past the property and the property is walkable and bikeable. He suggested that the owner put a bike rack on the property.

Member Meagher asked about parking space requirements for this use. Planning Officer Krieg stated that it would be based on the floor area.

CITY OF BANGOR PLANNING DIVISION  
PLANNING BOARD RECOMMENDATION TO CITY COUNCIL 12.20.22  
**Museums in USD**

Member Brush made a motion to recommend to the City Council that the application for a district change ought to pass. Member Bazinet seconded the motion. The motion passed 6:0 with all members voting to approve.

-Anja Collette





## **CITY OF BANGOR ORDER**

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12/28/2022 23-044

Date: 12/28/2022

Item No: 23-044

Assigned to Councilor: Tremble

Authorizing the Award of \$540,000 in State and Local Fiscal Recovery Funds to Support Penquis' Milford Street Housing Project

WHEREAS, the City of Bangor and Penobscot County Commissioners are committed to work collaboratively where possible in the distribution of State and Local Fiscal Recovery Funds; and

WHEREAS, Penobscot County undertook a sub-recipient application process; and

WHEREAS, the application from Penquis included a request to support affordable housing projects on Milford Street in Bangor; and

WHEREAS, the City Council determined that this project supports the development of affordable housing within our community.

Now, Therefore, Be it Ordered by the City Council of the City of Bangor that, \$540,000 in State and Local Fiscal Recovery Funds are awarded to Penquis in support of Milford Street affordable housing projects.