

Council Workshop - ARPA

Monday August 7, 2023

1. Update on Items From Prior Meetings (Attached)

- a. Bangor School Department – Middle School Health Clinics
- b. Maine Multicultural Center
- c. Wabanaki Public Health & Wellness
- d. Habitat for Humanity Greater Bangor

2. Updated ARPA Funding Status

3. ARPA Application Discussion and Review

- Childcare
 - Penquis CAP
 - Bangor Children's Home
- Mental Health
 - Northern Light Acadia Hospital
 - Big Brothers Big Sisters of Mid Maine
 - Christine B Foundation
 - St. Andre Home
 - Together Place Peer Run Recovery Center

4. Executive Session – 1 MRSA 405 (6)(D) – Economic Development - Broadband

Upcoming Agenda Items (week of 8/14):

Update on Items from Prior Meetings

- a. Penobscot Community Health Center (Homelessness)
- b. Together Place Housing (Housing)
- c. Health Equity Alliance (Substance Use Disorder)

Application Discussion and Review

- Workforce Development
 - a. Literacy Volunteers of Bangor
 - b. Food and Medicine Workforce Navigator
 - c. United Way
- Substance Use Disorder
 - a. Fresh Start Inc
 - b. Bangor Halfway House

Bangor School Department Middle School Health Clinics

Summary:

Request for \$500,000 to fund capital costs associated with created health clinic space within th City's two middle schools.

What is the estimated timeline for build out of the space?

Anticipate the projects would be completed in early 2024.

Operational costs?

There is no impact on the Bangor Schools for operational costs. Revenues generated within the clinic at the High School are sufficient to fund the third party operating costs, expect similar results within the Middle School clinics.

Maine Multicultural Center

Summary:

Request for \$70,700 to fund a full time program manager who would recruit, train, and manage volunteers and serve as a case manager.

Is there a plan in place to address funding for the position beyond one year?

With the passage of LD 320, the MMCC has secured \$190,000 of funding beginning July 1, 2024. This position would be funded in year two with the State of Maine funding.

The application submitted by EMHS proposed a position at MMCC, please provide any relevant background.

The position proposed by EMHS was to focus on helping workers integrate into their new community that NLH hires, an area of work that can not currently be supported by MMCC. MMCC's application was to fund a position to aid refugees and asylum seekers.

While the entire project includes housing, is the position the highest priority?

The greatest need at this time is for personnel to work with our volunteers to provide direct integrative services to immigrants.

Wabanaki Public Health & Wellness

Summary: Request for \$1,250,000 in funding to support the development of two cultural centers within Bangor (Youth Center – Central Street, Cultural Center – Kenduskeag Avenue).

Please provide a revised project budget by location? Within each location can you specifically identify the costs for the commercial kitchen (Kenduskeag Avenue) and youth area (Central Street).

		Youth Center	Cultural Center	Other (Acq, Rent)	Total
Building renovation		100,000	800,000		900,000
Bouldering & youth wall		85,000			85,000
Cozy cave area		15,000			15,000
Water wall exhibit		20,000			20,000
Recreated petroglyph wall		20,000			20,000
Epoxy resin river		20,000			20,000
Indoor forest		100,000			100,000
Eagles nest & youth climbing		15,000			15,000
Youth after school area		18,000			18,000
Youth art gallery wall		5,000			5,000
Outdoor renovation			250,000		250,000
Commercial kitchen/Café		250,000	300,000		550,000
Fiber optic star ceiling		465,000			465,000
Culture & Arts			150,000		150,000
Trails			55,000		55,000
Other				865,000	865,000
Total		1,113,000	1,555,000	865,000	3,533,000

Please provide additional information related to the Youth programming area. Specifically, the afterschool needs of all Bangor area families.

The Wabanaki Youth & Cultural center will be open to all families living in and visiting Bangor.

- The café, youth art gallery and retail space would be open daily 8 am – 3 pm
- The exhibit and gather spaces will be open between 11 am – 7 pm.
 - Age groups will range, but activities planned for all ages and abilities; including arts and crafting and bouldering wall.
 - Program offerings to include after school activities, day camp experiences, and special celebratory events.
 - Afterschool youth space for Tribal youth who have been participating in WPHW's current program, many attending Bangor area schools, will be open from 3pm – 7pm on weekdays for high school and college age native youth.

