



CITY COUNCIL AGENDA



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lisa.goodwin@bangormaine.gov

REGULAR MEETING BANGOR CITY COUNCIL – JUNE 10, 2024

PLEDGE OF ALLEGIANCE

Currently, the public has the choice to participate in meetings in person at City Hall now located at 262 Harlow Street or remotely through Zoom. Meetings are available to view through Youtube website, and the Government Channel 1303, after the fact. Public comment, whether in person or through Zoom, requires a person to state their name and town of residence, and any inappropriate or offensive remarks may be removed or interrupted, 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.

PROCLAMATION: **Proclaiming June 19th as Juneteenth**

PUBLIC COMMENT

CONSENT AGENDA ITEM NO.

ASSIGNED TO COUNCILOR

*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. Any member of the public may request that the Council remove an item from the Consent Agenda for discussion. An item will only be removed if a City Councilor requests its removal to New Business.

MINUTES OF: **Bangor City Council Regular Meeting of May 29, 2024, Finance
Committee Meeting of June 3, 2024, Business and Economic
Development Committee Meeting of May 6, 2024, and Infrastructure
Committee Meeting of May 20, 2024**

**LIQUOR LICENSE
RENEWALS:** **Application for Liquor License Renewal, Malt, Wine, HAWES
Spirits of New Waverly Restaurant, Inc. d/b/a New
Waverly Restaurant, Inc., 36 Merchants Plaza**

**Application for Liquor License Renewal, Malt, Wine, HAWES
Spirits of Bangor Grande Aviators, LLC d/b/a Blue
Sky Lounge, 357 Odlin Road**

**Application for Liquor License Renewal, Malt, Wine, HAWES
Spirits of Ichiban d/b/a Ichiban, 226 Union Street**

**Application for Liquor License Renewal, Malt, Wine, HAWES
Spirits of Ever Spring Co Inc. d/b/a Oriental Jade
Restaurant/Bangor Beer Company, 320 Bangor Mall
Boulevard**

**24-172 ORDER **Authorizing the Execution of a Municipal Quitclaim FISH
Deed for Real Estate Located at 106 Dewitt Avenue****

Executive Summary: This Order will authorize the execution of a municipal quitclaim deed for real estate located at 106 Dewitt Avenue. Tax liens have matured on the property owned by Bernard W. Miller, at 106 Dewitt Avenue. The outstanding charges due the City have been paid, and there are no known code violations on the property. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

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**CONSENT AGENDA
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

<u>24-173</u>	<u>ORDER</u>	Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 2220 Ohio Street	TREMBLE
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Executive Summary: This Order will authorize the execution of a municipal quitclaim deed for real estate located at 2220 Ohio Street. Tax and stormwater liens have matured on the property owned by The David F. Gould Trust U/A, at 2220 Ohio Street. The outstanding charges due the City have been paid, and there are no known code violations on the property. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

<u>24-174</u>	<u>ORDER</u>	Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at East Broadway Extension	LEONARD
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Executive Summary: This Order will authorize the execution of a municipal quitclaim deed for real estate located at East Broadway Ext. Tax liens have matured on the property owned by Bernard W. Miller and Gloria T. Miller, at East Broadway Ext. The outstanding charges due the City have been paid, and there are no known code violations on the property. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

<u>24-175</u>	<u>ORDER</u>	Authorizing the Execution of a Contract with Maine Municipal Association for Third Party Administrator (TPA) Services for the City's Workers Compensation Program	FOURNIER
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Executive Summary: This Order authorizes a contract with Maine Municipal Association for third party administration of the City's workers compensation program. The City of Bangor has been self-insured for Workers Compensation since July 1, 1987. The City has been utilizing Maine Municipal Association as it's Third Party Administrator (TPA) for the City's self-insured workers compensation claims since 2014. A TPA is the point of contact for an employee injured on the job. The TPA also manages the claim processing and management as well as provides assistance related to provider networks.

The City's experience to date with the TPA services from MMA has been outstanding and their interaction with the employees has been well received. As was anticipated, their familiarity with municipal workers and workplace injuries, as well as the Workers Compensation rules and regulations has been invaluable in ensuring our employees who are injured on the job receive the appropriate treatment and support to return to work.

MMA's active involvement with the medical service and their prescription pharmacy program has resulted in lowering treatment costs of injured workers. In an era with ever increasing medical costs, the realization of significant reductions in prescription costs and minimal change in medical clearly demonstrates their efforts on the City's behalf. The City actively works to reduce workplace injuries, and some injuries require more treatment than others. The City's management of work place injuries has been bolstered not only by MMA's contract, but with ongoing support from the Risk Manager. The Risk Manager and MMA work hand in hand to respond to workplace injuries and to identify opportunities to minimize risk to the work force.

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CONSENT AGENDA ITEM NO.		ASSIGNED TO COUNCILOR
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Based on our history, as well as increased cost across board, staff believe the increase of 12-15% in pricing is to be expected, staff recommendation is to renew the contract with MMA for TPA workers compensation insurance for an additional three year term. The estimated annual cost is \$55,600 but varies based on number and severity of injuries.

This item was reviewed and recommended for passage at the Finance Committee meeting on June 3, 2024.

<u>24-176</u>	<u>ORDER</u>	Authorizing the City Manager to Apply for a University of Southern Maine Data Innovation Fellow for the Bangor Public Health and Community Services Department	HAWES
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Executive Summary: This Order will authorize the City Manager to apply for a University of Southern Maine (USM) Data Innovation Fellow.

If awarded, through the Data Innovation Program, the Public Health and Community Services Department would be granted a Fellow to assist with the preparation of Bangor's application for public health accreditation from approximately September 2024 through May 2025. Thanks to the support of the Maine Economic Improvement Fund, fellowship positions are paid work experiences and available at no cost to the City of Bangor (and other awarded organizations).

The USM Data Innovation Project's (DIP) Applied Research Fellowship Program places DIP-trained graduate students from USM in community organizations to support their applied research and evaluation efforts. This program both enhances community organizations' data capacity and provides USM graduate students with hands-on education and skill building on program evaluation.

This item was reviewed and recommended for passage at the Government Operations Committee meeting on June 3, 2024.

<u>24-177</u>	<u>ORDER</u>	Assuring and Certifying the City's Compliance with Certain Requirements for FY24 Community Development Block Grant Funds	FISH
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Executive Summary: This Order assures and certifies the City's compliance with certain requirements for FY24 Community Development Block Grant funds. Community Development Block Grant regulations require each year that the City certify it will comply with the laws and regulations of the Community Development Block Grant Program contained in the attachment to this Council Order.

This item was reviewed and recommended at the Business and Economic Development Committee meeting on April 17, 2024.

<u>24-178</u>	<u>ORDER</u>	Appointing the City Manager as the Certifying Officer to Comply with the National Environmental Protection Act	HAWES
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**CONSENT AGENDA
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

Executive Summary: This Order shall designate the City Manager as the "Certifying Official" for the City of Bangor in a role that is required for the implementation of federally-assisted projects, including the Community Development Block Grant Program. According to Federal regulations, communities using or receiving federal assistance are the "Responsible Entity" which must ensure that compliance with the the National Environmental Protection Act (NEPA) and that all the requirements contained in related laws and authorities have been achieved. In order to fulfill its obligations under this Act, the Responsible Entity should designate as the "Certifying Officer", usually the chief elected or appointed official for the responsible entity/jurisdiction in which the project is located, or his/her designee, which must be granted the authority to assume legal responsibility for compliance with all environmental requirements, and is authorized to consent, on behalf of the City of Bangor, to accept the jurisdiction of the federal courts for the purpose of enforcement of its responsibilities as a Responsible Entity.

This item was reviewed and recommended at the Business and Economic Development Committee meeting on April 17, 2024.

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

**ASSIGNED TO
COUNCILOR**

24-179 ORDINANCE Amending Chapter 148 of the Code of the City of Bangor by Including the Hasey’s Maine Stages Building as a Historic Landmark (First Reading and Referral to Historic Preservation Commission Meeting on June 13, 2024)

FISH

Executive Summary: The proposed change would update Chapter 148 of the City’s Code of Ordinances to add Hasey’s Maine Stages Building at 490 Broadway to the listing of Historic Landmarks.

In the 1940s and 1950s Hasey’s Maine Stages Building served as a bus garage and terminal for Hasey’s Maine Stages Inc. Hasey’s Maine Stage served as a major service center for transportation, supporting tourism to and from Maine’s more rural northern towns.

In March 2024, the Hasey’s Maine Stage Building at 490 Broadway was accepted into the National Register of Historic Places based on its local significance.

The Historic Preservation Commission has previously expressed interest in local designation.

24-180 ORDINANCE Amending Chapter 174, Loitering, Section 174-1, to Prohibit Loitering on Narrow Medians in High-Volume or High-Speed Traffic Areas (First Reading and Referral to Government Operations Committee meeting on June 17, 2024)

YACIOUBAGHA

REGULAR MEETING BANGOR CITY COUNCIL – JUNE 10, 2024

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

**ASSIGNED TO
COUNCILOR**

Executive Summary: This Ordinance amendment, if passed, would revise the City’s Loitering Ordinance to prohibit loitering on narrow medians (less than six-feet wide) in high-volume or high-speed traffic areas, to protect both those on the medians and the drivers and passengers in vehicles passing by.

Under the current ordinance, loitering that impedes public streets or the free and uninterrupted passage of vehicles is not permitted. Loitering on narrow medians in high-volume or high-speed traffic areas is an obvious danger to both those on the narrow medians and those in vehicles driving past the medians. City staff has recommended adding the proposed ordinance due to growing safety concerns.

The scope of the proposed ordinance is limited, as it is expected to apply to only a small number of narrow medians located in high-volume or high-speed traffic areas on City-owned streets. The ordinance would not apply to medians located on privately-owned land, nor to medians located within state and interstate highways.

It is anticipated that the proposed ordinance would be enforced via conversations with citizens directing them to move from the narrow median to a safer location, and it is not expected that enforcement civil penalties will be sought.

This item was introduced at the Government Operations Committee Meeting on June 3, 2024, and is being referred to the Government Operations Committee Meeting on June 17, 2024.

24-181 RESOLVE **Authorizing the City Manager to Accept and Appropriate \$38,000 from the Center for Tobacco Independence to Provide Tobacco Treatment in Penobscot County High Schools (First Reading) **YACIOUBAGHA****

Executive Summary: This Resolve would authorize the City Manager to accept and appropriate \$38,000 in funding from the Center for Tobacco Independence to provide tobacco treatment in Penobscot County high schools from June 1, 2024 - June 30, 2025.

Bangor Public Health and Community Services will be responsible for providing the tobacco treatment services and will work with CTI to identify schools. Bangor Public Health and Community Services has been providing tobacco treatment services since 2022.

This item was reviewed and recommended for passage at the Government Operations Committee meeting on June 3, 2024.

24-182 RESOLVE **Making an Appropriation for the Total School Budget for the Bangor School Department as Required by 20-A MRS Section 15690 (4)(A) (First Reading) **HAWES****

Executive Summary: This Resolve will appropriate the total school budget in the amount of \$60,440,920 as required by 20-A MRSA, Section 15690(4)(A). This appropriation represents the total annual budget for funding public education from Pre-K to grade 12. This article does not provide money unless the other articles are approved. This item may need to be amended by substitution on June 24, 2024 to reflect any changes adopted by the School Board and City Council since the initial budget submission.

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

**ASSIGNED TO
COUNCILOR**

24-183 RESOLVE Approving School Department Estimates of Revenue and Budget - Trust and Agency Fund (First Reading) TREMBLE

Executive Summary: This Resolve will approve the School Department's Trust and Agency Budget in the amount \$3,624,735.

This item may need to be amended by substitution on June 24, 2024 to reflect any changes adopted by the School Board and City Council since the initial budget submission.

24-184 RESOLVE Approving School Department Estimates of Revenue from State Sources and Budget-Enterprise Fund (First Reading) YACOUBAGHA

Executive Summary: This Resolve will approve the School Department's Enterprise Fund Budget in the amount of \$2,294,628 for the period of July 1, 2024 to June 30, 2025. If approved, the fund includes \$2,252,173 for the food services programs and \$42,455 for Adult Ed Enrichment.

This item may need to be amended by substitution on June 24, 2024 to reflect any changes adopted by the School Board and City Council since the initial budget submission.

24-185 RESOLVE Approving School Department Estimates of Revenue from State Sources and Budget-Special Revenue Fund (First Reading) DEANE

Executive Summary: This Resolve will approve the School Department's Special Revenue Fund in the amount of \$3,610,307. These special revenues are used to support a variety of educational activities as detailed in the resolve.

This item may need to be amended by substitution on June 24, 2024 to reflect any changes adopted by the School Board and City Council since the initial budget submission.

24-186 RESOLVE Making an Appropriation of \$397,795 for Adult Education for the Bangor School Department as Required by 20-A MRS Section 8603-A (1) (First Reading) FISH

Executive Summary: This Resolve will appropriate funding for adult education in the amount of \$397,795, the local share of which is \$245,000.

This item may need to be amended by substitution on June 24, 2024 to reflect any changes adopted by the School Board and City Council since the initial budget submission.

24-187 RESOLVE Vocational Education Region #4 Appropriation Pursuant to Title 20-A, Chapter 606, 15601-15619, Maine Revised Statutes (First Reading) SCHAEFER

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

**ASSIGNED TO
COUNCILOR**

Executive Summary: This Resolve will approve expenditures as required by Title 20-A MRSA for the Vocational Education Region #4 operating budget in the amount of \$4,842,937.10, and the local share for Adult Education of \$18,022.96.

This item may need to be amended by substitution on June 24, 2024 to reflect any changes adopted by the School Board and City Council since the initial budget submission.

24-188 RESOLVE Making an Appropriation of \$2,180,000 for Non-State Funded Debt Service Allocation for the Bangor School Department as Required by 20-A MRS Section 15690 (2)(A) (First Reading) FOURNIER

Executive Summary: This Resolve will appropriate the non-state funded debt service allocation in the amount of \$2,180,000. Non-state funded debt service is the amount of money needed for the payments of School department long term debt for major capital construction projects and or minor capital renovation projects that are not approved for State subsidy. The issuance of this long term debt was previously approved by the Bangor City Council.

This item may need to be amended by substitution on June 24, 2024 to reflect any changes adopted by the School Board and City Council since the initial budget submission.

24-189 RESOLVE Making an Appropriation for the Bangor School Department in Excess of the Minimum Spending Target Established by 20-A MRS Section 15671(A)(4) (First Reading) HAWES

Executive Summary: This Resolve will authorize the appropriation of local funds in excess of the minimum spending target limit in the amount of \$11,275,091. The Bangor School Committee recommends \$11,275,091 of additional funds and gives the following reasons for exceeding the State's Essential Programs and Services funding model by \$11,275,091: Special Education \$3,439,944; Transportation \$273,251; Co and extracurricular activities \$1,247,671; Technology \$690,149; and Employee Benefits \$5,624,076.

This item may need to be amended by substitution on June 24, 2024 to reflect any changes adopted by the School Board and City Council since the initial budget submission.

24-190 RESOLVE Making an Appropriation of \$19,298,734 for the School District Contribution to the Total Cost of Funding Public Education from Pre-K to Grade 12 as Required by 20-A MRS Section 15690(1)(A)(B) (First Reading) LEONARD

Executive Summary: This Resolve will appropriate the local share of the total costs of the Essential Programs and Services funding model in the amount of \$19,298,734. This item may need to be amended by substitution on June 24, 2024 to reflect any changes adopted by the School Board and City Council since the initial budget submission. This item may need to be amended by substitution on June 24, 2024 to reflect any changes adopted by the School Board and City Council since the initial budget submission.

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

**ASSIGNED TO
COUNCILOR**

24-191 RESOLVE Appropriation for Municipal Year 2025 (First Reading)

TREMBLE

Executive Summary: The appropriation resolve for Municipal Year 2025 is presented at this meeting for First Reading. This Resolve is based on the City Manager's recommended budget as presented to the City Council on April 8, 2024. A number of changes and adjustments may be made prior to final adoption and any changes will be incorporated into an Amended FY 2025 Budget Resolve, which is scheduled to be included in the Council Agenda for June 24, 2024.

This item will need to be amended by substitution on June 24, 2024 to reflect any changes adopted by the City Council since the initial budget submission.

24-192 RESOLVE Making an Appropriation for Various Capital Purposes Utilizing Various Reserves, Trust and Agency Accounts and Other Funds for Expenditures to be Made During Fiscal Year 2025 (First Reading)

FOURNIER

Executive Summary: This resolve will make appropriations from various sources to fund programs or purchases identified in the FY 2025 proposed budget. Over the past two months, the City Council has reviewed all requests for various capital and operational needs. The attachment identifies the purchases and the funding source to be used. The following summarizes the recommended appropriations and the source from which they are to come:

SOURCE	APPROPRIATION
State LRAP Funding	\$ 300,000
Local Seizure Account	126,000
Fire Equipment Reserve	240,000
Energy Efficiency Reserve	30,000
Equipment Reserve	809,000
Community Connector Reserve	187,000
Worker's Comp Reserve	70,000
Cascade Park Trust	18,000
Forest Reserve	45,000
Improvement Reserve	1,170,153
 TOTAL	 \$ 2,995,153

This resolve is based on the City Manager's Recommended budget. It may require amendment, if additional changes are made as the budget is finalized.

24-193 RESOLVE Making an Appropriation of Downtown TIF Funds for Expenditures to be Made in Fiscal Year 2025 (First Reading)

YACIOUBAGHA

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

**ASSIGNED TO
COUNCILOR**

Executive Summary: This Resolve will appropriate \$4,135,992 in funds for expenditures to be made from the Downtown TIF program. During the FY 2025 budget process, the City Council reviewed all requests for various capital and operational needs, some of which were recommended for funding from the Downtown Development District TIF funds. These funds may only be expended for purposes identified within the TIF application as previously approved by the City Council and the Maine Department of Economic and Community Development. Allowable projects include those related to downtown and parking, the waterfront, downtown infrastructure improvements (i.e. sidewalks, sewers, streets, parks, etc.), Arena debt services, clean-up of the Penobscot River and allowable Tier III costs. This resolve was reviewed by the Council as part of the budget review process. This is based on the City Manager's recommended budget. This resolve may require an amendment if additional changes are made as the budget is finalized.

24-194 ORDER Appropriating \$821,576 of Fiscal Year 2024 HAWES
Community Development Block Grant Funding and
\$250,000 in Anticipated Program Income (First
Reading)

Executive Summary: This Resolve will appropriate \$821,576 in Community Development Block Grant Funds for Federal Fiscal Year 2024 (City Fiscal Year 2025) awarded through the U.S. Department of Housing and Urban Development, as well as \$250,000 in program income from anticipated loan repayments.

The required public comment period was held at the Business & Economic Development Committee meeting on April 30, 2024 and was advertised. Pending the outcome of a required public hearing on June 10, 2024, this item may need to be amended by substitution at the June 24, 2024 Council meeting prior to adoption.

**UNFINISHED BUSINESS
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

24-146 RESOLVE Accepting and Appropriating \$200,000 in Maine LEONARD
Emergency Medical Services Stabilization and
Sustainability Program Funds

Executive Summary: This Resolve will accept and appropriate \$200,000 in Maine Emergency Medical Services Stabilization and Sustainability Program Grant funds. On January 22, 2024, the Bangor City Council authorized the Fire Department to apply for funding under the grant program. As a result of this application, the Fire Department has been awarded \$200,000 with no local match. The funding will be used to enhance training and purchase new equipment. This grant funding will remarkably enhance the stabilization and sustainability of department's EMS division for years to come. This item was reviewed and recommended for passage at the Finance Committee on May 20, 2024.

24-164 ORDINANCE Amending Chapter 165, Land Development Code, to SCHAEFER
Increase Height Allowances in the Multifamily &
Service District and Urban Service District and for
Rooftop Solar Arrays and Rooftop Mechanical
Equipment

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**UNFINISHED BUSINESS
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

Executive Summary: The proposed changes would update the City’s Code of Ordinances to increase the maximum height for buildings in the Multifamily & Service District (M&SD) and Urban Service District (USD) to 60 feet if located on a lot that fronts a major or minor arterial street. The changes would also allow rooftop mechanical equipment or solar arrays to extend beyond the maximum district height with some stipulations.

The proposed changes could make housing projects and redevelopment in general in the M&SD and USD districts more financially feasible and could allow for more units on these lots. The 2022 Comprehensive Plan suggests that the City revise zoning regulations as needed to support the development of housing within the growth boundary and to remove barriers to development for a variety of housing types. Additionally, the Penobscot Climate Action Plan recommends updating zoning to enable the construction of renewable energy infrastructure on rooftops and other developed areas.

This item was reviewed and unanimously recommended for passage at the Planning Board meeting on June 4, 2024.

24-166 RESOLVE **Authorizing the City Manager to Accept and Appropriate \$875,589 for the Maine Prevention Network for a Twelve-Month Period Beginning July 1, 2024 **FOURNIER****

Executive Summary: This Resolve authorizes the City Manager to accept and appropriate \$875,589 from the Maine Department of Health and Human Services to implement the Maine Prevention Network in the Penquis Public Health District.

Bangor Public Health will be responsible for providing prevention services including substance use prevention, tobacco prevention, and promotion of healthy eating and active living throughout the Penquis Public Health District. Bangor Public Health will provide direct prevention services in Penobscot County and will subcontract direct prevention service provision in Piscataquis County to Northern Light Mayo Community Outreach.

Bangor Public Health and Community Services has been providing these prevention services since 2007.

The initial period of performance was January 1, 2023 to June 30, 2024. This is a second period of performance with the option of four additional extensions ending June 30, 2032.

This item was reviewed and recommended at the Finance Committee on May 20, 2024.

24-167 RESOLVE **Authorizing Grant Amendment to Accept and Appropriate \$423,443 From the Overdose Prevention and Naloxone Distribution Program **LEONARD****

Executive Summary: This Resolve would authorize the City Manager to amend the Overdose Prevention and Naloxone Distribution Program from the State of Maine for Fiscal Year (FY) 2024 and accept and appropriate \$423,443 of additional funding from the program.

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**UNFINISHED BUSINESS
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

On June 12, 2023 23-159 was passed, to accept and appropriate grant funds in the amount of \$2,083,130.43 from the Overdose Prevention and Naloxone Distribution Program from the State of Maine for Fiscal Year 2024.

By amending the grant the City is eligible for an additional \$423,443 in FY24. These additional funds will be provided by the State of Maine and will be used to purchase naloxone kits for distribution throughout Aroostook, Washington, Hancock, Piscataquis, and Penobscot counties.

The Public Health and Community Services Department has been a recipient of the overdose prevention portion of this grant since 2008; the contract was expanded in 2020 to include naloxone purchase and distribution, and again in 2021 to include kits for emergency responders to leave behind.

This item was reviewed and recommended at the Finance Committee on May 20, 2024.

24-168 RESOLVE **Appropriating Special Assessment Funds for Bangor Center Development District Expenditures to be made in Fiscal Year 2025 **TREMBLE****

Executive Summary: This Resolve will appropriate \$231,721 in funds from the Municipal Development District Special Assessment for expenditures to be made for the Bangor Center Development District program.

Budget highlights include:

Marketing:	\$ 78,740.58
Beautification:	43,825.09
Events:	48,282.30
Networking & Outreach:	8,507.69
Safety & Security:	420,000.00
General & Admin.:	53,621.01
TOTAL	\$652,976.67

The balance of the funding, beyond the Special Assessment funding of \$231,721, is comprised of Downtown TIF funds in partial support of general and administration costs, funds raised by the Downtown Bangor Partnership through sponsorships, marketing and events, and anticipated additional funds requested for the services from StreetPlus.

This was reviewed and recommended at a Council Workshop on May 15, 2024.

24-169 RESOLVE **Accepting and Appropriating a Maine Historic Preservation Commission Certified Local Government (CLG) Grant in the Amount of \$15,000 **DEANE****

REGULAR MEETING BANGOR CITY COUNCIL – JUNE 10, 2024

UNFINISHED BUSINESS
ITEM NO.

ASSIGNED TO
COUNCILOR

Executive Summary: This Resolve would authorize the City Manager to accept and appropriate a grant in the amount of \$15,000 with a local match of \$3,750 from the Maine Historic Preservation Commission Certified Local Government Grant (CLG) Program.

At the February 26, 2024 Council meeting, the City Council gave staff approval to apply for a \$30,000 grant, with a local match of \$7,500, for conducting a large-scale reconnaissance survey of several historic areas of Bangor, with the potential for designation of new districts or landmarks. Particularly, the application highlighted over 70 potential sites to survey based upon the City of Bangor 2022 Comprehensive Plan, 2021 Parks and Recreation Master Plan, and a 2021 Architectural Survey. The application also included designating funds for public outreach informing community members, developers, and realtors about the recent survey and Bangor Historic Preservation.

The Maine Historic Preservation Commission has awarded the City a grant in the amount of \$15,000 with a local match of \$3,750. Whereas the award was less than the requested amount the grant will be used for surveying the State Street mansions and the two Grange Halls in the City, as well as providing educational outreach to developers and realtors. Any remaining funds will be used for expanding the architectural survey of the Tree Streets and City parks. This item was reviewed and recommended at the Finance Committee on May 20, 2024.

NEW BUSINESS
ITEM NO.

ASSIGNED TO
COUNCILOR

PUBLIC HEARING:**24-195****ORDER**

Authorizing Execution and Filing with the Department of Housing and Urban Development the FY 2024 Annual Action Plan for FY 2024 Community Development Entitlement Block Grant Funding under Title I of the Housing and Community Development Act of 1974

SCHAEFER

Executive Summary: This Order will authorize the City's Community Development Block Grant Program for the Coming year. The City expects to receive \$821,576 in Entitlement Community funds. In addition, we estimate that approximately \$250,000 will be available in program income, primarily as a result of repayments of outstanding property rehabilitation loans. Among the projects eligible to be funded in the coming year are property rehabilitation, economic development, affordable housing, neighborhood improvements, and public service projects.

The City's total available federal treasury funds of \$1,213,861, representing the balance of prior year allocations, shall be reprogrammed to support the following projects: disposition and property management, neighborhood public improvements, business development, non-profit grants, and the neighborhood revitalization and stabilization efforts. These funds shall be expended toward the uses as described in the Project and Available Resources information included in the Attachment.

This item was reviewed and recommended at the Business and Economic Development Committee meeting on April 17, 2024.

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**NEW BUSINESS
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

**24-196 ORDER Authorizing the City Manager to Enter into a
Contract with Bangor Center Management
Corporation, Doing Business as Downtown Bangor
Partnership**

DEANE

Executive Summary: This Order authorizes the City Manager to execute a Contract with the Bangor Center Management Corporation/Downtown Bangor Partnership for the purpose of providing management services and administration of the Development Program for the Bangor Center Development District for the period of July 1, 2024 - June 30, 2025.

The proposed budget is \$652,976.67. The revenue consists of \$231,721 in special assessment fund, \$43,746.12 in TIF funds, \$37,500 from sponsorships, events and marketing, and anticipated additional funds requested of \$340,000 for the services from StreetPlus.

This item was reviewed and recommended at a Council Workshop on May 15, 2024.

**24-197 ORDER Amending the Schedule of Fees by Amending Sewer
Rates Starting July 1, 2024**

SCHAEFER

Executive Summary: This Order will amend the City's Schedule of Fees to increase sewer rates by 3.5% beginning July 1, 2024.

The Department of Water Quality Management continues to experience operational challenges including bio-solids disposal price increases, energy and chemical cost increases, new debt service and additional infrastructure needs. If approved, the increase will generate an additional \$320,681 annually. The impact of the rate increase on a minimum user (12 hundred cubic feet) would be \$3.48 per quarter or \$13.92 per year.

These funds will be used to comply with State and Federal Environmental requirements, including the City's capacity, management, operations and maintenance (CMOM) sewer system program, and the 2015 EPA Consent Decree's Phase Two Long Term Control Plan for abatement of combined sewer overflows.

Failure to implement these programs could result in regulatory actions being taken against the City, such as fines and increased scrutiny over development.

This item was reviewed and recommended at a Council Workshop on April 16, 2024.

**24-198 ORDER Adopting a Rental Registry Two-Year Pilot Program
for Long-Term Rentals**

LEONARD

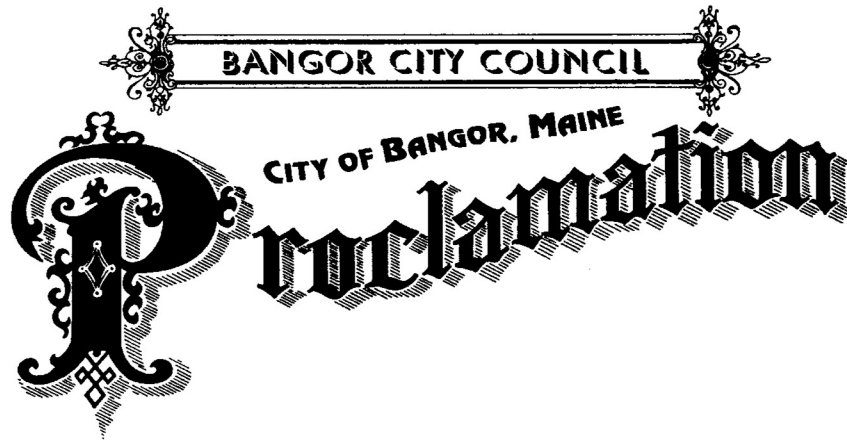
Executive Summary: This Pilot Program would implement a registration process, strategic code enforcement, and a compliance-oriented incentive structure for the limited-duration, voluntary registration of long-term rentals. This would also establish the Quality Housing Provider Program to supplement registration by providing essential outreach and support services to property owners and tenants.

