BUDGET WORKSHOP AGENDA May 29, 2024 @ 5:15 pm Council Chambers, 262 Harlow St.

The City's Proposed Budget is available here: <u>FY25 Budget Proposal.pdf (bangormaine.gov</u>). The Table of Contents, page 3, is hyperlinked for ease of access. Click on the section you'd like to view to be brought to that section.

- 1. Enterprise Funds Review of Capital / Budget Changes
- 2. Assessor's Update (information to be provided at meeting)
- 3. Revised Estimated Tax Rate (provided at meeting)
- 4. Additional Questions????

FY25 CAPITAL REQUESTS RECOMMENDED FOR FUNDING

				Operating	Bond		
Department	Request	<u>Capital</u>	Funded	Budget	Issue	Other	<u>Comments</u>
Airport							
F · ·	Rehabilitate Runway 15-33 Year 1 of 2	23,513,075	Y			23,513,075	FAA, MDOT, MEANG, Fund Balance
	Additional Ineligible Portion - Runway Design	175,000	Y				Existing Funds
	Additional Ineligible Portion - New Generator (BGR Terminal Connector)	690,000	Y			,	Fund Balance/Existing Funds
	Roof Repairs Building 100	100,000	Ŷ	100,000		000,000	
	Pressure Wash & Paint Tank #3	60,000	Ŷ	60,000			
	Roof Repairs Building 195	100,000	Ŷ	100,000			
	Replace Boiler @ Building 96	65,000	Ý	65,000			
	Dock 11 Roof Repair	220,000	Ý	220,000			
	Hangar 1 (Maine Aero) Exterior Painting	40,000	Y	40,000			
	Airport wide Computer/Monitor/Printer Upgrades	25,000	Y	25,000			
	Replace BGR Dell N2048P Switches (Yr 2 of 3)	65,000	Y	65,000			
	Replacement of DSX Door Access System	500,000	Y	500,000			
			Y				
	Replace Security Cameras	42,000		42,000			
	Varec Software Upgrade - Records Jet A Fuel Tank Levels	25,000	Y	25,000			
	Replacement of 10 Runway Sign Panels - Year 1 of 2	25,000	Y	25,000			
	Replace 2005 Tempest Aircraft Deicer	550,000	Y	550,000			
	Hearing Protection - Headsets for Ramp Staff	25,000	Y	25,000			
	Replace 2017 JetGo 28 Vdc GPU	55,000	Y	55,000			
	Replace 1993 Chevrolet - Aircraft Mechanics Service Van	80,000	Y	80,000			
	Replace Drive On Stationary Lifts w/Portable Wireless Lifts	70,000	Y	70,000			
	Replace PLC System (monitors & records aircraft deicing fluid waste)	80,000	Y	80,000			
	Taxiway M Repairs/Ramp & Gate Area/North End of Alpha	40,000	Y	40,000			
	Temporary Shelter for Runway Sand	30,000	Y	30,000			
	Feasibility Study - Tank Farm Relocation	100,000	Y	100,000			
	Phase IV Stormwater Upgrade	400,000	Y	400,000			
	Replace 1993 Case Tractor with Bush Hog Attachment	250,000	Y	250,000			
	Replace 2008 GMC C4500 Utility Box Work Truck	80,000	Y	80,000			
	Replace 2003 Ford Econoline E350 15 Passenger Van with Shuttle	125,000	Y	125,000			
	-	27,530,075		3,152,000	-	24,378,075	-
							-
WWTP	SCADA Instrumentation & Control Phase C (final)	90,000	Y	90,000			
	Valve and Gate Evaluation	80,000	Y	80,000			
	Aeration Project	850,000	Y	00,000	850,000		
	EIM to Rotork Gate Actuator Replacements (X10)	60,000	Y	60,000	000,000		
	Biosolids drying and disposal study	100,000	Y	00,000		100 000	Fund Balance
	WWTP and Sewer Capacity Study	500,000	Y				Fund Balance
	Pump Station Force Main Replacements	250,000	Y	250,000		500,000	Fullu Balance
	AECOM LTCP	40,000	Y	,			
	AP Cross Country Johnson - Canal (LTCP)	40,000	ř Y	40,000 10,000			
		,	ř Y	,			
	Ohio Street Replace/Separation	10,000	Y Y	10,000			
	Nelson/Autumn/Smith	10,000		10,000			
	Kenduskeag Interceptor Culvert Replacement (50% Stormwater Funded)	50,000	Y	50,000			