Habitat for Humanity Greater Bangor

Summary: Request for \$1,000,000 for land acquisition, infrastructure construction and to hire a project manager to oversee the development of a neighborhood with at least 6 affordable single-family homes.

If the City were able to provide lots for redevelopment, would this alternative support the creation of a similar or greater number of single family homes?

This is certainly an option HHGB is open to and it supports the long-standing model of leveraging our existing EMCC partnership for individual home projects. The application that was submitted reflects a different approach in that it is predicated on multiple homes being constructed simultaneously. The property acquisition is only a portion of the anticipated costs. The majority of funds requested would go toward infrastructure and pre-construction costs such as permitting, site work and project management.

Would the project be located in Bangor?

Yes that is our intent, but depends on land availability.

Does the organization have the capacity to undertake an alternate project without a project manager?

We can continue to work on one home at a time, but we feel that approach isn't wholly adequate. A project encompasses multiple single family homes under construction at one time would require a project manager.

Additional Information

The application reflects an expansion of our mission to provide safe, affordable single family homes in Bangor. Our historical model, of one home at a time still provides value to our communities, but the ability to be creative with how we approach our work was the purpose of the application. The application was submitted as an investment in our capacity to increase housing production. With the escalating costs of new construction, the ability to mobilize contractors on one site, was identified as a cost effective and efficient means by which to increase new single family homeownership opportunities.

**Status of State and Local Fiscal Recovery Funding
(ARPA)
FOR DISCUSSION PURPOSES ONLY**

	(A) Committed/ Awarded To Date	(B) Applications TBD Muni/School	(A)+(B) Subtotal	Suggested Allocation for Planning Purposes
Public Health	1,409,200	4,387,710	5,796,910	3,000,000
Mental Health		2,410,000		
Substance Use Disorder		1,977,710		
Prevention				
Treatment				
7/18/2023 Wellspring	597,500			
Recovery				
12/28/2022 Fresh Start	396,100			
7/10/2023 BARN	415,600			
Portable Broadband*		2,600,000	2,600,000	2,600,000
Positive Economic Impact	500,000	311,342	811,342	1,750,000
Job Training Assistance		311,342		
Aid to Non Profits (targeted)				
12/28/2022 Maine Discovery Museum	500,000			
Proportionately Impacted Communities	5,491,271	6,100,628	11,591,899	8,150,000
Housing	2,890,000	1,375,000	4,265,000	5,000,000
12/28/2022 Penquis	540,000			
Housing Position	350,000			
7/25/2023 Bangor Housing Develop	2,000,000			
Homelessness	601,271	2,774,880	3,376,151	
12/28/2022 Bangor Public Library	241,271			
Homelessness Position	350,000			
7/11/2023 BAHS - Diversion	10,000			
Childcare	2,000,000	1,950,748	3,950,748	
1/30/2023 Bangor YMCA	2,000,000			
Other	332,000	4,021,956	4,353,956	5,400,000
Other		2,381,328		
7/11/2023 Eastern Area Agency Aging	67,000			
7/25/2023 Bangor Symphony	40,000			
7/25/2023 Food & Medicine - Garden	75,000			
Public Bathroom*		80,000		
7/10/2023 Grant Writer	150,000			
Middle School Health Clinics		500,000		
Applications Awaiting Determination		1,060,628		
Totals	7,732,471	17,421,636	25,154,107	20,900,000
* Planning estimates only				(4,254,107)
Award Amount	20,478,297			
Interest Earned	554,714			
Unallocated/Uncommitted Balance	13,300,540			