REGULAR MEETING BANGOR CITY COUNCIL – JUNE 10, 2024

**NEW BUSINESS
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

The 2024 Annual City Council Priority Statement indicated support for designating housing as the priority for the coming year, as housing impacts every aspect of our community. Rental housing comprises over half of all dwelling units in the City; and over fifty percent of all residents live in rentals. The current housing market has a considerable impact on the health and well-being of our citizens and the vitality of Bangor's economy. Thus, this Program aims to increase the opportunity for all to access quality housing that meets their needs, and centers the City's commitment to positive housing outcomes for all residents.



PROCLAIMING JUNE 19TH AS JUNETEENTH

- WHEREAS,** The first Juneteenth celebration was in 1866, a year after Union soldiers, led by Major General Gordon Granger, landed at Galveston, Texas, on June 19, 1865, with news that the war had ended in April and that the enslaved were now free; and
- WHEREAS,** This announcement was two and a half years after President Abraham Lincoln issued the Emancipation Proclamation on Jan. 1, 1863, "that all persons held as slaves" within the rebellious states "are, and henceforward shall be, free;" and
- WHEREAS,** Juneteenth commemorates the determination of the people who were seized and brought to this country from Africa, and whose descendants were slaves for over 200 years before the horrific institution of slavery was abolished; and
- WHEREAS,** Juneteenth commemorates that moment in time when the enslaved in Galveston, Texas, received word of their freedom. As an anonymous celebrant said, "We imagine the depth of their emotions, their jubilant dance and their fear of the unknown;" and
- WHEREAS,** The City of Bangor believes it is important to recognize the historical significance of Juneteenth in order to advance racial equity, human dignity and justice; and
- WHEREAS,** Juneteenth, the oldest nationally celebrated commemoration of the ending of slavery in the United States and what many people consider to be America's 2nd Independence Day Observance, is now a federal and state holiday, and is also recognized by the City of Bangor; and
- WHEREAS,** The City of Bangor acknowledges black Mainers are disproportionately impacted by poverty, which leads to higher rates of incarceration, food insecurity and negative health impacts, due to systemic racism; and
- WHEREAS,** The City of Bangor affirms, "We hold these truths to be self-evident, that all men are created equal, that they are endowed by their Creator with certain unalienable Rights that among these are Life, Liberty and the pursuit of Happiness."

NOW, THEREFORE, I, Cara Pelletier, Mayor of the City of Bangor, on behalf of the City Council and the citizens of Bangor, do hereby proclaim June 19, 2024, as Juneteenth to honor African American history and encourage all community members to reflect on how each of us can promote equality, liberty and justice for all people.

Given this the 10th day of June, 2024.

Cara Pelletier, Mayor



CONSENT AGENDA

*Meeting called to order at 7:30
Chaired by Council Chair Pelletier
Councilors Absent: Leonard
Meeting adjourned at 8:35 PM*

PROCLAMATION: *Proclaimed June as Pride Month*

PUBLIC COMMENT *Wayne Mallar questioned when the public could speak at meetings or workshops and wanted to know if paper handed out at meetings was part of the permanent record.*

Justin Cartier thought the Council needed to find ways to cut more money out of the budget.

Tyler Shanahan spoke recording the overdose prevention centers.

Sonia Mallar wanted to know what could be done to make sidewalks safer for people walking free from bikes and skateboards. She asked what the ordinance was regarding motorized bikes and scooters on sidewalks.

Scott Pardy stated he appreciated the hard work the Council did. He hoped that the city would work with the community regarding overdose prevention centers.

Hilari Simmons wanted more transparency in government. She asked how much of the \$250,000 for public bathrooms was earmarked for artwork. She also stated that no ARPA money was going for salaries but there were three positions within the city that were paid for with these funds.

Doug Dunbar said there was growing disdain and worry about unhoused and individuals with substance use disorders and something needed to be done.

**CONSENT AGENDA
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

**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. Any member of the public may request that the Council remove an item from the Consent Agenda for discussion. An item will only be removed if a City Councilor requests its removal to New Business.*

MINUTES OF: *Bangor City Council Regular Meeting of May 13, 2024, Government Operations Committee Meeting of May 6, 2024, and Finance Committee Meeting of May 20, 2024*

Action: Approved

LIQUOR LICENSE RENEWALS: *Application for Liquor License Renewal, Malt, Wine, Spirits, of Bryson Holdings, LLC d/b/a Pepino's, 49 Park Street* **HAWES**

Action: Approved

MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – MAY 29, 2024

CONSENT AGENDA ITEM NO.		ASSIGNED TO COUNCILOR
	<i>Application for Liquor License Renewal, Malt, Wine, of Woodman’s Brewing Company LLC d/b/a Orono Brewing Company, 26 State Street</i>	HAWES
	<i>Action: Approved</i>	
	<i>Application for Liquor License Renewal, Malt, Wine, Spirits of Trackside Grill d/b/a Trackside Grill, Bass Park Boulevard</i>	HAWES
	<i>Action: Approved</i>	
	<i>Application for Liquor License Renewal, Malt, Wine, Spirits of House LLC d/b/a Penobscot Pour House, 14 Larkin Street</i>	HAWES
	<i>Action: Approved</i>	
	<i>Application for Liquor License Renewal, Malt, Wine, Spirits of Arayos LLC d/b/a Diamonds Gentleman’s Club, 190 Harlow Street</i>	HAWES
	<i>Action: Approved</i>	
<u>24-151</u>	<u>ORDER</u> <i>Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 8 Fruit Street</i>	YACOUBAGHA
	<i>Action: Passed</i>	
<u>24-152</u>	<u>ORDER</u> <i>Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 72 Cedar Street</i>	HAWES
	<i>Action: Passed</i>	
<u>24-153</u>	<u>ORDER</u> <i>Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 416 Hancock Street</i>	HAWES
	<i>Action: Passed</i>	
<u>24-154</u>	<u>ORDER</u> <i>Authorizing the City Manager to Sign an Amendment to the Covenant in the Municipal Deed and an Amendment to the Development Agreement for 177 Pearl Street</i>	FOURNIER
	<i>Action: Passed</i>	
<u>24-155</u>	<u>ORDER</u> <i>Authorizing the City Manager to Apply for Funding From the Homeland Security Grant Program in the Amount of \$35,000 for the Purchase of an Unmanned Aerial System (UAS) to Support Police and Fire Operations</i>	DEANE
	<i>Action: Passed</i>	

CONSENT AGENDA			ASSIGNED TO
ITEM NO.			COUNCILOR
<u>24-156</u>	<u>ORDER</u>	<i>Authorizing the City Engineer to Begin the Process of Discontinuing a Portion of Coffey Street</i>	SCHAEFER
	<i>Action:</i>	<i>Passed</i>	
<u>24-157</u>	<u>ORDER</u>	<i>Authorizing a Commission on Cultural Development Grant of \$2,293 to Bangor Ballet for Alleviation of Administrative Costs at Thomas School of Dance and Venue Costs at Gracie Theatre</i>	SCHAEFER
	<i>Action:</i>	<i>Passed</i>	
<u>24-158</u>	<u>ORDER</u>	<i>Authorizing a Commission on Cultural Development Grant of \$2,293 to Bangor Beautiful, Inc. for Commission of a Colorful Multi-story Mural at 116 Hammond Street Depicting the Maine Woods in Springtime by Maine-based Artist, Jared Goulette</i>	FISH
	<i>Action:</i>	<i>Passed</i>	
<u>24-159</u>	<u>ORDER</u>	<i>Authorizing a Commission on Cultural Development Grant of \$2,293 to Maine Academy of Modern Music for Support of the Amplify Bangor Program</i>	LEONARD
	<i>Action:</i>	<i>Passed</i>	
<u>24-160</u>	<u>ORDER</u>	<i>Authorizing a Commission on Cultural Development Grant of \$300 to Merrilee Schoen for Reimbursement of Materials and Supplies Purchased for a One-night Pop-up Art Exhibit at the Site of the Old YMCA Building</i>	TREMBLE
	<i>Action:</i>	<i>Passed</i>	
<u>24-161</u>	<u>ORDER</u>	<i>Authorizing a Temporary Use Agreement with Enterprise Rent-A-Car Company of Boston, LLC for a Portion of Land Located in the Airport Shuttle Lot Located off of Maine Avenue as well as the Building Structure Referred to as the Old Covid Testing Facility</i>	TREMBLE
	<i>Action:</i>	<i>Passed</i>	
<u>24-162</u>	<u>ORDER</u>	<i>Authorizing the City Manager to Apply for the Fiscal Year (FY) 2024 Homeland Security Grant from the Maine Emergency Management Agency (MEMA) in the Amount of \$91,247 for Fire and Police Training and Operational Support</i>	FOURNIER
	<i>Action:</i>	<i>Passed</i>	

MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – MAY 29, 2024

CONSENT AGENDA			ASSIGNED TO
ITEM NO.			COUNCILOR
<u>24-163</u>	<u>ORDER</u>	<i>Authorizing the City Manager to Execute a Memorandum of Understanding with Maine Access Points to Transfer \$93,153 in Naloxone for Distribution Throughout the State of Maine</i>	YACOUBAGHA
	<i>Action:</i>	<i>Passed</i>	
REFERRALS TO COMMITTEE AND FIRST READING			ASSIGNED TO
ITEM NO.			COUNCILOR
<u>24-164</u>	<u>ORDINANCE</u>	<i>Amending Chapter 165, Land Development Code, to Increase Height Allowances in the Multifamily & Service District and Urban Service District and for Rooftop Solar Arrays and Rooftop Mechanical Equipment</i>	SCHAEFER
	<i>Action:</i>	<i>First Reading and Referral to Planning Board Meeting of June 4, 2024</i>	
<u>24-165</u>	<u>ORDINANCE</u>	<i>Amending Chapter 165, Land Development Code, District Map to Re-zone a Property Located at 107 Thomas Hill Road, from Urban Residence 1 District (URD-1) to Urban Residence 2 District (URD-2)</i>	FISH
	<i>Action:</i>	<i>First Reading and Referral to Planning Board Meeting of June 4, 2024</i>	
<u>24-166</u>	<u>RESOLVE</u>	<i>Authorizing the City Manager to Accept and Appropriate \$875,589 for the Maine Prevention Network for a Twelve-Month Period Beginning July 1, 2024</i>	FOURNIER
	<i>Action:</i>	<i>First Reading</i>	
<u>24-167</u>	<u>RESOLVE</u>	<i>Authorizing Grant Amendment to Accept and Appropriate \$423,443 From the Overdose Prevention and Naloxone Distribution Program</i>	LEONARD
	<i>Action:</i>	<i>First Reading</i>	
<u>24-168</u>	<u>RESOLVE</u>	<i>Appropriating Special Assessment Funds for Bangor Center Development District Expenditures to be made in Fiscal Year 2025</i>	TREMBLE
	<i>Action:</i>	<i>First Reading</i>	

MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – MAY 29, 2024

<u>REFERRALS TO COMMITTEE AND FIRST READING</u>	<u>ASSIGNED TO</u>
<u>ITEM NO.</u>	<u>COUNCILOR</u>

<u>24-169</u>	<u>RESOLVE</u>	<i>Accepting and Appropriating a Maine Historic Preservation Commission Certified Local Government (CLG) Grant in the Amount of \$15,000 (</i>	DEANE
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Action: First Reading

<u>24-146</u>	<u>RESOLVE</u>	<i>Accepting and Appropriating \$200,000 in Maine Emergency Medical Services Stabilization and Sustainability Program Funds</i>	LEONARD
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Action: First Reading

<u>UNFINISHED BUSINESS</u>	<u>ASSIGNED TO</u>
<u>ITEM NO.</u>	<u>COUNCILOR</u>

PUBLIC HEARING:

<u>24-147</u>	<u>ORDER</u>	<i>Authorizing Multiple Loans from the School Revolving Renovation Fund and the Issuance of the City's General Obligation Bonds and a Tax Levy Therefor</i>	DEANE
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*Action: Motion made and seconded to open Public Hearing
Public Hearing Opened
Motion made and seconded to close Public Hearing
Public Hearing Closed
Motion made and seconded for Passage
Passed*

<u>24-148</u>	<u>RESOLVE</u>	<i>Appropriating \$720,600 from Accounts within the General Fund and Capital Fund to Fund City Hall Repointing and Generator</i>	YACIOUBAGHA
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*Action: Motion made and seconded for Passage
Passed*

**NEW BUSINESS
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

**LIQUOR LICENSE
RENEWAL:**

Application for Liquor License Renewal, Malt, Wine, Spirits of Greenleaf's Bar & Grill, Inc. d/b/a Carolina Sports & Spirits, 16 Union Plaza

HAWES

City Clerk, Lisa Goodwin, informed the City Council that the Police Department had withdrew their objection to the application.

*Action: Motion made and seconded to open discussion
Discussion Opened
Motion made and seconded to close discussion
Discussion Closed
Motion made and seconded for Approval
Approved*

PUBLIC HEARING:

Application for Special Amusement License of Greenleaf's Bar & Grill, Inc. d/b/a Carolina Sports & Spirits, 16 Union Plaza

HAWES

*Action: Motion made sand seconded to Open Public Hearing
Public Hearing Opened
Motion made and seconded to Close Public Hearing
Public Hearing Closed
Motion made and seconded for Approval
Approved*

PUBLIC HEARING:

Application for Special Amusement License of House LLC d/b/a Penobscot Pour House, 14 Larkin Street

HAWES

*Action: Motion made sand seconded to Open Public Hearing
Public Hearing Opened
Motion made and seconded to Close Public Hearing
Public Hearing Closed
Motion made and seconded for Approval
Approved*

PUBLIC HEARING:

Application for Special Amusement License of Arayos LLC d/b/a/ Diamonds Gentleman's Club, 190 Harlow Street

HAWES

*Action: Motion made sand seconded to Open Public Hearing
Public Hearing Opened
Motion made and seconded to Close Public Hearing
Public Hearing Closed
Motion made and seconded for Approval
Approved*

NEW BUSINESS
ITEM NO.

ASSIGNED TO
COUNCILOR

PUBLIC HEARING:
24-170 ORDER

Bangor Center Development District - Establishment of Implementation Assessments

FISH

Action: *Motion made and seconded to open Public Hearing
Public Hearing Opened*

Wayne Mallar questioned \$340,000 for safety and security. City Manager, Deborah Laurie, stated there has been no final determination made in regard to the budget. This order is just to accept the plan and no money will be committed until June.

*Motion made and seconded to Close Public Hearing
Public Hearing Closed
Motion made and seconded for Passage
Passed*

PUBLIC HEARING:
24-171 ORDER

Adopting Municipal Development Program and Financial Plan for the Bangor Center Development District

HAWES

Action: *Motion made and seconded to Open Public Hearing
Public Hearing Opened*

Hilari Simmons felt the money for safety and security was premature and the taxpayers should not have to pay for this.

Council Fournier stated this was just to approve the plan and no money was being appropriated.

City Manager, Deborah Laurie, any additional money for this program would be raised through a special assessment to the district and not to all taxpayers.

James Gallagher stated the downtown area does have security problems and they need help.

Eric Mihan said this has been researched for years and the ambassadors are trained and contracted. If they don't see a return on the investment, the contract can be terminated.

ATTEST:


Lisa J. Goodwin, MMC, City Clerk

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Monday, May 6, 2024 @ 5:15 PM
Penobscot Room, Lower Floor of Penquis CAP

MEETING MINUTES

City Councilors Present: Fish, Leonard, Pelletier, Schaefer, Tremble, Yacoubagha.

City Staff Present: Hernandez-Smith, Krieg, Saavedra, Stanicki, Thibodeau.

Councilor Schaefer called the meeting to order at 5:15 P.M.

- 1. REPORT FROM BANGOR INTERNATIONAL AIRPORT DIRECTOR**, Action requested to accept report

Airport Director Jose Saavedra and Marketing Manager Aimee Thibodeau presented to the Committee and gave overview of report.

- 2. CDBG UPDATES**
 - A. FAIR HOUSING MEETING**

Development Director Anne Krieg presented the agenda item. Community Development Officer Robyn Stanicki presented to the Committee and gave overview of Community Development Week activities.

Councilor Leonard noted that the Council has received positive comments on the Fair Housing Workshop.

Community Development Officer Stanicki mentioned several other upcoming outreach efforts. Councilor Yacoubagha asked where printed materials would be available and suggested Bangor Housing Authority.

- B. HABITAT FOR HUMANITY SUB-RECIPIENT**

Community Development Officer Stanicki gave overview of Department's work with Habitat for Humanity.

- 3. PROPOSED LAND DEVELOPMENT CODE CHANGE – BUILDING HEIGHT ALLOWANCE IN THE MULTI-FAMILY & SERVICE DISTRICT**, Action requested to recommend passage

Planning Officer Anja Collette presented to the Committee and gave overview of proposed change.

Councilor Leonard moved to recommend passage, seconded by Councilor Tremble. Vote unless doubted, no doubt.

- 4. BEE CITY – DISCUSSION WITH STAFF REGARDING THE POSSIBLE DESIGNATION OF BANGOR AS A BEE CITY**, Action requested to recommend passage

Planning Officer Collette presented the agenda item and gave overview of proposed designation.

Councilor Leonard moved to recommend passage, seconded by Councilor Tremble. Vote unless doubted, no doubt.

5. STAFF CHECK-INS
A. SHORT-TERM RENTAL PROCESS

Development Director Krieg introduced the agenda item. Planning Officer Collette gave an update on the opening of the registration portal and incoming applications. Stated that there will be two upcoming Q&A sessions.

B. ATTENDANCE AT RECENT EVENTS

Development Director Krieg introduced the agenda item and gave an overview on staff attendance at recent events.

C. HOUSING STUDY AND PRE-APPROVED PLANS PROJECTS

Development Director Krieg gave status updates on the upcoming housing study and the pre-approved site plans project.

D. GRANDVIEW PROJECT

Development Director Krieg gave status update on the development project on Grandview Avenue.

E. ECONOMIC DEVELOPMENT WEEK ACTIVITIES

Economic Development Officer Biguita Hernandez-Smith presented to the Committee and gave overview of Economic Development Week activities.

Councilor Fish expressed that she was excited about the upcoming events. Councilor Leonard expressed that he was looking forward to hearing student input from these events.

Meeting adjourned at 5:52 P.M.

Meeting minutes respectfully submitted,

Sarah Maquillan
Admin. Asst.
C&ED



**Finance Committee Minutes
June 3, 2024
Council Chambers, 262 Harlow Street**

Councilors in Attendance (Committee Members): Deane, Fournier, Leonard, Yacoubagha

Other Councilors in Attendance: Hawes, Pelletier

Staff in Attendance: Little, Huotari, Laurie, O'Donnell, Emmerson, Smith, Theriault

Meeting Start: 6:13 pm

1. Bids/Purchasing (Adjustment to the Agenda)

- a. Request to Waive Bid Process – Purchase of data network switches and Wi-Fi upgrades – Information Services – Consolidated Communications – \$109,385

Motion made and seconded to approve purchase; motion passed unanimously.

- b. Request to Waive Bid Process – Purchase of Security Cameras for Cross Insurance Center – Information Services – Norris/Minuteman – \$39,798

Motion made and seconded to approve purchase; motion passed unanimously.

- c. Balsam Road Ditch Rehab – Stormwater/Engineering – Hughes Bros. LLC – \$66,529

Motion made and seconded to approve contract; motion passed unanimously.

2. Write -off Personal Property Taxes

Motion made and seconded to approve write-offs, motion passed unanimously.

3. Order - Worker's Comp Third Party Administrator

Motion made and seconded to recommend to Council, motion passed unanimously.

4. General Fund Historical Review – Budget to Actual & Fund Balance

Finance Director Little provided a historical overview of the budget to actual revenues and expenditures for past 6 years. Council requested similar information related to School Budget.

Meeting End: 6:37 pm

Infrastructure Committee Minutes May 20, 2024

ATTENDEES

Councilors:

Gretchen Schaefer
Dan Tremble
Dina Yacoubagha

Susan Deane
Joseph Leonard

Richard Fournier
Carolyn Fish

Staff:

Aaron Huotari

John Theriault

Member of Public:

Barbara Stewart

Nora Lin

Paige Sornberger

AGENDA ITEMS

1. Presentation: Bangor High School & Public Works Collaboration

Aaron Huotari introduced Barbara Stewart, Nora Lin, & Paige Sornberger. He outlined the background and invited Bangor High School Members to the tab speak.

Aaron stated the City of Bangor Public Works has a goal of creating good, usable compost out of yard and leaf waste that is collected from residents, with the hopes that they would be able to offer the finished compost back to residents. This is a multi-year process that takes place at a Maine DEP licensed compost site. Last year, we felt that our 2-year old compost was ready and sent it to the University of Maine Analytical Lab for testing. That test confirmed that the composting process was complete, the product was stable, and had beneficial carbon/nitrogen ratios. The last step was to test for residual pesticides, due to the fact that the original material comes from unknown sources. It is possible to have the compost tested for pesticides but this is a very expensive test. Instead of lab testing, the Maine DEP recommended a process called a bioassay to detect residual pesticides.

Last Fall Aaron contacted Barbara Stewart, the Bangor High School Science Department Head, to discuss whether high school students may be interested in performing a bioassay as part of their curriculum. BHS student, Nora Lin, enthusiastically accepted the challenge and used the testing as a Maine State Science Fair presentation. Nora's work and presentation earned a 1st Place prize in the category of Plant Sciences – Other.

During the compost collection phase of the project, we were also introduced to Paige Sornberger. She was studying Beech Leaf Disease (BLD) and talked to our Forestry Manager, Ben Arruda, about BLD in the City Forest. Paige also presented her studies at the Maine State Science Fair.

Nora Lin and Paige Somberger then provided a detailed history of their projects and outlined from the chart presentation materials provided in the Infrastructure Committee packet. Paige Somberger generated an application with a QR code to provide information about Beech Leaf Disease around the state of Maine.

Aaron took Committee questions and comments. He indicated Public Works desire to continue a partnership with community schools.

Vote: Informational purposes only.

2. Discontinuance: Portion of Coffey Street

John Theriault stated the Engineering Department requested that the Bangor City Council consider discontinuing a portion of the Coffey Street right of way that is located on the west side of Hildreth Street. This portion of right

of way is 80 feet wide and extends for about 800 feet west from Hildreth Street to the Bangor/Hermon Town Line. Portions of Coffey Street west of Hildreth Street were accepted by the City of Bangor in September of 1959. This City Street was originally named Curtis Street with the name changing to Coffey Street in 1967.

Recently, one of the abutters on both sides of Coffey Street (Brandon Mountain, Maine Distributors) requested that the Engineering Department evaluate the feasibility of discontinuing this portion of Coffey Street. According to the property owner, the elimination of this roadway would help future development and expansion of the lot for the owner's current use. The roadway currently has a sanitary sewer manhole and an 8" sewer main that currently only services Maine Distributors. With the discontinuance of this portion of Coffey Street, this infrastructure would become the responsibility of the property owners.

The Engineering Department proposes that the City discontinue the right of way on Coffey Street beginning 10 feet west of the Hildreth Street right of way and continue westerly to the Bangor/Hermon Town Line. Maintaining the 10 foot width of right of way just west of Hildreth Street allows the City to maintain the existing intersection drainage. The total area of right of way to be discontinued is about 61,850 square feet (1.42 acre ±). Attached was an aerial plan that details the existing right of way width and the areas of the Coffey Street Right of way to be discontinued.

Vote: Moved and Seconded to forward to City Council Authorizing City Engineer to begin process of Discontinuance of a Portion of Coffey Street.

Meeting Adjourned.



CITY COUNCIL ACTION

06/10/2024 24-172

Council Meeting Date: 06/10/2024

Item No: 24-172

Responsible Dept: Legal

Requested Action: Order

Map/Lot: 016-029

Title, Order

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 106 Dewitt Avenue

Summary

This Order will authorize the execution of a municipal quitclaim deed for real estate located at 106 Dewitt Avenue. Tax liens have matured on the property owned by Bernard W. Miller, at 106 Dewitt Avenue. The outstanding charges due the City have been paid, and there are no known code violations on the property. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

Committee Action

Committee:

Meeting Date: 06/10/2024

Action: Recommend for passage

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

06/10/2024 24-172

Date: 06/10/2024

Item No: 24-172

Assigned to Councilor: Fish

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 106 Dewitt Avenue

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 16877, Page 229; and Book 16546, Page 65. Said deed shall be directed to Bernard W. Miller and shall be in final form approved by the City Solicitor or the Assistant City Solicitor.



CITY COUNCIL ACTION

06/10/2024 24-173

Council Meeting Date: 06/10/2024

Item No: 24-173

Responsible Dept: Legal

Requested Action: Order

Map/Lot: R02-002

Title, Order

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 2220 Ohio Street

Summary

This Order will authorize the execution of a municipal quitclaim deed for real estate located at 2220 Ohio Street. Tax and stormwater liens have matured on the property owned by The David F. Gould Trust U/A, at 2220 Ohio Street. The outstanding charges due the City have been paid, and there are no known code violations on the property. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

Committee Action

Committee:

Action:

Meeting Date:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

06/10/2024 24-173

Date: 06/10/2024

Item No: 24-173

Assigned to Councilor: Tremble

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 2220 Ohio 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 and stormwater liens recorded in the Penobscot County Registry of Deeds in Book 15652, Page 220; Book 16102, Page 343; Book 16830, Page 136; Book 16314, Page 80; Book 16657, Page 43; Book 15789, Page 34; Book 16056, Page 284; Book 15355, Page 261; and Book 15616, Page 114. Said deed shall be directed to The David F. Gould Trust U/A and shall be in final form approved by the City Solicitor or the Assistant City Solicitor.



CITY COUNCIL ACTION

06/10/2024 24-174

Council Meeting Date: 06/10/2024

Item No: 24-174

Responsible Dept: Legal

Requested Action: Order

Map/Lot: 016-041-B

Title, Order

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at East Broadway Extension

Summary

This Order will authorize the execution of a municipal quitclaim deed for real estate located at East Broadway Ext. Tax liens have matured on the property owned by Bernard W. Miller and Gloria T. Miller, at East Broadway Ext. The outstanding charges due the City have been paid, and there are no known code violations on the property. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

Committee Action

Committee:

Action:

Meeting Date:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

06/10/2024 24-174

Date: 06/10/2024

Item No: 24-174

Assigned to Councilor: Leonard

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at East Broadway Extension

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 16877, Page 267; Book 16546, Page 90; Book 15652, Page 258; and Book 16103, Page 31. Said deed shall be directed to Bernard W. Miller and shall be in final form approved by the City Solicitor or the Assistant City Solicitor.



CITY OF BANGOR ORDER

06/10/2024 24-175

Date: 06/10/2024

Item No: 24-175

Assigned to Councilor: Fournier

Authorizing the Execution of a Contract with Maine Municipal Association for Third Party Administrator (TPA) Services for the City's Workers Compensation Program

Whereas, the City is self-insured against Worker's Compensation claims;

Whereas, the City has hired a Third Party Administrator ("TPA") to oversee Worker's Compensation claims since 2014;

Whereas, Maine Municipal Association ("MMA") has served as the City's TPA in previous years;

Whereas, the services of MMA have been exceptional from both the City's and the injured workers' perspectives; and

Whereas, MMA is willing to continue its services to the City at an estimated annual cost to the City of \$55,600;

Be it Ordered by the City Council of the City of Bangor that, the City is hereby authorized to execute a contract with Maine Municipal Association for Third Party Administrator Services for the the City's Workers Compensation Program for a three-year period, commencing July 1, 2024.



CITY COUNCIL ACTION

06/10/2024 24-176

Council Meeting Date: 06/10/2024

Item No: 24-176

Responsible Dept: Health & Community Services

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing the City Manager to Apply for a University of Southern Maine Data Innovation Fellow for the Bangor Public Health and Community Services Department

Summary

This Order will authorize the City Manager to apply for a University of Southern Maine (USM) Data Innovation Fellow.

If awarded, through the Data Innovation Program, the Public Health and Community Services Department would be granted a Fellow to assist with the preparation of Bangor's application for public health accreditation from approximately September 2024 through May 2025. Thanks to the support of the Maine Economic Improvement Fund, fellowship positions are paid work experiences and available at no cost to the City of Bangor (and other awarded organizations).

The USM Data Innovation Project's (DIP) Applied Research Fellowship Program places DIP-trained graduate students from USM in community organizations to support their applied research and evaluation efforts. This program both enhances community organizations' data capacity and provides USM graduate students with hands-on education and skill building on program evaluation.