	Silver Rd Separation (50%) Stormwater Funded Perry Rd. Storm Separation Randolph Dr Small Projects/Repair	60,000 10,000 370,000 800,000	Y Y Y Y	60,000 10,000 370,000 800,000			
		3,290,000		1,840,000	850,000	600,000	-
_							-
Stormwater	Birch Stream Watershed - Pavement removal - BIA	5,000	Y	5,000			
	Sucker Brook Watershed - Geomorph Restorat design/const Shaw Brook Watershed - Cushman Storage Culvert	75,000 100,000	Y Y	75,000		100 000	CFUP Funds
	Replace Stormwater Van #898	50,000	Ý	50,000		100,000	CI OF TUNUS
	MS4 - Dowd Road and Banair Stormwater repairs	75,000	Ŷ	75,000			
	MS4 - Silver Road Separation (50% Sewer funded)	60,000	Ŷ	60,000			
	MS4 - Kenduskeag Interceptor Culvert Replace (50% Sewer)	50,000	Y	50,000			
	MS4 - Outer Hammond St - Hildreth to Hermon	400,000	Y	300,000		100,000	Existing Funds (8171)
	MS4 - Drainage Improvements as needed	125,000	Y	125,000			
		940,000		740,000	-	200,000	-
Bass Park	Grand Ballroom Carpet Replacement	160,000	Y			160.000	Existing Funds/Reserve (7821/7891)
	Concourse Floor Refinish	20,000	Ý			,	Existing Funds/Reserve (7821/7891)
	Security Improvements	40,000	Ý				Existing Funds/Reserve (7821/7891)
	IT Improvements	45,000	Ŷ				Existing Funds/Reserve (7821/7891)
	LED Lighting Upgrades	20,000	Ŷ				Existing Funds/Reserve (7821/7891)
	Building Repairs (Door, Roof, Airwall)	30,000	Ý				Existing Funds/Reserve (7821/7891)
	Convention Center Upgrades	20,000	Ŷ				Existing Funds/Reserve (7821/7891)
	Grid Fill-In Project	140,000	Y				Existing Funds/Reserve (7821/7891)
		475,000		-	-	475,000	-
Parking							
Farking	Pickering Square Garage Repairs	300,000	Y	300,000			
	Paving Projects	25,000	Ŷ	200,000		25.000	Downtown TIF
	Revenue Control Upgrades	110,000	Ŷ			,	Downtown TIF
		425.000		200.000		125.000	-
		435,000		300,000	-	135,000	-
Golf Course							
	Clubhouse Expansion Plans	15,000	Y	15,000			
	On Course Imrovements	30,000	Y	30,000			
		45,000		45,000	-	-	-
							-
Econ Develop	Assessment of Properties	50,000	Y	50,000			
	39 Florida Ave Hanaford Bros.	9,100	Y	9,100			
	49 Florida Ave KidsPeace	23,250	Ý	23,250			
				-			
		82,350		82,350			-
		32,797,425		6,159,350	850,000	25,788,075	-
		52,757,725		0,200,000	,	_0,.00,0,0	-