Area of Emphasis - Other

Area Rank	Overall Rank	Applicant	Request Amount	Project Budget	Type of Cost	Description	Penobscot County \$	Comments
2	16	Penquis CAP(1)	1,500,000	7,577,000	Capital	Consolidation of four child development centers currently located in Bangor and Brewer into one newly constructed building with 16 classrooms offering early head start, head start and childcare services.	1,273,000	The new facility preserves and supports high-quality, affordable early child care and education services and offers the potential for expanding services. Bangor residents currently comprise 60% of total enrollment. There are currently 118 children on the waitlist for head start and early head start services.
5	31	Bangor Children's Home	450,748	450,748	78% Capital, 22% Operating	Renovations interior and façade renovations to the structure and the establishment of a fund to support professional development of their early childhood workforce.	-	The Bangor Children's Home serves children ages 18 months to 5 years old, 62% of the families served (59) are from Bangor. The building is a historic structure within in Bangor. If staffing challenges can be overcome, there is capacity to add additional classrooms within the existing facility. As this is a historic structure, exterior renovations could be eligible for CDBG funding.

(1) Funding from Penobscot County was for three housing initiatives. In addition, the City awarded \$540,000 in ARPA funding in support of the development of Mildred Street housing.

**City of Bangor ARPA Grant Request
Project Budget**



Please provide an overview of your project budget. If a category is not applicable to your project you may leave it blank.
Please add relevant notes in column C and use the comments to explain, if necessary.

Penquis CAP

Revenue Source	Project Revenue	Notes
Fundraising (Individual/Business)		
Grants - Federal	\$ 4,500,000.00	Head Start Funds Available & ARPA Grant
Grants - State		
Grants-Private (Foundation, United Way, Non-Gov't etc.)		
Program Income (fees, membership, etc.)		
In-Kind		
All Other Revenue (explain below)	\$ 3,077,000.00	
TOTAL	\$ 7,577,000.00	
Revenue Comments: Federal: \$3,000,000 Head Start Funds Available. \$1,500,000 ARPA Grant Request Other: \$1,515,400 Agency Funds. \$1,561,600 Commercial Loan		

Expense Item	Project Cost	Notes
Salaries		
Benefits		
Professional Fees/Contract Services	\$ 215,000.00	
Acquisition Costs	\$ 300,000.00	
Construction/Renovation	\$ 6,447,000.00	Includes commercial kitchen, fixtures
Site Work	\$ 615,000.00	
Software/Technology		
Supplies/Materials		
Rent/Utilities		
Equipment		
Travel		
All Other Expenses		
TOTAL EXPENSES	\$ 7,577,000.00	
Expenses Comments:		

Project Budget Comments:

**City of Bangor ARPA Grant Request
Project Budget**



Please provide an overview of your project budget. If a category is not applicable to your project you may leave it blank. Please add relevant notes in column C and use the comments to explain, if necessary.

Bangor Children's Home

Revenue Source	Project Revenue	Notes
Fundraising (Individual/Business)		
Grants - Federal		
Grants - State		
Grants-Private (Foundation, United Way, Non-Gov't etc.)		
Program Income (fees, membership, etc.)		
In-Kind		
All Other Revenue (explain below)		
TOTAL	\$ -	
Revenue Comments:		

Expense Item	Project Cost	Notes
Salaries		
Benefits		
Professional Fees/Contract Services		
Acquisition Costs		
Construction/Renovation	\$ 350,748.72	
Site Work		
Software/Technology		
Supplies/Materials		
Rent/Utilities		
Equipment		
Travel		
All Other Expenses	\$ 100,000.00	
TOTAL EXPENSES	\$ 450,748.00	
Expenses Comments: Our contractors did not break down the quotes into categories, they just offered a quote on the full project which is why we included everything in the renovation category. The breakdown would be: \$18,144 for flooring, 15,000 for Roof repairs, \$154,700 for dormer renovation, Window renovation would be \$109,910 which covers windows not part of the dormers, electrical work is \$12,200, Sprinkler head replacement for all the sprinklers in the building is \$23,200 and the retaining wall project is \$17,594.72. For Hilltop's Early Education Workforce Development fund we would be asking for \$100,000 with the hopes that when those funds are depleted we will be back in a position where we could maintain it on our own.		