Committee Action

Committee: Government Operations Committee

Meeting Date: 06/03/2024

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

06/10/2024 24-176

Date: 06/10/2024

Item No: 24-176

Assigned to Councilor: Hawes

Authorizing the City Manager to Apply for a University of Southern Maine Data Innovation Fellow for the Bangor Public Health and Community Services Department

Whereas, the University of Southern Maine (USM) Data Innovation Project's (DIP) Applied Research Fellowship Program places DIP-trained graduate students from USM in community organizations to support their applied research and evaluation efforts; and

Whereas, this program both enhances community organizations' data capacity and provides USM graduate students with hands-on education and skill building on program evaluation; and

Whereas, if awarded, the Public Health and Community Services Department would be granted a Fellow to assist with the preparation of Bangor's application for public health accreditation from approximately September 2024 through May 2025; and

Whereas, thanks to the support of the Maine Economic Improvement Fund, fellowship positions are paid work experiences and available at no cost to the City of Bangor;

Be it Ordered by the City Council of the City of Bangor that the City Manager, or designee, is hereby authorized to apply for a University of Southern Maine Data Innovation Fellow for the Bangor Public Health and Community Services Department.



CITY COUNCIL ACTION

06/10/2024 24-177

Council Meeting Date: 06/10/2024

Item No: 24-177

Responsible Dept: Community & Economic Development

Requested Action: Order

Map/Lot: N/A

Title, Order

Assuring and Certifying the City's Compliance with Certain Requirements for FY24 Community Development Block Grant Funds

Summary

Community Development Block Grant regulations require each year that the City certify it will comply with the laws and regulations of the Community Development Block Grant Program contained in the attachment to this Council Order.

Committee Action

Committee: Business & Economic Development Committee

Meeting Date: 04/17/2024

Action: Recommend for passage

For:

Against:

Staff Comments & Approvals

See Attached Assurances and Certifications

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

06/10/2024 24-177

Date: 06/10/2024

Item No: 24-177

Assigned to Councilor: Fish

Assuring and Certifying the City's Compliance with Certain Requirements for FY24 Community Development Block Grant Funds

WHEREAS, the City of Bangor wishes to submit the FY24 Annual Action Plan for Community Development Block Grant Entitlement funds under Title I of the Housing and Community Development Act of 1974; and

WHEREAS, Section 104 of the Housing and Community Development Act of 1974 and Section 570.303 of Title 24 of the Code of Federal Regulations require that certain certifications and assurances be given by the City of Bangor;

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

the City of Bangor hereby assures and certifies that it will comply with the assurances for the Consolidated Plan Certifications attached hereto as the attachment to this Order and consisting of five (5) pages.

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

Signature of Authorized Official

Date

City Manager

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2021 - 2023 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

Signature of Authorized Official

Date

City Manager

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature of Authorized Official

Date

City Manager

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.



CITY COUNCIL ACTION

06/10/2024 24-178

Council Meeting Date: 06/10/2024

Item No: 24-178

Responsible Dept: Choose

Requested Action: Order

Map/Lot: N/A

Title, Order

Appointing the City Manager as the Certifying Officer to Comply with the National Environmental Protection Act

Summary

This Order shall designate the City Manager as the "Certifying Official" for the City of Bangor in a role that is required for the implementation of federally-assisted projects, including the Community Development Block Grant Program. According to Federal regulations, communities using or receiving federal assistance are the "Responsible Entity" which must ensure that compliance with the the National Environmental Protection Act (NEPA) and that all the requirements contained in related laws and authorities have been achieved. In order to fulfill its obligations under this Act, the Responsible Entity should designate as the "Certifying Officer", usually the chief elected or appointed official for the responsible entity/jurisdiction in which the project is located, or his/her designee, which must be granted the authority to assume legal responsibility for compliance with all environmental requirements, and is authorized to consent, on behalf of the City of Bangor, to accept the jurisdiction of the federal courts for the purpose of enforcement of its responsibilities as a Responsible Entity.

Committee Action

Committee: Business & Economic Development Committee
Action: Recommend for passage

Meeting Date: 04/17/2024

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

06/10/2024 24-178

Date: 06/10/2024

Item No: 24-178

Assigned to Councilor: Hawes

Appointing the City Manager as the Certifying Officer to Comply with the National Environmental Protection Act

WHEREAS, the National Environmental Protection Act (NEPA) regulations require that the City of Bangor appoint as a "responsible Federal Official" responsible for City compliance with the laws and authorities contained in 24 CFR 58.5 insofar as the provisions of the Act apply to plans submitted for Federal funding;

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

the City Manager be authorized to assume the status of a responsible Federal Official as defined under the National Environmental Policy Act of 1969, to certify that the statutorily required environmental laws and authorities have been achieved; and is authorized to consent, on behalf of the City of Bangor, to accept the jurisdiction of the Federal courts for the purpose of enforcement of these environmental requirements as a responsible Federal Official.



REFERRALS TO
COMMITTEES
& FIRST READING



CITY COUNCIL ACTION

Council Meeting Date: June 10, 2024

Item No: 24-179

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: 037-084

Title, Ordinance

Amending Chapter 148 of the Code of the City of Bangor by Including the Hasey's Maine Stages Building as a Historic Landmark.

Summary

The proposed change would update Chapter 148 of the City's Code of Ordinances to add Hasey's Maine Stages Building at 490 Broadway to the listing of Historic Landmarks.

In the 1940s and 1950s Hasey's Maine Stages Building served as a bus garage and terminal for Hasey's Maine Stages Inc. Hasey's Maine Stage served as a major service center for transportation, supporting tourism to and from Maine's more rural northern towns.

In March 2024, the Hasey's Maine Stage Building at 490 Broadway was accepted into the National Register of Historic Places based on its local significance.

The Historic Preservation Commission has previously expressed interest in local designation.

Committee Action

Committee: Historic Preservation Commission

Meeting Date: June 13, 2024

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading and Referral to HPC June 13, 2024



CITY COUNCIL ORDINANCE

Date: June 10, 2024

Assigned to Councilor: Fish

ORDINANCE, Amending the Code of the City of Bangor by Including the Hasey's Maine Stages Building as a Historic Landmark.

WHEREAS, the proposed amendments would update Chapter 148 of the City's Code of Ordinances to include the addition of Hasey's Maine Stages Building to the listing of Historic Landmarks; and

WHEREAS, Hasey's Maine Stages Building served as a major service center for transportation in the 1940s and 1950s, supporting tourism to and from Maine's more rural northern towns; and

WHEREAS, Hasey's Maine Stages Building was accepted into the National Register of Historic Places based on its local significance;

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

Chapter 148-5 of the Code of the City of Bangor is amended as follows:

§ 148-5 Historic districts, historic sites and historic landmarks designated.

The following described lands, buildings or structures or areas of the City are designated historic districts, historic sites or historic landmarks, as follows:

....

C. Historic landmarks.

...

(37) Hasey's Maine Stages Building. The land and buildings located at 490 Broadway, City of Bangor Tax Assessor's Map 37, Lot 84.

Additions underlined, deletions ~~struck through~~.



CITY COUNCIL ACTION

Council Meeting Date: June 10, 2024

Item No: 24-180

Responsible Dept: Legal

Action Requested: Ordinance

Map/Lot: N/A

Title, Ordinance

Amending Chapter 174, Loitering, Section 174-1, to Prohibit Loitering on Narrow Medians in High-Volume or High-Speed Traffic Areas

Summary

This Ordinance amendment, if passed, would revise the City's Loitering Ordinance to prohibit loitering on narrow medians (less than six-feet wide) in high-volume or high-speed traffic areas, to protect both those on the medians and the drivers and passengers in vehicles passing by.

Under the current ordinance, loitering that impedes public streets or the free and uninterrupted passage of vehicles is not permitted. Loitering on narrow medians in high-volume or high-speed traffic areas is an obvious danger to both those on the narrow medians and those in vehicles driving past the medians. City staff has recommended adding the proposed ordinance due to growing safety concerns.

The scope of the proposed amendment is limited, as it is expected to apply to only a small number of narrow medians located in high-volume or high-speed traffic areas on city-owned streets. The amendment would not apply to medians located on privately-owned land, nor to medians located within state and interstate highways.

It is anticipated that the proposed amendment would be enforced via conversations with citizens directing them to move from the narrow median to a safer location, and it is not expected that enforcement civil penalties will be sought.

Committee Action

Committee: Government Operations

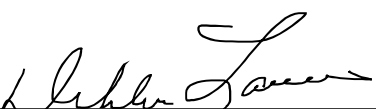
Meeting Date: June 3, 2024

Action: Recommended for passage

For:

Against:

Staff Comments & Approvals



 City Manager



 City Solicitor



 Finance Director

Introduced for: First Reading and Referral to Government Operations Committee – June 17, 2024



CITY COUNCIL ORDINANCE

Date: June 10, 2024

Assigned to Councilor: Yacoubagha

ORDINANCE, Amending Chapter 174, Loitering, Section 174-1, to Prohibit Loitering on Narrow Medians in High-Volume or High-Speed Traffic Areas

WHEREAS, presently, the Loitering Ordinance prohibits loitering that impedes public streets or the free and uninterrupted passage of vehicles; and

WHEREAS, loitering on narrow medians in high-volume or high-speed traffic areas is an obvious danger to both to those on the medians and to drivers and passengers in vehicles driving past the medians; and

WHEREAS, the proposed ordinance amendment would protect public safety by prohibiting loitering on medians less than six-feet-wide in high-volume or high-traffic areas;

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

Chapter 174 of the Code of the City of Bangor is amended as follows:

§ 174-1 Prohibited acts.

It shall be unlawful for any person to loiter, loaf, wander, stand or remain idle, either alone or in consort with others, in a public place in such a manner as to:

- A. Obstruct any public street, public highway, public sidewalk or any other public place or building or hinder or impede the free and uninterrupted passage of vehicles, traffic or pedestrians.
- B. Commit, in or upon any public street, public highway, public sidewalk or any other public place or building, any act or thing which is an obstruction or interference to the free and uninterrupted use of property or to any business lawfully conducted by anyone in or upon or facing or fronting on any public street, public sidewalk or any other public place or building, all of which prevents the free and uninterrupted ingress, egress and regress, thereon and thereto.

It shall also be unlawful for any person to loiter, either alone or with others, on medians less than six feet wide in high-volume or high-speed traffic areas, due to safety concerns.

Additions are underlined, deletions ~~struck through~~.



CITY COUNCIL ACTION

06/10/2024 24-181

Council Meeting Date: 06/10/2024

Item No: 24-181

Responsible Dept: Health & Community Services

Requested Action: Resolve

Map/Lot: N/A

Title, Resolve

Authorizing the City Manager to Accept and Appropriate \$38,000 from the Center for Tobacco Independence to Provide Tobacco Treatment in Penobscot County High Schools

Summary

This Resolve would authorize the City Manager to accept and appropriate \$38,000 in funding from the Center for Tobacco Independence to provide tobacco treatment in Penobscot County high schools from June 1, 2024 - June 30, 2025.

Bangor Public Health and Community Services will be responsible for providing the tobacco treatment services and will work with CTI to identify schools. Bangor Public Health and Community Services has been providing tobacco treatment services since 2022.

Committee Action

Committee: Government Operations Committee

Meeting Date: 06/03/2024

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading





CITY OF BANGOR RESOLVE

06/10/2024 24-181

Date: 06/10/2024

Item No: 24-181

Assigned to Councilor: Yacoubagha

Authorizing the City Manager to Accept and Appropriate \$38,000 from the Center for Tobacco Independence to Provide Tobacco Treatment in Penobscot County High Schools

Whereas, Bangor Public Health and Community Services will be responsible for providing the tobacco treatment services and will work with CTI to identify schools.

Whereas, Bangor Public Health and Community Services has been providing tobacco treatment services since 2022.

Be it Resolved by the City Council of the City of Bangor that, the City Manager is authorized to accept and appropriate \$38,000 in funding from the Center for Tobacco Independence to provide tobacco treatment in Penobscot County high schools from June 1, 2024 - June 30, 2025 and to execute applicable contract.



CITY OF BANGOR RESOLVE

06/10/2024 24-182

Date: 06/10/2024

Item No: 24-182

Assigned to Councilor: Hawes

Making an Appropriation for the Total School Budget for the Bangor School Department as Required by 20-A MRS Section 15690(4)(A)

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

In accordance with 20-A MRS Section 15690(4)(A), an appropriation authorizing a total FY2025 School Department budget in the amount of \$60,440,920 for the total cost of Pre-K to grade 12 education as described in the Essential Programs and Services Funding Act, non-state funded school construction projects, additional local funds for school purposes under the Maine Revised Statutes, Title 20-A section 15690, unexpended balances, tuition receipts, state subsidy and other receipts for the support of schools, are hereby approved.



CITY OF BANGOR RESOLVE

06/10/2024 24-183

Date: 06/10/2024
Item No: 24-183
Assigned to Councilor: Tremble

Approving School Department Estimates of Revenue and Budget - Trust and Agency Fund

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

the Bangor School Department Trust and Agency Fund budget for July 1, 2024 to June 30, 2025 to be approved in the amount of \$3,624,253

Division Name	Estimated Amount to be Received
9010 Bangor Regional Program Multi-handicapped	\$ 316,059
9030 Bangor Regional Program Acadia Hospital	\$ 317,533
9040 Bangor Regional Program Day Treatment	\$ 2,696,132
9050 Bangor Regional Program Multi-handicapped Summer	\$ 18,000
9080 Bangor Regional Program Summer	\$ 30,000
9100 Gifts & Donations	\$ 15,000
6750 Southern Penobscot Regional Program for Children with Exceptionalities-ESC	\$ 232,011
	TOTAL \$ 3,624,735



CITY OF BANGOR RESOLVE

06/10/2024 24-184

Date: 06/10/2024

Item No: 24-184

Assigned to Councilor: Yacoubagha

Approving School Department Estimates of Revenue from State Sources and Budget-Enterprise Fund

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

The City of Bangor accept the following categories of funding as provided by the Maine State Legislature for the year beginning July 1, 2024 and ending June 30, 2025, and approve them as the Bangor School Department's Enterprise Fund Budget for the same fiscal period.

Be it further resolved that,

The Bangor School Department's Enterprise Fund for the period of July 1, 2024 to June 30, 2025 is hereby approved as follows in the amount of \$2,294,628

Division Name	Estimated Amount to be Received
6000 Food Services Program	\$ 2,252,173
6150 Adult Ed Enrichment/General Evening	\$ 42,455
	TOTAL \$ 2,294,628



CITY OF BANGOR RESOLVE

06/10/2024 24-185

Date: 06/10/2024
Item No: 24-185
Assigned to Councilor: Deane

Approving School Department Estimates of Revenue from State Sources and Budget-Special Revenue Fund

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

The City of Bangor accept and authorize the School Committee to expend the following categories of funding as provided by the Maine State Legislature for the year beginning July 1, 2024 and ending June 30, 2025 in the amount of \$3,610,307

Division Name	Estimated Amount to be Received
2010 Elizabeth Means	\$ 15,000
2215 College Transition	\$ 34,000
2300 Title 1A	\$ 1,736,729
2470 IDEA Part B (Local Entitlement)	\$ 1,095,093
2510 Local Entitlement Pre School	\$ 23,941
2700 Title IIA (Teacher Quality)	\$ 298,465
2950 Adult Basic Ed	\$ 49,000
2630 21st Century Grant	\$ 358,079
	TOTAL \$ 3,610,307

Various funds referred to as special revenue and therefore are accounted for separately:

Means Fund	Used for special education
College Transition	Adult Ed program (remedial courses)
Title IA	Assists students with reading and math, Free and reduced
Idea	Special education funding
Local entitlement Preschool	Used for kindergarten or 4 year old program
Title IIA	Class size reduction
Adult Basic Ed	Supports literacy and math instruction
21st Century	Afterschool Programming disadvantaged youth



CITY OF BANGOR RESOLVE

06/10/2024 24-186

Date: 06/10/2024

Item No: 24-186

Assigned to Councilor: Fish

Making an Appropriation of \$397,795 for Adult Education for the Bangor School Department as Required by 20-A MRS Section 8603(A)(1)

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

In accordance with 20-A MRSA Section 8603(A)(1), a total FY2025 Adult Education budget in the amount of \$397,795 is hereby approved.

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

The local share of \$245,000 is hereby authorized for the purposes of expending any additional, incidental, or miscellaneous receipts in the interest and for the well-being of the Adult Education Program.



CITY OF BANGOR RESOLVE

06/10/2024 24-187

Date: 06/10/2024

Item No: 24-187

Assigned to Councilor: Schaefer

Vocational Education Region #4 Appropriation Pursuant to Title 20-A, Chapter 606, 15601-15619, Maine Revised Statutes

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

the United Technologies Center Region #4 budget for 2024-2025 as approved by the Cooperative Board be approved in the amount of \$4,842,937.10 (Bangor's 2024-2025 assessment will be \$0.00 for operating costs).

Be it further resolved, that the United Technologies Center Region #4 budget for Adult Education for 2024-2025 as approved by the Cooperative Board be approved in the amount of \$318,528.80 (Bangor's 2024-2025 assessment for Adult Education will be \$18,022.96).



CITY COUNCIL ACTION

06/10/2024 24-188

Council Meeting Date: 06/10/2024

Item No: 24-188

Responsible Dept: School Department

Requested Action: Resolve

Map/Lot: N/A

Title, Resolve

Making an Appropriation of \$2,180,000 for Non-State Funded Debt Service Allocation for the Bangor School Department as Required by 20-A MRS Section 15690(2)(A)

Summary

This Resolve will appropriate the non-state funded debt service allocation in the amount of \$2,180,000. Non-state funded debt service is the amount of money needed for the payments of School department long term debt for major capital construction projects and or minor capital renovation projects that are not approved for State subsidy. The issuance of this long term debt was previously approved by the Bangor City Council.

Committee Action

Committee: Council Workshop
Action: Recommend for passage

Meeting Date: 04/24/2024
For: Against:

Staff Comments & Approvals

This item may need to be amended by substitution on June 24, 2024 to reflect any changes adopted by the School Board and City Council since the initial budget submission.

City Manager

City Solicitor

Finance Director

Introduced for: First Reading



CITY OF BANGOR RESOLVE

06/10/2024 24-188

Date: 06/10/2024

Item No: 24-188

Assigned to Councilor: Fournier

Making an Appropriation of \$2,180,000 for Non-State Funded Debt Service Allocation for the Bangor School Department as Required by 20-A MRS Section 15690(2)(A)

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

In accordance with 20-A MRSA Section 15690(2)(A), there is hereby approved the following separate School budget article raising and appropriating \$2,180,000 in local funds for annual payments on debt service for non-state funded portions of School construction projects and minor capital projects.

Article 2: To see what sum the municipality will raise and appropriate for the annual payments on debt service previously approved by the city council for non-state funded portions of school construction projects and minor capital projects in addition to the funds appropriated as the local share of the school administrative unit's contribution to the total cost of funding public education from Pre-K to grade 12.



CITY COUNCIL ACTION

06/10/2024 24-189

Council Meeting Date: 06/10/2024

Item No: 24-189

Responsible Dept: School Department

Requested Action: Resolve

Map/Lot: N/A

Title, Resolve

Making an Appropriation for the Bangor School Department in Excess of the Minimum Spending Target Established by 20-A MRS Section 15671(A)(4)

Summary

This Resolve will authorize the appropriation of local funds in excess of the minimum spending target limit in the amount of \$11,275,091. The Bangor School Committee recommends \$11,275,091 of additional funds and gives the following reasons for exceeding the State's Essential Programs and Services funding model by \$11,275,091: Special Education \$3,439,944; Transportation \$273,251; Co and extracurricular activities \$1,247,671; Technology \$690,149; and Employee Benefits \$5,624,076.

Committee Action

Committee: Council Workshop
Action: Recommend for passage

Meeting Date: 04/24/2024
For: Against:

Staff Comments & Approvals

This item may need to be amended by substitution on June 24, 2024 to reflect any changes adopted by the School Board and City Council since the initial budget submission.

City Manager

City Solicitor

Finance Director

Introduced for: First Reading



CITY OF BANGOR RESOLVE

06/10/2024 24-189

Date: 06/10/2024

Item No: 24-189

Assigned to Councilor: Hawes

Making an Appropriation for the Bangor School Department in Excess of the Minimum Spending Target Established by 20-A MRS Section 15671(A)(4)

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

In accordance with 20-A MRSA Section 15671(A)(4), an appropriation of \$11,275,091 of local funds in excess of the minimum spending target is hereby approved for the following purposes: Special Education \$3,439,944; Transportation \$273,251; Co and extracurricular activities \$1,247,671; Technology \$690,149; and Employee Benefits \$5,624,076.



CITY COUNCIL ACTION

06/10/2024 24-190

Council Meeting Date: 06/10/2024

Item No: 24-190

Responsible Dept: School Department

Requested Action: Resolve

Map/Lot: N/A

Title, Resolve

Making an Appropriation of \$19,298,734 for the School District Contribution to the Total Cost of Funding Public Education from Pre-K to Grade 12 as Required by 20-A MRS Section 15690(1)(A)(B)

Summary

This Resolve will appropriate the local share of the total costs of the Essential Programs and Services funding model in the amount of \$19,298,734.

Committee Action

Committee: Council Workshop
Action: Recommend for passage

Meeting Date: 04/24/2024
For: Against:

Staff Comments & Approvals

This item may need to be amended by substitution on June 24, 2024 to reflect any changes adopted by the School Board and City Council since the initial budget submission.

City Manager

City Solicitor

Finance Director

Introduced for: First Reading



CITY OF BANGOR RESOLVE

06/10/2024 24-190

Date: 06/10/2024

Item No: 24-190

Assigned to Councilor: Leonard

Making an Appropriation of \$19,298,734 for the School District Contribution to the Total Cost of Funding Public Education from Pre-K to Grade 12 as Required by 20-A MRS Section 15690(1)(A)(B)

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

In accordance with 20-A MRSA Section 15690(1)(A) and (B), an appropriation of \$19,298,734 as the City's contribution to the total cost of funding public education from Pre-K to grade 12 is hereby approved.



CITY COUNCIL ACTION

06/10/2024 24-191

Council Meeting Date: 06/10/2024

Item No: 24-191

Responsible Dept: City Manager

Requested Action: Resolve

Map/Lot: N/A

Title, Resolve

Appropriation for Municipal Year 2025

Summary

The appropriation resolve for Municipal Year 2025 is presented at this meeting for First Reading. This Resolve is based on the City Manager's recommended budget as presented to the City Council on April 8, 2024. A number of changes and adjustments may be made prior to final adoption and any changes will be incorporated into an Amended FY 2025 Budget Resolve, which is scheduled to be included in the Council Agenda for June 24, 2024.

Committee Action

Committee: Council Workshop

Meeting Date: 04/08/2024

Action:

For:

Against:

Staff Comments & Approvals

This item will need to be amended by substitution on June 24, 2024 to reflect any changes adopted by the City Council since the initial budget submission.

City Manager

City Solicitor

Finance Director

Introduced for: First Reading



Date: 06/10/2024

Item No: 24-191

Assigned to Councilor: Tremble

Appropriation for Municipal Year 2025

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

THAT the sum of one hundred thirty-one million, seven hundred twenty-three thousand, six hundred ninety-eight dollars (\$131,723,698) is hereby appropriated in the General Fund for the Municipal Year 2025 in accordance with the schedule of appropriations attached hereto; and

BE IT FURTHER RESOLVED THAT in addition to such other revenues as are estimated to be available to meet the above appropriations including the Homestead and Business Equipment Tax Exemption reimbursement, the sum of seventy-two million, fourteen thousand, six hundred ninety-eight dollars (\$72,014,698) be raised by assessment upon the estates of the inhabitants of the City of Bangor and upon the estates of non-resident proprietors within said City for the present Municipal Year; and

BE IT FURTHER RESOLVED THAT the list of tax assessment upon the estates in Bangor for all City taxes, together with all assessments and charges made under the provisions of the Maine Revised Statutes annotated, Title 30A, Section 3406 and 3442 to 3445 inclusive, and the City's due proportion of the County Tax, in the amount of five million, thirty-five thousand, five hundred forty-four dollars (5,035,544) for the period of July 1, 2024 through June 30, 2025, shall be committed by the Assessor to the Tax Collector and one-half of said taxes shall be due and payable on the 16th day of September, 2024 with the remaining one-half of said taxes due and payable on the 17th day of March, 2025; and

BE IT FURTHER RESOLVED THAT interest at the maximum State approved rate of 8.5% per annum for 2024 shall be collected on the first half of said taxes from September 17, 2024, if not voluntarily paid to the Finance Director on or before September 16, 2024; and

BE IT FURTHER RESOLVED THAT interest at the maximum State approved rate of 8.5% per annum for 2024 shall be collected on the second half of said taxes from March 18, 2025, if not voluntarily paid to the Finance Director on or before March 17, 2025; and

BE IT FURTHER RESOLVED THAT in each case, said interest shall be added to and become a part of said taxes; and

BE IT FURTHER RESOLVED THAT interest at the maximum State approved rate of 8.5% per annum for 2024 shall be collected on any sewer/stormwater charges billed July 1, 2024 to June 30, 2025, if not voluntarily paid to the Finance Director on or before the due date for each respective billing; and

BE IT FURTHER RESOLVED THAT in the event a taxpayer/owner pays an amount in excess of that finally assessed or billed, the overpayment shall be repaid to the taxpayer/owner with interest from the date of the payment to the date of the refund at an interest rate of 4.50%; provided that, however, the Tax Collector is authorized to apply any overpayment as prepayment of taxes or sewer/stormwater charges not yet committed or billed with an interest rate of 0.00% on the prepayment; and

BE IT FURTHER RESOLVED THAT the Tax Collector shall apply all tax payments to the oldest balance due on that account and all sewer/stormwater payments to the oldest stormwater balance due on that account first and then to the oldest sewer balance due on that account regardless of any instructions the taxpayer/owner may give. If, however, a tax, sewer or stormwater lien has matured, the Tax Collector may not accept payment on that account unless a workout agreement is in place or approval has been granted by the Finance Committee of the Council to accept payment or the taxpayer or owner signs a partial payment waiver form. If a taxpayer/owner has more than one tax account, any payment shall be applied to the oldest balance due unless the taxpayer/owner specifies the account against which the payment is to be applied; and

BE IT FURTHER RESOLVED THAT the Appropriation for Municipal Year 2025 for the following Enterprise Funds is hereby authorized and approved by the Bangor City Council in accordance with the schedule of appropriations and revenues attached hereto: the Airport Fund, the Sewer Fund, the Storm Water Utility Fund, the Bass Park Fund, the Parking Fund, the Golf Course, and the Economic Development Fund; and

BE IT FURTHER RESOLVED THAT the Council hereby formally appropriates any cash contributions received during this budget year to the appropriate Department and purpose for which such contribution has been made and, where such contribution is equal to or less than \$10,000, such appropriation will become effective upon formal Council action to accept such contribution; and

BE IT FURTHER RESOLVED THAT the Council hereby authorizes the City Manager to implement a three and one half percent (3.50%) general pay adjustment to the City Pay Plan for eligible non-unionized employees effective for the pay date of July 11, 2024; and

BE IT FURTHER RESOLVED THAT the Council hereby formally appropriates any grants from the State of Maine or the Government of the United States of America received during this budget year where such grant is equal to or less than \$25,000, such appropriation to become effective upon formal Council action to accept such grant; and

BE IT FURTHER RESOLVED THAT the Council hereby formally appropriates any insurance proceeds received during this budget year to the appropriate Department for the purpose of repairing or replacing the damaged property, said appropriation to become effective upon receipt of funds.

**Estimated General Fund
Municipal Property Tax Rate Calculation
2024 and 2025**

	Adopted FY 24	Proposed FY 25	\$ Change	% Change
City Expenses				
Operating Expenses	58,207,112	62,595,081	4,387,969	7.5%
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%
Total City Expenses	66,492,655	71,019,755	4,527,100	6.8%
School Expenses				
Operating Expenses	54,767,175	58,523,943	3,756,768	6.9%
Debt Service	1,980,000	2,180,000	200,000	10.1%
Total School Expenses	56,747,175	60,703,943	3,956,768	7.0%
Total Expenses	123,239,830	131,723,698	8,483,868	6.9%
Less: Non- Tax Revenues				
City	37,541,709	39,401,449	1,859,740	5.0%
School	29,294,193	29,867,095	572,902	2.0%
Total Non-Tax Revenues	66,835,902	69,268,544	2,432,642	3.6%
Proposed Tax Levy				
City	28,950,946	31,618,306	2,667,360	9.2%
School	27,452,982	30,836,848	3,383,866	12.3%
County	4,607,954	5,035,544	427,590	9.3%
Overlay	330,000	300,000	(30,000)	-9.1%
Total Tax Levy	61,341,882	67,790,698	6,448,816	10.5%
Total Assessed Value	3,680,372,400	4,021,224,100	340,851,700	9.3%
Less Downtown DD	196,756,900	220,000,000	23,243,100	11.8%
Less Homestead	130,369,400	132,725,000	2,355,600	1.8%
Less BETE Exempt	149,618,300	138,000,000	(11,618,300)	-7.8%
Net Available Taxable Assessed Value	3,203,627,800	3,530,499,100	326,871,300	10.2%
Proposed Tax Rate				
City (Including Overlay)	9.14	9.04	(0.10)	-1.1%
School	8.57	8.73	0.16	1.9%
County	1.44	1.43	(0.01)	-0.8%
Total	19.15	19.20	0.05	0.3%

EXPENDITURE SUMMARY

		FY 24	FY 25
City			
	Operating	58,207,112	62,595,081
	Capital	1,118,850	1,073,100
	Debt Service/TIF	4,132,650	4,238,101
	Pension Obligation Debt	2,830,417	2,913,598
	Voter Approved Debt Service	203,626	199,875
	Subtotal	66,492,655	71,019,755
School			
	Operating	54,767,175	58,523,943
	Debt Service	1,980,000	2,180,000
	Subtotal	56,747,175	60,703,943
Enterprise Funds			
	Airport	24,049,699	24,152,036
	Sewer	11,341,114	11,851,270
	Stormwater	1,509,831	1,649,839
	Bass Park	6,421,204	6,678,878
	Parking	1,016,404	1,014,101
	Golf Course	895,142	973,404
	Economic Development	376,488	421,819
	Subtotal	45,609,882	46,741,347
County		4,607,954	5,035,544
	Total	173,457,666	183,500,589

LD 1 Limit Calculation - FY 2025

2023-2024 Base Municipal Commitment

2023-2024 Tax for Commitment	28,431,893
2023-2024 County Tax	4,607,954
2023-2024 TIF Financing Plan Amount	519,053
2023-2024 School Appropriations	27,452,982
2023-2024 Overlay	330,000
	<u>61,341,882</u>
<u>FY2023-24 Base Municipal Commitment</u>	<u>28,431,893</u>

Calculate Growth Limitation Factor

Total Taxable Value First Assessed on 4/1/2023	15,183,200
Total Taxable Valuation (less Homestead/BETE Exemption)	3,410,005,600
Property Growth Factor	0.0045
Average Real Personal Income Growth	0.0469
<u>Growth Limitation Factor</u>	<u>1.0514</u>

Calculate Net New State Funds

FY2022-23 Municipal Revenue Sharing	9,321,785
Multiply by Growth Limitation Factor	9,800,482
FY2023-24 Estimated Municipal Revenue Sharing	9,966,150
Enter Any Necessary Adjustments due to Last Year's Net New Fund Calc	N/A
(If Revenue Sharing allocation were 5% per statute, there are no new state funds)	
<u>Net New State Funds</u>	<u>-</u>

Calculate Base Municipal Commitment Limit

<u>FY2023-24 Base Limit x Growth Limitation Factor</u>	(a)	<u>39,664,247</u>
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Levy Limit Proof

Base Municipal Commitment	(b)	31,618,306
2024-2025 TIF Financing Plan Amount (included in base)		(403,782)
		<u>31,214,524</u>

<u>Over/(Under) Levy Limit</u>	(b) - (a)	<u>(8,449,723)</u>
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GENERAL FUND

TITLE	2024	2025
ESTIMATED REVENUE		
REAL PROPERTY TAXES	61,287,466	68,328,298
PERSONAL PROPERTY TAXES	3,822,311	3,686,400
OVERLAY	(330,000)	(300,000)
DOWNTOWN DD TIF	(3,767,895)	(4,224,000)
PROPERTY TAXES	61,011,882	67,490,698
PAYMENT IN LIEU OF TAXES	343,170	310,727
PENALTIES & INT ON TAXES	200,000	200,000
AUTO EXCISE TAX	6,900,000	7,100,000
BOAT EXCISE TAX	15,000	15,000
AIRPLANE EXCISE TAX	1,000	1,000
OTHER TAXES & PENALTIES	7,459,170	7,626,727
VICTUALERS	73,000	90,000
LIQUOR LICENSES	10,000	15,000
INNKEEPERS	14,500	16,000
MOBILE HOME LICENSES	1,500	1,900
SECOND HAND DEALERS	4,000	4,000
DEALERS OLD GOLD & SILVER	600	700
TAXI DRIVERS	8,000	6,500
TAXI CABS	5,000	4,000
EXPLOSIVES & FLAMMABLE MATERIALS	7,000	7,000
BOWLING	400	375
THEATRE	2,000	2,000
AMUSEMENT - DEVICES & PERMITS	8,000	8,000
DANCING	800	-
MARIJUANA	3,600	7,000
FOOD SOVEREIGNTY	-	50
MARRIAGE LICENSE	9,000	9,000
BUILDING PERMITS	331,000	375,000
PLUMBING PERMITS	17,000	20,000
ELECTRICAL PERMITS	98,000	100,000
OIL BURNER PERMITS	6,000	8,500
SHORT TERM RENTALS	-	42,500
MISCELLANEOUS PERMITS	20,000	30,000
MISCELLANEOUS LICENSES	25,000	25,000

GENERAL FUND

TITLE	2024	2025
STREET OPENING PERMITS	10,500	10,500
LICENSES & PERMITS	654,900	783,025
DOG IMPOUND FEES	4,500	4,500
ORDINANCE FINES	500	500
FALSE ALARM FEES	15,000	15,000
MISCELLANEOUS	2,000	3,000
FINES, FORFEITS & PENALTIES	22,000	23,000
RENTS	422,500	424,500
FRANCHISE FEES	350,000	350,000
CONCESSIONS	-	1,000
TOWING CONTRACT	23,890	23,890
INTEREST ON INVESTMENT	400,000	475,000
NSF FEES	500	500
USE OF MONEY & PROPERTY	1,196,890	1,274,890
CARES FUNDING	-	337,671
OPERATING INDIRECT	1,910,000	1,780,000
PREVENT MAIN INDIRECT	400,000	450,000
OPERATING DIRECT	101,109	101,109
HEALTH NURSING SUBSIDY	178,588	169,560
REVENUE SHARING	9,966,150	11,090,000
SNOWMOBILE REGISTRATION	3,000	3,000
GENERAL ASSISTANCE	1,693,020	1,251,950
HOMESTEAD EXEMPTION	1,908,522	1,931,680
BETE EXEMPT REIMBURSEMENT	1,718,426	1,576,473
FEMA REIMBURSEMENTS	273,021	-
OTHER STATE	49,500	43,900
INTERGOVERNMENTAL	26,063,193	26,636,095
HAMPDEN	170,425	191,614
BREWER	386,878	434,979
VOOT	552,696	603,764
INTERGOVERNMENTAL	45,374,528	46,601,795
RECORDING DOCUMENTS	1,200	1,100
VITAL STATISTICS	105,000	110,000
NOTARY & DEDIMUS	6,000	7,000

GENERAL FUND

TITLE	2024	2025
COPYING	12,000	12,000
SAFETY	1,000	1,000
SALE OF LOTS	3,900	3,900
BURIALS	12,350	14,300
AMBULANCE	2,300,000	2,300,000
FARES	475,000	550,000
ADVERTISING	90,000	92,500
DOG LICENSE FEES	9,000	10,000
HUNT & FISH LICENSE FEES	800	800
QUITCLAIM FEES	2,500	2,000
IFW AGENT FEES	1,700	1,700
AUTO REGISTRATION FEES	70,000	72,500
WITNESS FEES	6,500	6,500
ZONING LETTER FEES	4,000	4,000
CLINIC FEES	65,000	65,000
INSPECTION FEES	500	500
LICENSING FEES COMMERCIAL	1,140	1,140
SOLID WASTE DISPOSAL FEE	258,195	441,595
MAINTENANCE FEES	10,251	10,455
REIMBURSEMENTS	128,291	171,291
PROCESSING FEES	40,000	40,000
CITY WIDE OVERHEAD	82,000	82,000
REFUNDS	72,500	102,500
CHARGES FOR SERVICES - SOFTBALL	34,000	34,000
CHARGES FOR SERVICES - CANOE RACE	27,000	28,000
CHARGES FOR SERVICES - FATHER/DAUGHTER DANCE	14,000	15,000
CHARGES FOR SERVICES - SOCCER	15,000	17,000
DAILY ADMISSIONS	40,000	45,000
SEASON PASSES	2,400	2,400
SWIM LESSONS	5,400	5,400
HOURLY RENTALS	1,200	1,200
KIDS CAVE	380,000	410,000
CHARGES FOR SERVICES	2,141,000	2,181,000
CHARGES FOR SERVICES - BANGOR HOUSING AUTHORITY	50,086	50,086
CHARGES FOR SERVICES - MDEA	253,200	377,983
MISCELLANEOUS	188,880	233,980
OUTSIDE ASSIGNMENTS	336,448	394,736
WARRANTY PAYMENTS	2,500	2,500

GENERAL FUND

TITLE	2024	2025
SERVICE CHARGES - AIRPORT	449,626	465,363
SERVICE CHARGES - SEWER	183,508	189,831
SERVICE CHARGES - GOLF	32,627	33,769
SWEEPING CHARGES - SEWER	35,647	35,647
SWEEPING CHARGES - STORMWATER	72,375	72,375
COMMUNITY DEVELOPMENT BLOCK GRANT	52,549	57,688
GRANTS	308,945	225,528
CAPITAL IMPROVEMENT FUND	802,464	801,553
AIRPORT	652,206	847,273
SEWER	289,411	220,166
STORMWATER UTILITY	28,280	26,880
BASS PARK	75,000	72,500
PARKING	37,212	38,568
GOLF COURSE	44,636	46,982
ECONOMIC DEVELOPMENT FUND	1,487	1,737
CHARGES FOR SERVICES	10,315,914	11,037,926
TRANSFER FROM ADOPT A PARK	7,000	7,000
OPERATING TRANSFERS	7,000	7,000
TRANSFER FROM WORKERS COMP - CITY	-	13,000
TRANSFER FROM ASSIGNED FUND BALANCE	1,697,000	1,780,181
DESIGNATED FUND BALANCE	1,697,000	1,793,181
CONTRIBUTIONS	2,500	2,500
INSURANCE SETTLEMENTS	65,000	70,000
SALE OF ASSETS	35,000	40,000
SALE OF SALVAGE	6,000	8,500
OTHER	108,500	121,000
TOTAL ESTIMATED REVENUE	127,847,784	136,759,242

GENERAL FUND

TITLE	2024	2025
SALARIES & FRINGES	20,101	20,101
SUPPLIES	4,150	4,150
CONTRACTUAL SERVICES	7,860	9,970
INTERFUND CHARGE/TRANSF	2,550	2,800
CITY COUNCIL	34,661	37,021
SALARIES & FRINGES	416,243	434,731
SUPPLIES	2,605	2,730
CONTRACTUAL SERVICES	35,595	42,595
INTERFUND CHARGE/TRANSF	3,500	3,500
OUTLAY	450	450
CITY CLERK	458,393	484,006
SALARIES & FRINGES	77,413	42,937
SUPPLIES	2,450	2,950
CONTRACTUAL SERVICES	27,650	28,000
INTERFUND CHARGE/TRANSF	27,300	19,800
OUTLAY	-	2,000
ELECTIONS	134,813	95,687
SALARIES & FRINGES	289,312	310,202
SUPPLIES	15,900	8,200
CONTRACTUAL SERVICES	125,287	132,722
INTERFUND CHARGE/TRANSF	8,000	8,000
MISCELLANEOUS	20,000	20,000
CREDITS	(15,000)	(15,000)
TREASURY	443,499	464,124
SALARIES & FRINGES	398,543	424,596
SUPPLIES	3,807	4,110
CONTRACTUAL SERVICES	25,672	26,244
INTERFUND CHARGE/TRANSF	2,980	2,980
ASSESSING	431,002	457,930
SALARIES & FRINGES	333,472	321,705
SUPPLIES	2,500	5,008
CONTRACTUAL SERVICES	13,700	15,533
INTERFUND CHARGE/TRANSF	750	110

GENERAL FUND

TITLE	2024	2025
MISCELLANEOUS	1,000	1,743
LEGAL	351,422	344,099
GOVERNANCE	1,853,790	1,882,867
SALARIES & FRINGES	566,220	703,919
SUPPLIES	2,450	3,100
CONTRACTUAL SERVICES	21,052	22,950
INTERFUND CHARGE/TRANSF	500	500
CITY MANAGER	590,222	730,469
SALARIES & FRINGES	322,486	340,318
SUPPLIES	62,750	57,500
CONTRACTUAL SERVICES	591,700	580,890
INTERFUND CHARGE/TRANSF	500	500
MISCELLANEOUS	30,000	30,000
OUTLAY	2,000	-
CREDITS	(842,509)	(809,208)
WORKER'S COMPENSATION	166,927	200,000
INSURANCE	224,927	265,588
SALARIES & FRINGES	261,607	274,364
SUPPLIES	3,950	3,600
CONTRACTUAL SERVICES	23,642	78,668
INTERFUND CHARGE/TRANSF	3,650	3,650
OUTLAY	500	250
HUMAN RESOURCES	293,349	360,532
SALARIES & FRINGES	3,026,552	3,002,147
SUPPLIES	47,200	51,250
CONTRACTUAL SERVICES	317,546	344,832
UTILITIES	39,500	46,500
INTERFUND CHARGE/TRANSF	1,504,025	1,547,000
MISCELLANEOUS	500	500
DEBT SERVICE	70,656	72,732
OUTLAY	6,500	9,000
CREDITS	(163,776)	(170,061)

GENERAL FUND

TITLE	2024	2025
COMMUNITY CONNECTOR	4,848,703	4,903,900
SALARIES & FRINGES	76,688	74,830
CONTRACTUAL SERVICES	8,385	8,668
INTERFUND CHARGE/TRANSF	28,500	29,000
DEBT SERVICE	2,944	3,031
CREDITS	37,010	38,430
BLACK BEAR EXPRESS	153,527	153,959
SALARIES & FRINGES	465,782	655,149
SUPPLIES	1,000	1,000
CONTRACTUAL SERVICES	23,341	28,720
INTERFUND CHARGE/TRANSF	41,000	46,500
OUTLAY	1,000	1,500
CREDITS	126,766	131,631
ADA PARATRANSIT	658,889	864,500
EXECUTIVE	6,936,544	7,478,948
SALARIES & FRINGES	558,292	707,163
SUPPLIES	5,000	6,000
CONTRACTUAL SERVICES	36,453	45,205
INTERFUND CHARGE/TRANSF	2,230	2,730
FINANCIAL SERVICES	601,975	761,098
SALARIES & FRINGES	74,156	76,598
SUPPLIES	8,100	8,500
CONTRACTUAL SERVICES	114,463	125,925
UTILITIES	111,916	85,301
MISCELLANEOUS	200	200
CREDITS	(28,090)	-
CITY HALL	280,745	296,524
SALARIES & FRINGES	97,153	102,836
SUPPLIES	29,320	29,500
CONTRACTUAL SERVICES	22,205	22,000
OUTLAY	-	1,600
CREDITS	(95,000)	(100,000)
CENTRAL SERVICES	53,678	55,936
SALARIES & FRINGES	518,005	511,542

GENERAL FUND

TITLE	2024	2025
SUPPLIES	14,400	14,800
CONTRACTUAL SERVICES	324,750	462,094
INTERFUND CHARGE/TRANSF	450	450
INFORMATION SERVICES	<u>857,605</u>	<u>988,886</u>
FINANCE	<u>1,794,003</u>	<u>2,102,444</u>
SALARIES & FRINGES	239,716	276,412
SUPPLIES	3,500	4,750
CONTRACTUAL SERVICES	42,094	56,296
INTERFUND CHARGE/TRANSF	4,000	6,000
PLANNING	<u>289,310</u>	<u>343,458</u>
SALARIES & FRINGES	331,309	421,994
SUPPLIES	2,500	2,500
CONTRACTUAL SERVICES	100,902	101,112
INTERFUND CHARGE/TRANSF	1,000	1,000
ECONOMIC DEVELOPMENT	<u>435,711</u>	<u>526,606</u>
SALARIES & FRINGES	762,940	676,965
SUPPLIES	7,500	10,300
CONTRACTUAL SERVICES	20,350	43,680
INTERFUND CHARGE/TRANSF	27,000	28,500
CODE ENFORCEMENT	<u>817,790</u>	<u>759,445</u>
BUSINESS & ECONOMIC DEVELOPMENT	<u>1,542,811</u>	<u>1,629,509</u>
SALARIES & FRINGES	411,738	430,415
SUPPLIES	1,455	1,455
CONTRACTUAL SERVICES	18,462	33,462
INTERFUND CHARGE/TRANSF	350	350
ADMINISTRATION	<u>432,005</u>	<u>465,682</u>
SALARIES & FRINGES	120,626	114,763
SUPPLIES	23,470	23,470
CONTRACTUAL SERVICES	51,721	51,721
UTILITIES	122,656	125,705
INTERFUND CHARGE/TRANSF	4,500	4,500
BUILDING OPERATIONS & MAINTENANCE	<u>322,973</u>	<u>320,159</u>
SALARIES & FRINGES	6,235,665	6,685,247
SUPPLIES	105,735	105,735
CONTRACTUAL SERVICES	247,175	255,800

GENERAL FUND

TITLE	2024	2025
UTILITIES	500	500
INTERFUND CHARGE/TRANSF	250,810	256,680
OUTLAY	6,900	6,900
CREDITS	(37,500)	(37,500)
PATROL	6,809,285	7,273,362
SALARIES & FRINGES	101,634	103,922
SUPPLIES	450	450
CONTRACTUAL SERVICES	86,152	87,770
ANIMAL CONTROL	188,236	192,142
SALARIES & FRINGES	1,734,198	2,431,646
SUPPLIES	6,600	6,600
CONTRACTUAL SERVICES	78,371	78,371
UTILITIES	200	200
INTERFUND CHARGE/TRANSF	59,040	62,180
MISCELLANEOUS	2,550	2,550
DETECTIVE/IDENTIFICATION	1,880,959	2,581,547
SALARIES & FRINGES	2,789,606	3,313,396
SUPPLIES	57,300	58,800
CONTRACTUAL SERVICES	192,232	223,632
INTERFUND CHARGE/TRANSF	38,550	37,240
SERVICES	3,077,688	3,633,068
POLICE	12,711,146	14,465,960
SALARIES & FRINGES	627,367	571,055
SUPPLIES	14,200	14,200
CONTRACTUAL SERVICES	166,950	169,950
INTERFUND CHARGE/TRANSF	2,500	2,500
OUTLAY	5,000	-
ADMINISTRATION	816,017	757,705
SUPPLIES	15,500	18,500
CONTRACTUAL SERVICES	72,000	82,000
UTILITIES	141,076	142,428
INTERFUND CHARGE/TRANSF	10,000	10,000
MISCELLANEOUS	500	500
OUTLAY	22,000	20,000
BUILDING MAINTENANCE	261,076	273,428
SALARIES & FRINGES	8,574,851	9,949,971

GENERAL FUND

TITLE	2024	2025
SUPPLIES	310,500	335,000
CONTRACTUAL SERVICES	1,467,375	1,687,477
UTILITIES	500	500
INTERFUND CHARGE/TRANSF	5,800	4,000
MISCELLANEOUS	1,000	1,000
FIRE FIGHTING	10,360,026	11,977,948
SALARIES & FRINGES	93,091	106,561
SUPPLIES	125,000	134,800
CONTRACTUAL SERVICES	73,000	82,700
UTILITIES	60,000	70,000
INTERFUND CHARGE/TRANSF	68,500	68,500
EQUIPMENT OPERATIONS & MAINTENANCE	419,591	462,561
SALARIES & FRINGES	164,349	189,869
SUPPLIES	13,300	13,300
CONTRACTUAL SERVICES	8,000	9,000
INTERFUND CHARGE/TRANSF	2,000	2,000
FIRE PREVENTION	187,649	214,169
FIRE	12,044,359	13,685,811
SALARIES & FRINGES	686,427	674,032
SUPPLIES	13,400	18,300
CONTRACTUAL SERVICES	114,638	116,020
INTERFUND CHARGE/TRANSF	2,900	3,600
OUTLAY	5,000	-
ADMINISTRATION	822,365	811,952
SUPPLIES	272,500	100,500
CONTRACTUAL SERVICES	2,124,100	1,661,500
UTILITIES	22,000	27,000
GENERAL ASSISTANCE	2,418,600	1,789,000
SALARIES & FRINGES	363,304	321,636
SUPPLIES	2,600	2,950
CONTRACTUAL SERVICES	20,760	19,226
INTERFUND CHARGE/TRANSF	180	500
MISCELLANEOUS	-	500
OUTLAY	500	1,000
PUBLIC HEALTH NURSING	387,344	345,812
SALARIES & FRINGES	185,372	229,319

GENERAL FUND

TITLE	2024	2025
SUPPLIES	11,650	12,380
CONTRACTUAL SERVICES	14,840	17,135
INTERFUND CHARGE/TRANSF	500	500
MISCELLANEOUS	200	-
IMMUNIZATION	<u>212,562</u>	<u>259,334</u>
HEALTH & COMMUNITY SERVICES	<u>3,840,871</u>	<u>3,206,098</u>
SALARIES & FRINGES	203,128	222,491
SUPPLIES	2,200	2,200
CONTRACTUAL SERVICES	12,200	13,180
INTERFUND CHARGE/TRANSF	1,200	1,200
MISCELLANEOUS	-	5,500
ADMINISTRATION	<u>218,728</u>	<u>244,571</u>
SALARIES & FRINGES	303,167	317,632
SUPPLIES	50,200	59,300
CONTRACTUAL SERVICES	148,660	155,180
UTILITIES	35,845	36,836
INTERFUND CHARGE/TRANSF	2,400	2,400
RECREATION GENERAL	<u>540,272</u>	<u>571,348</u>
SALARIES & FRINGES	111,961	114,869
SUPPLIES	12,700	12,700
CONTRACTUAL SERVICES	5,000	5,600
UTILITIES	33,750	35,467
INTERFUND CHARGE/TRANSF	1,000	1,000
SWIMMING POOLS	<u>164,411</u>	<u>169,636</u>
SALARIES & FRINGES	150,819	151,763
SUPPLIES	11,500	15,000
CONTRACTUAL SERVICES	18,000	18,750
SUMMER RECREATION	<u>180,319</u>	<u>185,513</u>
SALARIES & FRINGES	18,795	122,267
SUPPLIES	10,000	10,000
CONTRACTUAL SERVICES	44,150	46,990
UTILITIES	29,406	45,001
INTERFUND CHARGE/TRANSF	40,000	40,000
WATERFRONT	<u>142,351</u>	<u>264,258</u>
SALARIES & FRINGES	803,619	744,557
SUPPLIES	92,850	105,150
CONTRACTUAL SERVICES	146,517	134,937

GENERAL FUND

TITLE	2024	2025
UTILITIES	106,173	107,521
INTERFUND CHARGE/TRANSF	88,712	90,598
OUTLAY	7,000	-
CREDITS	(101,400)	(101,400)
PARKS MAINTENANCE	1,143,471	1,081,363
SALARIES & FRINGES	183,755	186,347
SUPPLIES	13,500	13,500
CONTRACTUAL SERVICES	17,800	33,520
UTILITIES	73,753	69,366
INTERFUND CHARGE/TRANSF	1,800	1,800
CREDITS	(24,000)	(24,000)
SAWYER ARENA	266,608	280,533
SALARIES & FRINGES	29,212	34,030
SUPPLIES	10,500	10,500
CONTRACTUAL SERVICES	11,500	12,200
UTILITIES	35,658	35,961
INTERFUND CHARGE/TRANSF	1,800	5,500
PARKS & REC CENTER	88,670	98,191
SALARIES & FRINGES	234,102	239,981
SUPPLIES	18,250	20,250
CONTRACTUAL SERVICES	37,900	37,140
KIDS CAVE	290,252	297,371
PARKS & RECREATION	3,035,082	3,192,784
SALARIES & FRINGES	864,030	821,408
SUPPLIES	8,850	9,350
CONTRACTUAL SERVICES	15,885	18,010
INTERFUND CHARGE/TRANSF	6,950	8,000
MISCELLANEOUS	58,400	57,150
OUTLAY	20,000	20,000
ENGINEERING	974,115	933,918
SALARIES & FRINGES	1,276,888	1,301,519
SUPPLIES	1,005,507	1,031,396
CONTRACTUAL SERVICES	311,216	319,487
UTILITIES	1,104,896	1,131,093
INTERFUND CHARGE/TRANSF	10,700	10,700
MISCELLANEOUS	1,200	8,520
OUTLAY	49,000	34,400

GENERAL FUND

TITLE	2024	2025
CREDITS	(3,361,936)	(3,345,102)
FLEET MAINTENANCE	397,471	492,013
SALARIES & FRINGES	567,420	586,232
SUPPLIES	171,503	123,163
CONTRACTUAL SERVICES	67,410	67,410
UTILITIES	290,280	193,271
INTERFUND CHARGE/TRANSF	108,109	100,597
MISCELLANEOUS	500	500
CREDITS	(39,900)	(43,000)
ELECTRICAL	1,165,322	1,028,173
SALARIES & FRINGES	675,089	685,740
SUPPLIES	10,015	61,413
CONTRACTUAL SERVICES	24,529	24,936
UTILITIES	61,285	53,012
INTERFUND CHARGE/TRANSF	11,580	11,718
CREDITS	(12,000)	(15,000)
ADMINISTRATION	770,498	821,819
SALARIES & FRINGES	349,359	293,604
SUPPLIES	16,019	22,050
CONTRACTUAL SERVICES	63,649	63,469
UTILITIES	396	396
INTERFUND CHARGE/TRANSF	71,388	64,290
MISCELLANEOUS	200	200
FORESTRY	501,011	444,009
SALARIES & FRINGES	3,546,972	3,929,182
SUPPLIES	954,080	968,339
CONTRACTUAL SERVICES	368,784	386,528
INTERFUND CHARGE/TRANSF	1,397,879	1,411,460
MISCELLANEOUS	24,014	24,014
CREDITS	(95,500)	(104,000)
HIGHWAY	6,196,229	6,615,523
SALARIES & FRINGES	150,025	113,420
SUPPLIES	5,413	5,213
CONTRACTUAL SERVICES	78,430	79,606
UTILITIES	2,850	3,081
INTERFUND CHARGE/TRANSF	35,888	32,752
CEMETERIES	272,606	234,072

GENERAL FUND

TITLE	2024	2025
CONTRACTUAL SERVICES	1,871,818	2,170,836
INTERFUND CHARGE/TRANSF	60,000	56,000
SANITATION	<u>1,931,818</u>	<u>2,226,836</u>
PUBLIC SERVICES	<u>12,209,070</u>	<u>12,796,363</u>
CONTRACTUAL SERVICES	1,500	1,600
DEBT SERVICE	3,402,450	3,505,907
DEBT SERVICE	<u>3,403,950</u>	<u>3,507,507</u>
INTERFUND CHARGE/TRANSF	345,572	384,911
MISCELLANEOUS	621,176	545,558
TIFS	<u>966,748</u>	<u>930,469</u>
DEBT SERVICE & TIF	<u>4,370,698</u>	<u>4,437,976</u>
PENSION BONDS	<u>2,830,417</u>	<u>2,913,598</u>
GROUP LIFE	<u>36,900</u>	<u>38,400</u>
SALARIES & FRINGES	60,000	60,000
CREDITS	(38,600)	(40,367)
UNEMPLOYMENT	<u>21,400</u>	<u>19,633</u>
FRINGE BENEFITS	<u>2,888,717</u>	<u>2,971,631</u>
TRANSFER TO CAPITAL	<u>983,000</u>	<u>976,000</u>
COUNTY TAX	<u>4,607,954</u>	<u>5,035,544</u>
LIBRARY	<u>1,914,439</u>	<u>2,067,759</u>
CONTRACTUAL SERVICES	40,125	45,105
MISCELLANEOUS	78,000	80,500
OTHER AGENCIES	<u>118,125</u>	<u>125,605</u>
CONTINGENCY	<u>250,000</u>	<u>-</u>
OTHER APPROPRIATIONS	<u>7,873,518</u>	<u>8,204,908</u>
SALARIES & FRINGES	44,961,880	46,560,989
SUPPLIES	9,557,272	11,699,931
DEBT SERVICE	1,980,000	2,180,000

GENERAL FUND

TITLE	2024	2025
SALARIES & FRINGES - ADULT ED	190,160	202,528
SUPPLIES - ADULT ED	57,863	60,495
EDUCATION	56,747,175	60,703,943
TOTAL EXPENDITURES	127,847,784	136,759,242

AIRPORT

TITLE	2024	2025
ESTIMATED REVENUE		
ADMINISTRATION	412,767	426,840
SECURITY/COMPLIANCE	37,000	42,000
AIRFIELD/GROUNDS MAINT	1,470,858	1,955,550
PETROLEUM/OILS/LUBRICAN	8,261,163	8,861,813
FACILITIES MAINTENANCE	6,203,589	4,500,012
ADVERTISING	50,000	50,000
BELOW WING-RAMP SERVICE	2,689,400	2,823,521
ABOVE WING-CUSTOMER SER	15,000	15,000
AIRCRAFT MECHANICS	154,100	162,000
EQUIPMENT MAINTENANCE	65,315	79,386
LEASED PROPERTIES	2,050,153	2,109,154
AIRPORT PARKING	2,640,354	3,126,760
TOTAL	24,049,699	24,152,036

EXPENDITURE BUDGET

SALARIES & FRINGES	981,288	1,016,411
SUPPLIES	11,700	11,700
CONTRACTUAL SERVICES	398,701	428,121
INTERFUND CHARGE/TRANSF	453,126	467,363
MISCELLANEOUS	16,684	19,090
OUTLAY	123,000	90,000
ADMINISTRATION	1,984,499	2,032,685
SALARIES & FRINGES	620,032	752,008
SUPPLIES	15,600	15,600
CONTRACTUAL SERVICES	57,844	61,086
UTILITIES	-	1,000
INTERFUND CHARGE/TRANSF	500	1,000
MISCELLANEOUS	2,400	9,540
OUTLAY	148,000	542,000
SECURITY/COMPLIANCE	844,376	1,382,234
SALARIES & FRINGES	551,403	586,384
SUPPLIES	4,700	4,200
CONTRACTUAL SERVICES	36,452	39,241
INTERFUND CHARGE/TRANSF	1,000	1,000
MISCELLANEOUS	500	3,440
DISPATCH	594,055	634,265

AIRPORT

TITLE	2024	2025
SALARIES & FRINGES	1,533,629	1,599,881
SUPPLIES	511,074	540,732
CONTRACTUAL SERVICES	172,399	194,945
UTILITIES	387,558	389,239
INTERFUND CHARGE/TRANSF	51,819	52,822
MISCELLANEOUS	350	10,010
OUTLAY	710,000	1,059,175
AIRFIELD/GROUND MAINT	3,366,829	3,846,804
SALARIES & FRINGES	368,723	391,761
SUPPLIES	54,650	59,650
CONTRACTUAL SERVICES	102,352	139,791
UTILITIES	83,151	84,899
INTERFUND CHARGE/TRANSF	500	500
MISCELLANEOUS	-	1,680
OUTLAY	120,000	265,000
PETROLEUM/OILS/LUBRICANTS	729,376	943,281
SALARIES & FRINGES	613,010	659,445
SUPPLIES	158,500	179,850
CONTRACTUAL SERVICES	993,057	1,103,748
UTILITIES	625,461	617,563
INTERFUND CHARGE/TRANSF	394,680	504,669
MISCELLANEOUS	2,000	4,940
OUTLAY	2,389,587	690,000
FACILITIES MAINTENANCE	5,176,295	3,760,215
SALARIES & FRINGES	255,005	272,195
SUPPLIES	17,500	10,000
CONTRACTUAL SERVICES	556,572	500,016
INTERFUND CHARGE/TRANSF	1,000	1,000
MISCELLANEOUS	-	1,260
OUTLAY	50,000	-
MARKETING	880,077	784,471
SALARIES & FRINGES	2,404,981	2,505,485
SUPPLIES	52,820	42,420
CONTRACTUAL SERVICES	148,118	196,964
UTILITIES	224,929	247,363
INTERFUND CHARGE/TRANSF	6,000	6,000
MISCELLANEOUS	-	22,300
OUTLAY	553,000	630,000

AIRPORT

TITLE	2024	2025
BELOW WING-RAMP SERVICES	3,389,848	3,650,532
SALARIES & FRINGES	751,562	839,049
SUPPLIES	35,400	35,950
CONTRACTUAL SERVICES	121,010	110,314
INTERFUND CHARGE/TRANSF	1,100	1,000
MISCELLANEOUS	-	4,620
ABOVE WING-CUSTOMER SERVICE	909,072	990,933
SALARIES & FRINGES	404,713	430,814
SUPPLIES	5,235	6,175
CONTRACTUAL SERVICES	32,623	31,109
UTILITIES	1,500	1,500
INTERFUND CHARGE/TRANSF	200	200
MISCELLANEOUS	-	2,100
OUTLAY	-	80,000
AIRCRAFT MECHANICS	444,271	551,898
SALARIES & FRINGES	560,755	604,883
SUPPLIES	178,950	162,800
CONTRACTUAL SERVICES	74,280	78,356
UTILITIES	36,659	42,999
INTERFUND CHARGE/TRANSF	6,600	4,100
MISCELLANEOUS	-	2,820
OUTLAY	65,000	70,000
GSE MAINTENANCE	922,244	965,958
SUPPLIES	34,500	59,000
CONTRACTUAL SERVICES	280,147	328,530
UTILITIES	352,090	383,528
INTERFUND CHARGE/TRANSF	30,519	44,822
MISCELLANEOUS	183,399	162,954
OUTLAY	555,000	425,000
LEASED PROPERTIES	1,435,655	1,403,834
DEBT SERVICE	1,114,067	1,115,817
SALARIES & FRINGES	237,584	245,902
SUPPLIES	7,889	11,176
CONTRACTUAL SERVICES	273,457	291,166
UTILITIES	13,003	20,523
INTERFUND CHARGE/TRANSF	3,600	10,500
OUTLAY	360,000	125,000

AIRPORT

TITLE	2024	2025
AIRPORT PARKING	895,533	704,267
SALARIES & FRINGES	525,139	535,158
SUPPLIES	11,500	9,750
CONTRACTUAL SERVICES	62,979	49,783
UTILITIES	12,500	13,500
INTERFUND CHARGE/TRANSF	200	-
MISCELLANEOUS	-	2,520
OUTLAY	75,000	-
OPERATIONS/DUTY OFFICERS	687,318	610,711
SALARIES & FRINGES	69,521	97,584
SUPPLIES	34,425	24,025
CONTRACTUAL SERVICES	153,098	170,602
UTILITIES	1,440	1,500
MISCELLANEOUS	2,700	420
OUTLAY	415,000	480,000
SAFETY/ENVIRONMENTAL	676,184	774,131
NON OPERATING	7,263,670	7,483,534
TOTAL	31,313,369	31,635,570

WASTEWATER TREATMENT PLANT

TITLE	2024	2025
ESTIMATED REVENUE		
INTEREST INCOME	20,000	-
SALE OF SALVAGE	2,500	2,500
DOMESTIC USERS	10,060,136	10,763,861
ABATEMENTS	-	(83,500)
CONTRACTED SERVICES	147,063	88,669
SEWER SURCHARGES	116,800	50,200
OTHER TOWNS/CITIES	179,550	321,540
INTEREST ON ACCT REC	60,000	80,000
REIMBURSED EXPENSES	-	-
STREET OPENING PERMITS	-	-
CONNECTION FEES	10,000	15,000
STORMWATER	-	-
SALE OF SALVAGE	3,000	3,000
CONTRACTED SERVICES	-	10,000
UNASSIGNED FUND BALANCE	941,250	600,000
TOTAL	11,540,299	11,851,270
EXPENDITURE BUDGET		
SALARIES & FRINGES	442,216	453,510
SUPPLIES	4,879	10,200
CONTRACTUAL SERVICES	82,825	92,588
INTERFUND CHARGE/TRANSF	184,508	190,581
MISCELLANEOUS	33,680	41,718
OUTLAY	1,500	1,500
ADMINISTRATION	749,608	790,097
SALARIES & FRINGES	1,181,043	1,173,764
SUPPLIES	535,855	556,355
CONTRACTUAL SERVICES	245,452	279,276
UTILITIES	891,215	916,069
INTERFUND CHARGE/TRANSF	17,002	22,818
MISCELLANEOUS	16,160	16,512
OUTLAY	551,000	1,170,000
STATION & PLANT OPERATION	3,437,727	4,134,794
SALARIES & FRINGES	859,072	852,036
SUPPLIES	174,736	170,798
CONTRACTUAL SERVICES	319,524	309,824

WASTEWATER TREATMENT PLANT

TITLE	2024	2025
UTILITIES	6,350	6,000
INTERFUND CHARGE/TRANSF	1,304,980	1,502,100
OUTLAY	697,000	2,000
LINE OPERATION & MAINTENANCE	3,361,662	2,842,758
COMPOSTING	752,280	826,931
DEBT SERVICE	2,962,691	3,154,810
SALARIES & FRINGES	77,146	90,330
SUPPLIES	-	4,050
CONTRACTUAL SERVICES	-	7,500
INDUSTRIAL PRETREAT PROGRAM	77,146	101,880
NON OPERATING	1,217,388	2,556,680
TOTAL	12,558,502	14,407,950

STORMWATER

TITLE	2024	2025
ESTIMATED REVENUE		
TRUST & AGENCY	-	100,000
STORMWATER UTILITY FEE	1,272,000	1,272,000
INTEREST INCOME	35,000	35,000
INTEREST ON ACCT REC	40,000	40,000
TOTAL	1,347,000	1,649,839
EXPENDITURE BUDGET		
SALARIES & FRINGES	104,946	112,910
SUPPLIES	6,850	6,850
CONTRACTUAL SERVICES	102,419	102,419
UTILITIES	100	100
INTERFUND CHARGE/TRANSF	3,350	3,350
MISCELLANEOUS	29,850	29,850
ADMINISTRATION	247,515	255,479
SUPPLIES	1,350	1,350
CONTRACTUAL SERVICES	48,500	48,500
INTERFUND CHARGE/TRANSF	217,000	187,000
MISCELLANEOUS	3,000	3,000
OPERATIONS & MAINT	269,850	239,850
SUPPLIES	500	500
CONTRACTUAL SERVICES	50,000	50,000
OUTLAY	10,000	10,000
MONITOR & DATA ANALYSIS	60,500	60,500
SALARIES & FRINGES	125,626	137,670
SUPPLIES	10,000	5,000
CONTRACTUAL SERVICES	32,000	32,000
INTERFUND CHARGE/TRANSF	26,500	1,500
OUTLAY	660,000	840,000
IMPROVEMENTS	854,126	1,016,170
DEBT SERVICE	77,840	77,840
NON OPERATING	16,493	32,986
TOTAL	1,526,324	1,682,825

BASS PARK

TITLE	2024	2025
ESTIMATED REVENUE		
ADVERTISING	268,125	325,669
OFF STREET PARKING	99,704	107,158
TICKET REVENUE	134,873	104,259
DIRECT EVENT	569,225	458,198
ADVERTISING	540,625	544,750
AUDIO/VISUAL	42,637	43,150
CLUB SEAT	10,313	12,375
FACILITY FEE	229,835	236,752
CONVENIENCE FEE	327,210	353,775
FOOD & BEVERAGE	532,978	747,571
NOVELTY	36,339	36,706
CONCESSIONS	703,289	628,461
MISCELLANEOUS	36,250	36,250
RENTAL	161,655	186,000
DOWNTOWN TIF	1,500,000	1,312,991
ADVERTISING	184,000	184,000
ARENA FUND	1,044,146	1,360,813
TOTAL	6,421,204	6,678,878
EXPENDITURE BUDGET		
SALARIES & FRINGES	2,023,572	2,115,454
SUPPLIES	146,525	166,775
CONTRACTUAL SERVICES	797,370	824,134
UTILITIES	512,900	612,900
MISCELLANEOUS	7,395	7,395
CROSS INSURANCE CENTER	3,487,762	3,726,658
OWNER COSTS	76,503	91,407
DEBT SERVICE	2,856,939	2,860,813
NON OPERATING	2,943,965	5,878,946
TOTAL	9,365,169	12,557,824

PARKING

TITLE	2024	2025
ESTIMATED REVENUE		
OFF STREET PARKING	355,779	301,270
LEASED SPACES	53,220	53,220
ABBOTT SQ PERMITS	177,569	117,680
ABBOTT SQ FEES	25,000	25,000
GARAGE PERMITS	322,908	373,680
GARAGE FEES	50,000	115,000
TICKETS	34,856	33,372
INTEREST INCOME	-	-
TOTAL	1,019,332	1,019,222
EXPENDITURE BUDGET		
SALARIES & FRINGES	285,685	330,578
SUPPLIES	7,674	5,202
CONTRACTUAL SERVICES	233,631	203,331
UTILITIES	37,478	41,665
INTERFUND CHARGE/TRANSF	68,000	68,000
DEBT SERVICE	20,241	20,836
OUTLAY	363,695	344,489
PARKING	1,016,404	1,014,101
NON OPERATING	177,703	205,982
TOTAL	1,194,107	1,220,083

GOLF COURSE

TITLE	2024	2025
ESTIMATED REVENUE		
UNASSIGNED FUND BALANCE	40,642	48,904
CONCESSIONS	28,500	34,500
RESIDENT MEMBERSHIP	138,000	138,000
NONRESID MEMBERSHIP	105,000	122,000
GREENS FEES	340,000	340,000
GOLF CART FEES	235,000	280,000
INTEREST INCOME	8,000	10,000
TOTAL	895,142	973,404
EXPENDITURE BUDGET		
SALARIES & FRINGES	473,578	495,407
SUPPLIES	81,450	88,600
CONTRACTUAL SERVICES	57,900	64,500
UTILITIES	94,710	104,712
INTERFUND CHARGE/TRANSF	71,752	75,644
DEBT SERVICE	41,172	40,461
OUTLAY	74,580	104,080
GOLF COURSE	895,142	973,404
NON OPERATING	72,401	149,326
TOTAL	967,543	1,122,730

ECONOMIC DEVELOPMENT

TITLE	2024	2025
ESTIMATED REVENUE		
UNASSIGNED FUND BALANCE	-	-
RENTAL	399,330	399,330
MISCELLANEOUS	9,900	9,900
INTEREST INCOME	14,000	14,000
NOTE REPAYMENTS	-	-
TOTAL	423,230	423,230
EXPENDITURE BUDGET		
CONTRACTUAL SERVICES	102,029	102,029
UTILITIES	30,843	30,843
MISCELLANEOUS	10,847	10,847
DEBT SERVICE	196,194	195,750
OUTLAY	36,575	82,350
ECONOMIC DEVELOPMENT	376,488	421,819
NON OPERATING	152,905	297,960
TOTAL	529,393	719,779



CITY COUNCIL ACTION

06/10/2024 24-192

Council Meeting Date: 06/10/2024

Item No: 24-192

Responsible Dept: City Manager

Requested Action: Resolve

Map/Lot: N/A

Title, Resolve

Making an Appropriation for Various Capital Purposes Utilizing Various Reserves, Trust and Agency Accounts and Other Funds for Expenditures to be Made During Fiscal Year 2025

Summary

This resolve will make appropriations from various sources to fund programs or purchases identified in the FY 2025 proposed budget. Over the past two months, the City Council has reviewed all requests for various capital and operational needs. The attachment identifies the purchases and the funding source to be used. The following summarizes the recommended appropriations and the source from which they are to come:

SOURCE	APPROPRIATION
State LRAP Funding	\$ 300,000
Local Seizure Account	126,000
Fire Equipment Reserve	240,000
Energy Efficiency Reserve	30,000
Equipment Reserve	809,000
Community Connector Reserve	187,000
Worker's Comp Reserve	70,000
Cascade Park Trust	18,000
Forest Reserve	45,000
Improvement Reserve	1,170,153
TOTAL	\$ 2,995,153

Committee Action

Committee: Council Workshop

Meeting Date: 04/08/2024

Action:

For:

Against:

Staff Comments & Approvals

This resolve is based on the City Manager's Recommended budget. It may require amendment, if additional changes are made as the budget is finalized.

City Manager

City Solicitor

Finance Director

Introduced for: First Reading



CITY OF BANGOR RESOLVE

06/10/2024 24-192

Date: 06/10/2024

Item No: 24-192

Assigned to Councilor: Fournier

Making an Appropriation for Various Capital Purposes Utilizing Various Reserves, Trust and Agency Accounts and Other Funds for Expenditures to be Made During Fiscal Year 2025

Be it Resolved by the City Council of the City of Bangor that, the amount of \$300,000 in State of Maine LRAP Funding is hereby appropriated to partially fund street improvements; and

Be it Further Resolved that the amount of \$126,000 is hereby appropriated from the Seizure account to partially fund body worn cameras, electronic control device replacements, and the replacement of the hazardous situation robot; and

Be it Further Resolved that the amount of \$240,000 is hereby appropriated from the General Fund Fire Equipment Reserve to fund replacement of an ambulance; and

Be it Further Resolved that the amount of \$30,000 is hereby appropriated from the General Fund Energy Efficiency Reserve to provide funding for the climate action plan; and

Be it Further Resolved that the amount of \$809,000 is hereby appropriated from the General Fund Equipment Reserve to replace Parks & Rec vehicles, Fleet vehicles, Public Services vehicles, front end loaders, and sidewalk plows; and

Be it Further Resolved that the amount of \$187,000 is hereby appropriated from the Community Connector Reserve to partially fund a Transit Center generator, ADA vans, and transit buses; and

Be it Further Resolved that the amount of \$70,000 is hereby appropriated from the Worker's Comp Reserve to fund replacement of a portable post truck lift; and

Be it Further Resolved that the amount of \$18,000 is hereby appropriated from the Cascade Park Trust to fund a topographic survey; and

Be it Further Resolved that the amount of \$45,000 is hereby appropriated from the Forest Reserve to fund the urban forestry management plan; and

Be it Further Resolved That the amount of \$1,170,153 is hereby appropriated from the General Fund Improvement Reserve to fund various capital purchases and improvements as detailed on the attached.

FY25 NEW PROGRAM AND CAPITAL REQUESTS

24-192
JUNE 10, 2024

<u>Department</u>	<u>Request</u>	<u>New Program</u>	<u>Other</u>	<u>Capital</u>	<u>Funded</u>	<u>Operating Budget</u>	<u>Improvement Reserve</u>	<u>Bond Issue</u>	<u>Other</u>	<u>Comments</u>
Comm Connect	Dispatcher	80,131			N					
	Warm Bus Barn Upgrades			125,000	Y	125,000				
	Annual Replacement Reserve Funding			500,000	N					
	Generator for Transit Center			150,000	Y	100,000			50,000	Use reserves for local match CC Reserve
	Rehab of Cold Bus Barn (1980)			9,108,860	Y	275,000			8,833,860	Grant & MDOT
	ADA Vans			500,000	Y				500,000	DOT App, MDOT Grant, and CC Reserve
	Transit Buses(Hybrid/Electric, etc)			870,000	Y				870,000	DOT App, MDOT Grant, and CC Reserve
Central Services	Xerox Envelope Feeder			20,000	N					
City Hall	Repoint City Hall			100,000	N					Potential add-on to City Hall renovation
	1st Floor Furniture			500,000	Y				500,000	Unassigned Fund Balance
	Staff Relocation			275,000	Y				275,000	Unassigned Fund Balance
Info Services	Network/Database Security Analyst	112,345			N					
	Financial/Land Use/HR System Replacement -place holder			350,000	Y				350,000	Unassigned Fund Balance
	Power Mgmt - IT/Backup Sites - UPS & Battery Backups (City Hall IT)			15,000	Y				15,000	Existing Funds (7724)
	PC Capital Replacments			45,000	Y	45,000				
	City Wide Extreme Switch Upgrade			50,000	Y	50,000				
	One Time Office 365 Onsite Migration - Dell			55,153	Y		55,153			
Planning	Land use plan implementation - Phase 2 - inlcudes Advertising		80,000		Y	80,000				
	Data Support with Placer.ai	24,000			TBD					
Police	Patrol Vehicle Replacement			189,000	Y	189,000				
	Detective Vehicle Replacement			115,000	Y				115,000	Existing Funds (7702)
	Employee Hiring Program			20,000	Y				20,000	Existing Funds (7903)
	Mobile Data Terminal Replacement/Maintenance			20,000	Y				20,000	Existing Funds (7759)
	Body Worn Camera			50,000	Y	25,000			25,000	Seizure Funds
	Facility Infrastructure and Equipment Improvement			30,000	Y		15,000		15,000	Existing Funds (7716)
	Communications Center			90,000	Y		90,000			
	Electronic Control Device Replacement			28,000	Y				28,000	Seizure Funds
	Robot			73,000	Y				73,000	Seizure Funds
Fire	Ambulances			240,000	Y				240,000	Fire Equipment Reserve
	Public Safety Training Center Improvements			2,000,000	Y			2,000,000		
	Central Station Renovation			500,000	Y			500,000		
	Central Fire Boiler Replacement			75,000	Y		75,000			
	SCBA Fill System			100,000	Y		100,000			
Parks	Repair Ice Mat/Install Vertical Insulation Sawyer Arena			65,000	Y	65,000				
	Replace Mobile Stage			120,000	TBD					
	Zero Turn Mower Replacement			15,000	Y				15,000	Existing Funds (7708)
	Parks and Rec Vehicle Replacment(#54)			80,000	Y				80,000	Equipment Reserve
	Union St Complex/Replace Existing Lights Per Field			685,000	Y		685,000			
	Cascade Park Topographic Survey			18,000	Y				18,000	Cascade Park Trust
	Organizational Assessment			20,000	Y				20,000	Unassigned Fund Balance
	Parks and Rec Trailer Replacement			10,000	Y				10,000	Existing Funds (7707)
Fleet Maintenance	Waste Oil Furnace			20,000	Y	20,000				
	Portable PostTruck Lift			70,000	Y				70,000	Wcomp Reserve
	Portable 5 ton Overhead Crane			40,000	Y	40,000				
	Replace Rental Van			50,000	Y				50,000	Equipment Reserve

FY25 NEW PROGRAM AND CAPITAL REQUESTS

24-190
JUNE 10, 2024

Public Services									
	Storage Building		50,000	Y		50,000			
	Urban Forestry Management Plan (UFMP)	45,000		Y			45,000		Forest Reserve Funds
	Annual Street paving (Minus URIP)		1,500,000	Y			1,000,000	500,000	URIP and CDBG
	Annual sidewalk paving		225,000	Y			225,000		
	Traffic signal upgrades		100,000	Y		100,000			
	Plow Trucks		427,800	Y			427,800		
	Ton Dump Trucks		75,000	Y	75,000				
	Light-Duty Pick Up Trucks		215,000	Y				215,000	Equipment Reserve
	Large Front End Loaders & Backhoes		221,000	Y				221,000	Sale Proceeds \$95K, \$126K Equip Reserve
	Small Front End Loaders		120,000	Y				120,000	Equipment Reserve
	Sidewalk Plows		218,000	Y				218,000	Equipment Reserve
	MT. Hope Cemetery Repairs		15,000	Y	15,000				
	Equipment Trailers		15,000	Y	15,000				
	Stump grinder attachment - addtl eqpmt		25,000	Y	25,000				
	Pavement Striping Machine		15,000	N					
	Leaf Vacuum Replacement		65,000	N					
	Vibratory Roller		60,000	N					
	Compressors		40,000	N					
	Flail Mower		58,000	N					
	Trailer Mounted Pulp Loader		37,000	N					
	Small Excavator - addtl eqpmt		120,000	N					
Infrastructure/Other									
	Broadway Corridor Improvements		150,000	Y				150,000	Existing Funds (7631,7627)
	Ohio St Bridge Repair		955,000	Y			250,000	705,000	Existing Funds (7621)
	BACTS Projects (Kenduskeag, Mount Hope, 14th St., Broadway)		2,417,650	Y			388,461	2,029,189	DOT & MDOT
	MaineDOT MPI Projects (Ohio Street)		2,200,000	Y			550,000	1,650,000	MDOT & Existing Funds (7611, 7612)
	Pedestrian/Intersection Improvements (Buck, W. Broadway, Kenduskeag)		110,000	Y	70,000			40,000	Existing Funds (7607)
	Miscellaneous Drainage Improvements		50,000	Y	12,000			38,000	Existing Funds (7608)
	Fiber Connection Transit to PD		150,000	Y	150,000				
	ADA Transition Plan		100,000	Y	100,000				
	Climate Action Plan		30,000	Y				30,000	Energy Efficiency Reserve
	DBP - 3rd Party Service Provider	436,597		TBD					To be Presented by DBP
Downtown TIF									
	Columbia Street Deck Debt Service		52,500	Y				52,500	Downtown TIF Funding
	Arena Debt Service		1,368,013	Y				1,368,013	Downtown TIF Funding
	Downtown TIF Develop Agreements		325,353	Y				325,353	Downtown TIF Funding
	Court St Demo		102,170	Y				102,170	Downtown TIF Funding
	Village Partnership		350,000	Y				350,000	Downtown TIF Funding
	Downtown Sidewalks - PW Repairs		100,000	Y				100,000	Existing Funds (7813)
	Downtown Sidewalks - Replacement		100,000	Y				100,000	Existing Funds (7813)
	Downtown Pedestrian Improve		50,000	Y				50,000	Downtown TIF Funding
	Downtown Traffic Signals/Electrical		100,000	Y				100,000	Downtown TIF Funding
	Downtown Amenities		30,000	Y				30,000	Downtown TIF Funding
	City Waterfront Parcel - Redevelop/Bulkhead		100,000	Y				100,000	Downtown TIF Funding
	KD Stream Retaining Walls		500,000	Y				500,000	Downtown TIF Funding
	Economic Development Support		15,000	Y				15,000	Downtown TIF Funding
	Lighting Upgrades		50,000	Y				50,000	Downtown TIF Funding
	Generator - Pickering Sq/Transit Ctr		100,000	Y				100,000	Downtown TIF Funding
	Penobscot River Remediation		250,000	Y				250,000	Downtown TIF Funding
	Cross Insurance Center Reserve		150,656	Y				150,656	Downtown TIF Funding
	Monument Restoration		25,000	Y				25,000	Downtown TIF Funding
	Kenduskeag Stream Trail Improvements		25,000	Y				25,000	Downtown TIF Funding
	CIC Retaining Wall		125,000	Y				125,000	Downtown TIF Funding
	Columbia Street Retaining Wall		100,000	Y				100,000	Downtown TIF Funding
	Downtown Bgr Partnership - Position		47,300	Y				47,300	Downtown TIF Funding
	Parking Structures		135,000	Y				135,000	Downtown TIF Funding
Other Agencies									
	Bangor Public Library				2,067,759	Y	2,067,759		
	4th of July Corp (2026)	5,000		Y			5,000		
	Cultural Commission - annual + \$2,500 ARTober		22,500	Y			22,500		
	Cultural Commission - arts & culture event calendar	33,500		TBD					
	PB Snowmobile Club			Y	3,000		3,000		
		686,573	152,500	33,423,214		3,574,259	1,170,153	5,341,261	22,355,041

Y - Funded, N -Not Recommended for Funding, P - Partial Funding, TBD - To be Determined Pending Other Action

FY25 NEW PROGRAM AND CAPITAL REQUESTS

24-190
JUNE 10, 2024

Airport	Human Resource Officer	90,000		TBD				
	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		175,000	Existing Funds	
	Additional Ineligible Portion - New Generator (BGR Terminal Connector)		690,000	Y		690,000	Fund Balance/Existing Funds	
	Replace Passenger Boarding Bridge - Gate 11 & Reconfigure TSA Checkpoint		3,000,000	TBD		3,000,000	Upcoming PFC Application	
	Roof Repairs Building 100		100,000	Y	100,000			
	Pressure Wash & Paint Tank #3		60,000	Y	60,000			
	Roof Repairs Building 195		100,000	Y	100,000			
	Replace Boiler @ Building 96		65,000	Y	65,000			
	Dock 11 Roof Repair		220,000	Y	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			
	Replace Security Cameras		42,000	Y	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			
		90,000	-	30,530,075	3,152,000	-	-	27,378,075
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		850,000		
	EIM to Rotork Gate Actuator Replacements (X10)		60,000	Y	60,000			
	Biosolids drying and disposal study		100,000	Y		100,000	Fund Balance	
	WWTP and Sewer Capacity Study		500,000	Y		500,000	Fund Balance	
	Pump Station Force Main Replacements		250,000	Y	250,000			
	AECOM LTCP		40,000	Y	40,000			
	AP Cross Country Johnson - Canal (LTCP)		10,000	Y	10,000			
	Ohio Street Replace/Separation		10,000	Y	10,000			
	Nelson/Autumn/Smith		10,000	Y	10,000			
	Kenduskeag Interceptor Culvert Replacement (50% Stormwater Funded)		50,000	Y	50,000			
	Silver Rd Separation (50%) Stormwater Funded		60,000	Y	60,000			
	Perry Rd. Storm Separation		10,000	Y	10,000			
	Randolph Dr		370,000	Y	370,000			
	Small Projects/Repair		800,000	Y	800,000			
		-	-	3,290,000	1,840,000	-	850,000	600,000



CITY COUNCIL ACTION

06/10/2024 24-193

Council Meeting Date: 06/10/2024

Item No: 24-193

Responsible Dept: City Manager

Requested Action: Resolve

Map/Lot: N/A

Title, Resolve

Making an Appropriation of Downtown TIF Funds for Expenditures to be Made in Fiscal Year 2025

Summary

This Resolve will appropriate \$4,135,992 in funds for expenditures to be made from the Downtown TIF program. During the FY 2025 budget process, the City Council reviewed all requests for various capital and operational needs, some of which were recommended for funding from the Downtown Development District TIF funds. These funds may only be expended for purposes identified within the TIF application as previously approved by the City Council and the Maine Department of Economic and Community Development. Allowable projects include those related to downtown and parking, the waterfront, downtown infrastructure improvements (i.e. sidewalks, sewers, streets, parks, etc.), Arena debt services, clean-up of the Penobscot River and allowable Tier III costs. This resolve was reviewed by the Council as part of the budget review process.

Committee Action

Committee: Council Workshop
Action: Recommend for passage

Meeting Date: 05/15/2024
For: Against:

Staff Comments & Approvals

This is based on the City Manager's recommended budget. This resolve may require an amendment if additional changes are made as the budget is finalized.

City Manager

City Solicitor

Finance Director

Introduced for: First Reading



CITY OF BANGOR RESOLVE

06/10/2024 24-193

Date: 06/10/2024

Item No: 24-193

Assigned to Councilor: Yacoubagha

Making an Appropriation of Downtown TIF Funds for Expenditures to be Made in Fiscal Year 2025

Be it Resolved by the City Council of the City of Bangor that, there is hereby appropriated the amount of \$4,135,992 from the Downtown Development District TIF funds for the following purposes:

Columbia Street Deck Debt Service	\$ 52,500
Arena Debt Service	\$ 1,368,013
Downtown TIF Develop Agreements	\$ 325,353
Court St Demo	\$ 102,170
Village Partnership	\$ 350,000
Downtown Pedestrian Improve	\$ 50,000
Downtown Traffic Signals/Electrical	\$ 100,000
Downtown Amenities	\$ 30,000
City Waterfront Parcel - Redevelop/Bulkhead	\$ 100,000
KD Stream Retaining Walls	\$ 500,000
Economic Development Support	\$ 15,000
Lighting Upgrades	\$ 50,000
Generator - Pickering Sq/Transit Ctr	\$ 100,000
Penobscot River Remediation	\$ 250,000
Cross Insurance Center Reserve	\$ 150,656
Monument Restoration	\$ 25,000
Kenduskeag Stream Trail Lighting	\$ 25,000
CIC - Retaining Wall	\$ 125,000
Columbia Street Retaining Wall	\$ 100,000
Downtown Bgr Partnership - Position	\$ 47,300
Parking Infrastructure	\$ 135,000
Paving Projects	\$ 25,000
Revenue Control Upgrades	\$ 110,000



CITY COUNCIL ACTION

06/10/2024 24-194

Council Meeting Date: 06/10/2024

Item No: 24-194

Responsible Dept: Community & Economic Development

Requested Action: Resolve

Map/Lot: N/A

Title, Resolve

Appropriating \$821,576 of Fiscal Year 2024 Community Development Block Grant Funding and \$250,000 in Anticipated Program Income

Summary

This Resolve will appropriate \$821,576 in Community Development Block Grant Funds for Federal Fiscal Year 2024 (City Fiscal Year 2025) awarded through the U.S. Department of Housing and Urban Development, as well as \$250,000 in program income from anticipated loan repayments.

Committee Action

Committee:

Action: Recommend for passage

Meeting Date:

For:

Against:

Staff Comments & Approvals

The required public comment period was held at the Business & Economic Development Committee meeting on April 30, 2024 and was advertised. Pending the outcome of a required public hearing on June 10, 2024, this item may need to be amended by substitution at the June 24, 2024 Council meeting prior to adoption.

City Manager

City Solicitor

Finance Director

Introduced for: First Reading



CITY OF BANGOR RESOLVE

06/10/2024 24-194

Date: 06/10/2024

Item No: 24-194

Assigned to Councilor: Hawes

Appropriating \$821,576 of Fiscal Year 2024 Community Development Block Grant Funding and \$250,000 in Anticipated Program Income

Whereas, the City has applied for and will receive funds from the United States Government under Title I of the Housing and Community Development Act of 1974, as amended, Public Law 93-383; and

Be it Resolved by the City Council of the City of Bangor that, the City Manager is authorized to appropriate FY24 Community Development Block Grant entitlement funds from the U.S. Department of Housing and Urban Development in the amount of \$821,576 as provided for in Title I of the Housing and Community Development Act of 1974, as amended, a copy of which is on file in the Office of the City Clerk, as well as \$250,000 in anticipated program income.



UNFINISHED
BUSINESS



CITY COUNCIL ACTION

05/13/2024 24-146

Council Meeting Date: 05/13/2024

Item No: 24-146

Responsible Dept: Fire

Requested Action: Resolve

Map/Lot: N/A

Title, Resolve

Accepting and Appropriating \$200,000 in Maine Emergency Medical Services Stabilization and Sustainability Program Funds

Summary

This Resolve will accept and appropriate \$200,000 in Maine Emergency Medical Services Stabilization and Sustainability Program Grant funds.

On January 22, 2024, the Bangor City Council authorized the Fire Department to apply for funding under the grant program. As a result of this application, the Fire Department has been awarded \$200,000 with no local match. The funding will be used to enhance training and purchase new equipment.

This grant funding will remarkably enhance the stabilization and sustainability of department's EMS division for years to come.

Committee Action

Committee:

Meeting Date:

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading & Referral

Finance Committee

05/20/2024



CITY OF BANGOR RESOLVE

05/13/2024 24-146

Date: 05/13/2024

Item No: 24-146

Assigned to Councilor: Leonard

Accepting and Appropriating \$200,000 in Maine Emergency Medical Services Stabilization and Sustainability Program Funds

Be it Resolved by the City Council of the City of Bangor that, \$200,000 in Maine Emergency Medical Stabilization and Sustainability Program Funds are hereby accepted and appropriated for training and equipment needs as authorized by the Finance Director or City Council Committee.



CITY COUNCIL ACTION

Council Meeting Date: May 29, 2024

Item No: 24-164

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: N/A

Title, Ordinance

Amending Chapter 165, Land Development Code, to Increase Height Allowances in the Multifamily & Service District and Urban Service District and for Rooftop Solar Arrays and Rooftop Mechanical Equipment

Summary

The proposed changes would update the City's Code of Ordinances to increase the maximum height for buildings in the Multifamily & Service District (M&SD) and Urban Service District (USD) to 60 feet if located on a lot that fronts a major or minor arterial street. The changes would also allow rooftop mechanical equipment or solar arrays to extend beyond the maximum district height with some stipulations.

The proposed changes could make housing projects and redevelopment in general in the M&SD and USD districts more financially feasible and could allow for more units on these lots. The 2022 Comprehensive Plan suggests that the City revise zoning regulations as needed to support the development of housing within the growth boundary and to remove barriers to development for a variety of housing types. Additionally, the Penobscot Climate Action Plan recommends updating zoning to enable the construction of renewable energy infrastructure on rooftops and other developed areas.

Committee Action

Committee: Planning Board

Meeting Date: June 4, 2024

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading and Referral



CITY COUNCIL ORDINANCE

Date: May 29, 2024

Assigned to Councilor: Schaefer

ORDINANCE, Amending Chapter 165, Land Development Code, to Increase Height Allowances in the Multifamily & Service District and Urban Service District and for Rooftop Solar Arrays and Rooftop Mechanical Equipment

WHEREAS, the proposed changes would update the City's Land Development Code to increase the maximum height for buildings in the Multifamily & Service District (M&SD) and Urban Service District (USD), and for rooftop mechanical equipment and solar arrays;

WHEREAS, the proposed changes could make housing projects and redevelopment in general in the M&SD and USD districts more financially feasible and could allow for more units on these lots;

WHEREAS, the 2022 Comprehensive Plan suggests that the City revise zoning regulations as needed to support the development of housing within the growth boundary and to remove barriers to development for a variety of housing types;

WHEREAS, the Penobscot Climate Action Plan recommends updating zoning to enable the construction of renewable energy infrastructure on rooftops and other developed areas;

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

Chapter 165, Attachment 2, Schedule A of the Code of the City of Bangor is amended as shown on the attached exhibit and the Code of the City of Bangor is amended as follows:

§ 165-80.2 Solar array overlay.

...

D. Zoning compliance.

- (1) Except as provided in Subsection C above, solar arrays are allowed in all districts, subject to the standards contained in this Code, except, however, that roof-mounted or building-integrated solar shingles, panels, or canopies are allowed to extend above the applicable maximum district height in accordance with §165-135A(6).

...

§ 165-135 Application and explanation of standards.

- A. Height limits. Height limitations are established by three factors which define a building envelope for a lot in the specific district:

...

- (4) The maximum building height limitation at the minimum yard setback line shall not apply in the Downtown Development District, Bass Park District, Airport Development District or Waterfront Development District. The maximum building height limitation at the minimum front yard setback line shall not apply in the Multifamily & Service District (M&SD) or Urban Service District (USD) and the maximum building height limitation at the minimum side and rear yard setbacks shall only apply to properties in the in the Multifamily & Service District (M&SD) or Urban Service District (USD) that abut lots in the URD-1, URD-2, or LDR districts.
- (5) Rooftop mechanical equipment shall be allowed to extend up to 10 feet above the maximum district height limitation, provided that, if located on a lot in a residential district, any rooftop mechanical equipment is screened from view with suitable elements of a permanent nature, finished to blend in with the rest of the building. Where such screening is not feasible, equipment shall be installed in a neat, presentable manner and, if possible, shall be painted to minimize its visibility.
- (6) Roof-mounted or building-integrated solar shingles, panels, or canopies shall be allowed to extend above the maximum district height limitation as follows:
- (a) In residential zones, up to 3 feet above the maximum height allowed in the underlying zone. In the case of flat roofs, the solar energy system may be up to 5 feet above the maximum height allowed in the underlying zone. All roof-mounted solar energy systems shall be set back from the edge of the roof by one foot for every one foot of solar energy system height.
- (b) In all other zones, up to 4 feet above the maximum height allowed in the underlying zone. In the case of flat roofs, the solar energy system may be up to 10 feet above the maximum height allowed in the underlying zone. All roof-mounted solar energy systems shall be set back from the edge of the roof by one foot for every one foot of solar energy system height.
- (5-7) The building envelope sketch below illustrates the interaction of these three factors on height control.

Additions underlined, deletions ~~struck through~~

LAND DEVELOPMENT

165 Attachment 2

City of Bangor

Schedule A
Urban Developed Area
Article XIII, §§ 165-88 through 165-97

Zoning Districts	Maximum District Height (feet)	Minimum Lot Area (square feet)	Maximum Lot Coverage	Minimum Lot Width (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Depth (feet)	Minimum Rear Yard Depth (feet)	Maximum Impervious Surface Ratio	Minimum Water Setback (feet)	Maximum Floor Area Ratio
Multifamily and Service (M & SD)	45 ¹⁰	²	50%	50	10	5	5	0.85	--	--
...										
Urban Service (USD)	35 45 ¹⁰	10,000	40%	80	10	10	10 ⁸	None	--	--

NOTES:

...
¹⁰Maximum height is 60 feet if a lot has frontage on a major or minor arterial street.



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

Memorandum

To: Honorable Bangor City Council
Debbie Laurie, City Manager

From: Anja Collette, Planning Officer

Date: June 5, 2024

CC: Courtney O'Donnell, Assistant City Manager
David Szewczyk, City Solicitor
Anne Krieg AICP – Director of Community & Economic Development

Re: Planning Board Recommendation June 4, 2024
Amending Chapter 165, Land Development Code, to Increase Height Allowances in the Multifamily & Service District and Urban Service District and for Rooftop Solar Arrays and Rooftop Mechanical Equipment

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 June 4, 2024.

The meeting was conducted in the Council Chambers at City Hall and on Zoom. Members in attendance in the Chambers were Chair Reese Perkins, Vice Chair Ted Brush, Members Trish Hayes and Jonathan Boucher, and Alternate Member Janet Jonas.

Planning Officer Collette presented the proposed changes to the ordinance.

From the staff memo:

- A. The proposed changes would update the City's Code of Ordinances to increase the maximum height for buildings in the Multifamily & Service District (M&SD) and Urban Service District (USD) to 60 feet if located on a lot that fronts a major or minor arterial street. For lots that abut the URD-1, URD-2, or LDR districts, building envelope standards would apply, so the maximum height would be lower at the side and rear yard setbacks.
- B. The changes would also allow rooftop mechanical equipment or solar arrays to extend beyond the maximum district height with some stipulations. Per feedback received at the last meeting, mechanical equipment or solar arrays could not extend beyond a certain distance above maximum district height – a maximum of 10 feet beyond for mechanical equipment and a varying maximum for solar arrays depending on whether the building is in a residential or non-residential zone. Additionally, rooftop mechanical equipment would need to be screened if located in a residential zone. The maximum heights were determined based on feedback from Code Enforcement and based on examples from other municipalities, such as Portland.

- C. The proposed changes could make housing projects and redevelopment in general in the M&SD and USD districts more financially feasible and could allow for more units on these lots. The 2022 Comprehensive Plan suggests that the City revise zoning regulations as needed to support the development of housing within the growth boundary and to remove barriers to development for a variety of housing types. Additionally, the Penobscot Climate Action Plan recommends updating zoning to enable the construction of renewable energy infrastructure on rooftops and other developed areas.

Vice Chair Brush asked for clarification on which streets qualified as major and minor arterials. Planning Officer Collette provided some examples, including Broadway, Stillwater Avenue, and Ohio Street.

There were no public comments.

Member Boucher moved to recommend to City Council that the proposed changes ought to pass. Vice Chair Brush seconded the motion. The motion passed 5:0 with all members voting in favor.

The result of the vote is that a majority of Planning Board members voted to recommend that the proposed changes ought to pass.

Anja Collette



CITY COUNCIL ACTION

05/29/2024 24-166

Council Meeting Date: 05/29/2024

Item No: 24-166

Responsible Dept: Health & Community Services

Requested Action: Resolve

Map/Lot: N/A

Title, Resolve

Authorizing the City Manager to Accept and Appropriate \$875,589 for the Maine Prevention Network for a Twelve-Month Period Beginning July 1, 2024

Summary

This Resolve authorizes the City Manager to accept and appropriate \$875,589 from the Maine Department of Health and Human Services to implement the Maine Prevention Network in the Penquis Public Health District.

Bangor Public Health will be responsible for providing prevention services including substance use prevention, tobacco prevention, and promotion of healthy eating and active living throughout the Penquis Public Health District. Bangor Public Health will provide direct prevention services in Penobscot County and will subcontract direct prevention service provision in Piscataquis County to Northern Light Mayo Community Outreach.

Bangor Public Health and Community Services has been providing these prevention services since 2007.

The initial period of performance was January 1, 2023 to June 30, 2024. This is a second period of performance with the option of four additional extensions ending June 30, 2032.

Committee Action

Committee: Finance Committee
Action: Recommend for passage

Meeting Date: 05/20/2024

For: Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading



CITY OF BANGOR RESOLVE

05/29/2024 24-166

Date: 05/29/2024

Item No: 24-166

Assigned to Councilor: Fournier

Authorizing the City Manager to Accept and Appropriate \$875,589 for the Maine Prevention Network for a Twelve-Month Period Beginning July 1, 2024

Be it Resolved by the City Council of the City of Bangor that, the City Manager is authorized to accept and appropriate \$875,589 in funding from Maine's Department of Health and Human Services to implement the Maine Prevention Network in the Penquis Public Health District.



CITY OF BANGOR RESOLVE

05/29/2024 24-167

Date: 05/29/2024

Item No: 24-167

Assigned to Councilor: Leonard

Authorizing Grant Amendment to Accept and Appropriate \$423,443 From the Overdose Prevention and Naloxone Distribution Program.

Be it Resolved by the City Council of the City of Bangor that, the City Manager is hereby authorized to amend the grant from the Maine Overdose Prevention and Naloxone Distribution Program for FY24 and accept and appropriate \$423,443 from the Maine Department of Health and Human Services to continue implementing an overdose prevention and naloxone distribution program.



CITY OF BANGOR RESOLVE

05/29/2024 24-168

Date: 05/29/2024

Item No: 24-168

Assigned to Councilor: Tremble

Appropriating Special Assessment Funds for Bangor Center Development District Expenditures to be made in Fiscal Year 2025

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

there is hereby appropriated the amount of \$231,721 from the Special Assessment Funds from the Bangor Center Development District for the purposes of marketing, beautification, events, networking and outreach, and downtown services and administration.



CITY COUNCIL ACTION

05/29/2024 24-169

Council Meeting Date: 05/29/2024

Item No: 24-169

Responsible Dept: Community & Economic Development

Requested Action: Resolve

Map/Lot: N/A

Title, Resolve

Accepting and Appropriating a Maine Historic Preservation Commission Certified Local Government (CLG) Grant in the Amount of \$15,000

Summary

This Resolve would authorize the City Manager to accept and appropriate a grant in the amount of \$15,000 with a local match of \$3,750 from the Maine Historic Preservation Commission Certified Local Government Grant (CLG) Program.

At the February 26, 2024 Council meeting, the City Council gave staff approval to apply for a \$30,000 grant, with a local match of \$7,500, for conducting a large-scale reconnaissance survey of several historic areas of Bangor, with the potential for designation of new districts or landmarks. Particularly, the application highlighted over 70 potential sites to survey based upon the City of Bangor 2022 Comprehensive Plan, 2021 Parks and Recreation Master Plan, and a 2021 Architectural Survey. The application also included designating funds for public outreach informing community members, developers, and realtors about the recent survey and Bangor Historic Preservation.

The Maine Historic Preservation Commission has awarded the City a grant in the amount of \$15,000 with a local match of \$3,750. Whereas the award was less than the requested amount the grant will be used for surveying the State Street mansions and the two Grange Halls in the City, as well as providing educational outreach to developers and realtors. Any remaining funds will be used for expanding the architectural survey of the Tree Streets and City parks.

Committee Action

Committee: Finance Committee
Action: Recommend for passage

Meeting Date: 05/20/2024
For: Against:

Staff Comments & Approvals



City Manager



City Solicitor



Finance Director

Introduced for: First Reading



CITY OF BANGOR RESOLVE

05/29/2024 24-169

Date: 05/29/2024

Item No: 24-169

Assigned to Councilor: Deane

Accepting and Appropriating a Maine Historic Preservation Commission Certified Local Government (CLG) Grant in the Amount of \$15,000

Be it Resolved by the City Council of the City of Bangor that, the City Manager is hereby authorized to accept and appropriate a grant from the Maine Historical Preservation Commission Certified Local Government (CLG) Grant Program in the amount of \$15,000.



NEW BUSINESS



CITY COUNCIL ACTION

06/10/2024 24-195

Council Meeting Date: 06/10/2024

Item No: 24-195

Responsible Dept: Community & Economic Development

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing Execution and Filing with the Department of Housing and Urban Development the FY 2024 Annual Action Plan for FY 2024 Community Development Entitlement Block Grant Funding under Title I of the Housing and Community Development Act of 1974

Summary

PUBLIC HEARING: Prior to voting on this Order, the Council is required to hold a Public Hearing on the Annual Action Plan for FY 2024 Community Development Entitlement Block Grant Funding.

This Order will authorize the City's Community Development Block Grant Program for the Coming year. The City expects to receive \$821,576 in Entitlement Community funds. In addition, we estimate that approximately \$250,000 will be available in program income, primarily as a result of repayments of outstanding property rehabilitation loans. Among the projects eligible to be funded in the coming year are property rehabilitation, economic development, affordable housing, neighborhood improvements, and public service projects.

The City's total available federal treasury funds of \$1,213,861, representing the balance of prior year allocations, shall be reprogrammed to support the following projects: disposition and property management, neighborhood public improvements, business development, non-profit grants, and the neighborhood revitalization and stabilization efforts. These funds shall be expended toward the uses as described in the Project and Available Resources information included in the Attachment.

Committee Action

Committee: Business & Economic Development Committee
Action: Recommend for passage

Meeting Date: 04/17/2024

For: 3

Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: New Business



CITY OF BANGOR ORDER

06/10/2024 24-195

Date: 06/10/2024

Item No: 24-195

Assigned to Councilor: Schaefer

Authorizing Execution and Filing with the Department of Housing and Urban Development the FY 2024 Annual Action Plan for FY 2024 Community Development Entitlement Block Grant Funding under Title I of the Housing and Community Development Act of 1974

Be it Ordered by the City Council of the City of Bangor that the City is hereby authorized, through its City Manager, to file and execute the FY 2024 Annual Action Plan with the Department of Housing and Urban Development under Title I of the Housing and Community Development Act.



CITY OF BANGOR

24-195
JUNE 10, 2024



2024-2025 Annual Action Plan

for the Administration of the
Community Development
Block Grant (CDBG) Program

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The City of Bangor FY 2024 Annual Action Plan of the CDBG Five-Year Consolidated Plan

AP-05 Executive Summary

Introduction

In order to receive annual funding from the Department of Housing and Urban Development (HUD), the City of Bangor is required to prepare a comprehensive strategy, the five-year *Consolidated Plan*, to direct the effective use of Community Development Block Grant (CDBG) funds. The Annual Action Plan is one of the essential components of the Plan which provides a yearly examination of community needs and resulting adjustment to these strategies and goalposts. This update is developed with participatory collaboration with public servants and the residents of Bangor. Once deployed, the Plan is designed to be used as a guidance document for the overall administration of the CDBG Program.

The Annual Action Plan presents an overview of the goals and projects for the upcoming program year that will address the needs identified in the Five-Year Consolidated Plan. These goals and projects will aim to benefit principally low- and moderate-income residents including: homeowners, renters, homeless persons and families, and persons with non-homeless special needs. Components of the plan are a description of the process, including the citizen participation process, and specific actions and partnerships that the City will pursue to meet these goals. This document represents general areas of need and specific benchmarks that will be affected by using these federal funds during the next year, July 1, 2024 through June 30, 2025, and is the final year included in the City's Five-Year Plan.

The community needs will always be greater than the funding available to address them. Over the past 10 years, CDBG funding has averaged around \$1,090,000/year with fluctuations of CDBG year over year about 5-15%; funding for the upcoming year did not change substantially, with an increase of .05%. Significant challenges exist in confronting the housing and community development needs of low-to moderate- income residents, including lack of capacity of area nonprofits, the pandemic crisis that has limited the availability of credit to both individuals and developers, and the age and condition of housing stock and infrastructure available. While the City makes every effort to partner with non-profit groups, other government agencies, and for-profit developers, the needs continue to outstrip the funding available to address them. Through program design changes and more focused funding strategies, it is the City's hope that the impact of the reduced funding can be minimized.

Summary of Objectives and Outcomes Included in this Plan

The City of Bangor held consultation meetings with public service agencies, organizations, advocates, and stakeholders which provided input and feedback on priorities and needs of the City's residents. In addition, a review of the recommendations in our strategic planning documents as described in this assessment (Consolidated Plan, Housing Work Group, Comprehensive Plan, and Analysis of Impediments of Fair Housing) were used to develop the following list of needs and priorities in the areas of housing, livable neighborhoods, and economic opportunities:

- Increasing affordable decent housing for both renters and homeowners, particularly larger units, those households with very low incomes, and units outside areas of concentrated low income and minority populations.
- Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, low to moderate income households, and minorities, including job creation, training, and supportive services such as childcare and after-school activities.
- Increasing neighborhood quality and safety through mitigating or removing blighting conditions and providing improved neighborhood infrastructure such as streets, alleys and sidewalks; improving the accessibility of neighborhoods to assist residents with mobility and other challenges.
- Providing services to residents, particularly those that provide services for those suffering from mental health conditions, including substance use services, and access to services for the homeless, and opportunities for youth engagement.

From these broader areas of need, the City identified the following goalposts for this Year, which were adopted by the City Council in May 2024:

- Improve the livability of Bangor neighborhoods including accessibility and availability of quality, affordable housing and neighborhood infrastructure citywide.
- Support programs to retain existing businesses and to attract new businesses, with an emphasis on increasing employment and business opportunities for younger workers, low to moderate income households, and minorities.
- Provide support for human needs for the citizens of Bangor emphasizing building life skills and supporting positive health and housing outcomes.

Evaluation of Past Performance

The City of Bangor annually evaluates its past performance to help choose goals and projects for the upcoming year.

Each year, the City is required to submit a Consolidated Annual Performance Evaluation Report (CAPER) to HUD, reporting on the activities that were funded with CDBG dollars, the amount spent, and the

beneficiaries assisted. The City coordinates several housing programs to address the needs of residents within the City. The Residential Rehabilitation Program assists residents with repairs and improvements to housing, including energy efficiency, accessibility, and critical repairs. The program provides funding for owner-occupied residential properties to preserve and improve existing housing, increasing residential value, and stimulating investment in the City's neighborhoods. The program assists with correcting safety issues and substandard conditions in their homes which can include emergencies such as furnaces, roofs, and electrical/plumbing.

In accordance with federal guidelines the City of Bangor will make all reasonable efforts to ensure fair housing by providing outreach to all potentially eligible households. Affirmative marketing consists of actions to provide information and otherwise attract eligible households for the housing programs. Affirmative marketing differs from general marketing activities because it specifically targets potential tenants and homebuyers who are least likely to apply for the housing, in order to make them aware of available affordable housing opportunities. The City informs the public, sub-recipient partners, owners and potential applicants through the City's website, marketing material, and social media. Additionally, the City of Bangor requires all multi-unit rental projects to certify compliance with Fair Housing objectives, including a commitment to anti-discrimination, and to promote affordability with proactive outreach to low-income households. The City's past CAPER reports can be found on the City's website at www.bangormaine.com.

In meeting underserved needs, the largest barrier remains the limited availability of funding to address needs. As a result, the City's Community Development Division, which is responsible for evaluating applications and awarding funding, has put in place an evaluation process that places emphasis and value on closely addressing the identified local objectives and on compliance and performance in carrying out funded activities, and utilizes this process to balance the funding awards to a variety of sub-recipients and individuals.

Overview of Citizen Participation

The City's Annual Action Plan citizen participation process took place in the first four months of 2024. In future years, this process will be expanded over a larger period intended to extend the length of engagement with the community overall, producing feedback and analyses that become valuable additions to each annual plan and improve the incidence of community participation overall.

The City of Bangor conducted several workshops with local service providers, housing advocates, landlords and tenants, and City departments. In subsequent years, the City plans to deploy surveys as is typical of other entitlement programs to gather additional public input. In addition, the City has begun to develop a method to engage the perspective of youth, both to assess the civic engagement of young people and to identify unmet community needs from their point of view.

Public input through a series of community meetings and workshops were publicly advertised in the newspaper, on the City's website, on social media, and directly mailed/emailed to area nonprofit groups

that the City either has worked with directly or has contact with through one of the groups of which the City is a member. Many of these groups serve special populations, such as veterans, homeless, those with physical or mental disabilities, minorities, and non-English speakers. In future years, meaningful outreach to these agencies will include targeted surveys. All meetings were advertised as accessible, with interpretation services available upon request for those with limited English proficiency, as well as the availability of other accommodations if needed. All agencies were encouraged to attend the virtual workshops, and in-person public meetings.

The final public workshop included a short five-question survey and a discussion of the 2020-2024 Five Year Consolidated Plan, summary of accomplishments, and the availability of CDBG funding, where attendees were asked to identify priorities for funding.

Summary of Public Comments

The City of Bangor held public input meetings and conducted a brief survey during a public workshop to gather citizen input during the planning process for the Annual Plan. A Summary of the comments received at the public meetings and the survey results can be found in the appendix under the citizen participation comments.

A Public Workshop will be held on the proposed CDBG allocation estimates on April 30, 2024. These estimates included the balance of available funding from the prior year carried forward, an optional, albeit useful practice that was necessary given the effects of the Pandemic on slow project execution. Public Comments received are included and incorporated into this Plan. *Actual allocation amounts are expected to be released in June 2024.* In accordance with the City's Citizen Participation Plan any allocation within 15%, and adjustment above which does not materially reduce the benefit to low-and moderate-income residents, does not need to go back to the City Council for approval.

The Annual Action Plan was available for public comment from April 22, 2024 to May 22, 2024. During this time, the City conducted a Public Workshop to formally present the plan and receive feedback on the semi-final draft. Following the requisite public comment period, the final draft is proposed at a final Public Hearing which is anticipated on June 10, 2024 at the regularly-scheduled meeting of the City Council. At the conclusion of the Public Hearing, the Annual Action Plan must be approved by City Council before submission to HUD for review.

Summary

The City of Bangor has carried out the preparation of this Annual Action Plan according to HUD requirements, and has gathered valuable public input as well as consultant data that has been used to help guide the funding decisions for the CDBG.

As noted above, decreased funding from the federal level for the CDBG program has made it unlikely that all of the needs identified in this plan can be fully addressed. While the City makes every effort to

partner with non-profit groups, other government agencies, and for-profit developers, the needs continue to outstrip the funding available to address them. Through program design changes and more focused funding strategies, it is the City's hope that the impact of the reduced funding can be minimized.

PR-05 Lead and Responsible Agencies

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	City of Bangor	Community Development Division

Table 1 – Responsible Agencies

The City of Bangor assumes the role of Lead Agency responsible for administering the CDBG Program and implementing the Actions contained in the Consolidated Plan through its Community Development Division, with participation and cooperation from the Economic Development, Code Enforcement, Planning, and Health and Community Services Departments/Divisions.

Consolidated Plan Public Contact Information

City of Bangor Community Development Division

Bangor City Hall

262 Harlow Street (Rear Entrance-Penquis)

Bangor, Maine 04401

(207) 992-4280

www.bangormaine.gov/ced

email: comm.dev@bangormaine.gov

AP-10 Consultation

The City of Bangor engages in regular consultation with a variety of other entities, both public and private, during the preparation of the consolidated plan and during each subsequent annual plan. In addition, throughout each program year, the City remains in regular contact with the CDBG subrecipients and sub-grantees who actually deliver housing and services. Through this contact, the City is able to maintain an understanding of changing conditions, such as when new programs and services are offered, when existing services cease, and what vacancy rates and needs are for housing.

Enhancing Coordination between Public, Private, and Governmental Services

The City of Bangor maintains relationships with housing providers and health, mental health, and service agencies. Examples are:

- Working groups include City Staff from the Bangor Public Health Department and local non-profits that address various physical and mental health needs of Bangor citizens. These groups include those that serve the needs of citizens with physical disabilities, accessibility challenges, mental disabilities, the elderly, survivors of domestic violence and those who suffer from HIV/AIDS. All members of these groups were invited to participate in the public input process, and many did contribute, either through public input or by the survey. Monthly meetings of these groups enable City staff to engage and be aware of changes, challenges and needs faced by organizations involved with health, mental health, and public service activities.
- Through the CDBG program, the City has funded agencies that meet the health, mental health, and service needs of residents, and the City is likely to fund these activities again in the future, pending application for funding and resources permitting. Previously funded agencies include those providing accessibility, transportation, and mental health services, services to the homeless and survivors of domestic violence, those with HIV/AIDS, elderly, youth and others. All of these agencies were invited to participate in the public input process, and many agencies did contribute, either through public input or by the survey.
- The Bangor Housing Authority (BHA), and City of Bangor Health and Community Services (H&CS) administer two of the Public Housing programs for the City. Staff from the Community Development Division meet regularly to discuss current issues and needs. BHA administers approximately 459 housing vouchers and manages between 600-650 subsidized housing units. The City of Bangor's H&CS manages a variety of vouchers, including ones that can be used in units targeting those with physical or mental disabilities, veterans and the elderly.
- The City monitors a portfolio of more than 170 privately owned subsidized units, which were funded originally through programs such as CDBG and various tax credit programs. Monitoring enables the City to ensure the assisted units remain affordable and the project remains in compliance for the duration of the affordability commitment. Importantly, monitoring provides valuable information regarding the need for affordable housing and information about vacancy rates and waiting lists that helps the City plan for affordable housing in the future. Many affordable housing operators have chosen to participate and partner with the City and other agencies providing services which assist individuals that have housing challenges, including those with mental health issues, a program that is expanding to offer technical assistance, housing navigation, and tenant support.
- As new projects come forward, the City works with developers to ensure that the affordable housing needs of the community are being addressed by the proposed projects. A Housing Production Study is planned for the latter half of 2024 which will inform the housing efforts and direct investments to specific areas of the City. New projects that are developed with federal funds are checked to ensure that they meet applicable accessibility requirements, as well as to ensure that applicable lead-based paint regulations are followed. These steps ensure that the activity is meeting the health and physical access needs of current and future tenants.

Continuum of Care (CoC)

The City of Bangor is part of the Continuum of Care for Penobscot County, which is part of Maine’s Balance of State Continuum of Care. The Continuum of Care is a strategic plan for providing a broad range of homeless services. This continuum covers emergency shelters, transitional housing, and permanent supportive housing. The Maine State Continuum of Care is developed and administered by and comprised of providers, funders, and government representatives. City staff are members of the attend monthly meetings throughout the year. These meetings enable City staff to engage with those groups and be aware of changes, challenges and needs faced by organizations carrying out health, mental health, and service activities.

Consultations and Participating Agencies

The City of Bangor conducted outreach, workshops and consultations with agencies serving Bangor residents in social services, housing, and health, as well as economic development activities. The following chart represents a selection of the participants which were consulted and who provided input that has been incorporated in this Action Plan. The City of Bangor is interested in expanding regular outreach to public service agencies and to develop a comprehensive needs-based survey that will be administered as part of the five-year Consolidated Plan.

Staff continue to strengthen existing partnerships and to identify new collaborators and consultation parties as well as to create cohesion among these groups. Recently, the City has begun to coordinate a new partnership with the Bangor City Schools, which will produce new growth opportunities, opportunities for student involvement, and a student-led survey initiative that will gather the valuable input of young people into the Consolidated Plan five-year strategy. A non-exhaustive list of those consulted for this plan is included in the following table summaries.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Penquis Community Action Program
	Agency/Group/Organization Type	Public Services, Housing, Families with Children, Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Needs and Resources Anti-poverty Strategy Development of local objectives

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The City of Bangor regularly interacts with the Penquis Organizations to provide similar resources to coordinate housing services. The homeowner rehabilitation programs are a strong complement to the CDBG funded programs that assist with residential repairs. The City of Bangor participates in the Housing Instability working group that is coordinated by the Penquis Agency, which focuses on the unmet needs of area residents.</p>
2	<p>Agency/Group/Organization</p>	<p>Bangor Public Health (City Department)</p>
	<p>Agency/Group/Organization Type</p>	<p>Public Health, Healthcare, Immunizations, Substance Use services, Housing, General Assistance, Homeless Services, Urgent Needs</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Homeless Needs - Families with children Anti-poverty Strategy Development of local objectives</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The work of Bangor Public Health staff are closely aligned with the Community Development Division and have identified several areas of continued collaboration and coordinated effort around housing. The Housing coordinator manages approximately 120 project-based vouchers for rental assistance and has specifically positioned themselves as a liaison for landlords and property managers in the area, something that they state is a critical need. Housing remains a #1 issue with the priority of the office to rapidly re-house homeless individuals, provide health services for actively homeless individuals, and to provide financial assistance to divert individuals from homelessness through eviction prevention methods. The CDD office will implement future measures to coordinate the work of the department’s new Housing staff with that of the Public Health office to ensure that there is a continuity of information and resources.</p>
3	<p>Agency/Group/Organization</p>	<p>Habitat for Humanity of Greater Bangor</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing</p>

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Development of local objectives
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to offer input used to develop local objectives. This agency assists low-income homeowners and homebuyers to obtain affordable housing and rehabilitation, and a 2024 collaboration with the City will increase the effectiveness of their critical repair and aging-in-place programs.
4	Agency/Group/Organization	BANGOR AREA HOMELESS SHELTER
	Agency/Group/Organization Type	Homeless Services
	What section of the Plan was addressed by Consultation?	Homeless Needs Housing Anti-poverty Strategy Development of local objectives
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to offer input used to develop local objectives. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to participate. The shelter contacts the CDD when assistance may be required to serve the unmet needs of their clients and to assist the City in our assessment of homelessness. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.
5	Agency/Group/Organization	EASTERN AREA AGENCY ON AGING
	Agency/Group/Organization Type	Services for seniors, persons with disabilities, housing
	What section of the Plan was addressed by Consultation?	Development of local objectives Housing

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>This agency was invited to attend public meetings and to offer input used to develop local objectives. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to participate. In 2024, the agency’s Meals on Wheels program has suffered a recent loss of funding and met with City staff to discuss the needs of their clients, and will work with the City to obtain CDBG funds and technical support throughout the year.</p>
6	<p>Agency/Group/Organization</p>	<p>Greater Bangor Owners and Managers Assoc.</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing (Landlords)</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Needs Development of Local Objectives</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>In 2023 and 2024, a series of workshops were held to work with landlords and property managers creating a rental property program aimed at improving the availability of quality, affordable housing for tenants, and to increase the supportive services available for tenants that use public assistance to pay rent. Landlords and property managers expressed a need for technical assistance to bridge the gap between their property management services and the needs of their tenants, to increase their understanding of and success with public assistance programs, and to coordinate rehabilitation activities to repair or improve properties making rent more affordable for residents.</p>
7	<p>Agency/Group/Organization</p>	<p>BANGOR HOUSING AUTHORITY</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Anti-Poverty Strategy Development of local objectives</p>

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The BHA currently operates over 1100 units of subsidized or voucher-assisted units, and is in the process of converting these units to RAD in the near future. The City of Bangor is working with BHA staff to support their creation of a Housing Opportunity Center, and will partner with the agency to provide resources for homeownership and family self-sufficiency. Staff are involved with the Resident Council and will work with this neighborhood group on a community-wide survey as part of the Consolidated Plan process.
8	Agency/Group/Organization	PINE TREE LEGAL ASSISTANCE
	Agency/Group/Organization Type	Housing-Legal Housing-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Development of local objectives
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to collaborate with the City on a Fair Housing workshop to increase the public awareness of anti-discrimination in providing and obtaining housing. This agency will be regularly consulted as part of the Consolidated Planning process, This opportunity will lead to future collaborations as the agency regularly interacts with residents that can easily identify the needs and objectives in the Plan.
9	Agency/Group/Organization	BANGOR LIVABLE COMMUNITIES
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Development of Local Objectives
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The working group is comprised of members from area organizations that are focused on community development and neighborhood, place-based issues. Often the group examines aging in place issues and resident experiences with neighborhood accessibility. The City of Bangor is involved in monthly meetings and interacting with members to align goals and priorities for a number of City initiatives.

Other local/regional/state/federal planning efforts considered when preparing the Plan

The City of Bangor recognizes that state, regional, and locally-focused plans also identify community development goals, and provide a specific and thus valuable strategic framework for this Plan. The following are examples of these documents that are reviewed for the Consolidated and Annual Action Plan, and the recommendations included that are being considered for implementation.

Name of Plan	How do the goals of your Strategic Plan overlap with the goals of each plan?
Maine Continuum of Care	<p>The Maine Continuum of Care (MCoC) includes representatives of entities focused on chronically homeless individual and families, children, veterans and unaccompanied youth, as well as persons at risk of homelessness. Priorities include actions to reduce the incidence of homelessness through direct outreach efforts into the unhoused encampments, through targeted services for intensive case management services and housing navigation services, to address the prevalence of mental health and substance use experienced by persons that are unhoused, and to increase the number of and types of supported housing facilities and/or services that are available for persons moving out of homelessness.</p>
Comprehensive Economic Development Strategy	<p>Economic drivers in the region include healthcare services, manufacturing, and education. Challenges in the region for low- to moderate-income people include access to job training and adequate childcare, especially during second and third shifts. Opportunities exist to expand jobs in the clean energy sectors as well as entrepreneurship, through job trainings that offer housing options, and support for families with a parent attending school full time.</p>
City of Bangor Comprehensive Plan	<p>The City’s goals to increase housing quality, improve infrastructure in residential neighborhoods, to develop and improve access to recreation, and promote economic vitality through the addition of new businesses or expansion of existing businesses present an opportunity to support jobs paying a livable wage.</p>
Penobscot Climate Action Plan	<p>Establishes a goal to promote energy efficiency and weatherization initiatives for residential property and rental housing. Promotes the use of community assets to increase green spaces and reduce heat island effects of overdevelopment. Recommendations include the creation of an energy efficiency rehabilitation activity coupled with energy audits for LMI homeowners.</p>

Name of Plan	How do the goals of your Strategic Plan overlap with the goals of each plan?
State of Maine – Housing Production Needs	The 2023 Housing Production Study provides an overall look at the state of housing. Rising costs of construction inflate the costs of building new rental units, while the median home prices have also risen considerably, prompting the need to preserve affordable units, reduce operating costs of existing units, while developing creating funding strategies for new construction.
State of Maine – Consolidated Plan	The 2020-2024 Consolidated Plan identifies statewide priorities that reflect conditions that are also regionally and locally significant. Priorities include improvements and expansion of housing, infrastructure, broadband internet, homeownership opportunities, and childcare.
Bangor, Maine Livable Communities Action Plan	This plan addresses challenges and opportunities in the eight domains of livability: transportation, housing, outdoor spaces and buildings, social participation, respect and social inclusion, civic participation and employment, communication and information and community and health services. Recommendations include improving public transportation infrastructure, the development of housing appropriate for residents across the life course, and improvements to sidewalks to encourage safe transit, especially in the downtown area.

Table 3 – Other local / regional / federal planning efforts

AP-12 Citizen Participation

Summary of Engagement Process

The City of Bangor attempted to offer new modes of engagement with staff and City departments to gather public input, consisting of several online and in-person workshops, forums, and information sessions, targeted outreach to specific agencies and local partners, an open house style public reception, and targeted outreach using social media as well as a fully redesigned online presence designed to simplify and therefore increase access to and awareness of citizen engagement opportunities.

The staff involved with creating the Plan also developed an Executive Summary document that was designed to convey the essential components of the plan in a visually appealing way, and was put on display in the lobby of City Hall and in the Bangor Public Library, as well as online and alongside the draft of the Action Plan that was offered beginning during the Public Comment Period. In the coming year, the City will be using additional methods to creatively engage with residents, including the use of new digital surveys, working with the school department to solicit input from students, and using a new

cloud-based web tool to expand the public’s access to information about community development programs and to increase awareness of citizen engagement opportunities.

The meetings, workshops, and consultations were publicly advertised using the local newspaper, agency newsletters and list serves, and social media, as well as through staff participation with organically formed neighborhood groups and associations. Outreach was supplemented with an information repository on the City’s website. Staff attended City Council meetings to announce these opportunities publicly and encourage the attendance of residents, service providers, and community leaders.

Types of Citizen Engagement

#	Mode of Outreach	Target of Outreach	Summary of response/attendance
1	Public Workshops	City-Wide	Several “Annual Action Plan Workshops” were advertised and promoted through public service agencies to gather input from general residents and service providers. A workshop for those interested in discussing housing and rental issues was well attended.
2	CDBG Open House	City-Wide	An Open House was held in March 2024 which was used to showcase the efforts of CDBG Funded projects, and was held at the Bangor Public Library. Agencies, organizations, financial institutions, and housing providers met with City staff to hear about housing initiatives and funding opportunities. This event will become an annual outreach opportunity and to view the impact of CDBG on the Community.
3	Social Media	Non-targeted	Facebook and other Social Media accounts were used to advertise events, workshop recordings, documents, applications, resources, and informational opportunities throughout the year.
4	Newspaper Ad	Non-targeted	The Bangor Daily News published a Notice advertising the availability of the Annual Action Plan, the Annual Action Plan Workshop, and the date of requisite public hearings.
5	Public Hearings	Non-targeted	A public hearing is scheduled for June 17, 2024 before the Bangor City Council to approve the Annual Action Plan at the conclusion of the Public Comment Period.
6	Neighborhood Meetings	Place-based	Outreach to organic community groups and neighborhood associations to distribute information about the plan and opportunities to engage with staff in workshops or by attending public hearings.

Table 4 – Citizen Participation Outreach

AP-15 Expected Resources

Introduction

The projects and activities included in the 2024-2025 Action Plan are based on resources that are reasonably anticipated to be available from July 1, 2024 through June 30, 2025. The actual resources available to support activities during the implementation of the remainder of the 2020-2024 Consolidated Plan may vary significantly due to factors outside of the City’s control. For example, HUD formula grant allocations are subject to change each year based on a number of factors such as the amount of the national appropriation, changes in ACS population data applied to the CPD grant formulas, statutory changes to the CPD grant formulas, the addition or removal of entitlements receiving a particular CPD grant and the availability of reallocated funds. Additionally, state, local and private resources may vary significantly depending on the economic conditions. For the 2024-2025 year, the City has been informed that it may expect to receive \$821,576 in new program funds.

Anticipated Resources

Program	Uses of Funds	Expected Amount Available			
		Annual Allocation:	Program Income:	Prior Year Resources:	Total:
CDBG	Housing Support Admin and Planning Economic Development Public Improvements Public Services	\$821,576	\$250,000	\$688,860 \$927,514 (Encumbered)	\$2,687,950
Expected Amount Remainder of the Consolidated Plan:			\$2,687,950		
<p>Figures are approximate funds status projections for June 30, 2024. Approximately \$1,616,375 is carried forward. The City is reprogramming funds from 2020, 2021, 2022, and 2023. Use of these funds in 2024 are targeted toward improvements of rental housing, and increased funding toward homeownership activities. Encumbered funds of \$927,514 for on-going projects in 2024, remaining balance and FY 2024 Allocation is included in the program’s Anticipated Resources and reflected in the Projects Table in AP-20. *Figures exclude funds received or expended under the CARES Act.</p>					

Table 4 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds often times leverage private, state, or local funds as well as other types of support such as volunteer labor and donations in-kind. Often times the CDBG funding in and of itself is not sufficient to complete an entire project so funds from another city budget may be used to supplement the activity.

Resources from the City's allocation of State and Local Fiscal Recovery Funds (SLFRF) Funds are used to supplement CDBG funding whenever possible. Affordable Housing developments are likely to utilize a variety of State resources including Housing Bond funds, State Tax Credits, Historic Tax Credits and Land Bank/Redevelopment funds. Maine State Housing has a number of funding instruments that are used in conjunction with the City's CDBG fund and provide valuable resources for community, housing and economic initiatives in Bangor. Maine's Continuum of Care funding funds Bangor's activities to assist in housing and services to homeless persons. Housing investor loans and façade grants require private match funding. Homeownership assistance funding requires that the homeowner secure fifty percent of the down payment from other sources, acceptable through either a foundation, a gift, or the borrower's own funds. The City's new Rehabilitation program will require the homeowner to participate in the repairs through a partnership with Habitat for Humanity of Greater Bangor, whose mission is to empower homeowners through volunteers and home buyer programs.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City occasionally becomes in possession of a property acquired through the matured tax lien process. The City works closely with the Community Development Department to explore options to benefit LMI individuals or families. There is an initiative for the City to transform vacant and tax foreclosure properties into decent affordable housing. The City also has developed Affordable Housing TIF districts and continue to update its City-owned property inventory to identify land that is suitable for development.

The City has set aside several parcels that are used for the operation of a community garden program. In 2024, the City will examine opportunities to expand gardening and food production options for local residents using City resources and locations, the City's Parks and Recreation Department and with outside partnerships.

Discussion

The priorities identified in this plan are the outcome of an extensive, comprehensive effort to identify community needs. The plan assesses the available resources available to meet those needs. Staff will work to leverage public and private funds to address the economic development, affordable housing, community development, and special needs populations' needs whenever possible. Staff also continue to strengthen partnerships with other City Departments and public agencies to leverage funding.

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Category	Needs Addressed
1	Increase Access to Quality Affordable Housing	Affordable Housing	Housing Availability Housing Quality
	Funding: CDBG \$665,000	Geographic Area: City-Wide	
	Goal Outcome Indicator: Rental Units Rehabilitation: 15 Units Owner-Occupied Rehabilitation: 8 Units Homeownership: 10 Households Assisted Housing Added: 40 Units		
2	Increase Community Well-Being	Neighborhood Improvements Low-Mod Benefits and Services	Homelessness Housing Health Care
	Funding: CDBG: \$694,185	Geographic Area: City Wide	
	Goal Outcome Indicator: Public Service activities other than housing: 1500 Persons Assisted		
4	Enhance Economic Vitality and Increase Financial Stability	Non-Housing Community Development	Economic Development Low-Mod Benefits and Services
	Funding: CDBG \$ 55,000	Geographic Area: Low-Income Areas	
	Goal Outcome Indicators: Businesses Assisted: 1		
5	Improve the Safety and Livability of Neighborhoods	Infrastructure Area Benefits	Housing Neighborhood Improvements Low-Mod Benefits and Services
	Funding: CDBG \$636,000	Geographic Area: Low-Mod Neighborhoods	
	Goal Outcome Indicator: Public Infrastructure Improvements: 2500 Persons Assisted		
6	Increase Community Engagement in Planning and Effective Grant Administration	Administration and Planning Community and Economic Development Low-Mod Income Benefit	Housing Economic Development Neighborhood Improvements Low-Mod Benefits and Services
	Funding: CDBG \$213,509	Geographic Area: N/A	
	Goal Outcome Indicator: Planning and Administration		

Table 5 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Access to Quality, Affordable Housing
	Goal Description	Affordable decent housing for both renters and homeowners, particularly larger units, accessible units, those for households with very low incomes, and units outside areas of concentrated low income and minority populations. Beneficiaries of housing activities will be low to moderate income households as specified by HUD regulations.
2	Goal Name	Increase Community Well-Being
	Goal Description	Providing support and funding to public service agencies or City departments to deliver assistance to residents, particularly those suffering from mental health conditions, those that are unhoused, and youth.
3	Goal Name	Enhance Economic Vitality and Increase Financial Stability
	Goal Description	Increasing employment and business opportunities in the community, expansion or outreach activities, job training or certifications. Activities to create or retain new jobs or new businesses whose beneficiaries are job seekers, micro-enterprises, students and entrepreneurs that are low-to moderate-income. Activities may also increase the income level of those employees through job training or seeking assistance with financial literacy, or work-related supports for families.
4	Goal Name	Improve the Safety and Livability of Neighborhoods
	Goal Description	Neighborhood projects benefit an area where residents are primarily low-to moderate income. An emphasis on sustainability and accessible infrastructure, with adequate lighting and sidewalks, adequate utilities, historic preservation, and the elimination of slum and blight through the demolition or rehabilitation of eligible foreclosed, vacant, or abandoned property. Neighborhoods also benefit from the addition of public facilities and to improve access to recreation for youth and seniors.
5	Goal Name	Increase Community Involvement in Administration, Planning and Engagement
	Goal Description	Robust and effective strategies to increase resident participation and to coordinate projects using partnerships and community groups, involving technical assistance and monitoring the activities carried out by subrecipients receiving CDBG funding. Developing plans which identify community needs and priorities to address using evidence-based strategies supporting community development, preparing reports on the performance of projects and the progress toward housing and neighborhood goals. Monitoring compliance with all federal regulations and the responsible management of funds, information, and the public trust.

AP-35 Projects

Introduction

For this fifth year of the Consolidated Plan, the City has allocated funding that addresses unmet priority needs while continuing commitments to successful programs and multi-year initiatives. The CDBG Rehabilitation program is a long-standing, successful effort that addresses an acute need for housing as identified in the 2019 Housing Work Group study. Similarly, the economic development programs and initiatives are indicative of the city’s long-standing commitment to support local business growth. Public service activity programs are successful programs operated by the city and non-profit partner agencies. Public infrastructure and projects represent a continued commitment to improving public spaces.

Projects

#	Project Name
1	Affordable Housing
2	Residential Rehabilitation
3	Economic Development
4	Neighborhood Improvements
5	Public Services
6	Community Engagement and Program Delivery

Table 6 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City allocated funding to address the priorities identified within the most recent Consolidated Plan process. These priorities remain current and relevant. The most prevalent community discussions recently have been centered around the opioid crisis, homelessness, and the need for affordable housing. These issues are multi-faceted and have major obstacles. While the City works tirelessly to tackle these issues, making headway will require collaboration between local, state, and federal resources. City management is in discussion with various entities to work towards a comprehensive solution. The City conducted a general call for applications in 2024 with a Notice of Funding Availability, to receive proposals for community projects and funding requests. The activities must meet one of the following CDBG objectives: (1) provide a suitable living environment; (2) provide decent housing; or (3) provide economic opportunity. The City’s investment of CDBG funds is based on whether the activity falls within a City funding priority, whether the service is an eligible activity, and whether the service or need meets a national objective. While public infrastructure, parks, open space and public facility type projects are exclusively within targeted areas, other strategic investments are made for the benefit of low-moderate income residents throughout the City. In order to meet high priority needs of the community such as job creation and economic development, it may be necessary to invest outside

low/moderate census tracts.

The availability of funding available to address the major issues mentioned above is an ongoing obstacle. The amount of funding available through the City’s CDBG program obviously will not wholly solve a particular issues and larger collaboration is needed. With that, the City’s Community and Economic Development Department continues to look for additional partnerships and collaborations that will help benefit the citizens of Bangor and marginalized populations.

AP-38 Project Summary

Project Summary Information

1	Project Name	2024 Affordable Housing Support
	Target Area	Low to Moderate Income Neighborhood City-wide
	Goals Supported	Increase Access to Quality, Affordable Housing Improved Safety and Livability of Neighborhoods
	Needs Addressed	Affordable Housing Financial Stability
	Funding	CDBG: \$665,000
	Description	Maintain and add safe and affordable housing for extremely low-to-moderate income individuals and families including public housing residents, the homeless population, and multifamily housing.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The City seeks to aid in the rehabilitation of at least 8 homeowner units, to establish and assist in the rehabilitation of at least 5 rental units, and to assist up to 10 households who participate in the Homeownership homebuyer assistance programs
	Location Description	The CDBG program is open to supporting any project City-wide that meets eligibility requirements and as funding allows.

	Planned Activities	CDBG Staff seeks to provide funding for as many affordable housing activities as possible given the funding constraints. Planned activities include upgrades to affordable housing units, partnerships with public housing providers, partnerships with service providers working with the homeless, among other activities: Single-family rehabilitation-Habitat for Humanity Bangor Homebuyer Partnership Multi-Unit Rehab/Quality Housing Provider program Acquisition of Property-Penquis Community Action Program Supported Housing Project-Volunteers of America New England Supported Housing Options-DignityFirst
2	Project Name	2024 Residential Rehabilitation Loan Program
	Target Area	Low to Moderate Income Neighborhood City-wide
	Goals Supported	Increase Access to Affordable Housing Improved Safety and Livability of Neighborhoods
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$694,185
	Description	The residential rehabilitation program offers grants and low-cost loans to owner-occupied homeowners to complete critical repairs, energy efficiency upgrades, and accessibility improvements. The City will develop a rental housing inventory program in 2024 to include increased rehabilitation funding for rental properties that are primarily occupied by low-to-moderate income residents or to resolve serious code violations.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The CDBG program seeks to assist 48 households with activities to rehabilitate homeowner properties, heat pump upgrades, and make improvements to rental properties.
	Location Description	Low-to-Moderate Income Neighborhoods
	Planned Activities	Critical Repairs Program Rental Rehabilitation Loan Program Quality Housing Provider (Rental Unit Program)
3	Project Name	2024 Economic Development
	Target Area	Low to Moderate Income Neighborhood

	Goals Supported	Increase Economic Vitality and Financial Stability Improved Safety and Livability of Neighborhoods
	Needs Addressed	Economic Development
	Funding	CDBG: \$55,000
	Description	The Downtown Façade Improvement Grant is designed to assist small businesses with minor upgrades to storefronts to increase people attraction and business expansion
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The City will assist one small business with a Façade Improvement Grant this year. If funds are available, the City will consider assistance to a business that will result in job creation or retention, or additional façade improvements within the public benefit standard.
	Location Description	Downtown Façade Improvement District
	Planned Activities	Façade Grant: Bangor Rock and Art Shop Window Replacement
4	Project Name	Neighborhood Improvements
	Target Area	Low to Moderate Income Neighborhoods
	Goals Supported	Improve the Safety and Livability of Neighborhoods
	Needs Addressed	Infrastructure Improvements Housing Slum and Blight
	Funding	CDBG: 636,000
	Description	The CDBG program funds infrastructure improvements such as streets paving, sidewalks, Public Facilities, and improving ADA accessibility when practical and when there can be a benefit to LMI communities in the City.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Infrastructure Improvements will benefit the local area of at least 250 households or 1000 individuals.
	Location Description	Low-Mod Areas

	Planned Activities	2024 Paving Program Bangor Parks and Recreation-new playground equipment Manna, Inc.- Center St. Community Center Bangor East Little League-Installation of Field Lighting The Together Place Peer Recovery Center-Rehabilitation Bangor Historical Society-Fence Restoration
5	Project Name	Service Provider Grant Program
	Target Area	City-wide
	Goals Supported	Increase Community Well Being Increase Access to Quality, Affordable Housing Enhance Economic Vitality and Increase Financial Stability Increase the Safety and Livability of Neighborhoods
	Needs Addressed	Homelessness Housing Mental Health and Substance Use Community Engagement
	Funding	CDBG: \$476,415
	Description	Support of various public service agencies and City departments providing benefits to youth, homeless individuals, elderly and disabled residents, and LMI individuals and families. Area service providers are often limited by financial constraints and the CDBG Staff will continue to collaborate with these providers to work towards solutions and offer financial support when feasible.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Staff anticipate that the assisted activities will serve 100 unique individuals through the support of non-profits and City departments.
	Location Description	City-Wide
	Planned Activities	Bangor Community Action Team – Field Outreach Program Partners for Peace – “Preventing Child Abuse by Building Community Connections” Christine B Foundation – “Cancer Nutrition Assistance: Dining with Dignity” City of Bangor – Tenant Assistance Projects
6	Project Name	2024 Program Administration
	Target Area	City-wide

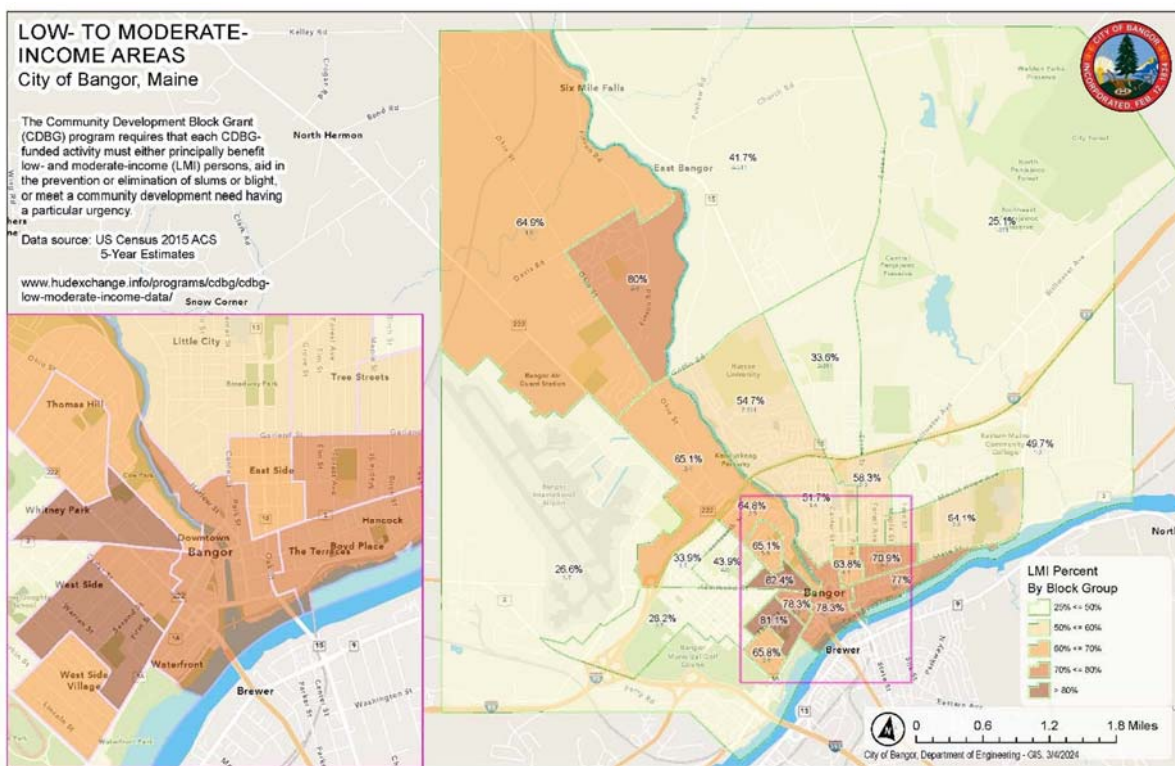
Goals Supported	Increase Access to Affordable, Quality Housing Increase Community Well-Being Enhance Economic Vitality and Increase Financial Stability Increase Community Involvement in Administration, Planning and Engagement Improved Safety and Livability of Neighborhoods
Needs Addressed	Effective Program Administration Community Engagement Collaborations and Partnerships
Funding	CDBG: \$278,272
Description	Robust and effective planning and administration of funding sources are imperative to successfully meeting other priorities identified in this plan. Ensuring that our HUD-funded programs align and complements other efforts that benefit the target population will be a priority over the next year.
Target Date	6/30/2025
Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	City-Wide
Planned Activities	The City will increase engagement efforts to develop the 2025-2029 Consolidated Plan, and will utilize new strategies including public surveys and youth engagement. The City staff will also participate in professional development and technical assistance activities to support subrecipients and other City Departments to ensure that the CDBG funds are effectively and responsibly managed.

AP-50 Geographic Distribution

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The needs of the community, and the low-to-moderate income individuals in particular, drive the geographical allocation of investments for our CDBG program. The investments outlined in this plan are for activities, projects, or programs located throughout the entire jurisdiction. The Housing Rehabilitation program, for instance, is based on the income of the property owner and is undertaken without regard to geography.

The City has seventeen Census Blocks that are comprised primarily of low-to-moderate income persons and the City works to improve those areas of the City. HUD has identified the following Census Block Groups in Bangor as Low-to-Moderate income (LMI) areas having over 51% of households identified as LMI. These areas can be eligible for area wide CDBG funding and CDBG funding is prioritized in these areas and to benefit LMI individuals/families.



Geographic Distribution

Target Area	Percentage of Funds
Low to Moderate Income Neighborhood	75
City-wide	25

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City focuses funding generally in low-to moderate income Census Blocks of the City. The rationale for this is that the majority of households in these areas are low- to moderate- income households. The City does provide funding outside of the low- to moderate-income Census Blocks on an income basis. As stated above, the housing rehabilitation program is administered based on income and not geographic location.

Discussion

Because the primary national objectives of the Consolidated Plan programs are to benefit low-income and moderate-income residents, Bangor's CDBG funds will target significant assistance to those areas found to be the most economically and physically distressed in the city. Bangor will greatly increase the measurable and effective impact of these federal dollars by enhancing the quality of life in its most distressed neighborhoods. If the City distributed the funds without such consideration, the impact of its federal resources would be reduced, and the success of its programs would be curtailed.

The public facility projects funded in this plan are located within some of the most economically challenged neighborhoods in the city. A number of census tracts that are targeted for funding have low- and moderate-income populations in excess of 70% of the general population. In addition, a number of public service programs are funded specifically in census tract areas that also have high concentrations of low- and moderate-income persons. Many of the city's housing and homeless projects are city-wide because they are targeted to meet the needs of low- and moderate-income households and persons throughout the city. The public service programs funded also provide services throughout the geographic parameters of the city.

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Bangor reviews information from various studies to assist in guiding programs and development. These studies assist the City to continue its strategy of balancing housing investments between revitalizing older areas and developing new affordable housing where it has not been traditionally available.

Information from both the 2019 Housing Work Group and the Maine Housing Needs Report suggest the need to improve community perception of affordable housing, increase the supply of affordable housing with more geographic diversity, larger and accessible units, improved code enforcement and nuisance abatement, and efforts to address public safety and tenant/landlord stability and education.

The City has also seen a spike in vacant properties which are a blight on neighborhoods and lead to unsalvageable units, which decreases the already low housing stock. The City recently passed its new

Vacant Building ordinance, which is designed to incentivize redevelopment of abandoned and dilapidated properties through private investment. Also, in 2024, The City is developing a rental housing program to support property owners with repairs and improvements that lead to stable rents.

One Year Goals for the Number of Households to be Supported	
Homeless	2
Non-Homeless	35
Special-Needs	2
Total	39

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	18
Acquisition of Existing Units	0
Total	18

Table 9 - One Year Goals for Affordable Housing by Support Type

Discussion

The City will continue its housing rehabilitation program and plans to collaborate with area providers to facilitate new or improved housing units specifically for LMI individuals/families in the coming year. Also in 2024, our Quality Housing Provider program will assist Landlords and Property managers to upgrade and maintain existing housing units through a variety of funding and technical assistance options.

AP-60 Public Housing

Introduction

The Housing Authority of the City of Bangor has a public housing waiting list with a total of over 1,000 families, of which approximately 96% are extremely low income, approximately 3% are very low income, and approximately 1% are low income.

BHA's Housing Choice Voucher Program is part of the Maine Centralized Waiting List. The number of applicant families in BHA's jurisdiction is approximately 24,000, of which approximately 95% are extremely low income, approximately 5% are very low income, and approximately less than 1% are low income.

Bangor Housing Authority (BHA) has approximately 560 units of public housing for very low-income households and administers an estimated 459 housing choice vouchers in the greater Bangor area and 5 Veterans Affairs Supportive Housing (VASH) vouchers for veterans.

The BHA recently completed two projects to produce affordable senior housing, comprised of 35 Units each. Penquis C.A.P (262 Harlow St in Bangor) is undertaking a project to construct 40 units of senior housing. Volunteers of America will construct 11 Units of Supported Living Housing in 2024-2025.

Actions planned during the next year to address the needs to public housing

The City's CDBG program works collaboratively with the Bangor Housing Authority and provides financial assistance when it is practical. The Bangor Housing Authority has prepared and provided to HUD as part of its Capital Fund submission, an annual plan of improvements to public housing units under its control. As a nonprofit agency, Bangor Housing Authority would also be able to access the City's property rehabilitation loan program, if needed.

The Bangor Housing Authority administers a HUD Family Self-Sufficiency Program. This program encourages family self-sufficiency for households receiving, or eligible to receive, federal rental assistance (Section 8 existing housing) or living in public housing, who voluntarily participate in a five +/- contract period of financial, educational/training, evaluation and counseling, transportation, child care, medical assistance and agree to become free of federal subsidy programs at the end of the period.

This program is supported by a committee of public service agency and citizen volunteers. A Staff member also sits on the Family Self-Sufficiency Program Coordinating Committee sponsored by Bangor Housing Authority. This committee has created an Action Plan that supports a five-phase program.

Those phases include:

- Phase 1 – Personal Development and Needs Assessment
- Phase 2 – Development of an Individual Training and Services Plan
- Phase 3 – Maintenance of Effort
- Phase 4 –Transition
- Phase 5 – Follow Up

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Bangor Housing Authority communicates regularly with residents through meetings, resident councils, print material distribution, text messages, and through various social media platforms including their popular Facebook page and website. Bangor Housing also offers the largest Family Self-Sufficiency (FSS) Program in Maine for tenants of Public Housing as well as Section 8 participants. This is a free and voluntary program that assists participants in achieving their education and career goals and becoming economically independent. The FSS program partners with many local service providers to insure the goals of the participants are met. Bangor Housing partners with the Boys & Girls Club of Bangor (BGCB) in a new program, Families Forward, designed to help families through a two generational approach to promote independence and self-sufficiency for all members of the family. They continue to participate with the Club to give access to after school programming and summer programs to their youth in the community. The BGCB is on-site which helps to maintain the strong relationship.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The City does not have any troubled Public Housing Authorities. We have regular contact with BHA and have assisted in the past when they are in need and we will continue to assist to ensure they are successful.

Discussion

The Bangor Housing Authority is seen as an invaluable partner in addressing housing needs in Bangor. Bangor Housing Authority is committed to creating new units, maintaining and rehabilitating existing units, and ensuring quality services for its clients. The Community and Economic Development Department remains committed to a partnership with Bangor Housing Authority to better create and

maintain public housing units to those who need them.

AP-65 Homeless and Other Special Needs Activities

Introduction

Bangor has seen an explosion of unhoused population since the pandemic. Area service providers anecdotally surmise that the amount of unhoused folks living outside in Bangor is the highest it has ever been. City management and Community and Economic Development Staff are involved in many conversations to address this problem.

The City has a healthy General Assistance program, is a member of the State's Continuum of Care, and continues to work with regional organizations to improve coordination between service providers and develop and execute strategies to grow and improve services. The Community Development Department is in regular contact with other City departments to ensure resources are being managed efficiently.

The CDBG program helped the Bangor Homeless Shelter add the Intake and Diversion Program to help those experiencing homelessness or in immediate danger of becoming homeless, stay in their home, relocate to places where they have a natural support system, or find a friend or relative to stay with. This process aims to prevent people from having to enter the homeless response system and makes the limited community resources available to those in the most critical circumstances.

One-year goals and actions for reducing and ending homelessness

- 1. Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs:*

The City's Homeless Outreach Coordinator is responsible for direct contact with homeless individuals living within city limits and offers assistance which is tailored to the needs of each individual. Additionally, the City's Shelter Plus Care grants, which are awarded through HUD via Maine's Continuum of Care, are the primary means to identifying and addressing homelessness.

In the middle of the COVID-19 Pandemic, The City of Bangor developed a new outreach and field service activity, the Bangor Community Action Team (BCAT). BCAT service workers respond to requests throughout the City to provide outreach services to homeless people that reside outdoors. The workers are connected with the Bangor Police Department and the Bangor Public Health and Housing programs to coordinate the provision of resources and staff support.

Homelessness is a prerequisite for participation in the Shelter Plus Care Program. Individuals and families are identified through the central Coordinated Entry system, and others who regularly encounter the homeless. Information is available throughout the City including homeless shelters around the State of

Maine, Bangor Department of Health and Community Services, and at Bangor City Hall.

2. *Addressing the emergency shelter and transitional housing needs of homeless persons:*

The City will continue to serve as a facilitator of conversations and initiatives involving the needs of emergency shelters and transitional housing programs. Additionally, CDBG assistance may be available to these organizations and agencies to address their needs (as funding allows and assuming specific project are eligible and in-line with the goals of this plan).

3. *Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.*

Recognizing that homeless people need help in making a successful transition from the streets or shelters to obtaining permanent housing, Bangor, in coordination with service providers, provides a broad menu of services, which individuals can access according to their needs. Affordable housing and housing coupled with appropriate services are both essential to helping people become self-sufficient.

4. *Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.*

The City begins with prevention efforts designed to help people avoid homelessness by having access to affordable housing, income maintenance programs, employment assistance, housing counseling, and so on. For those who become homeless, the system is geared towards providing emergency, transitional, and permanent housing opportunities as appropriate to ensure that homeless people have, at minimum, a safe, decent, and warm place to stay.

The City has multiple shelters that offer case management services and support. Day programs are safe alternatives to people being on the streets, assist in identifying the needs of the people and work to find the services and housing to get them back on their feet. This evidenced-based practice reflects that services to prevent homelessness are best identified and treated at the onset of a homeless episode through rapid re-housing, medical care, and community supports.

Discussion

Aside from the discussion above, The City has used CARES Act (CDBG-CV) funds to undertake activities that prepare for, prevent, or respond to the COVID-19 pandemic as it directly related to the unhoused population. For instance, the program enabled the Winter Warming Center to open a month earlier and stay open longer. Staff will continue to provide support for the unhoused and other special needs. The Community and Economic Development Department will continue to provide support to the unhoused and resource providers in any way it can. The Department recognizes that the homelessness epidemic is prevalent throughout the State and the Nation, and can only be mitigated through collaboration at the local level.

AP-75 Barriers to affordable housing

Introduction:

There are a range of institutional obstacles and public policies that may pose barriers to creating affordable housing. These may include outdated regulations that restrict where housing (and affordable housing) can locate, certain financial institutions that are reluctant to back innovative housing projects, lack of public funding to subsidize construction of affordable units, and code requirements that add costs to construction.

Actions to Remove or Ameliorate Barriers through Public Policy or Practice:

The City needs to provide an ideal environment for the development of affordable, quality housing through new construction or rehabilitation of older homes in the urban core. This development should maintain or increase density levels. The City should assess and revise and development standards to:

1. Remove barriers to development and redevelopment
2. Reflect on current zoning and uses
3. Encourage the reuse and rehabilitation of properties
4. Enable denser development throughout the City (particularly in single-family home zones)
5. Identify where to direct transit-oriented residential development
6. Reduce minimum lot sizes
7. Provide density bonuses in desired areas to allow for higher density development in exchange for affordable housing commitments
8. Consider demographic trends and types of housing required for growing and changing segments of the population
9. Ensure the updated Comprehensive Plan considers all types of residential development
10. Engage a broad representation on the Comprehensive Plan Committee including housing advocates and people that are not currently homeowners
11. Grandfather setbacks, open space requirements, parking, etc., on sites where a home is demolished.

Zoning Changes

Reducing the minimum lot size in the Urban Residence 1, Urban Residence 2, and Multifamily & Services zones has affected 48% of the City's total lots. This change allows for more dense development and gives developers fewer hurdles to overcome when rehabilitating properties – it allows for homes on grandfathered lots to come back into compliance with existing building codes, and will increase the density in the urban center. The City has also reduced the parking requirements to lessen the amount of spaces required for each unit. This will allow developers more room on their lots to include more units, open space, or other facilities or services. According to the new rule, parking requirements for residential dwellings (unless otherwise specified) were reduced from 1.5 spaces per dwelling unit to 1 space per dwelling unit. If necessary, the Planning Board may authorize a reduction in the number of required parking spaces for any project requiring a Land Development Permit if the applicant provides a parking study or other method of demonstrating a lesser parking demand for the project.

A need has been expressed in the City for this reduction as parking is often raised as a barrier to affordable housing. Off-street parking minimums can disincentivize development as parking is expensive to construct and maintain, and it occupies space that could otherwise be used to place additional units. Reducing minimum parking requirements can also help address the negative impacts that excess parking has on water quality, urban heat, and sprawl. The 2022 Comprehensive Plan suggests that the City “revise zoning regulations to remove barriers to development for a variety of housing types including single-room occupancy housing, tiny homes, and transitional housing.” The Plan also suggests reducing parking minimums generally as a way to reduce excess parking in the City.

Other potential recommendations include enacting an inclusionary zoning ordinance which would require developments of a certain scale to include a percentage of affordable housing, allowing accessory dwelling units in certain zones to encourage denser housing, and developing an amnesty program that would bring unregulated apartments up to code.

Emergency Shelters

The City's Code of Ordinances has been updated to clarify the definition of emergency shelters and to allow this use in the Government & Institutional Service District (G&ISD) with stipulations around siting and layout. At present, emergency shelters are defined but are not allowed in any zone in the City. However, there are existing shelters in the City, with interest from some in expansion. The allowances provided by these amendments would permit expansion of some shelters, as well as allow for new shelters in select areas. These amendments also attempt to allay concerns expressed during a previous amendment proposal regarding siting and security by providing additional stipulations for this use.

The 2022 Comprehensive Plan suggests that the City “evaluate land uses that allow for sheltering and supporting people experiencing homelessness to help ensure that existing zoning supports a diverse housing stock”.

Short-Term Rentals

The City's Code of Ordinances has been updated to define the use of short-term rentals, to create

regulations for this use, and to allow the use in the URD-1, URD-2, M&SD, NSD, USD, DDD, WDD, LDR, HDR, S&PS, GC&S, and RR&A zones.

However, the operation of short-term rentals and the revenue it can make available to property owners may help make the City affordable for persons on fixed or limited incomes and may enhance and diversify the accommodations available to visitors and tourist. Conversely, increasing numbers of short-term rentals may result in a decrease in the supply of affordable housing in the City and the transient nature of this use can have a negative impact on the surrounding neighborhood.

Due to these impacts, the 2022 Comprehensive Plan suggests that the City regulate short-term rentals. The amendments herein attempt to strike a balance between the desire of property owners to use their properties for short-term rental use and the desire of the City's residents to preserve the integrity of their neighborhoods.

Housing Choices – Co-Living

The City's Code of Ordinances has been updated to define the use of "co-living dormitories" and to allow this use in the M&SD, NSD, DDD, WDD, HDR, S&PS, and GC&S zones. This use is a flexible form of housing that falls under the single-room occupancy housing type, where bedrooms are considered individual living quarters and there are typically shared kitchen facilities. This housing type is differentiated from boarding homes in that it would be larger in size (8 or more rooms) and there would be no minimum stay length for a portion of the building (boarding homes require stays of at least 30 days). This creates allowances for more transient workers or people who are transitioning from one residence to another, as well as more permanent residents. An on-site manager would be required for this use as well as proximity to transit and either business or short-term rental licensing.

A need has been expressed in the City for this type of living arrangement since it can provide a much more affordable type of workforce housing, particularly for younger people and the transient workforce. The 2022 Comprehensive Plan suggests that the City to "revise zoning regulations to remove barriers to development for a variety of housing types including single-room occupancy housing, tiny homes, and transitional housing".

Accessory Dwelling Units (ADU's)

City's Code of Ordinances has been updated to reduce restrictions on setbacks and height for ADUs and to clarify the minimum size of the ADU in accordance with the language of the state law, LD 2003.

LD 2003 requires that there not be greater restrictions on setbacks or dimensional controls for ADUs than there are for principal dwellings. Currently, the City's Code, by not allowing an ADU in front of a principal dwelling, in essence requires a greater front setback for ADUs. Additionally, the Code currently limits the height of detached ADUs to 25', which is less than the maximum height of primary structures in all zones. Therefore, the proposed changes to the Code remove these restrictions in order to comply with LD 2003. Additionally, LD 2003 states that the minimum structure size for ADUs is 190 square feet. This requirement is also proposed to be added to the City's Code in order to provide clarity.

Permanent Supported Housing

The City's Land Development Code has been updated to add the use of Permanent Supportive Housing as a conditional use in the LDR, HDR, and M&SD zones. A Council Ordinance adopted on October 24, 2022 defined this use and added it as a conditional use to the G&ISD (Government & Institutional Service District) zone.

This use is akin to Transitional Housing in that there are staff available for support services to residents, but it differs in that the residents may reside there permanently. It is not the same as group homes as defined or other congregate care, as the people reside in efficiency units and thus have more independence. The use is defined as "a multifamily building or multiple buildings on a lot that contain(s) permanent, project-based supportive housing which are funded with project-based vouchers and associated services to residents."

This proposal aligns with the 2022 Comprehensive Plan, which suggests that the City revise zoning regulations to remove barriers to development for a variety of housing types including single-room occupancy housing, tiny homes, and transitional housing. The proposed dimensional controls, including minimum lot size and setbacks, follow the requirements for attached residential developments (townhouses) and congregate care housing.

Discussion

The Community & Economic Development Department has done an extensive amount of work regarding the affordable housing crisis and will continue to work with partner organizations, business and civic leaders, and developers to address the barriers to housing. Upcoming review of Manufactured housing laws and policies, Maximum height restrictions in certain districts, and the challenges of non-conforming properties are planned in the next year. Additionally, the development of an updated "barriers to Affirmatively Furthering Fair Housing Choice" as well as a Housing Production Plan will complement the City's efforts to provide access to affordable housing in all neighborhoods throughout the City and ensure that all resources and services are available to all residents despite their income level.

AP-85 Other Actions

Introduction:

At least 70% of Bangor's CDBG allocation will be spent on programs and activities that benefit LMI individuals and/or families. Typically, 90% of Bangor's CDBG entitlement funding benefits the LMI population.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to addressing underserved needs is that funding levels continue to dwindle and are simply insufficient to meet those needs. Administrators of the CDBG program are looking into ways to create or provide financial incentives to build new or rehab housing for LMI individuals and families. Community Development staff will continue to communicate and facilitate conversations to connect resources to ensure the needs of the underserved are addressed. In 2024, our Annual Application process was implemented to bring more attention to community groups and partners, which may diversify the funding in a manner that is consistent with effective and equitable programming.

Actions planned to foster and maintain affordable housing

The City will continue investing funding to its residential rehabilitation program to ensure that LMI individuals can stay in their home. The City can provide tax acquired properties to area organizations to redevelop for LMI housing purposes. The City frequently works with Penquis and The Bangor Housing Authority to foster low income housing tax credits with housing development partners. The City will be exploring options to provide direct funding to housing development organizations for the creation and retention of affordable housing units. As described in the consolidated plan, CDBG funding will be provided by the City directly to homeowners and developers, as well as to non-profits, for-profits or CHDOs to acquire and/or rehabilitate properties, correct substandard conditions, make general repairs, improve energy efficiency, reduce lead paint hazards, and make emergency or accessibility repairs. This may include: acquisition/rehab/resale, refinance/rehab, demolition/site preparation, new construction, downpayment/closing cost assistance and housing counseling. Housing units assisted will be single or multi-unit affordable housing to be sold, rented, or lease/purchased, as allowed by CDBG regulations. Beneficiaries of housing activities will be low to moderate income households as specified by HUD regulations. Other funding available includes program income generated by the respective revolving loan funds. Funding will also be utilized for project delivery costs and administration of housing programs, as allowed.

Actions planned to reduce lead-based paint hazards

The City of Bangor CDBG funded Residential Rehabilitation Loan Program has included a lead-based paint abatement component for many years. Because the vast majority of housing units rehabbed under this program were built well before 1940, lead-based paint testing is seldom done because inspectors

automatically assume lead-based paint is present.

In any house built prior to 1978 where there is evidence of peeling, chipping or flaking paint, it is presumed that lead paint exists and is treated in a lead safe manner. This is typically encapsulation which is an adhesive painted over the lead paint to hold it in place and avoid any further chipping or flaking. Most common areas and remedies include: windows get replaced; exterior trim is wrapped in aluminum coil stock; siding is replaced with vinyl siding; porches and miscellaneous trim are prepped, primed and painted. By presuming the presence of lead paint, testing is not necessary and therefore reduces the costs to the homeowner in the rehabilitation of their property.

For contractors to be included on our qualified contractor list, they must be certified to the standards of EPA-AHUD Lead Safety for Renovation, Repair and Painting (40 CFR 745). For every pre-1978 project, a final clearance examination is conducted for the presence of lead. Final payments are not made to contractors until the tests come back showing the project to be “lead free” as determined by the law.

Actions planned to reduce the number of poverty-level families

To bring a family out of poverty, its community must address the barriers it faces. The broader Bangor community’s programs and service delivery have been carefully designed to do just that. While there are identified limitations in available funding for some of these programs, residents have access to programs aimed at meeting their affordable housing, educational, childcare, and basic needs. Case managers and front-line service delivery staff are trained to support poverty-level families and put them on a path of self-sufficiency by overcoming their identified barriers.

Actions planned to develop institutional structure

Community Development staff will monitor and participate in regional discussions about issues impacting LMI residents and special needs populations. The City is actively participating in efforts to increase affordable housing, increase support for substance use disorders, manage homelessness, and tackle mental health. The City anticipates allocating CDBG funds to activities that assist in reducing the number of poverty level families in Bangor. In the past, the City has funded programs that assist poverty level families. These programs have included:

- economic development activities that create or retain jobs for low to moderate income workers and/or business owners,
- a transportation program,
- transitional housing and supportive services for low to moderate income persons,
- public service activities that support mentoring, after school, and summer programs for low to moderate income children

While many of these programs provide services to families who are low to moderate income, the intention is that, particularly through economic development, affordable homeownership, and child

care and enrichment activities that families will be able to utilize their saved or gained resources to take the step out of poverty. In particular, youth programs funded through CDBG are intended to build life skills by providing resources, mentoring, and enrichment to young residents that help to break the cycle of poverty.

Actions planned to enhance coordination between public and private housing and social service agencies

The City continues working in partnership with the following organizations on a variety of initiatives:

Bangor Police Department, Bangor Public Library, Bangor Housing Authority, Department of Health and Human Services, Bangor Y, Wellspring, Families United, The Hope House, Bangor Health and Community Services, The Shaw House, The Community Health Leadership Board, Eastern Maine Development Corporation, Penquis, Racial Equity and Justice, United Way of Eastern Maine, neighborhood residents, and others.

An ongoing local collaboration of private business, nonprofit organizations, and the City are exploring innovative housing possibilities and structures that will address and lower the cost per unit to create housing for LMI residents and the homeless.

AP-90 Program Specific Requirements

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	85.00%



CITY COUNCIL ACTION

06/10/2024 24-196

Council Meeting Date: 06/10/2024

Item No: 24-196

Responsible Dept: Community & Economic Development

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing the City Manager to Enter into a Contract with Bangor Center Management Corporation, Doing Business as Downtown Bangor Partnership

Summary

This Order authorizes the City Manager to execute a Contract with the Bangor Center Management Corporation/Downtown Bangor Partnership for the purpose of providing management services and administration of the Development Program for the Bangor Center Development District for the period of July 1, 2024 - June 30, 2025.

The proposed budget is \$652,976.67. The revenue consists of \$231,721 in special assessment fund, \$43,746.12 in TIF funds, \$37,500 from sponsorships, events and marketing, and anticipated additional funds requested of \$340,000 for the services from StreetPlus.

Committee Action

Committee: Committee Workshop
Action: Recommend for passage

Meeting Date: 05/15/2024
For: Against:

Staff Comments & Approvals

Contract on file in the Office of the City Clerk.

City Manager

City Solicitor

Finance Director

Introduced for: New Business



CITY OF BANGOR ORDER

06/10/2024 24-196

Date: 06/10/2024

Item No: 24-196

Assigned to Councilor: Deane

Authorizing the City Manager to Enter into a Contract with Bangor Center Management Corporation, Doing Business as Downtown Bangor Partnership

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

the City Manager is hereby authorized, on behalf of the City of Bangor, to execute a contract, a copy of which will be kept on file in the Office of the City Clerk, with the Bangor Center Management Corporation / Downtown Bangor Partnership for purposes of providing management services and administration of the development program for the Bangor Center Development District for the period July 2, 2024 - June 30, 2025.



CITY OF BANGOR ORDER

06/10/2024 24-197

Date: 06/10/2024

Item No: 24-197

Assigned to Councilor: Schaefer

Amending the Schedule of Fees by Amending Sewer Rates Starting July 1, 2024

Whereas, the Department of Water Quality Management continues to experience operational challenges including bio-solids disposal price increases, energy and chemical cost increases, new debt service and additional infrastructure needs; and

Whereas, to meet the increased requirements from the City's EPA consent decree, it is necessary to increase sewer rates by 3.5% beginning July 1, 2024; and

Whereas, an increase of 3.5% will generate an estimated \$320,681 annually for the Sewer Fund; and

Whereas, the impact of the rate increase on a minimum user (12 hundred cubic feet) would be \$3.48 per quarter or \$13.92 per year; and

Whereas, failure of the City to ensure compliance with the consent decree could result in regulatory actions being taken against the City such as fines and increased scrutiny over development.

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

The Schedule of Fees, as authorized under Chapter 109 of the Code of the City of Bangor, is hereby amended in accordance with the attached Exhibit A. The amendment will result in a 3.5% increase over the current user sewer rate.

The new rate shall be applied to all accounts billed on or after July 1, 2024.

CITY OF BANGOR
SCHEDULE OF FEES

...

M. Wastewater

(1) Wastewater fees

Sewer Connection Fee	\$1.06 /gallon	§252-7
Septage	\$120 /1,000 gallons	§252-9
Grey Water	\$30 /1,000 gallons	§252-18(E)
Sewer User Fee	\$8.62 /HCF	§252-24(A)&(B)

(2) Industrial Pretreatment Permit	\$250	§252-11(C)
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CITY COUNCIL ACTION

06/10/2024 24-198

Council Meeting Date: 06/10/2024

Item No: 24-198

Responsible Dept: Community & Economic Development

Requested Action: Order

Map/Lot: N/A

Title, Order

Adopting a Rental Registry Two-Year Pilot Program for Long-Term Rentals

Summary

This Pilot Program would implement a registration process, strategic code enforcement, and a compliance-oriented incentive structure for the limited-duration, voluntary registration of long-term rentals. This would also establish the Quality Housing Provider Program to supplement registration by providing essential outreach and support services to property owners and tenants.

The proposed programs include a regulatory framework which aims to foster responsible landlord behavior and sound, well managed rental housing in the community. The services to property owners could make residential redevelopment more feasible through financial and capacious support through City departments and community partners.

The 2024 Annual City Council Priority Statement indicated support for designating housing as the priority for the coming year, as housing impacts every aspect of our community. Rental housing comprises over half of all dwelling units in the City; the housing market has considerable impact on the health and well-being of our citizens and the vitality of our economy. Thus, this Program aims to increase the opportunity for all to access quality housing that meets their needs, and centers the City's commitment to positive housing outcomes for all residents.

Committee Action

Committee: Business & Economic Development Committee

Meeting Date: 06/03/2024

Action: Recommend for passage

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: New Business



CITY OF BANGOR ORDER

06/10/2024 24-198

Date: 06/10/2024

Item No: 24-198

Assigned to Councilor: Leonard

Adopting a Rental Registry Two-Year Pilot Program for Long-Term Rentals

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

Whereas, the City Council has identified housing as its top priority for the 2023-2024 Council Year; and

Whereas, the availability of quality rental housing is a critical component of the community's well-being;

Therefore, the Rental Registry Pilot Program shall be implemented for a period of two years beginning July 1, 2024 and ending on June 30, 2026, thereafter the program will be evaluated in its effectiveness to continue as a permanent, ongoing register of rental property.