FY25 CAPITAL REQUESTS NOT RECOMMENDED FOR FUNDING / TO BE DETERMINED

		New				Operating	Improvement	Bond		
Department	Request	Program	<u>Other</u>	<u>Capital</u>	Funded	<u>Budget</u>	<u>Reserve</u>	<u>Issue</u>	<u>Other</u>	<u>Comments</u>
Airport										
P	Replace Passenger Boarding Bridge - Gate 11 & Reconfigure TSA Checkpoint			3,000,000	TBD				3,000,000	Upcoming PFC Application
		-	-	3,000,000			-	-	3,000,000	
				5,000,000					5,000,000	•
Bass Park	Duidling Fourment / Miney Interior Improvement			15 000	N					
	Buidling Equipment / Minor Interior Improvement Parking Lot Improvements - Signage			15,000 10,000	N					
	Kitchen Equipment			20,000	Ν					
		-	-	45,000		-	-	-	-	
				10/000						
Parking	Maintenance Reserve			80,000	Ν					
				00,000	i N					_
		-	-	80,000		-	-	-	-	•
		-	-	-		-	-	-	-	
		-	-	3,125,000		-	-	-	3,000,000	

FY25 NEW PROGRAM REQUESTS

_	_	New			Operating	Improvement			
<u>Department</u>	<u>Request</u>	<u>Program</u>	<u>Other</u>	<u>Capital</u> Funded	<u>Budget</u>	<u>Reserve</u>	<u>Issue</u>	<u>Other</u>	<u>Comments</u>
Airport	Human Resource Officer	90,000		TBD					
	- -	90,000	-	-	-	-	-	-	-

Airport Fund

Includes the following: Operation and Maintenance of the Airfield, Fixed Based Operations,

Airline Services and Rental Properties

(No property tax dollars support this department)

	2023	2024	2025	FY 2025 Revenue by Source	
Expenditures				Rev from Use of Money/Prop	10,875,852
Wages	6,978,755	7,315,008	7,785,060	Intergovernmental	
Health	1,701,037	1,524,377	1,735,771	Charges for Service	11,354,434
Other Fringes	1,086,613	1,037,960	1,106,129	Other	2,861,750
Subtotal Personnel	9,766,405	9,877,345	10,626,960		25,092,036
Runway, Plumb, Build, Electric	416,719	239,850	285,200		
Parts	221,600	242,600	231,600		
Other Supplies	334,728	651,993	656,228		
Maint, Testing, Prof Services	736,777	944,941	1,042,139		
Custodial	495,846	539,448	581,488		
Insurance	579,191	567,299	676,276		
Advertising/Marketing	483,400	482,750	429,750	Change in Net	
Travel	67,150	89,100	92,900	FY 2024	
Educ, Member, Dues	101,875	105,658	112,275	Merit Increases	101,26
Other Contractual Services	783,141	733,893	788,944	COLA Increases	231,20
Heat	354,574	408,670	423,603	Health Ins. Increase	211,39
Fuel	170,860	231,464	247,412	Other Personnel	205,75
Electricity	669,688	714,400	723,409	Repairs, Maint, Inspections	97,19
Other Utilities	365,352	383,757	409,190	Insurance	108,97
Interfund	909,791	950,844	1,094,976	TSA LEO Grant Decrease	102,20
Miscellaneous	251,068	208,033	247,694	Interfund	144,13
Debt Service	1,114,604	1,114,067	1,115,817	Outlay	(257,41
Outlay	5,223,793	5,563,587	5,306,175	Unassigned FB Decrease	522,91
	23,046,562	24,049,699	25,092,036	Airline Incentive	88,64
				Parking Revenue Increase	(505,14
levenues	23,046,562	24,049,699	25,092,036	Landing Fee Increase	(190,16
let	-	-	-	Fuel Revenue Increase	(600,65
6 Change (year over year)		-	-	Concessions	(103,40
6 Change (year over year)		0.00%	0.00%	Ramp Services Revenue	(143,12
				Other	(13,79
				FY 2025	
TEs	128.00	134.00	123.00		

Changes from Initial Proposed

	Expenditures	Revenue
Human Resource position	90,000	
Rental revenue		28,401
Interest earnings		42,864
Parking revenue		18,735
Terminal Connector Project	350,000	
Runway Rehab Design	500,000	
Use of Fund Balance		850,000
	940,000	940,000

Bass Park Fund Includes the following: Operation & Maintenance of Cross Insurance Center, State Fair and Grounds

(fully supported by user fees, no property tax dollars support the operation)

						Changes from Initial Proposed		
	2023	2024	2025	FY 2025 Revenue by Source				
Expenditures				Licenses & Permits	-		Expenditures	Revenue
Personnel	1,660,216	2,023,572	2,115,454	Rev from Use of Money/Prop	186,000	Miscellaneous Supplies	1,100	
Supplies	76,170	146,525	167,875	Intergovernmental	-	Contractual Services	7,300	
Management	169,671	200,000	188,000	Charges for Service	3,844,216	Licenses & Permits	260	
Repairs & Maintenance	92,630	122,620	127,620	Transfers In	2,657,322	Ticket Revenue		6,000
Insurance	196,638	187,253	205,383	Other		Event Revenue		19,142
Other Contractual Services	309,650	364,000	401,838		6,687,538	Transfers In		(16,482)
Utilities	480,998	512,900	612,900				8,660	8,660
Miscellaneous	6,843	7,395	7,655					
Debt Service	2,858,217	2,856,939	2,860,813					
				Change in Net				
				FY 2024	-			
				Utilities Increase	100,000			
				Event/Full Staff Expense Increase	91,882			
	5,851,033	6,421,204	6,687,538	Contract Services Increase	37,838			
				Supplies Increase	21,350			
Revenues	5,851,033	6,421,204	6,687,538	Insurance Increase	18,130			
				Repairs & Maintenance Increase	5,000			
Net	-	-	-	Management Fee Decrease	(12,000)			
				Event Revenue Increase	(266,334)			
\$ Change (year over year)		-	-	All Other	4,134			
% Change (year over year)		0.00%	0.00%					
				FY 2025	-			
FTEs - private mgmt co.	N/A	N/A	N/A					
1								

Bass Park Fund Capital Improvement Program 2025-2029										
Project	2025	2026	2027	2028	2029	Totals				
Grand Ballroom Carpet Replacement	60,000	30,000	30,000	30,000	30,000	180,000				
Concourse Floor Refinish	20,000	20,000	20,000	20,000	20,000	100,000				
Security Improvements	40,000	35,000	40,000	35,000	30,000	180,000				
Communication Equipment	-	15,000	-		15,000	30,000				
Cleaning Equipment	-	75,000	10,000	15,000		100,000				
IT Improvements	65,625	20,000	20,000	20,000	20,000	145,625				
Building Equipment / Minor Interior Improvement	15,000	15,000	10,000	15,000	25,000	80,000				
LED Lighting Upgrades	20,000	20,000	10,000	10,000	10,000	70,000				
Building Repairs (Door, Roof, Airwall)	30,000	50,000	65,000	65,000	30,000	240,000				
Convention Center Upgrades	20,000	10,000	10,000	20,000	20,000	80,000				
Parking Lot Improvements - Signage	10,000	15,000	30,000	10,000	15,000	80,000				
Hussey Seat Replacement	, -	10,000	, _	10,000	, -	20,000				
Kitchen Equipment	20,000	17,500	10,000	10,000	40,000	97,500				
Grid Fill-In Project	140,000	-		-	· -	140,000				
Main Entrance Retaining Wall	-	150,000	-	-	-	150,000				
Total	440,625	482,500	255,000	260,000	255,000	- 1,693,125				

nmary of Changes:

Grand Ballroom (100,000) IT Improvements 20,625 (79,375)

			F	unding Source		
ity Manager Recommended Budget	Amount Funded	Annual Budget	Bonds	Reserve	Other	Description
arand Ballroom Carpet Replacement	60,000	-	-	60,000	-	
Concourse Floor Refinish	20,000	-	-	20,000	-	
ecurity Improvements	40,000	-	-	-	40,000	Existing
T Improvements	65,625	-	-	65,625	-	
Building Equipment / Minor Interior Improvement	15,000	-	-	15,000	-	
ED Lighting Upgrades	20,000	-	-	20,000	-	
uilding Repairs (Door, Roof, Airwall)	30,000	-	-	30,000	-	
Convention Center Upgrades	20,000	-	-	20,000	-	
arking Lot Improvements - Signage	10,000	-	-	10,000	-	
(itchen Equipment	20,000	-	-	20,000	-	
rid Fill-In Project	140,000	-	-	140,000	-	
	440,625	-	-	400,625	40,000	
Requests Not Funded	Amount	Description				



CITY OF BANGOR

MEMORANDUM

TO: City Council
CC: Debbie Laurie, City Manager & David Little, Finance Director
FROM: Philip S. Drew, City Assessor
DATE: May 28, 2024

Assessor's Update:

Change in Housing Stock

During the construction period from May of 2023 to April of 2024, the City Assessor's staff inspected properties and over the last year the housing stock in Bangor has changed in the following ways.

- 46 New dwelling units partially complete on 4.1.2024
- 113 New dwelling units complete 4.1.2024
- 6 Older dwelling units either demolished or removed by 4.1.2024
- 94 Older dwelling units totally remodeled 4.1.2024

Bangor's Valuation Trend

Below is a chart showing statistics using sales in Bangor. The chart compares the number of existing, single-family homes sold (units) and volume (Median Sales Price) during the first-quarter in 2023 versus 2024.

• The first-quarter of 2024 versus 2023 saw a *decrease* in the units sold of 15% while the Median Sales Price *increased* by a slight 0.8%.

Single-residence sales Rolling Quarter Chart										
Quarter Period	Numb <u>2023</u>	er of Ur <u>2024</u>	nits <u>%Change</u>	Median Sal <u>2023</u>	es Price <u>2024</u>	<u>% Change</u>				
1 st - from January to March	53	45	-15%	\$262,500	\$264,500	+0.8%				

Source: City of Bangor Tax Records. Sales include Single Family which includes Condo/PUD properties, but not mobile homes.

Below is a chart showing statistics using only sales that closed from January of 2024 to March of 2024, the first quarter of this year. The median ratio for the group is developed using those sales compared with the property's assessed value on April 1, 2024. All segregated groups other than Small Multi-residence (2 to 4 Units) had ratios in the mid-eighty percent range. There is strong demand among market participants looking to invest in multi-residence properties.

Segregated Ratio Studies Time Period January 2024 to March 2024	# of Sold Properties	Median Assessed Ratio %	Average Assessed Value (of Sales)	Average Sale Price (of Sales)	Average Difference (DIFF/# of Sales)
Single Residence	40	86.6	\$257,368	\$291,666	\$34,299
Single Residence Condo/PUD	5	86.9	\$170,900	\$192,300	\$21,400
Small Multi-residence (2 to 4 Units	16	77.8	\$255,475	\$306,581	\$51,106
			<i>+</i>	+	+++++++++++++++++++++++++++++++++++++++
Commercial Industrial	11	87.2	\$314,891	\$336,727	\$21,836
Mobile Homes in Parks	11	85.4	\$57,145	\$73,636	\$16,491

Proposed Assessed Values for Fiscal Year 2025

Real Property

The total taxable *real property* valuation will increase from \$3,212,914,400 in Fiscal Year 2024 to approximately \$3,601,000,000 in Fiscal Year 2025 or about 12.1%.

- Total Year over Year increase of \$388 million
- Market-based adjustments accounted for \$352.5 million of the change/increase
- New Construction accounted for \$35.5 million of the change/increase

Personal Property

Personal property declarations processed thru May 24, 2024 resulted in the following values, which again are preliminary as additional processing needs to be completed.

The total taxable *personal property* valuation will change from \$197,091,200 in Fiscal Year 2024 to approximately \$194,400,000 in Fiscal Year 2025.

The total Business Equipment Tax Exemption (BETE) valuation will decrease from \$149,739,000 to approximately \$126,500,000.

Estimated General Fund Municipal Property Tax Rate Calculation 2024 and 2025 Updated 5/29/24

_	Adopted FY 24	Proposed FY 25	\$ Change	% Change
City Expenses				
Operating Expenses	58,207,112	62,368,528	4,161,416	7.1%
Capital Expenses	1,118,850	1,073,100	(45,750)	-4.1%
Debt Service/TIF	4,132,650	4,238,101	105,451	2.6%
Pension Obligation Debt Service	2,830,417	2,913,598	83,181	2.9%
Voter Approved Debt Service	203,626	199,875	(3,751)	-1.8%
	,	,	(0,101)	
Total City Expenses	66,492,655	70,793,202	4,300,547	6.5%
School Expenses				
Operating Expenses	54,767,175	57,583,943	2,816,768	5.1%
Debt Service	1,980,000	2,180,000	200,000	10.1%
Total School Expenses	56,747,175	59,763,943	3,016,768	5.3%
Total Expenses	123,239,830	130,557,145	7,317,315	5.9%
Less: Non- Tax Revenues				
City	37,541,709	39,744,370	2,202,661	5.9%
School	29,294,193	29,867,095	572,902	2.0%
Control	20,204,100	20,007,000	012,002	2.070
Total Non-Tax Revenues	66,835,902	69,611,465	2,775,563	4.2%
Proposed Tax Levy				
City	28,950,946	31,048,832	2,097,886	7.2%
School	27,452,982	29,896,848	2,443,866	8.9%
County	4,607,954	5,035,544	427,590	9.3%
Overlay	330,000	340,000	10,000	3.0%
Total Tax Levy	61,341,882	66,321,224	4,979,342	8.1%
Total Assessed Value	3,680,372,400	4,052,574,700	372,202,300	10.1%
Less Downtown DD	196,756,900	230,147,600	33,390,700	17.0%
Less Homestead	130,369,400	130,674,700	305,300	0.2%
Less BETE Exempt	149,618,300	126,500,000	(23,118,300)	-15.5%
Net Available Taxable Assessed Value	3,203,627,800	3,565,252,400	361,624,600	11.3%
Proposed Tax Rate				
City (Including Overlay)	9.14	8.80	(0.34)	-3.7%
School	8.57	8.39	(0.18)	-2.2%
County	1.44	1.41	(0.03)	-1.8%
Total	19.15	18.60	(0.55)	-2.9%
Average Residential Estimated Tax Bill				
	000.000	045 550		
Average Home Value	223,639	245,556		
Homestead Exemption	(25,000) 198,639	(25,000) 220,556		
=				
Average Property Tax Bill City	1,816	1,942	<u>Chan</u> 126	ge 6.95%
School	1,702	1,942	120	8.65%
County	286	312	26	9.03%
Total	3,803	4,103	299	7.87%
	3,000	.,	200	

Draft Budget Revisions For City Council Consideration/Discussion					
		Expenditures	Revenue	Net	Tax Rate
City Manager Recommended	4/8/2024	\$76,055,299	\$39,401,449	\$36,653,850	19.20
Personnel Changes:					
New Hires, Turnovers, etc.		(47,676)	-	(47,676)	
Expenditure/Revenue Changes:					
Line Item Changes			535,000	(535,000)	
General Assistance		(239,000)	(167,300)	(71,700)	
Valuation Changes:					
TIF/CEA's		60,123	74,211	(14,088)	
Solar Exemptions		-	57,800	(57,800)	
BETE Reimbursement		-	(137,390)	137,390	
Homestead Reimbursement		-	(69,500)	69,500	
Revenue Sharing		-	50,100	(50,100)	
Total Changes		(226,553)	342,921	(569,474)	
Updated Budget	5/29/2024	\$75,828,746	\$39,744,370	\$36,084,376	18.60
Outstanding Items:					
Planning - Placer.ai	New Program	\$ 24,000	Funding will increase	mill rate by .01, ave	erage tax bill by
Cultural Commission Events Calendar	New Program	\$ 33,500	Funding will increase	mill rate by .01, ave	erage tax bill by
Other:					
DBP 3rd Party Service Provider	New Program	\$ 340,000	Awaiting DECD Clarif	ication	
Not Recommended:					
Community Connector - Dispatcher	New Program	\$ 80,131	Potential grant fundin	g	
Finance - Network/Database Analyst	New Program	\$ 112,345	Departmental staffing	needs will be revie	wed during FY2