Project Budget Comments:

Area of Emphasis - Other

Area Rank	Overall Rank	Applicant	Request Amount	Project Budget	Type of Cost	Description	Penobscot County \$	Comments
1	10	Northern Light Acadia Hospital (1)	2,000,000	54,231,362	Capital	Acadia for All is a project to expand access to mental health services to support residents of Bangor, the region and state. The project involves the construction of a new pediatric inpatient wing, of single-occupancy rooms, expanded treatment and support services spaces and converting the existing double-occupancy rooms to single occupancy, all of which will result in extended child and adolescent services, increased geriatric care capacity, and an expanded mental health workforce.	Submitted \$2,000,000 Application	Acadia is one of only two privately operated non-profit in-patient psychiatric hospitals in Maine. The demand for mental health services has grown dramatically. The waitlist for outpatient mental health care expanded from 400 to more than 5,000 in the last 18 months. On a typical day, there are approximately 30 patients waiting in ERs for a psychiatric bed, about 45% of those patients are under the age of 18. Due to its current physical space and safety limitations, Acadia can only accommodate 61 patients each day on average, far less than its 100 licensed beds, as most of its double-occupancy patient rooms must be converted to single-occupancy to accommodate the need of the patient.
2	15	Big Brothers Big Sisters of Mid Maine	260,000	303,650	Operating	Hire two BBBS staff dedicated to a newly created hub at the Boys and Girls Club of Bangor to monitor the relationships with the littles and their families, manage the recruitment of mentors, and provide ongoing monitoring and support of the match relationship.	-	The project is to fund the operating costs associated with the creation of a mentoring hub within the Boys & Girls Club of Bangor to provide focused delivery of mentoring and mental health support to 100 children.
3	17	Christine B Foundation (2)	100,000	2,832,000	Capital	Support of site design and planning phase for the construction of a nutritional health facility to support.	25,000	This project aims to invest in cancer prevention and treatment by creating Maine's first medical nutritional health facility. The facility will address social determinants of health through access to prescribed healthy foods and oncology dietician counseling across Maine.
5	21	St. Andre Home (3)	50,000	220,964	Operating	Hiring of personnel to support their Courage LIVES work. This work involves improving the mental health, sobriety, and stability of those impacted by human trafficking, exploitation, and domestic and sexual violence.	20,000	CourageLIVES offers education and training to professionals from law enforcement, healthcare, education, local government and key industries. They partner with those impacted to facilitate the training. Professionals who work with this population require specialized training. They raise public awareness of the problem to promote prevention and systemic change.
4	20	Together Place Peer Run Recovery Ctr (4)	260,628	260,628	80% Operating, 20% Capital	Hire 2 employees to provide outreach services for a period of two years and \$53,500 of improvements to the Together Place Peer Run Recovery Center facility.	24,500	The outreach works would work to connect residents within in community to services both within Together Place and in the recovery community generally. The building improvements proposed may be eligible for CDBG funding.

- (1) Penobscot county recently received an for \$2,000,000, no action taken to date.
- (2) Funding from Penobscot County was for site design planning purposes.
- (3) Funding from Penobscot County was to assist survivors of trafficking.
- (4) Funding from Penobscot County was to fund the renovation of meeting space.

**City of Bangor ARPA Grant Request
Program Budget**



Please provide an overview of your project budget. If a category is not applicable to your project you may leave it blank. Please add relevant notes in column C and use the comments to explain, if necessary.

Northern Light Acadia Hospital

Revenue Source	Project Revenue	Notes
Fundraising (Individual/Business)	\$ 1,530,000.00	Currently Funded
Grants - Federal	\$ 2,000,000.00	provisionally awarded, formal application required for review by US DHHS
Grants - State		
Grants-Private (Foundation, United Way, Non-Gov't etc.)	\$ 1,730,000.00	Currently Funded
Program Income (fees, membership, etc.)		
In-Kind		
City of Bangor ARPA Request	\$ 2,000,000.00	
All Other Revenue (explain below)		
Pending Requests (all sources)	\$4,013,500.00	
Additional Fundraising	\$ 3,726,500.00	
Northern Light Health Internal Capital Funding	\$ 39,231,362.00	
TOTAL	\$ 54,231,362.00	
Revenue Comments:		

Expense Item	Project Cost	Notes
Salaries		
Benefits		
Professional Fees/Contract Services	\$ 2,982,574.00	
Acquisition Costs		
Construction/Renovation	\$ 35,288,419.00	
Site Work	\$ 3,760,275.00	
Software/Technology		
Supplies/Materials		
Rent/Utilities		
Equipment	\$1,350,000.00	
Travel		
All Other Expenses		
Demolition and Removal	\$168,171.00	
Relocation expenses and payments	\$450,000.00	
Contingencies and Miscellaneous	\$5,231,923.00	
Clinical Workforce Development	\$ 1,000,000.00	
Center for Geriatric Mental Health and Neurocognitive I	\$ 3,000,000.00	
Pediatric Mental Health Programming	\$ 1,000,000.00	
TOTAL EXPENSES	\$ 54,231,362.00	
Expenses Comments:		

Project Budget Comments:

**City of Bangor ARPA Grant Request
Project Budget**



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Big Brothers Big Sisters of Mid Maine

Revenue Source	Project Revenue	Notes
Fundraising (Individual/Business)	\$ 6,000.00	
Grants - Federal		
Grants - State		
Grants-Private (Foundation, United Way, Non-Program Income (fees, membership, etc.)	\$ 28,000.00	
In-Kind	\$ 10,000.00	
All Other Revenue (explain below)	\$ 260,000.00	ARPA Grant
TOTAL	\$ 304,000.00	

We intend to use funds from a variety of private foundations to supplement the investment by the City of Bangor.

Expense Item	Project Cost	Notes
Salaries	\$ 163,000.00	Program Management - 2 FTEs
Benefits	\$ 39,350.00	
Professional Fees/Contract Services	\$ 12,000.00	Mental Health Training/Clinical Support/Screening
Acquisition Costs		
Construction/Renovation		
Site Work		
Software/Technology	\$ 11,300.00	Matchforce
Supplies/Materials	\$ 28,000.00	Program Activities
Rent/Utilities	\$ 30,000.00	Additional meeting space for FTEs
Equipment	\$ 3,000.00	Computers
Travel	\$ 7,000.00	Mileage
All Other Expenses	\$ 10,000.00	Marketing/Recruitment
TOTAL EXPENSES	\$ 303,650.00	

Expenses Comments:

Project Budget Comments:

Christine B Foundation

City of Bangor ARPA Grant Request Project Budget



Please provide an overview of your project budget. If a category is not applicable to your project you may leave it blank. Please add relevant notes in column C and use the comments to explain, if necessary.

Revenue Source	Project Revenue	Notes
Fundraising (Individual/Business)	\$ 200,000.00	
Grants - Federal	\$ 2,500,000.00	
Grants - State	\$ 150,000.00	
Grants-Private (Foundation, United Way, Non-Gov't etc.)	\$ 25,000.00	
Program Income (fees, membership, etc.)		
In-Kind		
All Other Revenue (explain below)		
TOTAL	\$ 2,875,000.00	

Revenue Comments:

Expense Item	Project Cost	Notes
Salaries		
Benefits		
Professional Fees/Contract Services	\$ 327,000.00	
Acquisition Costs	\$ 100,000.00	
Construction/Renovation	\$ 1,980,000.00	
Site Work	\$ 300,000.00	
Software/Technology		
Supplies/Materials		
Rent/Utilities		
Equipment	\$ 125,000.00	
Travel		
All Other Expenses		
TOTAL EXPENSES	\$ 2,832,000.00	

Expenses Comments:

**City of Bangor ARPA Grant Request
Project Budget**



Please provide an overview of your project budget. If a category is not applicable to your project you may leave it blank. Please add relevant notes in column C and use the comments to explain, if necessary.

St Andre Home

Revenue Source	Project Revenue	Notes
Fundraising (Individual/Business)		
Grants - Federal	\$ 50,000.00	This is \$50,000 of ARPA funding requested from the City of Bangor
Grants - State		
Grants-Private (Foundation, United Way, Non-Gov't etc.)	\$ 160,000.00	
Program Income (fees, membership, etc.)		
In-Kind	\$ 16,000.00	
All Other Revenue (explain below)		
TOTAL	\$ 226,000.00	
Revenue Comments: Revenue Comments: We receive approximately \$16,000 in in-kind donations in the form of books, clothing, food, grocery store gift cards, and household and personal items that we use to supplement what we purchase for those we serve.		

Expense Item	Project Cost	Notes
Salaries	\$ 164,518.00	
Benefits	\$ 12,345.00	
Professional Fees/Contract Services		
Acquisition Costs		
Construction/Renovation		
Site Work		
Software/Technology		
Supplies/Materials		
Rent/Utilities		
Equipment		
Travel		
All Other Expenses	\$ 44,101.00	Vehicle Gas and Repairs/Outreach Expenses
TOTAL EXPENSES	\$ 220,964.00	
Expenses Comments: In addition to the \$50,000 of ARPA funding requested from the City of Bangor, we hope to raise \$160,000 in grants from private foundations. Of this \$160,000, we have already secured \$100,000.		

Project Budget Comments: Vehicle Gas and Repairs: \$4,219 CourageLIVES provides transportation to health appointments, job sites, child care centers, etc, on an as-needed basis. Outreach Expenses: \$30,882 CourageLIVES provides clothing (including uniforms needed for employment), food, household items, and toiletries and other personal items; books for education; health-related items (such as contact lenses and glasses); and assistance with gas and rent/security deposits.

**City of Bangor ARPA Grant Request
Project Budget**



Please provide an overview of your project budget. If a category is not applicable to your project you may leave it blank. Please add relevant notes in column C and use the comments to explain, if necessary.

Together Place Peer Run Recovery Center

Revenue Source	Project Revenue	Notes
Fundraising (Individual/Business)	\$ 4,125.00	To support Creative Recovery Program
Grants - Federal		
Grants - State		
Grants-Private (Foundation, United Way, Non-Gov't etc.)	\$ 12,000.00	Remaining from a grant received from the Stephen and Tabitha King Foundation.
Program Income (fees, membership, etc.)		
In-Kind		
All Other Revenue (explain below)		
TOTAL	\$ 16,125.00	
Revenue Comments:		

Expense Item	Project Cost	Notes
Salaries	\$ 160,000.00	Two full-time outreach employees @\$40,000/year x 2 years
Benefits	\$ 20,000.00	Benefits to support two full-time outreach employees for 2 years.
Professional Fees/Contract Services	\$ 4,125.00	Qualified facilitators presenting four creative sessions per year compensated at \$500 each session for three years (\$6000) and \$750 for authors as honorariums at the Periscope Creative Writing Contest annual event for three years (\$2250).
Acquisition Costs		
Construction/Renovation	\$ 53,503.65	First: \$30,680. Disability Ramp replacement – The current disability ramp has dramatically deteriorated since the 1990s and it dips with even a light person walking on it. This repair would result in a disability access ramp using composite material rated better to withstand the weather and to last into the late 2040s. Second: \$17,622. Address Basic Functionality of Old Building – Together Place is a combination of an 1886 building with a 1960s addition (a former Elks Club). These funds would: replace a roof that regularly leaks into our dining area; an entrance awning that is in danger of collapsing under heavy ice; repair broken and unsightly siding, and finally pay half of repainting the 1886 façade of the building that faces high-traffic Union Street and is currently unsightly. (The rooming house on the other side would pay the other half of this final item's cost). Third: \$5201.65. Energy Efficiency – replace a pantry door that goes to an entirely unheated storage unit with an energy-rated door, replace several windowsills and trim so as to block heat loss, and replace outdated dining area with energy efficient LEDs.
Site Work		
Software/Technology	\$ 5,000.00	Laptops and cell phones for two full-time outreach employees.
Supplies/Materials	\$ 5,000.00	Brochure and poster design and printing and general office supplies to support outreach in Bangor.
Rent/Utilities		
Equipment		
Travel	\$ 1,000.00	Mileage reimbursement for travel in Bangor for outreach employees.
All Other Expenses	\$ 12,000.00	Investment in creative expression programming unique at Together Place, to support people in recovery and enhance the city of Bangor's literary tradition.
TOTAL EXPENSES	\$ 260,628.65	
Expenses Comments:		

Project Budget Comments: