CITY OF BANGOR

To: Honorable Chair and Members of the Bangor City Council
From: Carollynn Lear, City Manager
Subject: Weekly Meetings – **June 8, 2026**
Date: June 5, 2026

June 8	**(Mon)**	**5:15 P.M.**	**City Council Workshop** • **City Manager Updates** • **Greater Bangor Area Realtors, Hayford Park Accessible Play Equipment Donation** • **ACREIHR Update – Council Liaison** • **Executive Session: 1 M.R.S.A. § 405 (6)(A) – Personnel Matter** • **Executive Session: 1 M.R.S.A. § 405 (6)(E) – Consultation with City Solicitor Concerning the Rights and Duties of the Council** • **Executive Session: 1 M.R.S.A. § 405 (6)(E) – Consultation with City Solicitor Concerning the Rights and Duties of the Council** • **Ethics Board Decision – Council Order 25-282 – City Councilor Wayne Mallar's Actions During Aug. 14, 2025, Historic Preservation Commission Meeting**
		7:00 P.M.	**City Council**
June 10	**(Wed)**	**5:15 P.M.**	**City Council Budget Workshop**
		7:00 P.M.	**School Committee**
June 11	**(Thurs)**	**5:15 P.M.**	~~**Parks, Recreation and Harbor Advisory Committee**~~ *Cancelled*
		7:00 P.M.	**Historical Preservation Commission**
June 12	**(Fri)**	11:00 A.M.	Bangor Livable Communities Committee *Paul Bunyan Room*

Unless otherwise noted, all meetings are held: City Council Chambers, Bangor City Hall, 73 Harlow St. After 4:30 P.M., members of the public are asked to use the side entrance of City Hall that faces the direction of Exchange and State streets.
Find the calendar and Zoom link at www.bangormaine.gov/calendar and select the meeting you wish to attend. For guidelines on attending City of Bangor public meetings virtually or in-person, visit www.bangormaine.gov/video

CITY OF BANGOR

City Council Workshop

Monday, June 8, 2026 @ 5:15 PM

Council Chambers, City Hall, 73 Harlow St.

Agenda

1. **City Manager Updates**
2. **Greater Bangor Area Realtors, Hayford Park Accessible Play Equipment Donation**
3. **ACREIHR Update – Council Liaison**
4. **Executive Session: 1 M.R.S.A. § 405 (6)(A) – Personnel Matter**
5. **Executive Session: 1 M.R.S.A. § 405 (6)(E) – Consultation with City Solicitor Concerning the Rights and Duties of the Council**
6. **Executive Session: 1 M.R.S.A. § 405 (6)(E) – Consultation with City Solicitor Concerning the Rights and Duties of the Council**
7. **Ethics Board Decision – Council Order 25-282 – City Councilor Wayne Mallar's Actions During Aug. 14, 2025, Historic Preservation Commission Meeting**



CITY COUNCIL AGENDA

BOOKMARK ASSISTANCE

The Agenda contains bookmarks that help you navigate though the document.

On the left hand side is a panel of icons. One shows thumbnails of the pages, and the second is bookmarks. If you click on the bookmarks icon you can maneuver through the document the same as you have always been able to before.

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

lisa.goodwin@bangormaine.gov

REGULAR MEETING BANGOR CITY COUNCIL – JUNE 8, 2026 at 7:00 PM

PLEDGE OF ALLEGIANCE

This is the portion of the meeting set aside for general public comment directly related to City business, for matters that do not appear on this evening's agenda. Public comment requires a person to state your name and whether you are a resident of Bangor. The City Council has adopted a Public Comment Policy that we will adhere to. Statements during public comment should respect the dignity and seriousness of the proceeding, and individuals will be restricted to speaking once. Obscene, truly threatening, or overly repetitive comments will be deemed out of order and will be interrupted and removed. Topics that are considered out of order also include matters that are in litigation, individual employees or employee groups discussing matters for which complaint or grievance procedures are in place, personal disputes between the speaker and another resident not germane to City business, support for or opposition to any candidate for political office, and personnel complaints pertaining to individual City employees. There is a time limit of three minutes per speaker, and the total time allowed for general public comment regarding City business will be limited to no more than one hour. The public comment period is for City Council members to listen and not to respond or debate with persons. If you do not live in Bangor or own property in Bangor, please allow those who do to have the opportunity to speak first. If you'd like to offer comment on any item directly related to City business not appearing on the regular agenda, you may approach the podium. Individuals who have appropriately pre-registered to give public comment via remote means will be given the opportunity to participate remotely. Alternatively, Councilors may be reached via email at councilors@bangormaine.gov. (A link to the adopted public comment policy can be found on the City's website.)

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 27, 2026 and Government Operations Committee Meetings of December 1, 2025 and December 15, 2025**

26-183 **ORDER** **Authorizing the City Manager to Accept $972 in Funds, as Result of a State Criminal Forfeiture** **BECK**

Executive Summary: This Order will authorize the City Manager to accept $972 in funds, as a result of a State Criminal Forfeiture (Burns). Members of the Police Department, either assigned to the patrol division or assigned to the Maine Drug Enforcement Agency, were involved in an investigation that led to the seizure of $972 cash. Penobscot County Docket Number 24-951.

26-184 **ORDER** **Authorizing the City Manager to Accept $1,110.95 in Funds, as Result of a State Criminal Forfeiture** **DEANE**

Executive Summary: This Order will authorize the City Manager to accept $1,110.95 in funds, as a result of a State Criminal Forfeiture (Costa). Members of the Police Department, either assigned to the patrol division or assigned to the Maine Drug Enforcement Agency, were involved in an investigation that led to the seizure of $1,307.00 in US Currency. The Police Department is approved for 85% transfer ($ 1,110.95) of funds. Penobscot County Docket Number CR-25-2868.

CONSENT AGENDA ITEM NO.			ASSIGNED TO COUNCILOR
26-185	**ORDER**	**Authorizing the City Manager to Accept $506 in Funds, as Result of a State Criminal Forfeiture**	**FALOON**

Executive Summary: This Order will authorize the City Manager to accept $506 in funds, as a result of a State Criminal Forfeiture (Williams). Members of the Police Department, either assigned to the patrol division or assigned to the Maine Drug Enforcement Agency, were involved in an investigation that led to the seizure of $506 cash. Penobscot County Docket Number CR-25-3046.

26-186	**ORDER**	**Authorizing the Purchase of an Air Start Unit from TLD - America in the Amount of $305,280 for the Bangor International Airport**	**MALLAR**

Executive Summary: This Order authorizes the City Manager to approve the purchase of an Air Start Unit from TLD - America for Bangor International Airport. The City of Bangor issued a Request for Proposal for an Air Start Unit for the Bangor International Airport. TLD - America proposed an ideal product for $305,280 which meets the required specifications.

The purchase is funded by the Bangor International Airport with funds budgeted and approved during FY26. This item was reviewed and unanimously recommended for approval at the June 1st, 2026 Finance Committee meeting.

26-187	**ORDER**	**Accepting 15.452 Acres of Open Space Proposed in the Roseledge Estates Subdivision Approved at the May 19, 2026 Planning Board Meeting**	**FISH**

Executive Summary: This Order will accept 15.452 acres of open space proposed in the Roseledge Estates Subdivision. At the May 19th Planning Board meeting, the Board approved a preliminary plan for a major subdivision called Roseledge Estates. This subdivision would create 22 residential lots on Pushaw Road and would create a public road that would be given to the City, as well as 15.452 acres of open space that is also proposed to be deeded to the City. This order would serve as the acceptance of the proposed open space.

This item was reviewed an unanimously recommended for approval at the June 1st, 2026 Business & Economic Development Committee meeting.

26-188	**ORDER**	**Authorizing the City Manager to Amend the Terms of a Community Development Loan for the Purposes of Preserving Affordable Housing Created Through the Redevelopment of the Freese Department Store**	**MALLAR**

Executive Summary: This Order authorizes the City Manager to execute loan restructuring agreements with Freese Main Street and Freese Building Associates to replace existing balloon payment obligations with sustainable repayment terms, improve the likelihood of long-term repayment to the City, protect the City's financial interests and support the continued occupancy and use of the building.

CONSENT AGENDA ITEM NO.			ASSIGNED TO COUNCILOR

The Freese Building is a historic mixed-use property located in downtown Bangor, and was redeveloped with assistance from the City of Bangor to preserve an important piece of the City's architectural history and return a long-vacant property to productive use. Today, the property includes commercial space, housing, and community-serving uses, including the Maine Discovery Museum.

Over the years, the City has partnered with the owners through several Community Development Block Grant loans to support redevelopment, preservation, and ongoing investment in the property. The proposed loan restructuring is intended to help ensure the long-term stability of the property while preserving the City's affordable housing stock.

This item was reviewed and unanimously recommended for approval at the June 1st, 2026 Business & Economic Development Committee meeting.

26-189	**ORDER**	**Authorizing the Reallocation of $975,000 from Previously Approved Local-share Funds to be Appropriated for the Cumberland Street Sewer Separation Project and to Enter into a Construction Contract with Lou Silver, Inc.**	**DEANE**

Executive Summary: This Order will authorize the reallocation of $975,000 from previously approved local-share funds to be appropriated for the Cumberland Street Sewer Separation Project and to enter into a construction contract with Lou Silver, Inc. The City of Bangor's U.S. Environmental Protection Agency (EPA) 2015 Consent Decree Long-Term Control Plan Part B (LTCP Part B) requires continued progress toward combined sewer overflow (CSO) mitigation. One of the projects identified in LTCP Part B is the Meadowbrook Sewer Subsection separation project, of which the Cumberland Street Separation Project is a component. The goal of the Cumberland Street project is to separate sewer and stormwater flows within an approximately 3-acre watershed. LTCP Part B requires this project to be completed by the end of 2026.

The City previously approved $495,000 in FY25 funding for the project, with the remaining construction costs anticipated to be funded through the State Revolving Fund (SRF) program. However, the SRF funding was not obtained.

Given the approaching deadline for completion of the Cumberland Street Separation Project, the Engineering Department is requesting authorization to reallocate previously approved local-share funding from the Ohio Street Sidewalk Project in the amount of $625,000 and the Cumberland Street Stormwater and Paving Project in the amount of $350,000, for a total reallocation of $975,000 and to enter into a construction contract with Lou Silver, Inc. of Veazie, Maine, in the amount of $1,309,432.25.

This item was reviewed and unanimously recommended for approval at the June 1st, 2026 Finance Committee meeting.

REFERRALS TO COMMITTEE AND FIRST READING ITEM NO.			ASSIGNED TO COUNCILOR
26-190	**ORDINANCE**	**Amending the Land Development Code, §165-30, to Add a New Accessory Use for Farmstands and to Exempt Agricultural and Outdoor Recreational Uses from Paving Requirements (First Reading and Referral to Planning Board Meeting on June 16, 2026)**	**FALOON**

Executive Summary: This Ordinance amendment would add a farmstand section to the Accessory Use and Structures section of the Land Development Code to allow for small-scale retail sales of food or non-food crops grown on a site (excluding cannabis). The amendments would require this use to be 200 square feet or less in area and would exempt it from land development permitting. This use would be allowed in the Rural Residence and Agricultural (RR&A), Neighborhood Service District (NSD), and Urban Service District (USD). The amendments would also remove the requirement to pave the driveway and parking areas of agricultural and outdoor recreational uses. These changes align with guidance in the 2022 Comprehensive Plan to revise zoning to provide flexibility for agricultural uses and the sale of agricultural products, including in urban areas.

26-191	**ORDINANCE**	**Amending Chapter 148, Historic Preservation Code, by Adding Flexibility and Clarity to the Process for Certain Types of Alterations to Historic Structures (First Reading and Referral to Historic Preservation Commission on June 11, 2026)**	**LEONARD**

Executive Summary: The proposed changes would update the City's Historic Preservation Code to add flexibility and clarity on process for certain types of alterations to historic structures, such as changing materials, reducing the review requirement for installation of certain mechanical equipment like heat pumps, and allowing for demolition in case of fire or natural disaster. The amendments also provide examples of information that can be provided for hardship applications and lengthens the time allowed for completion of historic projects. These changes align with Comprehensive Plan policy 47 to promote and enhance the viability of the historic and architectural resources for their continued use or for new uses.

26-192	**ORDINANCE**	**Amending the Land Development Code, §165-26, to Add a New Seasonal Storage Use and to Add Flexibility for Temporary Storage Uses (First Reading and Referral to Planning Board Meeting on June 16, 2026)**	**CARSON**

Executive Summary: This Ordinance amendment would add a new seasonal storage use to accommodate temporary storage uses that may not be present in a location year-round, but may require the flexibility to be placed on a lot for more than 2 years (since the current ordinance on temporary storage limits this use to being placed for a maximum of 2 years). Additionally, for temporary storage uses, the requirement to receive approval from Board of Appeals is unusual for a use in the Land Development Code and onerous for applicants. Some of the limitations on temporary storage are also either redundant or subjective (and therefore difficult to enforce). Therefore, these amendments propose to amend the approval process and remove some limitations on this use that have been determined to be unnecessary or unenforceable.

REFERRALS TO COMMITTEE AND FIRST READING ITEM NO.			ASSIGNED TO COUNCILOR
26-193	**ORDINANCE**	**Amending the Code of the City of Bangor to Grant the City Manager Authority to Apply for Grants (First Reading)**	**FISH**

Executive Summary: This Ordinance will amend Chapter 28, Article VI, Section 28-21, by granting the City Manager authority to apply for grants. During recent conversations regarding the efficiency of City operations, Council heard information regarding the challenges of obtaining Council approval prior to applying for grants. Oftentimes, grant application timelines are short and the added step of getting Council preauthorization also adds to staff workload. Furthermore, in the event that the City receives a grant award, the City Charter requires that Council vote to appropriate that award via resolve requiring two separate readings. Meaning, that Council retains oversight over the underlying City activities and the appropriation of resources to those activities even if Council does not preauthorize the application for a grant.

To support efficiencies in City operations and to decrease the number of times a grant application must be considered by Council, staff are suggesting that the Code of Ordinances be amended to give the City Manager the authority to approve grant applications. Council retains the authority contained within the City's Charter to approve acceptance and appropriation of the grant should the City receive it.

This item was reviewed and unanimously recommended for approval at the June 1st, 2026 Government Operations Committee meeting.

26-194	**ORDINANCE**	**Amending the Code of the City of Bangor to Modify the Mission of the Advisory Committee on Homelessness (First Reading)**	**WALKER**

Executive Summary: This Ordinance will amend the Code of the City of Bangor to modify the mission of the Advisory Committee on Homelessness. On March 23, 2026, the Bangor City Council established an Advisory Committee on Homelessness as part of the City's effort to respond more comprehensively and strategically to the effects of homelessness in the City.

When established, the Committee's initial charge was to create a strategic plan for the City's response to homelessness. After discussion, Council wishes to expand the Advisory Committee's initial charge to include the creation of a stabilization plan to address immediate issues. Council also wishes to include within the Advisory Committee's initial charge the ability for Council to refer specific issues to them for immediate consideration.

This item was reviewed and unanimously recommended for approval at the June 1, 2026 Government Operations Committee meeting.

26-195	**RESOLVE**	**Making an Appropriation for the Total School Budget for the Bangor School Department as Required by 20-A MRSA Section 15690 (4)(A) (First Reading)**	**BECK**

REFERRALS TO COMMITTEE AND FIRST READING ITEM NO.			ASSIGNED TO COUNCILOR

Executive Summary: This Resolve will appropriate the total school budget in the amount of $65,507,201 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.

26-196 **RESOLVE** **Approving School Department Estimates of Revenue and Budget - Trust and Agency Fund (First Reading)** **FALOON**

Executive Summary: This Resolve will approve the School Department's Trust and Agency Budget of $3,298,082.

26-197 **RESOLVE** **Approving School Department Estimates of Revenue from State Sources and Budget-Enterprise Fund (First Reading)** **DEANE**

Executive Summary: This Resolve will approve the School Department's Enterprise Fund Budget in the amount of $2,769,227 for the period of July 1, 2026 to June 30, 2027. If approved, the fund includes $2,693,177 for the food services programs and $76,050 for Adult Ed Enrichment.

26-198 **RESOLVE** **Approving School Department Estimates of Revenue from State Sources and Budget-Special Revenue Fund (First Reading)** **FISH**

Executive Summary: This Resolve will approve the School Department's Special Revenue Fund in the amount of $3,349,968. These special revenues are used to support a variety of educational activities as detailed in the resolve.

26-199 **RESOLVE** **Making an Appropriation of $579,462 for Adult Education for the Bangor School Department as Required by 20-A MRS Section 8603-A (1) (First Reading)** **MALLAR**

Executive Summary: This Resolve will appropriate funding for adult education in the amount of $579,462 the local share of which is $275,000.

26-200 **RESOLVE** **Appropriation for Vocational Education Region #4 Pursuant to Title 20-A, Chapter 606, 15601-15619, Maine Revised Statutes (First Reading)** **BECK**

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 $6,156,935, and the local share for Adult Education of $17,842.73.

REFERRALS TO COMMITTEE AND FIRST READING ITEM NO.			ASSIGNED TO COUNCILOR
26-201	**RESOLVE**	**Making an Appropriation of $2,380,000 for Non-State Funded Debt Service Allocation for the Bangor School Department as Required by 20-A MRS Section 15690 2. A (First Reading)**	**WALKER**

Executive Summary: This Resolve will appropriate the non-state funded debt service allocation in the amount of $2,380,000. 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.

26-202	**RESOLVE**	**Making an Appropriation for the Bangor School Department in Excess of the Minimum Spending Target Established by 20-A MRSA Section 15671(A)(4) (First Reading)**	**LEONARD**

Executive Summary: This Resolve will authorize the appropriation of local funds in excess of the minimum spending target limit in the amount of $11,237,201. The Bangor School Committee recommends $11,237,201 of additional funds and gives the following reasons for exceeding the State's Essential Programs and Services funding model by $11,237,201: Special Education $2,731,362; Transportation $242,735; Co and extracurricular activities $1,580,089; Technology $927,524; and Employee Benefits $5,755,491.

26-203	**RESOLVE**	**Making an Appropriation of $19,698,980 for the School District Contribution to the Total Cost of Funding Public Education from Pre-K to Grade 12 as Required by 20-A MRSA Section 15690 1. A-B (First Reading)**	**CARSON**

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 $19,698,980.

26-204	**RESOLVE**	**Appropriation for Municipal Year 2027 (First Reading)**	**CARSON**

Executive Summary: The appropriation Resolve for Municipal Year 2027 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 13, 2026 with reductions to the expenses and increases to the revenues of the School Department to correct errors and include final expense figures. A number of changes and adjustments may be made prior to final adoption and any changes will be incorporated into an Amended Fiscal Year 2027 Budget Resolve, which is scheduled to be included in the Council Agenda for June 22, 2026.

26-205	**RESOLVE**	**Appropriating Funds for Various Capital Purposes Utilizing Various Reserves, Trust and Agency Accounts and Other Funds for Expenditures to be Made During Fiscal Year 2027 (First Reading)**	**DEAN**

REFERRALS TO COMMITTEE AND FIRST READING ITEM NO.			ASSIGNED TO COUNCILOR

Executive Summary: This Resolve will make appropriations from various sources to fund programs or purchases identified in the FY 2027 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	$ 350,000
Unassigned Fund Balance	11,038,099
Community Connector Reserve	300,000
TOTAL	$11,688,099

26-206 **RESOLVE** **Appropriating Downtown TIF Funds for Expenditures to be Made in Fiscal Year 2027 (First Reading)** **FISH**

Executive Summary: This Resolve will appropriate $4,873,481 in funds for expenditures to be made from the Downtown TIF program. This total has been adjusted upward by $30,000 since the publication of the Proposed Budget due to an inadvertent error. During the FY 2027 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.

26-207 **RESOLVE** **Appropriating Special Assessment Funds for Bangor Center Development District Expenditures to be made in Fiscal Year 2027 (First Reading)** **LEONARD**

Executive Summary: This Resolve will appropriate $285,600 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:	$ 85,550
Beautification:	40,250
Events:	44,000
Networking & Outreach:	3,750
Safety & Security:	340,000
General & Admin.:	246,534
TOTAL	$760,084

REFERRALS TO COMMITTEE AND FIRST READING ITEM NO.			ASSIGNED TO COUNCILOR

The balance of the funding, beyond the Special Assessment funding of $285,600, 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.

26-208	**RESOLVE**	**Appropriating $837,221 of Fiscal Year 2026 Community Development Block Grant Funding and $250,000 in Anticipated Program Income**	**LEONARD**

Executive Summary: This Resolve will appropriate $837,221 in Community Development Block Grant Funds for the Federal Fiscal Year 2026 (City Fiscal Year 2027) awarded through the US Department of Housing and Urban Development, as well as $250,000 in program income from anticipated loan repayments.

UNFINISHED BUSINESS ITEM NO.			ASSIGNED TO COUNCILOR
26-178	**ORDINANCE**	**Amending the Land Development Code, Section 165-31 Temporary Sales of Food and Merchandise to Allow Increased Flexibility for this Use**	**FALOON**

Executive Summary: This Ordinance amendment would broaden seasonal sales to encompass other products besides unprocessed agricultural, marine or forest products, allow temporary sales of food and merchandise in the Neighborhood and Service District (NSD), allow temporary sales of food and merchandise on vacant lots, increase the maximum gross floor area of all temporary structures on a lot in most commercial zones to 2,000 square feet, remove the requirement for extra parking for this use in most commercial zones, and reduce the setbacks for this use. The amendments would also prohibit temporary sales from having drive-through service. This item was reviewed and unanimously recommended by the Planning Board at its meeting on June 2, 2026.

26-179	**RESOLVE**	**Ratifying Staff Action Accepting and Appropriating $685,221 in Grant Funds from United States Housing and Urban Development to Fund the Bangor Rental Assistance Program**	**DEANE**

Executive Summary: This Resolve ratifies staff action accepting and appropriating $685,221 in grant funds from United States Housing and Urban Development (HUD) to fund the Bangor Rental Assistance Program (formally Shelter Plus Care) for operating year May 1, 2026 to March 31, 2027.

This grant provides rental assistance to qualified individuals and families to live in Bangor and other communities in Penobscot County. The City of Bangor Rental Assistance Program promotes housing stability by paying rent for individuals and families experiencing homelessness and meeting other eligibility criteria. Participants are referred to case management for life skills such as healthy living, financial literacy, and employment. These funds are granted through the Maine Continuum of Care Notification of Funding Opportunity competition process and will house approximately 42 households. This contract was delayed from HUD. It was not received by the City of Bangor until after the contract start date. The contract needed to be signed quickly to access the funds for paying rents. This item was reviewed and recommended for passage at the Government Operations Committee on June 1, 2026.

UNFINISHED BUSINESS ITEM NO.			ASSIGNED TO COUNCILOR
26-180	**RESOLVE**	**Authorizing the City Manager to Accept and Appropriate $41,328 from the Maine Cancer Foundation Grant to Implement 30-Day Alcohol Reset Challenges to Reduce Alcohol Use**	**BECK**

Executive Summary: This Resolve authorizes the City Manager to accept and appropriate $41,238 for two years of funding from the Maine Cancer Foundation to plan and implement 30-Day Alcohol Reset Challenges in each of two years in Penobscot and Piscataquis Counties. This aligns with Bangor Public Health's Maine Prevention Network service area.

The challenge will encourage employees to take a mindful break from alcohol, reset their habits, and learn about the connection between alcohol use and cancer risk. All staff time needed to implement the program will be funded by existing prevention grant funds, as this project aligns with our overall alcohol prevention priorities. Alcohol is a leading preventable cause of cancer. Even moderate drinking increases the risk of several cancers, including breast, colorectal, and liver cancer. Unfortunately, less than half the population knows about this link. Penobscot and Piscataquis counties have the state's highest rates of cancer.

This is a two-year grant and the project period of performance is July 1, 2026 to June 30, 2028. This item was reviewed and recommended for passage at the Government Operations Committee on June 1, 2026

NEW BUSINESS ITEM NO.			ASSIGNED TO COUNCILOR
PUBLIC HEARING:		**Application for Special Amusement License of Arayos, LLC d/b/a Diamonds, 190 Harlow Street**	**BECK**
PUBLIC HEARING:			
26-209	**ORDER**	**Bangor Center Development District - Establishment of Implementation Assessments**	**FALOON**

Executive Summary: This Order will implement an assessment of $0.70 per thousand dollars of assessed valuation for the Bangor Center Development District and $0.02 per thousand dollars of assessed valuation for the overlay.

In total, the special assessment will raise approximately $285,600 on properties located in the Bangor Center Development District. The proposed budget for the Bangor Center Management Corporation/Downtown Bangor Partnership for the 2026-2027 Program is $760,084. Anticipated additional revenues include requested funds of $230,000 for the services from StreetPlus, $43,746 from the Downtown TIF funds, and $200,738 from sponsorships, events and marketing.

PUBLIC HEARING:			
26-210	**ORDER**	**Adopting Municipal Development Program and Financial Plan for the Bangor Center Development District**	**LEONARD**

NEW BUSINESS ITEM NO.			ASSIGNED TO COUNCILOR

Executive Summary: This Order will adopt the Municipal Development Program and Financial Plan for the Bangor Center Development District. This is for the City Council to consider the Program to be implemented for the Bangor Center Development District. The Program has been prepared by the Bangor Center Management Corporation/Downtown Bangor Partnership.

Budget highlights include:

Marketing:	$ 85,550
Beautification:	40,250
Events:	44,000
Networking & Outreach:	3,750
Safety & Security:	340,000
General & Admin.:	246,534
TOTAL	$760,084

26-211 **ORDER** **Authorizing the City Manager to Enter into a Contract with Bangor Center Management Corporation, Doing Business as Downtown Bangor Partnership** **FISH**

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, 2026 - June 30, 2027.

The proposed budget is $760,084. The revenue consists of $285,600 in special assessment funds, $43,746.00 in TIF funds, $200,738 from sponsorships, events and marketing, and anticipated additional funds requested of $230,000 for the services from StreetPlus.

26-212 **ORDER** **Authorizing the Parks and Recreation Department to Work with the Greater Bangor Association of Realtors to Accept a Donation Towards the Purchase and Installation of an Accessible Piece of Play Equipment** **WALKER**

Executive Summary: This Order authorizes the Parks and Recreation Department to work with the Greater Bangor Association of Realtors for the purchase and installation of accessible/multi user play equipment at Hayford Park. Specifically, this play equipment would allow for any mobility challenged and able body user to enter and use the equipment at the same time. The Greater Bangor Association of Realtors received a grant from the National Association of Realtors to assist with the purchase and installation of this equipment. This was reviewed at the Council Workshop on June 8th.

BANGOR CITY COUNCIL

CITY OF BANGOR, MAINE

Proclamation

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 enslaved 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, Susan M. Hawes, Mayor of the City of Bangor, on behalf of the City Council and the citizens of Bangor, do hereby proclaim June 19, 2026, 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 8th day of June, 2026.

CITY OF BANGOR INCORPORATED FEB 12, 1834

Susan M. Hawes, Mayor



CONSENT AGENDA

Meeting called to order at 7:00 PM
Chaired by Council Chair Hawes
Councilors Present: Beck, Carson, Deane, Faloon, Fish, Leonard, Hawes, Mallar (via Zoom)
Councilors Absent: Walker
Meeting adjourned at 8:56 PM

PROCLAMATION: ***Recognized George Hale for Distinguished Service***

PUBLIC COMMENT ***Twenty individuals spoke regarding the homelessness situation within the City.***

Grace Nichols invited the City Council to attend the Act Up Bangor Education Campaign on June 5th at 8:00 PM in front of Bangor City Hall.

Andrew LaVerdiere spoke regarding the need for banking system change.

CONSENT AGENDA ITEM NO.			*ASSIGNED TO COUNCILOR*
		Council Order 26-167 was removed from Consent Agenda.	
MINUTES OF:		***Bangor City Council Regular Meeting of May 11, 2026***	
26-163	***ORDER***	***Authorizing the Execution of a Municipal Bill of Sale for Real Estate Located at 10 I Street***	***MALLAR***
26-164	***ORDER***	***Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 14 Manners Avenue***	***CARSON***
26-165	***ORDER***	***Authorizing the City Manager to Execute a Collective Bargaining Agreement between the City of Bangor and American Federation of State, County, and Municipal Employees, Local 926-06, Council 93 Representing Airport Airfield and Building Maintenance Employees***	***WALKER***
26-166	***ORDER***	***Authorizing the Acceptance of a Tree Donation from Bangor Beautiful Inc.***	***WALKER***
26-168	***ORDER***	***Authorizing an Award of the Commission on Cultural Development Grant in the Amount of $1,250 to the American Institute of Graphic Arts, Maine Chapter***	***LEONARD***
26-169	***ORDER***	***Authorizing an Award of the Commission on Cultural Development Grant in the Amount of $1,510.30 to the Bangor Ballet***	***FISH***

**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.*

CONSENT AGENDA ITEM NO.			*ASSIGNED TO COUNCILOR*
26-170	*ORDER*	*Authorizing an Award of the Commission on Cultural Development Grant in the Amount of $1,510.30 to Bangor Beautiful*	*CARSON*
26-171	*ORDER*	*Authorizing an Award of the Commission on Cultural Development Grant in the Amount of $1,000 to Bangor Community Theater*	*FALOON*
26-172	*ORDER*	*Authorizing an Award of the Commission on Cultural Development Grant in the Amount of $2,225 to Bangor Historical Society*	*MALLAR*
26-173	*ORDER*	*Authorizing an Award of the Commission on Cultural Development Grant in the Amount of $1,500 to the Maine Academy of Modern Music*	*MALLAR*
26-174	*ORDER*	*Authorizing the City Manager to Execute a Contract with All States Construction in the Amount of $397,286 for Chip Seal Placement on Certain Streets*	*MALLAR*
26-175	*ORDER*	*Authorizing the City Manager to Enter Into a Five-Year Contract Extension with Oak View Group for the Operation of the Cross Insurance Center*	*FISH*
26-176	*ORDER*	*Authorizing the City Manager to Execute a Contract with Street's Landscaping & Lawn Care in the Amount of $1,818,607 for the Fiscal Year 2027 Paving Program*	*CARSON*

Action: *Motion made and seconded for Passage of Consent Agenda*
Vote: 8 – 0
Councilors Voting Yes: Beck, Carson, Deane, Faloon, Fish, Leonard, Mallar, Hawes
Councilors Voting No: None
Passed

REFERRALS TO COMMITTEE AND FIRST READING ITEM NO.			*ASSIGNED TO COUNCILOR*
26-177	*ORDINANCE*	*Amending Chapter 148 of the Code of the City of Bangor by Including Broadway Park, Chapin Park, and Davenport Park as Historic Sites*	*MALLAR*

Action: *Motion made and seconded for First Reading and Referral to Historic Preservation Commission on June 11, 2026*
Vote: 8 – 0
Councilors Voting Yes: Beck, Carson, Deane, Faloon, Fish, Leonard, Mallar, Hawes
Councilors Voting No: None
Passed

REFERRALS TO COMMITTEE AND FIRST READING ITEM NO.			*ASSIGNED TO COUNCILOR*
26-178	***ORDINANCE***	***Amending the Land Development Code, Section 165-31 Temporary Sales of Food and Merchandise to Allow Increased Flexibility for this Use***	***FALOON***
	Action:	***Motion made and seconded for First Reading and Referral to Planning Board on June 2, 2026 Vote: 8 – 0 Councilors Voting Yes: Beck, Carson, Deane, Faloon, Fish, Leonard, Mallar, Hawes Councilors Voting No: None Passed***	
26-179	***RESOLVE***	***Ratifying Staff Action Accepting and Appropriating $685,221 in Grant Funds from United States Housing and Urban Development to Fund the Bangor Rental Assistance Program***	***DEANE***
	Action:	***Motion made and seconded for First Reading & Referral to Government Operations Committee on June 1, 2026 Vote: 8 – 0 Councilors Voting Yes: Beck, Carson, Deane, Faloon, Fish, Leonard, Mallar, Hawes Councilors Voting No: None Passed***	
26-180	***RESOLVE***	***Authorizing the City Manager to Accept and Appropriate $41,328 from the Maine Cancer Foundation Grant to Implement 30-Day Alcohol Reset Challenges to Reduce Alcohol Use***	***BECK***
	Action:	***First Reading & Referral to Government Operations Committee on June 1, 2026 Vote: 8 – 0 Councilors Voting Yes: Beck, Carson, Deane, Faloon, Fish, Leonard, Mallar, Hawes Councilors Voting No: None Passed***	

UNFINISHED BUSINESS ITEM NO.			*ASSIGNED TO COUNCILOR*
26-095	*ORDINANCE*	*Amending the Code of the City of Bangor to Establish Chapter 46, "Employee Authority in Immigration Matters"*	*BECK*
	Action:	*Motion made and seconded to Postpone Indefinitely* *Vote: 4 – 4* *Councilors Voting Yes: Deane, Fish, Mallar, Hawes* *Councilors Voting No: Beck, Carson, Faloon, Leonard* *Motion Failed* *Motion made and seconded to Postpone to the June 22, 2026 City Council Meeting* *Vote: 8 – 0* *Councilors Voting Yes: Beck, Carson, Deane, Faloon, Fish, Leonard, Mallar, Hawes* *Councilors Voting No: None* *Passed to Postpone*	
26-160	*ORDINANCE*	*Amending the Code of the City of Bangor to Create a Standing Committee on Housing*	*DEANE*
	Action:	*Motion made and seconded for Passage* *Vote: 8 – 0* *Councilors Voting Yes: Beck, Carson, Deane, Faloon, Fish, Leonard, Mallar, Hawes* *Councilors Voting No: None* *Passed*	
26-161	*RESOLVE*	*Authorizing the City Manager to Accept and Appropriate $250 from the Maine Primary Care Association for Providing an Educational Presentation About the ROSE Program*	*FISH*
	Action:	*Motion made and seconded for Passage* *Vote: 8 – 0* *Councilors Voting Yes: Beck, Carson, Deane, Faloon, Fish, Leonard, Mallar, Hawes* *Councilors Voting No: None* *Passed*	
26-162	*RESOLVE*	*Authorizing the City Manager to Accept and Appropriate $80,000 from Maine General to Implement Outpatient Early Intervention Services with Respect to HIV Disease*	*FISH*
	Action:	*Motion made and seconded for Passage* *Vote: 8 – 0* *Councilors Voting Yes: Beck, Carson, Deane, Faloon, Fish, Leonard, Mallar, Hawes* *Councilors Voting No: None* *Passed*	

NEW BUSINESS ITEM NO.			*ASSIGNED TO COUNCILOR*
PUBLIC HEARING:		***Application for Special Amusement License of House LLC d/b/a Penobscot Pour House, 14 Larkin Street***	***BECK***
	Action:	***Motion made and seconded to Open Public Hearing*** ***Vote: 8 – 0*** ***Councilors Voting Yes: Beck, Carson, Deane, Faloon, Fish, Leonard, Mallar, Hawes*** ***Councilors Voting No: None*** ***Public Hearing Opened***	
		Motion made and seconded to Close Public Hearing ***Vote: 7 – 1*** ***Councilors Voting Yes: Beck, Carson, Deane, Faloon, Fish, Mallar, Hawes*** ***Councilors Voting No: Leonard*** ***Public Hearing Closed***	
		Motion made and seconded for Approval ***Vote: 8 – 0*** ***Councilors Voting Yes: Beck, Carson, Deane, Faloon, Fish, Leonard, Mallar, Hawes*** ***Councilors Voting No: None*** ***Approved***	
26-167	***ORDER***	***Authorizing the City Manager to Endorse an Agreement with Bangor Housing Authority for a 90 Day Extension on the Option to Purchase Land Located Off Maine Avenue to Construct a Permanent Supportive Housing Facility***	***FALOON***
	Action:	***Motion made and seconded for Passage***	
		Motion made and seconded to Amend by Substitution ***Vote: 8 – 0*** ***Councilors Voting Yes: Beck, Carson, Deane, Faloon, Fish, Leonard, Mallar, Hawes*** ***Councilors Voting No: None*** ***Passed***	
		Motion made and seconded for Passage as Amended ***Vote: 8 – 0*** ***Councilors Voting Yes: Beck, Carson, Deane, Faloon, Fish, Leonard, Mallar, Hawes*** ***Councilors Voting No: None*** ***Passed as Amended***	

NEW BUSINESS ITEM NO.			*ASSIGNED TO COUNCILOR*
26-181	***ORDER***	***Appointing Nominees to the Advisory Committee on Homelessness***	***DEANE***
		Richard Chaucer asked what tasks they would be given.	
		Hilari Simmons asked where the voice of people housed and struggling was and hoped they would balance compassion with accountability.	
		Adam Baker thanked the City Council for forming the committee.	
	Action:	***Motion made and seconded for Passage Vote: 7 - 1 Councilors Voting Yes: Beck, Carson, Deane, Faloon, Fish, Leonard, Hawes Councilors Voting No: Mallar Passed***	
26-182	***RESOLVE***	***Establishing a Vision Zero Resolution to Eliminate Traffic-related Deaths and Serious Injuries on the City of Bangor's Streets by 2036***	***LEONARD***
	Action:	***Motion made and seconded for Passage Vote: 8 – 0 Councilors Voting Yes: Beck, Carson, Deane, Faloon, Fish, Leonard, Mallar, Hawes Councilors Voting No: None Passed***	

ATTEST: *Lisa J. Goodwin, MMC, City Clerk*

CITY OF BANGOR

Government Operations Committee
Monday, December 1, 2025

Committee Members: Beck (Committee Chair), Deane, Fish
Non-Committee Members: Carson, Faloon, Hawes, Leonard
Staff Present: C. Lear, C. O'Donnell, J. Gunderman

Opened at 7:09 PM

1. **Resolve: Authorizing the City Manager to Accept and Appropriate $243,225 in Grant Funding from the Cole Foundation to Support a Community Paramedicine Program**

   Director Jennifer Gunderman provided an overview of the paramedicine program. The paramedicine program is a paramedicine professional who does not respond to EMS calls they respond to community needs. Funding is coming through the Community Cares organization. This program is a tier level service program. The first population that this community paramedicine person will engage with are people who have been discharged from the hospital at St. Joseph's to make sure there is stability, make sure that they are doing okay. The next tier are individuals living with chronic conditions assisting with tasks such as filling their pill bottles, doing blood pressure checks. The last group of individuals are impacted by a social determinacy of health. These individuals are having housing instability, people who might be uninsured. The purpose of paramedicine is not to fill the role of primary care, but it is to augment services and keep people out of the emergency rooms, keep people out of crisis.

   Director Gunderman stated that an order was previously provided and funds are now available for us to now accept and appropriate. We have been working with Dr. Jonathan Busco from St. Joe's, Katie Butler from CCPM to start this program. We are ahead of the curve in Bangor; it is one of the only paramedicine programs currently collaborating with EMS and public health.

   Councilor Beck made a motion to recommend to full Council; seconded by Councilor Deane-no objection.

2. **Resolve: Ratifying Staff Action if Entering into a Memorandum of Agreement with Wabanaki Public Health and Wellness for the Purpose of Securing Office Space for the Intensive Case Management Program**

   This MOU with Wabanaki Health and Wellness it is to provide us with office space for the intensive case managers. It is a centrally located space with a syringe service provider where people are already coming to that space.

   Councilor Beck made a motion to recommend to full Council; seconded by Councilor Deane -no objection

CITY OF BANGOR

3. **Resolve: Authorizing the City Manager to Accept and Appropriate $625 from Maine Health Access Foundation (MeHAF) for Bangor Public Health and Community Services' Time and Effort for Providing Technical Assistance**

   Director Jennifer Gunderman provided information stating that one of their staff members provided technical assistance for one of their evaluation projects and they would like to compensate as a result.

   Councilor Beck made a motion to recommend to full Council; seconded by Councilor Deane -no objection

4. **Authorizing the City Manager to Apply up to $2,200,000 in Grant Funding from the U.S. Department of Housing and Urban Development's FY2025 Continuum of Care Competition and Youth Homelessness Demonstration Program Grants for Permanent Supportive Housing and Support Services**

   Director Jennifer Gunderman began with stating this one comes with some challenging news. She explained that the Maine COC is experiencing a significant change in its funding process so there is a cap on permanent supportive housing with this notice of funding opportunity (NOFO). Right now, in the state of Maine most of its funds go to permanent supportive housing but this NOFO is also including rapid rehousing in that cap of 30%. This is what funds our rental assistance program. F

   When this order was initially put forward it was for the maximum amount, about $1.5 million. Maine COC publicly announced today after a board decision that the 30% cap of permanent supportive housing is going to include the HMIS, the database system for tracing people who are in the continuum of houselessness. The two supportive permanent housing programs are going to be Maine DHHS and the City of Bangor, this however, means a 70% cut in our funds.

   Another bucket of funding that HUD has in this NOFO that is called “Support Services” it is free outreach basically. We currently have one outreach individual. Would apply for two more of the street outreach individuals and that is why we were asking for the 2.2 million. Will apply for the $500,000 to the Maine COC and we will also apply through the Maine CDC street outreach services only. Maine COC then decides who is going to be part of the Maine app.

   Councilor Beck made a motion to recommend to full Council; seconded by Councilor Deane -no objection

5. **Order: Authorizing the City Manager to Apply for Up to $50,000 in Opioid Settlement Funds to Support the Integration of a Nurse Practitioner Within the One-Stop-Shop Program**

   Director Jennifer Gunderman provided overview that there has been a public nurse at Wabanaki Health that has been providing very basic service but there is a demand for higher level care. Applied for Bangor Opioid Settlement funds to be able to pay for a Nurse Practitioner for one year. It would be collaborating with PCHC and Wabanaki has already upgraded their space for medical.

Councilor Beck made a motion to recommend to full Council; seconded by Councilor Deane -no objection

6. **Opioid Settlement Advisory Committee Discussion**
   City Manager Lear stated the opioid committee will be using the current remaining grant money that the city has and will be making recommendations to council for which organizations and projects to fund. That advisory committee is only authorized to the end of this year. There will be an order to come to council next week to continue that committee. She pointed to the recommendation in the memo to continue this committee until June 30, 2026. That will give them time to both complete the recommendation and determine if that committee worked well or didn't and whether they would recommend to council that it continue in that fashion or some other fashion.

   Councilor Beck made a motion to recommend to full Council; seconded by Councilor Deane -no objection

7. **Maine Hub (Formerly MRC) Ballot**
   City Manager Lear provided an overview of this item and shared that Bangor is essentially a controlling voting member of the municipal waste hub. Historically, we have always had a board member on the board of the municipal waste hub right now it continues to be former public works director Aaron Huotari. Municipal election for three new board members, noncompetitive, three nominees and three open positions. We will likely seek to replace Mr. Huotari with the new Public Works Director.

   Councilor Beck made a motion to recommend to full Council; seconded by Councilor Deane -no objection

8. **City Manager Updates**

   - **Railroad Encampment-** The City Manager gave an in-depth overview regarding asking folks to relocate from the encampment along the railroad including the notice, outreach efforts, police involvement and more.

     City Manager Lear and Director Gunderman met with large group of service providers, and their takeaway is that everyone believes this is an unsafe place to live near the railroad. Concern about where they are going to go when they are asked to leave.

     There was significant discussion about concern for those within the encampment, the possibility of sanctioning an encampment elsewhere, timing of the closure, efforts by case managers, and what safety looks like. Director Gunderman also spoke about day space and warming shelters and barriers to finding available housing.

     Residents Amy Clark and Shane Boyes spoke against closing the encampment and shared their concerns. No action was taken.

   - **Homeless Response Manager-** There was discussion about the role being vacant and finding a replacement, as well as funding sources and direction of the position.

CITY OF BANGOR

Government Operations Committee
Monday, December 15, 2025

Committee Members: Beck (Committee Chair), Fish, Deane, Walker, Maller
Non-Committee Members: Carson, Leonard, Hawes
Staff Present: C. O'Donnell. L. Linscott, C. Lear, J. Gunderman, M. Hathaway, T. Willette

Opened at 6:53 p.m.

1. **Committee Overview**

   Assistant City Manager (ACM) Courtney O'Donnell gave a committee overview. Government operations is kind of catchall for a lot of the topics that come through the committee structure for council. Ordinance in Chapter 9 subsection 8 does list out government operations in terms of clerk, public safety, public health, parks and recreation, insurance and administrative services, which also includes the Community Connector. The Committee reviews and makes recommendations for action by the full council and often include topics such as grants, public restrooms, or homelessness. We try to keep track of things that need to come back to this committee at the bottom of the agenda.

2. **Community Connector Fare Study Presentation**

   ACM O'Donnell introduced Maddie Jensen, Planner with the Bangor Area Comprehensive Transportation System (BACTS) and their consultant Reinaldo Germano with Foursquare. The City worked with them to conduct a fare study for the Community Connector and the results are now available.

   Reinaldo Germano gave a presentation that included slides. Since the last presentation in August 2025, we have developed phasing approach and implementation plan, engaged with the public at pop-up events and public hearings, presented recommendations to the Transit Committee, and drafted the scope of work for the fare technology RFP for technology purchase.

   He explained that the cost of operating the system has increased and this has increased at a faster rate than the money that is collected with fares. Spoke with staff, riders and community and they feel that fares are a good value and would be willing to even pay more if they had longer hours or the bus system was more frequent.

   He reviewed challenges with the paper tickets and pass distribution which is time-consuming and complicated, and this is the main reason that disputes occur with riders. Have identified three goals relating to challenges and project goals 1) Increase fare revenue; 2) decrease fare collection burden and inefficiencies; 3) consider the impact on riders.

   He reviewed mobile ticketing, fare capping, recommendation to increase the fare, public feedback received, ADA approach, fare collection costs, and anticipated impact.

Next steps were reviewed including an RFP for fare technology vendor and process to roll out the changes. No action was taken and the item will be brought back for further discussion at the next meeting.

3. Remote Meeting Policy Discussion

City Manager (CM) Lear spoke on this item related to remote meeting policy and participation. She referenced a memo in the committee packet of what staff are recommending. Believe should start with a mandatory pre-registration to participate for remote public comments with a 9:00 a.m. cutoff on the day of the meeting.

A critical component will be that the Council Chair reinforces the requirements. Further communications as to what the flags are that staff should be paying attention to so that we can more quickly get things turned off when things go awry and people get disruptive. There was further discussion about it being a starting point and explanation that cameras will not be operational at this time as the current system is done by webinars which does not allow camera access.

Councilor Fish moves that we accept the public policy as written to full Council; seconded by Councilor Fournier-no objection.

4. Homeless Encampment Response Discussion

CM Lear states lots of floating types of ideas and looking for suggestions on how to take them.

- *Encampment*

  During the Friday special workshop city staff had several targeted takeaways to bring back. First, update from the railroad on their intentions in respect to their portion of the property behind the Penobscot Plaza. Railroad is motivated by December 19th date and their intention is to start requesting people be removed from there. Plan for the 22nd to have cleanup staff present to start cleaning up the trash and other hazards that exist. As of this meeting, there were six occupied tents on railroad property and six on city property. Other tents with belongings which may be for storage or have been abandoned.

  Christina Parady from Hero's sports bar was present to give a statement on behalf of the business owners of Penobscot Plaza. She stated that they have been frustrated that they have never been considered on how they are being affected by this and that it has been going on for 10 yrs now. She advocated for something to be done to ensure their staff and property are safe.

  There was further discussion regarding putting an advisory committee together to get the experts in one room. Public Health Director Gunderman suggested providing storage, providing tubs for condensing their belongings', making sure Naloxone is provided as there is a higher overdose percentage in these situations. There was significant discussion around day centers,

warming centers, process for removing individuals, options to work with case managers and more.

5. Advisory Committee on Housing & Homeless Discussion

Former Councilor Sprague spoke about his proposal and experience on the Council with this matter. There was a lot of discussion about what a committee should look like and whether this is a short-term or long-term committee. Suggestion was made for starting as a short-term committee that can be extended if we decide that we need to.

Further discussion on this topic is anticipated for January.

Meeting adjourned at 9pm.

CITY COUNCIL ACTION 6/8/2026 26-183

Council Meeting Date: 6/8/2026

Item No: 26-183

Responsible Dept: Police

Requested Action: Order Map/Lot: N/A

Title, Order

Authorizing the City Manager to Accept $972 in Funds, as Result of a State Criminal Forfeiture

Summary

Members of the police department, either assigned to the patrol division or assigned to the Maine Drug Enforcement Agency, were involved in an investigation that led to the seizure of $972 cash. Penobscot County Docket Number 24-951.

Committee Action

Committee: Meeting Date:

Action: Recommend for passage For: Against:

Staff Comments & Approvals

City Manager City Solicitor Finance Director

Introduced for: Consent

CITY OF BANGOR ORDER 6/8/2026 26-183

Date: 06/08/2026

Item No: 26-183

Assigned to Councilor: Beck

Authorizing the City Manager to Accept $972 in Funds, as Result of a State Criminal Forfeiture

Be it Ordered by the City Council of the City of Bangor that, the City Manager be authorized to accept $972.00, as a result of a State Criminal Forfeiture. The money will be deposited in the police department state forfeiture account. Penobscot County Docket Number 24-951 (Burns).

CITY COUNCIL ACTION 6/8/2026 26-184

Council Meeting Date: 6/8/2026

Item No: 26-184

Responsible Dept: Police

Requested Action: Order Map/Lot: N/A

Title, Order

Authorizing the City Manager to Accept $1,110.95 in Funds, as Result of a State Criminal Forfeiture

Summary

Members of the police department, either assigned to the patrol division or assigned to the Maine Drug Enforcement Agency, were involved in an investigation that led to the seizure of $1,307.00 in US Currency. The Police Department is approved for .85% transfer ($ 1,110.95) of funds. Penobscot County Docket Number CR-25-2868.

Committee Action

Committee: Meeting Date:

Action: Recommend for passage For: Against:

Staff Comments & Approvals

City Manager City Solicitor Finance Director

Introduced for: Consent

CITY OF BANGOR ORDER 6/8/2026 26-184

Date: 06/08/2026

Item No: 26-184

Assigned to Councilor: Deane

Authorizing the City Manager to Accept $1,110.95 in Funds, as Result of a State Criminal Forfeiture

Be it Ordered by the City Council of the City of Bangor that, the City Manager be authorized to accept $1,110.95 cash, as a result of a State Criminal Forfeiture. The money will be deposited in the police department state forfeiture account. Penobscot County Docket Number CR-25-2868 (Costa).

CITY COUNCIL ACTION 6/8/2026 26-185

Council Meeting Date: 6/8/2026

Item No: 26-185

Responsible Dept: Police

Requested Action: Order Map/Lot: N/A

Title, Order

Authorizing the City Manager to Accept $506 in Funds, as Result of a State Criminal Forfeiture

Summary

Members of the police department, either assigned to the patrol division or assigned to the Maine Drug Enforcement Agency, were involved in an investigation that led to the seizure of $506 cash. Penobscot County Docket Number CR-25-3046.

Committee Action

Committee: Meeting Date:

Action: Recommend for passage For: Against:

Staff Comments & Approvals

City Manager City Solicitor Finance Director

Introduced for: Consent

CITY OF BANGOR ORDER 6/8/2026 26-185

Date: 06/08/2026

Item No: 26-185

Assigned to Councilor: Faloon

Authorizing the City Manager to Accept $506 in Funds, as Result of a State Criminal Forfeiture

Be it Ordered by the City Council of the City of Bangor that, the City Manager be authorized to accept $506.00 in funds, as a result of State Criminal Forfeiture. The money will be deposited in the police department state forfeiture account. Penobscot County Docket Number CR-25-3046 (Williams).

CITY COUNCIL ACTION 06/08/2026 26-186

Council Meeting Date: 06/08/2026

Item No: 26-186

Responsible Dept: Airport

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing the Purchase of an Air Start Unit from TLD - America in the Amount of $305,280 for the Bangor International Airport

Summary

This Order authorizes the City Manager to approve the purchase of an Air Start Unit from TLD - America for Bangor International Airport.

The City of Bangor issued a Request for Proposal for an Air Start Unit for the Bangor International Airport. TLD - America proposed an ideal product for $305,280 which meets the required specifications. The purchase is funded by the Bangor International Airport with funds budgeted and approved during FY26.

This item was reviewed and unanimously recommended for approval at the June 1st, 2026 Finance Committee meeting.

Committee Action

Committee: Finance Committee

Action: Recommend for passage

Meeting Date: 06/01/2026

For: 5 Against: 0

Staff Comments & Approvals

Staff recommends approval

City Manager | City Solicitor | Finance Director

Introduced for: Consent

CITY OF BANGOR ORDER 06/08/2026 26-186

Date: 06/08/2026

Item No: 26-186

Assigned to Councilor: Mallar

Authorizing the Purchase of an Air Start Unit from TLD - America in the Amount of $305,280 for the Bangor International Airport

NOW, THEREFORE, BE IT RDERED BY THE CITY COUNCIL OF THE CITY OF BANGOR, THAT the City Manager, or designee, is hereby authorized to execute the purchase of an Air Start Unit from TLD - America in the amount of $305,280 for Bangor International Airport.

CITY COUNCIL ACTION 06/08/2026 26-187

Council Meeting Date: 06/08/2026

Item No: 26-187

Responsible Dept: Planning

Requested Action: Order

Map/Lot: R30-006-D

Title, Order

Accepting 15.452 Acres of Open Space Proposed in the Roseledge Estates Subdivision Approved at the May 19, 2026 Planning Board Meeting

Summary

Recently, at the May 19th Planning Board meeting, the Board approved a preliminary plan for a major subdivision called Roseledge Estates. This subdivision would create 22 residential lots on Pushaw Road and would create a public road that would be given to the City, as well as 15.452 acres of open space that is also proposed to be deeded to the City. This order would serve as the acceptance of the proposed open space.

This item was reviewed an unanimously recommended for approval at the June 1st, 2026 Business & Economic Development Committee meeting.

Committee Action

Committee: Business & Economic Development Committee
Meeting Date: 06/01/2026
Action: Recommend for passage
For: 5 Against: 0

Previous Council Actions

City Manager | City Solicitor | Finance Director

Introduced for: Consent

CITY OF BANGOR ORDER 06/08/2026 26-187

Date: 06/08/2026

Item No: 26-187

Assigned to Councilor: Fish

Accepting 15.452 Acres of Open Space Proposed in the Roseledge Estates Subdivision Approved at the May 19, 2026 Planning Board Meeting

WHEREAS, the Planning Board approved a preliminary major subdivision called Roseledge Estates at its May 19th, 2026 meeting; and

WHEREAS, the subdivision would create 15.452 acres of open space that is proposed to be deeded to the City;

Therefore, Be It Ordered By the City Council of the City of Bangor, that the City accepts 15.452 Acres of Open Space proposed in the Roseledge Estates Subdivision as shown on the preliminary subdivision plan approved at the May 19th, 2026 Planning Board meeting.

CITY COUNCIL ACTION 06/08/2026 26-188

Council Meeting Date: 06/08/2026

Item No: 26-188

Responsible Dept: Community & Economic Development

Requested Action: Order Map/Lot: N/A

Title, Order

Authorizing the City Manager to Amend the Terms of a Community Development Loan for the Purposes of Preserving Affordable Housing Created Through the Redevelopment of the Freese Department Store

Summary

This Order authorizes the City Manager to execute loan restructuring agreements with Freese Main Street and Freese Building Associates to replace existing balloon payment obligations with sustainable repayment terms, improve the likelihood of long-term repayment to the City, protect the City's financial interests and support the continued occupancy and use of the building.

The Freese Building is a historic mixed-use property located in downtown Bangor, and was redeveloped with assistance from the City of Bangor to preserve an important piece of the City's architectural history and return a long-vacant property to productive use. Today, the property includes commercial space, housing, and community-serving uses, including the Maine Discovery Museum.

Over the years, the City has partnered with the owners through several Community Development Block Grant loans to support redevelopment, preservation, and ongoing investment in the property. The proposed loan restructuring is intended to help ensure the long-term stability of the property while preserving the City's affordable housing stock.

This item was reviewed and unanimously recommended for approval at the June 1st, 2026 Business & Economic Development Committee meeting.

Committee Action

Committee: Business and Economic Development Meeting Date: 06/01/2026

Action: Recommend for passage For: 5 Against: 0

Staff Comments & Approvals

City Manager City Solicitor Finance Director

Introduced for: Consent

CITY OF BANGOR ORDER 06/08/2026 26-188

Date: 06/08/2026

Item No: 26-188

Assigned to Councilor: Mallar

Authorizing the City Manager to Amend the Terms of a Community Development Loan for the Purposes of Preserving Affordable Housing Created Through the Redevelopment of the Freese Department Store

WHEREAS, the City of Bangor previously provided financing assistance to Freese Main Street and Freese Building Associates through the Community Development Block Grant (CDBG) program to support the preservation, rehabilitation, and continued operation of properties located in Downtown Bangor; and

WHEREAS, portions of the existing loan portfolio contain balloon payments that have reached or are approaching maturity and require refinancing or restructuring to ensure the continued viability of the properties while preserving the City's financial interests; and

WHEREAS, the City has reviewed financial information, property operations, repayment history, and long-term stewardship considerations associated with the loans; and

WHEREAS, the City desires to restructure the outstanding indebtedness in a manner that improves repayment feasibility, preserves the ongoing use of the properties, and maximizes the likelihood of long-term recovery of public funds; and

WHEREAS, the proposed restructuring would consolidate certain existing obligations, eliminate balloon payment requirements, establish new repayment terms, and incorporate ongoing reporting and compliance requirements designed to protect the City's interests;

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

The City Manager is hereby authorized to negotiate, finalize, and execute loan restructuring agreements and all related documents with Freese Building Associates and Freese Main Street, substantially consistent with the terms presented to the City Council, including the execution of amended notes, mortgages, security instruments, subordination agreements, and any other documents necessary to implement the restructuring.

BE IT FURTHER ORDERED that the City Manager, Corporation Counsel, and Community Development Department are authorized to make such non-material modifications as may be necessary to effectuate the intent of this Order and protect the interests of the City.

CITY COUNCIL ACTION 06/08/2026 26-189

Council Meeting Date: 06/08/2026

Item No: 26-189

Responsible Dept: Engineering

Requested Action: Order Map/Lot:

Title, Order

Authorizing the Reallocation of $975,000 from Previously Approved Local-share Funds to be Appropriated for the Cumberland Street Sewer Separation Project and to Enter into a Construction Contract with Lou Silver, Inc.

Summary

The City of Bangor's U.S. Environmental Protection Agency (EPA) 2015 Consent Decree Long-Term Control Plan Part B (LTCP Part B) requires continued progress toward combined sewer overflow (CSO) mitigation. One of the projects identified in LTCP Part B is the Meadowbrook Sewer Subsection separation project, of which the Cumberland Street Separation Project is a component. The goal of the Cumberland Street project is to separate sewer and stormwater flows within an approximately 3-acre watershed. LTCP Part B requires this project to be completed by the end of 2026.

The City previously approved $495,000 in FY25 funding for the project, with the remaining construction costs anticipated to be funded through the State Revolving Fund (SRF) program. However, the SRF funding was not obtained.

Given the approaching deadline for completion of the Cumberland Street Separation Project, the Engineering Department is requesting authorization to reallocate previously approved local-share funding from the Ohio Street Sidewalk Project in the amount of $625,000 and the Cumberland Street Stormwater and Paving Project in the amount of $350,000, for a total reallocation of $975,000 and to enter into a construction contract with Lou Silver, Inc. of Veazie, Maine, in the amount of $1,309,432.25.

This item was reviewed and unanimously recommended for approval at the June 1st, 2026 Finance Committee meeting.

Committee Action

Committee: Finance Committee Meeting Date: 06/01/2026

Action: Recommend for passage For: 5 Against: 0

Staff Comments & Approvals

City Manager City Solicitor Finance Director

Introduced for: Consent

CITY OF BANGOR ORDER 06/08/2026 26-189

Date: 06/08/2026

Item No: 26-189

Assigned to Councilor: Deane

Authorizing the Reallocation of $975,000 from Previously Approved Local-share Funds to be Appropriated for the Cumberland Street Sewer Separation Project and to Enter into a Construction Contract with Lou Silver, Inc.

Be it Ordered by the City Council of the City of Bangor that, $975,000 from previously approved local-share funding is hereby reallocated and designated for construction of the Cumberland Street Sewer Separation project in fiscal year 2026 and that a construction contract be awarded to Lou Silver, Inc. of Veazie, Maine, in the amount of $1,309,432.25.



REFERRALS TO COMMITTEES & FIRST READING

CITY COUNCIL ACTION

Council Meeting Date: June 8, 2026

Item No: 26-190

Responsible Dept: Planning

Action Requested: Ordinance Map/Lot: n/a

Title, Ordinance

Amending the Land Development Code, §165-30, to Add a New Accessory Use for Farmstands and to Exempt Agricultural and Outdoor Recreational Uses from Paving Requirements

Summary

This amendment would add a farmstand section to the Accessory Use and Structures section of the Land Development Code to allow for small-scale retail sales of food or non-food crops grown on a site (excluding cannabis). The amendments would require this use to be 200 square feet or less in area and would exempt it from land development permitting. This use would be allowed in the Rural Residence and Agricultural (RR&A), Neighborhood Service District (NSD), and Urban Service District (USD). The amendments would also remove the requirement to pave the driveway and parking areas of agricultural and outdoor recreational uses. These changes align with guidance in the 2022 Comprehensive Plan to revise zoning to provide flexibility for agricultural uses and the sale of agricultural products, including in urban areas.

Committee Action

Committee: Planning Board Meeting Date: 06/16/2026

Action: For: Against:

Staff Comments & Approvals

City Manager City Solicitor Finance Director

Introduced for: First Reading & Referral

CITY COUNCIL ORDINANCE

Date: June 8, 2026

Assigned to Councilor: Faloon

ORDINANCE, Amending the Land Development Code, to Add a New Accessory Use for Farmstands and to Exempt Agricultural and Outdoor Recreational Uses from Paving Requirements.

WHEREAS, the Land Development Code currently contains barriers for agricultural uses to sell farm products, such as requiring a Land Development Permit for farmstands in certain zones and requiring paving of driveways and parking areas in most districts; and

WHEREAS, this limits opportunities for farmers who may be looking to sell farm products on the same property where they grow crops; and

WHEREAS, the proposed amendments allow additional flexibility for agriculture operations to expand in the City and would align with recommendations in the 2022 Comprehensive Plan;

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

The Land Development Code shall be amended as shown below:

…

§ 165-30. Farmstand.

A. A farmstand that is less than 200 square feet in area and that is for the sale of food or non-food crops, excluding cannabis, grown or produced only on the premises, is exempt from land development permitting.

B. A farmstand may be located in a required front setback, but must be set back a minimum of 10 feet from a street right-of-way.

C. Farmstands shall only be permitted in the following districts: Rural Residence and Agricultural (RR&A), Neighborhood Service District (NSD), and Urban Service District (USD).

D. All other local and State laws must be followed, including, but not limited to, building permit requirements, zoning restrictions on animal agriculture, licensing for State-regulated agricultural products, and local food sovereignty licensing.

…

§ 165-74. Design, construction and maintenance.

…

C. Paving. Parking lot paving will be required in accordance with the following schedule, except that parking lots associated with agricultural and outdoor recreational uses are not required to be paved:

District	Extent of Paving Required	
URD-2, M & SD, NSD, USD, DDD, WDD, G & ISD, LDR, HDR, T & S and S & PS	All parking, loading, display and maneuvering surfaces[1]	

ADD, UID, GC & S and I & S	All front yard display, maneuvering and parking area surfaces[1]	

CITY COUNCIL ACTION

Council Meeting Date: June 8, 2026

Item No: 26-191

Responsible Dept: Planning

Action Requested: Ordinance Map/Lot: N/A

Title, Ordinance

Amending Chapter 148, Historic Preservation Code, by Adding Flexibility and Clarity to the Process for Certain Types of Alterations to Historic Structures

Summary

The proposed changes would update the City's Historic Preservation Code to add flexibility and clarity on process for certain types of alterations to historic structures, such as changing materials, reducing the review requirement for installation of certain mechanical equipment like heat pumps, and allowing for demolition in case of fire or natural disaster. The amendments also provide examples of information that can be provided for hardship applications and lengthens the time allowed for completion of historic projects. These changes align with Comprehensive Plan policy 47 to promote and enhance the viability of the historic and architectural resources for their continued use or for new uses.

Committee Action

Committee: Historic Preservation Commission Meeting Date: June 11, 2026

Action: For: Against:

Staff Comments & Approvals

City Manager City Solicitor Finance Director

Introduced for: First Reading and Referral

CITY COUNCIL ORDINANCE

Date: June 8, 2026

Assigned to Councilor: Leonard

ORDINANCE, Amending Chapter 148, Historic Preservation Code, by Adding Flexibility and Clarity to the Process for Certain Types of Alterations to Historic Structures.

WHEREAS, at present, the Historic Preservation Ordinance lacks flexibility for actions such as changing materials on a historic structure or demolishing where there has been a fire or other natural disaster;

WHEREAS, at present, the Ordinance also requires a high level of review for simple and reversible changes such as adding heat pumps or solar, or removing or changing awning fabric;

WHEREAS, the proposed changes would update the City's Historic Preservation Code to add flexibility and clarity on process for certain types of alterations to historic structures;

WHEREAS, the 2022 Comprehensive Plan contains a policy to promote and enhance the viability of the historic and architectural resources for their continued use or for new uses;

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

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

§ 148-2. Definitions.

…

CHARACTER-DEFINING FEATURES – Prominent elements of a historic structure that highlight its character. These elements can include overall shape of the building, materials, craftsmanship, and decorative details. Guidance on determining character-defining features can be found in National Park Service Preservation Brief 17 titled, "Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character".

…

§ 148-8. Approvals required.

The Historic Preservation Commission shall protect historic landmarks, historic sites and historic districts by the issuance of certificates of appropriateness, approvals of minor alteration or revision, and staff approvals.

A. Certificate of appropriateness.

…

(2) Application contents. The application shall contain the following information and documentation:

(a) For all applications:

…

[3] Where applicable, ~~P~~plans and exterior elevation drawings to scale and with sufficient detail to show all proposed alterations, and their relation to the exterior appearance and architectural design of the building.

…

[6] If available, documentation on the property from the Maine Cultural & Architectural Resource Management Archive (CARMA) (https://www.maine.gov/mhpc/quick-links/carma). ~~Any other information and documentation the Planning Division or Code Enforcement Division considers necessary.~~

[7] Any other information and documentation the Planning Division or Code Enforcement Division considers necessary.

…

…

(3) Process.

…

(e) Approval. An affirmative vote of ~~four~~ the majority of members present and voting shall be required to issue a certificate of appropriateness. If the Commission determines that the proposed alteration, construction, moving, or demolition is appropriate by a majority vote ~~of four members~~, it shall direct the Planning Division to issue a certificate of appropriateness. The Planning Division shall forward copies of the certificate to the applicant and to the Code Enforcement Officer for issuing of necessary permits.

[1] If approved, the proposed construction, reconstruction, alteration, moving or demolition must be begun within ~~six~~ 12 months of approval and completed within ~~12~~ 24 months of approval, unless the Commission sets other time limits. An extension or extensions of up to one year in total length may be granted as a minor alteration or revision under § 148-8B. During the duration of the construction, reconstruction, alteration, moving, or demolition, applicants must display the certificate of appropriateness approval on the property.

[2] After completion of the project, or after ~~12~~ 24 months from the issuance of a certificate of appropriateness, the property owner shall allow staff to access exterior areas of the property as reasonably necessary in order to perform an inspection to verify work was done in accordance with the Commission's approval.

…

B. Minor alteration or revision.

(1) When required. Approval of minor alteration or revision is required when:

(a) The proposed alteration satisfies the definition of "minor alteration or revision" provided in § 148-2 or is a solar panel, generator, heat pump, or other mechanical installation (except for commercial communication devices), changing or removal of awning fabric, or an alteration that cannot be seen from a street.

[1] Mechanical equipment such as heat pumps, solar panels, residential

communication devices, HVAC units, or similar shall be located in such a way as to minimize its visual impact. Said equipment shall be screened, if possible, with vegetation or suitable elements of a permanent nature, finished to blend 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.

...

(3) Process. Minor alterations or revisions, as defined herein, may be permitted by the Code Enforcement Officer or their designee, Planning Officer or their designee, and Chair of the Historic Preservation Commission or their designee without referral for review at a meeting of the Historic Preservation Commission. If the Commission Chair is absent, the Vice Chair, or, in both their absences, the senior member of the Commission in time of service may participate in their place.

...

(c) Approval. If the Code Enforcement Officer or their designee and the Planning Officer or their designee each determine that the proposed work does not significantly impact the historic nature or appearance of the property in question, the application shall be approved. The Staff Coordinator shall forward copies of the approved application to the applicant and to the Code Enforcement Officer for issuing of necessary permits.

[1] If approved, the proposed work must be begun within ~~six months~~ 12 months of approval and completed within ~~12~~ 24 months of approval.

[2] After completion of the project, or after ~~12~~ 24 months from approval, the property owner shall allow staff to access exterior areas of the property as reasonably necessary in order to perform an inspection to verify work was done in accordance with the approval.

...

D. Exempt activities. The following activities are specifically exempt from requiring approval for certificate of appropriateness, minor alteration or revision, or staff approval under this section:

...

(11) Replacing features that match the original in materials, design, and other visual qualities

...

§ 148-9. Evaluation standards.

The standards and requirements contained in this section shall be used in review of applications for certificates of appropriateness, minor alterations or revisions, and staff approvals, while taking into consideration economic and technical feasibility.

...

B. Standards for renovations, alterations and repairs of existing buildings, structures and appurtenances thereof.

...

(2) Within historic districts, historic sites and historic landmarks, the Commission shall use the standards listed below in the evaluation of an application for a certificate of appropriateness for

all renovations, alterations and repairs of existing buildings, structures and appurtenances thereof:

…

(c) Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new feature ~~material~~ should match the feature ~~material~~ being replaced in color ~~composition~~, design, texture and ~~finish~~ other visual qualities and, where economically and technically feasible, materials. When available, past performance of the replacement material shall also be considered. Repair or replacement of missing architectural features should be based on documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings. Replacement of materials should be guided by National Park Service Preservation Brief 16 titled, "The Use of Substitute Materials on Historic Building Exteriors".

…

(h) ~~Mechanical equipment such as heat pumps, solar panels,~~ Commercial communication devices~~, HVAC units, or similar~~ shall be located in such a way as to minimize ~~its~~ their visual impact. Said equipment shall be screened, if possible, with vegetation or suitable elements of a permanent nature, finished to blend 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.

….

D. Demolition or removal.

(1) An historic landmark or any building or structure in an historic district, or any appurtenance thereto, shall not be demolished or moved and a certificate of appropriateness shall not be approved until either:

(a) In an historic district, such building or structure has been identified by the Commission as not contributing to the historic district in which it is located; ~~or~~

(b) The property owner can demonstrate that it is incapable of earning an economic return on its value in its present location as appraised by a qualified real estate appraiser~~.~~; or

(c) It can be demonstrated that the building or structure has been damaged beyond repair by fire or other natural disaster.

(2) If such a demonstration can be made, issuance of a certificate for movement or demolition ~~shall~~ may be delayed by the Commission for a period of 180 days. Such time period shall commence when an application for certificate and the statement of sale, as outlined below, have been filed with the Commission.

…

…

E. Exceptional circumstances.

(1) The Commission may issue a certificate of appropriateness where the standards otherwise set forth in this section are not met but where the Commission determines that failure to issue the certificate would result in undue hardship to the owner of the property. Before the Commission may issue a certificate under this subsection, evidence in the record~~s~~ must show

the following:

…

(3) For the purposes of Subsection E(1), the following are examples of types of evidence an applicant may present (but are not the only types of evidence an applicant may present):

(a) The assessed value of the property and/or the building, structure, object, or site for the two most recent assessments.

(b) Real property taxes paid for the previous two years.

(c) The amount paid for the property by the owner, the date of purchase, and the party from whom purchased, including a description of the relationship, if any, between the owner and the person from whom the property was purchased.

(d) Appraisals obtained within the previous two years

(e) Listings of the property for sale or rent, price asked, and offers received within the previous four years.

(f) Studies commissioned by the owner as to profitable renovation, rehabilitation, or utilization of any buildings, structures, objects, or site on the property for alternative use.

(g) For income-producing property, itemized income and expense statements from the property for the previous two years.

(h) Professional assessment from a licensed engineer or architect with experience in rehabilitation of historic buildings, structures, objects, and sites as to the structural soundness of the building, structure, object, or site and its suitability for continued use, or rehabilitation.

(i) Estimate of the cost of the alteration, construction, demolition, or removal proposed by the applicant.

(j) Estimate of the cost that would be incurred by the applicant to implement changes suggested in findings of fact made by the reviewing authority in issuing a denial of an application for historic preservation review.

(k) A statement of the minimum extent of work necessary to allow reasonable use of the building, structure, object, or site.

(4) The Commission may request that third-party reviewers with applicable expertise review materials provided by the applicant and prepare a report on their analysis of the application materials. In these cases, the cost of the third-party review shall be charged to the applicant.

(5) The Commission may require additional evidence or supporting materials be provided by the applicant to inform its decision on the application.

(6) Certificates of Appropriateness issued based on hardship shall limit the scope of work to the minimum extent necessary to eliminate the undue financial burden or allow reasonable use of the building, structure, object, or site. Certificates shall be issued with flexibility to allow modifications or adaptations that reduce the financial burden on the owner while preserving key aspects of the historic property. Adjustments to preservation requirements may include phasing of required work, relaxed standards for non-essential elements, and/or alternative compliance methods that achieve preservation goals at lower costs.

(7) Certificates of Appropriateness based on hardship shall not allow for the beginning of any demolition work until the necessary approvals and permits have been obtained to allow for the rehabilitation, alteration, or replacement of the building, structure, object, or site.

…

Additions underlined, deletions ~~struck through~~.

CITY COUNCIL ACTION

Council Meeting Date: June 8, 2026

Item No: 26-192

Responsible Dept: Planning

Action Requested: Ordinance Map/Lot: n/a

Title, Ordinance

Amending the Land Development Code, §165-26, to Add a New Seasonal Storage Use and to Add Flexibility for Temporary Storage Uses

Summary

This amendment would add a new seasonal storage use to accommodate temporary storage uses that may not be present in a location year-round, but may require the flexibility to be placed on a lot for more than 2 years (since the current ordinance on temporary storage limits this use to being placed for a maximum of 2 years). Additionally, for temporary storage uses, the requirement to receive approval from Board of Appeals is unusual for a use in the Land Development Code and onerous for applicants. Some of the limitations on temporary storage are also either redundant or subjective (and therefore difficult to enforce). Therefore, these amendments propose to amend the approval process and remove some limitations on this use that have been determined to be unnecessary or unenforceable.

Committee Action

Committee: Planning Board Meeting Date: 6/16/2026

Action: For: Against:

Staff Comments & Approvals

City Manager
Director

City Solicitor

Finance

Introduced for: First Reading & Referral to Planning Board

CITY COUNCIL ORDINANCE

Date: June 8, 2026

Assigned to Councilor: Carson

ORDINANCE, Amending the Land Development Code, §165-26, to Add a New Seasonal Storage Use and to Add Flexibility for Temporary Storage Uses.

WHEREAS, a need has been expressed to accommodate temporary storage uses that would be placed in a location for more than 2 years, but are only present on a lot seasonally; and

WHEREAS, a need has also been expressed to change the approval process for temporary storage uses and to amend certain limitations that are redundant or subjective;

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

The Land Development Code shall be amended as shown below:

§ 165-26 Temporary and seasonal storage.

A. Temporary Storage.
~~Portable or mobile trailers, vans and similar vehicles~~ Shipping containers or temporary ~~buildings~~ structures may be used for storage ~~or display only upon approval of the Board of Appeals and only~~ for a temporary period not to exceed one year, with the following provisions:~~.~~

~~A.~~(1) ~~Such a~~Approval for this use may be granted through the process for a certificate of occupancy ~~by the Board of Appeals~~, and may be extended for one additional period of one year only, if it is found that ~~the Board finds~~ that:

~~(1)~~(a) The use, in combination with the primary use and accessory uses on the same lot, does not exceed maximum lot coverage requirements as set forth in this chapter for the district in which it is to be located.

~~(2) There is a valid temporary need which cannot be met within the principal structure and that an adequate operational hardship can be shown if the request is not granted.~~

~~(3) The initial approval, or any renewal, of the use will not in any way be detrimental to the neighboring properties, including aesthetic impact.~~

~~(4)~~(b) The use is not intended as a permanent or long-term use.

~~(5) The use is not intended to circumvent building area limitations for that district.~~

~~(6) The use will be adequately screened from neighborhood properties and the street.~~

~~(7)~~(c) The use will not be used as or intended for advertising for on- or off-premises purposes.

~~(8)~~(d) The use is not intended for retail sales.

(e) The storage unit or structure shall be located no closer than ten (10) feet to any adjacent property line.

~~B.~~(2) ~~Exceptions to the requirements of Subsection A(1)(a-h) above may be permitted by the Code Enforcement Officer for a single period not to exceed 30 days in any one calendar year, provided that such use is for temporary retail sales only.~~

~~C.~~(2) The above provisions do not prohibit the use of such temporary facilities as construction or job

site office or equipment storage facilities during construction, provided that no advertising other than the contractor's name shall be on the vehicle or facility and that such signs meet the requirements of Chapter 260, Signs.

B. Seasonal Storage.

Shipping containers or temporary structures may be used for seasonal storage, subject to the following conditions:

(1) The proposed use must comply with the requirements of Subsection A(1)(a) and (c-d) above. The requirement set forth in Subsections A(1)(b) shall not apply, as seasonal storage can be applied for biannually.

(2) Such use shall be permitted for a period not to exceed one hundred eighty (180) days within any calendar year.

(3) Seasonal storage uses shall not be permitted in any residential zoning district.

(4) The storage unit or structure shall be located no closer than ten (10) feet to any adjacent property line.

(5) The storage unit or structure shall not be located within a designated floodplain or flood hazard area.

(6) Approval shall be granted through the process for a certificate of occupancy, and these certificates of occupancy must be applied for biannually for approval from the Code Enforcement Division.

CITY COUNCIL ACTION

Council Meeting Date: 6/8/2026

Item No: 26-193

Responsible Dept: City Manager

Action Requested: Ordinance Map/Lot: N/A

Title, Ordinance

Amending the Code of the City of Bangor to Grant the City Manager Authority to Apply for Grants

Summary

During recent conversations regarding the efficiency of City operations, Council heard information regarding the challenges of obtaining Council approval prior to applying for grants. Oftentimes, grant application timelines are short and the added step of getting Council preauthorization also adds to staff workload. Furthermore, in the event that the City receives a grant award, the City Charter requires that Council vote to appropriate that award via resolve requiring two separate readings. Meaning, that Council retains oversight over the underlying City activities and the appropriation of resources to those activities even if Council does not preauthorize the application for a grant.

To support efficiencies in City operations and to decrease the number of times a grant application must be considered by Council, staff are suggesting that the Code of Ordinances be amended to give the City Manager the authority to approve grant applications. Council retains the authority contained within the City's Charter to approve acceptance and appropriation of the grant should the City receive it.

This item was reviewed and unanimously recommended for approval at the June 1st, 2026 Government Operations Committee meeting.

Committee Action

Committee: Government Operations Meeting Date: June 1, 2026

Action: Recommended for approval For: 5 Against: 0

Staff Comments & Approvals

City Manager City Solicitor Finance Director

Introduced for: First Reading

CITY COUNCIL ORDINANCE

Date: March 9, 2026

Assigned to Councilor: Fish

ORDINANCE, Amending the Code of the City of Bangor to Create Standing Committee on Homelessness

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

The Code of the City of Bangor is amended as follows:

Chapter 28 City Departments

…

Article VI Executive Department

…

§ 28-21 City Manager.

…

I. Grant Applications. Authorize applications for grants on behalf of the City. If grant awards are received, the City Council must authorize the acceptance and appropriation of such award in accordance with the City Charter, Article II, Section 7.

Additions underlined, deletions ~~struck through~~

CITY COUNCIL ACTION

Council Meeting Date: June 8, 2026

Item No: 26-194

Responsible Dept: City Manager

Action Requested: Ordinance Map/Lot: N/A

Title, Ordinance

Amending the Code of the City of Bangor to Modify the Mission of the Advisory Committee on Homelessness

Summary

On March 23, 2026, the Bangor City Council established an Advisory Committee on Homelessness as part of the City's effort to respond more comprehensively and strategically to the effects of homelessness in the City.

When established, the Committee's initial charge was to create a strategic plan for the City's response to homelessness. After discussion, Council wishes to expand the Advisory Committee's initial charge to include the creation of a stabilization plan to address immediate issues. Council also wishes to include within the Advisory Committee's initial charge the ability for Council to refer specific issues to them for immediate consideration.

This item was reviewed and unanimously recommended for approval at the June 1st, 2026 Government Operations Committee meeting.

Committee Action

Committee: Government Operations Meeting Date: June 1, 2026

Action: Recommended for approval For: 5 Against: 0

Staff Comments & Approvals

City Manager City Solicitor Finance Director

Introduced for: First Reading

CITY COUNCIL ORDINANCE

Date: June 8, 2026

Assigned to Councilor: Walker

ORDINANCE, Amending the Code of the City of Bangor to Modify the Mission of the Committee on Homelessness

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

The Code of the City of Bangor is amended as follows:

Chapter 23 Boards, Committees and Commissions

…

Article VII Advisory Committee on Homelessness

…

§ 23-47. Committee establishment; membership; and mission.

A. There is hereby established the Advisory Committee on Homelessness. The Committee's initial task will be to create a stabilization plan to address immediate issues surrounding homelessness in the City. The Committee will next create a strategic plan for the City's long-term response to homelessness that is data driven, evidence informed, and that considers regional and structural coordination. At any time, the Committee may immediately address any issue referred to the Committee by City Council. After the completion of these~~is~~ initial tasks, the Committee will broaden its scope to include more broadly developing and advising Council on strategies and policies to prevent and end homelessness.

…

§ 23-52. Mission.

A. The Committee's initial charge is to create a stabilization plan to address immediate issues surrounding homelessness in the City. The Committee will next create a strategic plan for the City's long-term response to homelessness that is data driven, evidence informed, and that considers regional and structural coordination. Critical components will include specific strategies for homelessness prevention, encampment response, and other necessary City policies needed to effectively address homelessness within the City. The Committee shall submit a strategic plan for Council review and adoption not later than 12 months from the Committee's first meeting. At any time, the Committee may immediately address any issue referred to the Committee by City Council.

CITY COUNCIL ACTION 06/08/2026 26-195

Council Meeting Date: 06/08/2026

Item No: 26-195

Responsible Dept: School Department

Requested Action: Resolve Map/Lot: N/A

Title, Resolve

Making an Appropriation for the Total School Budget for the Bangor School Department as Required by 20-A MRSA Section 15690 4 A.

Summary

This resolve will appropriate the total school budget in the amount of $65,507,201 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.

Committee Action

Committee: Council Workshop Meeting Date:

Action: Recommend for passage For: Against:

Staff Comments & Approvals

City Manager City Solicitor Finance Director

Introduced for: First Reading

CITY OF BANGOR RESOLVE 06/08/2026 26-195

Date: 06/08/2026

Item No: 26-195

Assigned to Councilor: Beck

Making an Appropriation for the Total School Budget for the Bangor School Department as Required by 20-A MRSA Section 15690 4 A.

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

In accordance with 20-A MRSA Section 15690 4 A., an appropriation authorizing a total FY2026 School Department budget in the amount of $65,507,201 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 COUNCIL ACTION 06/08/2026 26-196

Council Meeting Date: 06/08/2026

Item No: 26-196

Responsible Dept: School Department

Requested Action: Resolve Map/Lot: N/A

Title, Resolve

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

Summary

This Resolve will approve the School Department's Trust and Agency Budget of $3,298,082.

Committee Action

Committee: Meeting Date:

Action: Recommend for passage For: Against:

Staff Comments & Approvals

City Manager City Solicitor Finance Director

Introduced for: First Reading

CITY OF BANGOR RESOLVE 06/08/2026 26-196

Date: 06/08/2026

Item No: 26-196

Assigned to Councilor: Faloon

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, 2026, to June 30, 2027, is to be approved in the amount of $3,298,082.

Division Name	Estimated Amount to be Received
9030 Bangor Regional Program Acadia Hospital:	$221,162
9040 Bangor Regional Program Day Treatment:	$2,833,810
9080 Bangor Regional Program Summer:	$35,000
9100 Gifts & Donations:	$15,000
6750 Penobscot River Educational Service Center:	$193,110

TOTAL $3,298,082

CITY COUNCIL ACTION 06/08/2026 26-197

Council Meeting Date: 06/08/2026

Item No: 26-197

Responsible Dept: School Department

Requested Action: Resolve Map/Lot: N/A

Title, Resolve

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

Summary

This resolve will approve the School Department's Enterprise Fund Budget in the amount of $2,769,227 for the period of July 1, 2026 to June 30, 2027. If approved, the fund includes $2,693,177 for the food services programs and $76,050 for Adult Ed Enrichment.

Committee Action

Committee: Meeting Date:

Action: Recommend for passage For: Against:

Staff Comments & Approvals

City Manager City Solicitor Finance Director

Introduced for: First Reading

CITY OF BANGOR RESOLVE 06/08/2026 26-197

Date: 06/08/2026

Item No: 26-197

Assigned to Councilor: Deane

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, 2026 and ending June 30, 2027, 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, 2026 to June 30, 2027 is hereby approved as follows in the amount of $2,769,227

Division Name	Estimated Amount to be Received
6000 Food Services Program	$ 2,693,177
6150 Adult Ed Enrichment/General Evening	$ 76,050
	TOTAL $ 2,769,227

CITY COUNCIL ACTION 06/08/2026 26-198

Council Meeting Date: 06/08/2026

Item No: 26-198

Responsible Dept: School Department

Requested Action: Resolve Map/Lot: N/A

Title, Resolve

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

Summary

This Resolve will approve the School Department's Special Revenue Fund in the amount of $3,349,968. These special revenues are used to support a variety of educational activities as detailed in the resolve.

Committee Action

Committee: Meeting Date:

Action: Recommend for passage For: Against:

Staff Comments & Approvals

City Manager City Solicitor Finance Director

Introduced for: First Reading

CITY OF BANGOR RESOLVE 06/08/2026 26-198

Date: 06/08/2026

Item No: 26-198

Assigned to Councilor: Fish

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, 2026 and ending June 30, 2027 in the amount of $3,349,968

Division Name	Estimated Amount to be Received
2215 College Transition	$ 35,784
2300 Title 1A	$ 1,521,370
2470 IDEA Part B (Local Entitlement)	$ 1,098,505
2510 Local Entitlement Pre School	$ 33,874
2700 Title IIA (Teacher Quality)	$ 230,416
2950 Adult Basic Ed	$ 68,738
2630 21st Century Grant	$ 361,281
	TOTAL $3,349,968

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

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	After school Programming disadvantaged youth

CITY COUNCIL ACTION 06/08/2026 26-199

Council Meeting Date: 06/08/2026

Item No: 26-199

Responsible Dept: School Department

Requested Action: Resolve Map/Lot: N/A

Title, Resolve

Making an Appropriation of $579,462 for Adult Education for the Bangor School Department as Required by 20-A MRS Section 8603-A (1)

Summary

This resolve will appropriate funding for adult education in the amount of $579,462 the local share of which is $275,000.

Committee Action

Committee: Council Workshop Meeting Date:

Action: Recommend for passage For: Against:

Staff Comments & Approvals

City Manager City Solicitor Finance Director

Introduced for: First Reading

CITY OF BANGOR RESOLVE 06/08/2026 26-199

Date: 06/08/2026

Item No: 26-199

Assigned to Councilor: Mallar

Making an Appropriation of $579,462 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 FY2027 Adult Education budget in the amount of $570,129 is hereby approved.

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

The local share of $275,000 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 COUNCIL ACTION 06/08/2026 26-200

Council Meeting Date: 06/08/2026

Item No: 26-200

Responsible Dept: School Department

Requested Action: Resolve Map/Lot: N/A

Title, Resolve

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

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 $6,156,935, and the local share for Adult Education of $17,842.73.

Committee Action

Committee: Council Workshop Meeting Date:

Action: Recommend for passage For: Against:

Staff Comments & Approvals

City Manager City Solicitor Finance Director

Introduced for: First Reading

CITY OF BANGOR RESOLVE 06/08/2026 26-200

Date: 06/08/2026

Item No: 26-200

Assigned to Councilor: Beck

Appropriation for Vocational Education Region #4 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 2026-2027 as approved by the Cooperative Board be approved in the amount of $5,603,413.72 (Bangor's 2026-2027 assessment will be $0.00 for operating costs).

Be it further resolved, that the United Technologies Center Region #4 budget for Adult Education for 2026-2027 as approved by the Cooperative Board be approved in the amount of $195,815 (Bangor's 2026-2027 assessment for Adult Education will be $17,842.73).

CITY COUNCIL ACTION 06/08/2026 26-201

Council Meeting Date: 06/08/2026

Item No: 26-201

Responsible Dept: School Department

Requested Action: Resolve Map/Lot: N/A

Title, Resolve

Making an Appropriation of $2,380,000 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 $2,380,000. 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 Meeting Date:

Action: Recommend for passage For: Against:

Staff Comments & Approvals

City Manager City Solicitor Finance Director

Introduced for: First Reading

CITY OF BANGOR RESOLVE 06/08/2026 26-201

Date: 06/08/2026

Item No: 26-201

Assigned to Councilor: Walker

Making an Appropriation of $2,380,000 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 $2,380,000 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 06/08/2026 26-202

Council Meeting Date: 06/08/2026

Item No: 26-202

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 MRSA 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 $11,237,201. The Bangor School Committee recommends $11,237,201 of additional funds and gives the following reasons for exceeding the State's Essential Programs and Services funding model by $11,237,201: Special Education $2,731,362; Transportation $242,735; Co and extracurricular activities $1,580,089; Technology $927,524; and Employee Benefits $5,755,491.

Committee Action

Committee: Council Workshop Meeting Date:

Action: Recommend for passage For: Against:

Staff Comments & Approvals

City Manager City Solicitor Finance Director

Introduced for: First Reading

CITY OF BANGOR RESOLVE 06/08/2026 26-202

Date: 06/08/2026

Item No: 26-202

Assigned to Councilor: Leonard

Making an Appropriation for the Bangor School Department in Excess of the Minimum Spending Target Established by 20-A MRSA 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 $11,237,201 of local funds in excess of the minimum spending target is hereby approved for the following purposes: Special Education $2,731,362; Transportation $242,735; Co and extracurricular activities $1,3580,089; Technology $927,524 and Employee Benefits $5,755,491.

CITY COUNCIL ACTION 06/08/2026 26-203

Council Meeting Date: 06/08/2026

Item No: 26-203

Responsible Dept: School Department

Requested Action: Resolve Map/Lot: N/A

Title, Resolve

Making an Appropriation of $19,698,980 for the School District Contribution to the Total Cost of Funding Public Education from Pre-K to Grade 12 as Required by 20-A MRSA 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 $19,698,980.

Committee Action

Committee: Council Workshop Meeting Date:

Action: Recommend for passage For: Against:

Staff Comments & Approvals

City Manager City Solicitor Finance Director

Introduced for: First Reading

CITY OF BANGOR RESOLVE 06/08/2026 26-203

Date: 06/08/2026

Item No: 26-203

Assigned to Councilor: Carson

Making an Appropriation of $19,698,980 for the School District Contribution to the Total Cost of Funding Public Education from Pre-K to Grade 12 as Required by 20-A MRSA 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 $19,698,980 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 06/08/2026 26-204

Council Meeting Date: 06/08/2026

Item No: 26-204

Responsible Dept: City Manager

Requested Action: Resolve Map/Lot: N/A

Title, Resolve

Appropriation for Municipal Year 2027

Summary

The appropriation Resolve for Municipal Year 2027 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 13, 2026 with reductions to the expenses and an increase to the revenues of the School Department to correct errors and include final expense figures. A number of changes and adjustments may be made prior to final adoption and any changes will be incorporated into an Amended Fiscal Year 2027 Budget Resolve, which is scheduled to be included in the Council Agenda for June 22, 2026.

Committee Action

Committee: Council Workshop Meeting Date: 04/13/2026

Action: Recommend for passage For: Against:

Previous Council Actions

The item will need to be amended by substitution on June 22, 2026 to reflect any changes adopted by the City Council since the initial budget submission.

City Manager City Solicitor Finance Director

Introduced for: First Reading

CITY OF BANGOR RESOLVE 06/08/2026 26-204

Date: 06/08/2026

Item No: 26-204

Assigned to Councilor: Carson

Appropriation for Municipal Year 2027

Be it Resolved by the City Council of the City of Bangor that, the sum of one hundred forty-six million, three hundred eleven thousand, seven hundred ninety-two dollars ($146,311,792) is hereby appropriated in the General Fund for the Municipal Year 2027 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-eight million, nine hundred eighty-six thousand, thirty-eight dollars ($78,986,038) 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 Statues annotated, Title 30A, Section 3406 and 3442 to 3445 inclusive, and the City's due proportion of the County Tax, in the amount of six million, eighty-two thousand, nine hundred one dollars ($6,082,901) for the period of July 1, 2026 through June 30, 2027, shall be committed by the Assessor to the Tax Collector and one-half of said taxes shall be due and payable on the 15th day of September, 2026 with the remaining one-half of said taxes due and payable on the 15th day of March, 2027; and

BE IT FURTHER RESOLVED THAT, interest at the maximum State approved rate of 7.0% per annum for 2026 shall be collected on the first half of said taxes from September 16, 2026, if not voluntarily paid to the Finance Director on or before September 15, 2026; and

BE IT FURTHER RESOLVED THAT, interest at the maximum State approved rate of 7.0% per annum for 2026 shall be collected on the second half of said taxes from March 16, 2027, if not voluntarily paid to the Finance Director on or before March 15, 2027; 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 7.0% per annum for 2026 shall be collected on any sewer/stormwater charges billed July 1, 2026 to June 30, 2027, 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 3.0%; 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 2027 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 $25,000, said appropriation to become effective upon receipt of funds; and

BE IT FURTHER RESOLVED THAT the Council hereby authorizes the City Manager to implement a three percent (3.0%) general pay adjustment to the City Pay Plan for eligible non-unionized employees effective for the pay date of July 11, 2026; 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 $50,000, said appropriation to become effective upon receipt of funds; 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.

EXPENDITURE SUMMARY

		FY 26	FY 27
City			
	Operating	66,726,702	73,646,203
	Capital	1,260,900	2,282,963
	Debt Service/TIF	4,197,910	4,582,582
	Pension Obligation Debt	3,000,251	-
	Voter Approved Debt Service	196,125	-
	Subtotal	75,381,888	80,511,748
School			
	Operating	59,941,991	63,420,044
	Debt Service	2,380,000	2,380,000
	Subtotal	62,321,991	65,800,044
Enterprise Funds			
	Airport	25,547,816	28,032,669
	Sewer	11,714,492	12,652,662
	Stormwater	1,649,495	1,847,608
	Bass Park	6,873,081	6,991,321
	Parking	907,459	1,008,130
	Golf Course	1,067,569	1,202,499
	Economic Development	609,618	583,679
	Subtotal	48,369,530	52,318,568
County		5,171,827	6,082,901
	Total	191,245,236	204,713,261

GENERAL FUND

TITLE	2026	2027
ESTIMATED REVENUE		
REAL PROPERTY TAXES	67,635,224	75,550,893
PERSONAL PROPERTY TAXES	3,439,188	3,435,145
OVERLAY	(315,000)	(500,000)
DOWNTOWN DD TIF	(4,309,000)	(4,175,104)
PROPERTY TAXES	66,450,412	74,310,934
PAYMENT IN LIEU OF TAXES	367,212	355,147
PENALTIES & INT ON TAXES	200,000	200,000
AUTO EXCISE TAX	7,050,000	7,050,000
BOAT EXCISE TAX	15,000	15,000
AIRPLANE EXCISE TAX	1,000	1,000
OTHER TAXES & PENALTIES	7,633,212	7,621,147
VICTUALERS	90,000	90,000
LIQUOR LICENSES	20,000	20,000
INNKEEPERS	16,000	16,000
MOBILE HOME LICENSES	1,900	1,900
SECOND HAND DEALERS	4,000	4,000
DEALERS OLD GOLD & SILVER	700	700
TAXI DRIVERS	3,000	3,000
TAXI CABS	3,300	3,300
EXPLOSIVES & FLAMMABLE MATERIALS	6,000	6,000
BOWLING	375	375
THEATRE	2,000	2,000
AMUSEMENT - DEVICES & PERMITS	15,000	15,000
DANCING	800	800
MARIJUANA	15,000	15,000
FOOD SOVEREIGNTY	50	50
MARRIAGE LICENSE	8,000	8,000
BUILDING PERMITS	440,000	600,000
PLUMBING PERMITS	17,000	17,000
ELECTRICAL PERMITS	120,000	120,000
OIL BURNER PERMITS	7,000	7,000
SHORT TERM RENTALS	18,000	3,000
MISCELLANEOUS PERMITS	2,400	2,400
MISCELLANEOUS LICENSES	25,000	25,000
STREET OPENING PERMITS	10,500	10,500
LICENSES & PERMITS	826,025	971,025
DOG IMPOUND FEES	4,500	4,500

GENERAL FUND

TITLE	2026	2027
ORDINANCE FINES	100	100
FALSE ALARM FEES	15,000	15,000
MISCELLANEOUS	2,400	2,400
FINES,FORFEITS & PENALTIES	22,000	22,000
RENTS	449,000	449,000
FRANCHISE FEES	250,000	250,000
CONCESSIONS	1,000	1,000
TOWING CONTRACT	23,890	23,890
INTEREST ON INVESTMENT	1,100,000	600,000
NSF FEES	500	500
USE OF MONEY & PROPERTY	1,824,390	1,324,390
CARES FUNDING	335,817	99,975
OPERATING INDIRECT	1,900,000	1,900,000
PREVENT MAIN INDIRECT	450,000	650,000
OPERATING DIRECT	300,000	101,109
HEALTH NURSING SUBSIDY	178,588	70,000
REVENUE SHARING	12,312,736	13,328,711
SNOWMOBILE REGISTRATION	3,000	2,500
GENERAL ASSISTANCE	1,077,440	1,077,440
HOMESTEAD EXEMPTION	1,734,587	1,734,587
BETE EXEMPT REIMBURSEMENT	1,527,730	1,527,730
OTHER STATE	168,500	168,500
INTERGOVERNMENTAL	28,601,980	31,246,020
HAMPDEN	202,323	257,237
BREWER	484,004	615,371
VOOT	676,476	843,522
INTERGOVERNMENTAL	49,953,181	53,622,702
RECORDING DOCUMENTS	1,100	1,100
VITAL STATISTICS	110,000	110,000
NOTARY & DEDIMUS	10,000	10,000
COPYING	8,400	8,400
SAFETY	500	500
SALE OF LOTS	3,900	3,900
BURIALS	14,300	14,300
AMBULANCE	2,500,000	2,600,000
FARES	585,000	525,000
ADVERTISING	90,000	100,000
DOG LICENSE FEES	10,000	10,000
HUNT & FISH LICENSE FEES	600	600

GENERAL FUND

TITLE	2026	2027
QUITCLAIM FEES	2,500	2,450
IFW AGENT FEES	1,800	2,000
AUTO REGISTRATION FEES	75,000	75,000
WITNESS FEES	6,500	6,500
ZONING LETTER FEES	2,000	2,000
CLINIC FEES	73,000	75,000
INSPECTION FEES	500	500
LICENSING FEES COMMERCIAL	1,140	1,380
SOLID WASTE DISPOSAL FEE	542,700	1,706,508
MAINTENANCE FEES	10,665	12,934
REIMBURSEMENTS	169,041	152,791
PROCESSING FEES	20,000	10,000
CITY WIDE OVERHEAD	82,000	82,000
REFUNDS	107,000	107,000
CHARGES FOR SERVICES - SOFTBALL	34,000	34,000
CHARGES FOR SERVICES - CANOE RACE	35,000	35,000
CHARGES FOR SERVICES - FATHER/DAUGHTER DANCE	15,000	17,000
CHARGES FOR SERVICES - SOCCER	17,000	17,000
DAILY ADMISSIONS	45,000	45,000
SEASON PASSES	2,400	2,400
SWIM LESSONS	5,400	5,400
HOURLY RENTALS	1,200	1,200
KIDS CAVE	460,000	460,000
CHARGES FOR SERVICES	2,325,500	2,345,000
CHARGES FOR SERVICES - BANGOR HOUSING AUTHORITY	50,086	70,345
CHARGES FOR SERVICES - MDEA	377,983	377,983
MISCELLANEOUS	235,330	237,980
OUTSIDE ASSIGNMENTS	439,936	450,258
WARRANTY PAYMENTS	10,000	10,000
SERVICE CHARGES - AIRPORT	479,324	493,704
SERVICE CHARGES - SEWER	195,526	201,805
SERVICE CHARGES - GOLF	34,782	34,782
SWEEPING CHARGES - SEWER	35,647	35,647
SWEEPING CHARGES - STORMWATER	72,375	85,000
COMMUNITY DEVELOPMENT BLOCK GRANT	53,240	52,240
GRANTS	227,323	202,523
CAPITAL IMPROVEMENT FUND	786,787	818,440
AIRPORT	983,964	1,000,788
SEWER	254,200	256,346
STORMWATER UTILITY	33,932	34,532
BASS PARK	40,000	40,000
PARKING	39,938	39,938

GENERAL FUND

TITLE	2026	2027
GOLF COURSE	51,523	52,628
ECONOMIC DEVELOPMENT FUND	1,693	1,693
CHARGES FOR SERVICES	11,771,735	13,078,495
TRANSFER FROM GRANT FUND	-	57,000
OPERATING TRANSFERS	-	57,000
TRANSFER FROM WORKERS COMP - CITY	13,000	13,000
TRANSFER FROM ASSIGNED FUND BALANCE	4,250,251	1,250,000
DESIGNATED FUND BALANCE	4,263,251	1,263,000
CONTRIBUTIONS	8,000	500
INSURANCE SETTLEMENTS	70,000	70,000
SALE OF ASSETS	45,000	45,000
SALE OF SALVAGE	8,500	8,500
OTHER	131,500	124,000
TOTAL ESTIMATED REVENUE	142,875,706	152,394,693

GENERAL FUND

TITLE	2026	2027
SALARIES & FRINGES	20,130	20,312
SUPPLIES	3,750	3,900
CONTRACTUAL SERVICES	14,306	14,626
INTERFUND CHARGE/TRANSF	1,950	1,950
CITY COUNCIL	40,136	40,788
SALARIES & FRINGES	496,001	625,803
SUPPLIES	3,230	3,880
CONTRACTUAL SERVICES	43,909	42,005
INTERFUND CHARGE/TRANSF	3,500	3,540
MISCELLANEOUS	-	2,500
CITY CLERK	546,640	677,728
SALARIES & FRINGES	78,274	48,884
SUPPLIES	2,950	3,450
CONTRACTUAL SERVICES	27,500	28,800
INTERFUND CHARGE/TRANSF	19,800	19,800
OUTLAY	2,000	2,000
ELECTIONS	130,524	102,934
SALARIES & FRINGES	360,516	459,335
SUPPLIES	10,700	9,000
CONTRACTUAL SERVICES	147,666	152,800
INTERFUND CHARGE/TRANSF	8,500	9,700
MISCELLANEOUS	20,000	30,000
CREDITS	(15,000)	(15,000)
TREASURY	532,382	645,835
SALARIES & FRINGES	465,084	482,302
SUPPLIES	4,550	8,050
CONTRACTUAL SERVICES	27,650	31,466
INTERFUND CHARGE/TRANSF	3,000	3,200
MISCELLANEOUS	16,880	16,513
ASSESSING	517,164	541,531
SALARIES & FRINGES	345,519	530,179
SUPPLIES	7,384	7,946
CONTRACTUAL SERVICES	18,159	35,488
INTERFUND CHARGE/TRANSF	100	100
MISCELLANEOUS	1,200	1,250
LEGAL	372,362	574,963

GENERAL FUND

TITLE	2026	2027
GOVERNANCE	2,139,208	2,583,779
SALARIES & FRINGES	682,204	712,102
SUPPLIES	3,200	3,200
CONTRACTUAL SERVICES	23,852	33,071
INTERFUND CHARGE/TRANSF	300	300
CITY MANAGER	709,556	748,673
SALARIES & FRINGES	372,929	363,841
SUPPLIES	57,250	57,750
CONTRACTUAL SERVICES	608,640	575,190
INTERFUND CHARGE/TRANSF	500	500
MISCELLANEOUS	30,000	30,000
CREDITS	(817,422)	(817,422)
WORKER'S COMPENSATION	251,897	209,859
INSURANCE	304,750	304,750
SALARIES & FRINGES	290,908	497,996
SUPPLIES	3,600	5,000
CONTRACTUAL SERVICES	35,263	33,149
INTERFUND CHARGE/TRANSF	6,000	4,650
OUTLAY	250	250
HUMAN RESOURCES	336,021	541,045
SALARIES & FRINGES	3,297,731	3,999,254
SUPPLIES	70,500	72,500
CONTRACTUAL SERVICES	520,300	568,575
UTILITIES	46,500	50,500
INTERFUND CHARGE/TRANSF	1,492,936	1,653,915
MISCELLANEOUS	500	-
DEBT SERVICE	74,895	-
OUTLAY	9,000	9,000
CREDITS	(225,961)	(256,167)
COMMUNITY CONNECTOR	5,286,401	6,097,577
SALARIES & FRINGES	84,535	111,613
SUPPLIES	-	1,000
CONTRACTUAL SERVICES	10,100	11,215
INTERFUND CHARGE/TRANSF	51,500	56,500
DEBT SERVICE	3,121	-
CREDITS	51,062	57,888

GENERAL FUND

TITLE	2026	2027
BLACK BEAR EXPRESS	200,318	238,216
SALARIES & FRINGES	676,631	799,357
SUPPLIES	1,000	1,000
CONTRACTUAL SERVICES	31,000	37,575
INTERFUND CHARGE/TRANSF	60,500	87,500
OUTLAY	1,500	2,000
CREDITS	174,899	198,279
ADA PARATRANSIT	945,530	1,125,711
SALARIES & FRINGES	111,110	117,753
SUPPLIES	29,700	38,900
CONTRACTUAL SERVICES	23,000	26,500
OUTLAY	-	58,000
CREDITS	(110,000)	(164,553)
CENTRAL SERVICES	53,810	76,600
SALARIES & FRINGES	456,488	785,313
SUPPLIES	14,800	14,800
CONTRACTUAL SERVICES	454,246	503,553
INTERFUND CHARGE/TRANSF	450	450
INFORMATION SERVICES	925,984	1,304,116
EXECUTIVE	9,014,267	10,646,547
SALARIES & FRINGES	759,695	783,399
SUPPLIES	6,000	7,500
CONTRACTUAL SERVICES	55,705	72,205
INTERFUND CHARGE/TRANSF	2,730	3,230
MISCELLANEOUS	-	3,000
FINANCIAL SERVICES	824,130	869,334
FINANCE	824,130	869,334
SALARIES & FRINGES	306,158	454,560
SUPPLIES	4,750	4,750
CONTRACTUAL SERVICES	62,441	62,441
INTERFUND CHARGE/TRANSF	6,000	6,000
PLANNING	379,349	527,751
SALARIES & FRINGES	363,967	378,860
SUPPLIES	4,500	4,700
CONTRACTUAL SERVICES	110,637	110,637
INTERFUND CHARGE/TRANSF	1,000	1,000
ECONOMIC DEVELOPMENT	480,104	495,197

GENERAL FUND

TITLE	2026	2027
SALARIES & FRINGES	750,358	930,226
SUPPLIES	10,500	10,500
CONTRACTUAL SERVICES	44,700	47,700
INTERFUND CHARGE/TRANSF	19,700	19,700
CODE ENFORCEMENT	825,258	1,008,126
BUSINESS & ECONOMIC DEVELOPMENT	1,684,711	2,031,074
SALARIES & FRINGES	518,506	522,797
SUPPLIES	1,455	1,525
CONTRACTUAL SERVICES	33,462	31,162
INTERFUND CHARGE/TRANSF	350	350
ADMINISTRATION	553,773	555,834
SALARIES & FRINGES	132,403	109,023
SUPPLIES	23,470	24,316
CONTRACTUAL SERVICES	51,721	64,946
UTILITIES	125,705	118,280
INTERFUND CHARGE/TRANSF	4,500	4,500
BUILDING OPERATIONS & MAINTENANCE	337,799	321,065
SALARIES & FRINGES	7,620,062	8,125,233
SUPPLIES	111,735	111,985
CONTRACTUAL SERVICES	260,300	278,820
UTILITIES	500	500
INTERFUND CHARGE/TRANSF	272,513	260,200
OUTLAY	6,900	6,900
CREDITS	(75,000)	(84,000)
PATROL	8,197,010	8,699,638
SALARIES & FRINGES	119,403	123,820
SUPPLIES	450	450
CONTRACTUAL SERVICES	89,125	91,720
ANIMAL CONTROL	208,978	215,990
SALARIES & FRINGES	2,433,571	2,676,365
SUPPLIES	6,600	6,600
CONTRACTUAL SERVICES	104,351	115,670
UTILITIES	200	200
INTERFUND CHARGE/TRANSF	54,219	50,600
MISCELLANEOUS	2,550	2,550
DETECTIVE/IDENTIFICATION	2,601,491	2,851,985
SALARIES & FRINGES	3,462,779	3,920,488

GENERAL FUND

TITLE	2026	2027
SUPPLIES	58,800	53,800
CONTRACTUAL SERVICES	220,427	237,767
INTERFUND CHARGE/TRANSF	54,969	56,420
SERVICES	3,796,975	4,268,475
POLICE	15,696,026	16,912,987
SALARIES & FRINGES	625,558	719,581
SUPPLIES	14,200	14,200
CONTRACTUAL SERVICES	180,150	180,650
INTERFUND CHARGE/TRANSF	2,500	2,500
ADMINISTRATION	822,408	916,931
SUPPLIES	18,500	19,500
CONTRACTUAL SERVICES	82,500	84,900
UTILITIES	142,354	143,770
INTERFUND CHARGE/TRANSF	10,000	10,000
MISCELLANEOUS	500	500
OUTLAY	20,000	22,000
BUILDING MAINTENANCE	273,854	280,670
SALARIES & FRINGES	10,705,648	12,394,733
SUPPLIES	355,000	447,000
CONTRACTUAL SERVICES	1,753,437	1,916,483
UTILITIES	500	500
INTERFUND CHARGE/TRANSF	4,000	4,000
MISCELLANEOUS	1,000	1,000
CREDITS	(8,000)	(8,000)
FIRE FIGHTING	12,811,585	14,755,716
SALARIES & FRINGES	104,060	115,853
SUPPLIES	145,800	151,282
CONTRACTUAL SERVICES	90,500	90,500
UTILITIES	70,000	70,000
INTERFUND CHARGE/TRANSF	70,500	76,000
EQUIPMENT OPERATIONS & MAINTENANCE	480,860	503,635
SALARIES & FRINGES	198,285	219,296
SUPPLIES	12,500	12,500
CONTRACTUAL SERVICES	9,000	9,000
INTERFUND CHARGE/TRANSF	2,000	2,000
FIRE PREVENTION	221,785	242,796
FIRE	14,610,492	16,699,748

GENERAL FUND

TITLE	2026	2027
SALARIES & FRINGES	952,546	1,135,001
SUPPLIES	18,000	32,000
CONTRACTUAL SERVICES	129,660	157,950
INTERFUND CHARGE/TRANSF	5,800	7,000
ADMINISTRATION	1,106,006	1,331,951
SUPPLIES	95,000	95,000
CONTRACTUAL SERVICES	1,417,200	1,417,200
UTILITIES	27,000	27,000
GENERAL ASSISTANCE	1,539,200	1,539,200
SALARIES & FRINGES	341,105	182,105
SUPPLIES	3,400	450
CONTRACTUAL SERVICES	21,158	3,720
INTERFUND CHARGE/TRANSF	1,000	1,000
MISCELLANEOUS	500	2,000
OUTLAY	1,000	-
PUBLIC HEALTH NURSING	368,163	189,275
SALARIES & FRINGES	276,816	317,935
SUPPLIES	21,130	15,150
CONTRACTUAL SERVICES	20,727	19,640
INTERFUND CHARGE/TRANSF	2,000	2,500
MISCELLANEOUS	280	300
OUTLAY	500	500
IMMUNIZATION	321,453	356,025
HEALTH & COMMUNITY SERVICES	3,334,822	3,416,451
SALARIES & FRINGES	244,790	258,858
SUPPLIES	2,200	2,200
CONTRACTUAL SERVICES	14,180	18,180
INTERFUND CHARGE/TRANSF	1,200	1,200
MISCELLANEOUS	5,500	5,500
ADMINISTRATION	267,870	285,938
SALARIES & FRINGES	303,232	382,971
SUPPLIES	61,550	61,550
CONTRACTUAL SERVICES	184,230	210,130
UTILITIES	41,670	50,565
INTERFUND CHARGE/TRANSF	9,900	9,900
RECREATION GENERAL	600,582	715,116
SALARIES & FRINGES	125,387	131,108
SUPPLIES	15,000	15,000

GENERAL FUND

TITLE	2026	2027
CONTRACTUAL SERVICES	6,800	6,800
UTILITIES	37,313	41,120
INTERFUND CHARGE/TRANSF	1,000	1,000
SWIMMING POOLS	185,500	195,028
SALARIES & FRINGES	161,798	173,072
SUPPLIES	16,300	19,300
CONTRACTUAL SERVICES	21,500	24,500
SUMMER RECREATION	199,598	216,872
SALARIES & FRINGES	156,487	216,773
SUPPLIES	11,000	11,000
CONTRACTUAL SERVICES	50,800	62,300
UTILITIES	53,973	55,253
INTERFUND CHARGE/TRANSF	42,000	48,000
WATERFRONT	314,260	393,326
SALARIES & FRINGES	826,809	874,509
SUPPLIES	121,950	122,025
CONTRACTUAL SERVICES	200,607	298,607
UTILITIES	109,719	120,882
INTERFUND CHARGE/TRANSF	102,129	128,767
CREDITS	(101,400)	(124,400)
PARKS MAINTENANCE	1,259,814	1,420,390
SALARIES & FRINGES	254,494	269,310
SUPPLIES	14,500	14,500
CONTRACTUAL SERVICES	35,820	35,820
UTILITIES	69,610	71,970
INTERFUND CHARGE/TRANSF	1,800	1,800
CREDITS	(26,500)	(26,500)
SAWYER ARENA	349,724	366,900
SALARIES & FRINGES	35,008	35,830
SUPPLIES	11,500	11,500
CONTRACTUAL SERVICES	12,200	12,200
UTILITIES	36,096	39,469
INTERFUND CHARGE/TRANSF	5,500	5,500
PARKS & REC CENTER	100,304	104,499
SALARIES & FRINGES	259,914	280,429
SUPPLIES	22,000	22,000
CONTRACTUAL SERVICES	37,140	37,140
KIDS CAVE	319,054	339,569

GENERAL FUND

TITLE	2026	2027
PARKS & RECREATION	3,596,706	4,037,638
SALARIES & FRINGES	874,008	1,045,843
SUPPLIES	11,100	24,095
CONTRACTUAL SERVICES	14,105	21,534
INTERFUND CHARGE/TRANSF	7,150	7,150
MISCELLANEOUS	57,650	58,724
OUTLAY	30,000	30,000
ENGINEERING	994,013	1,187,346
SALARIES & FRINGES	83,412	115,291
SUPPLIES	8,500	8,700
CONTRACTUAL SERVICES	155,158	158,275
UTILITIES	78,634	85,707
MISCELLANEOUS	300	300
OUTLAY	-	9,800
CREDITS	(14,000)	(14,045)
CITY HALL	312,004	364,028
SALARIES & FRINGES	1,337,509	1,552,668
SUPPLIES	1,079,172	1,124,482
CONTRACTUAL SERVICES	370,654	377,905
UTILITIES	1,132,058	951,105
INTERFUND CHARGE/TRANSF	10,700	10,700
MISCELLANEOUS	9,156	9,156
OUTLAY	36,500	36,500
CREDITS	(3,377,866)	(3,400,000)
FLEET MAINTENANCE	597,883	662,516
SALARIES & FRINGES	605,767	651,463
SUPPLIES	106,156	144,367
CONTRACTUAL SERVICES	50,410	69,125
UTILITIES	270,817	270,817
INTERFUND CHARGE/TRANSF	106,940	108,113
MISCELLANEOUS	900	900
CREDITS	(41,000)	(41,000)
ELECTRICAL	1,099,990	1,203,785
SALARIES & FRINGES	730,124	777,153
SUPPLIES	82,330	41,336
CONTRACTUAL SERVICES	27,090	30,904
UTILITIES	39,887	56,333
INTERFUND CHARGE/TRANSF	11,867	12,293
CREDITS	(15,000)	(15,000)
ADMINISTRATION	876,298	903,019

GENERAL FUND

TITLE	2026	2027
SALARIES & FRINGES	387,742	557,081
SUPPLIES	24,579	25,716
CONTRACTUAL SERVICES	61,569	64,530
UTILITIES	396	396
INTERFUND CHARGE/TRANSF	69,139	70,712
MISCELLANEOUS	200	250
FORESTRY	543,625	718,685
SALARIES & FRINGES	3,828,803	4,331,505
SUPPLIES	920,124	937,314
CONTRACTUAL SERVICES	412,071	503,779
INTERFUND CHARGE/TRANSF	1,447,794	1,620,511
MISCELLANEOUS	25,252	30,924
CREDITS	(105,200)	(155,200)
HIGHWAY	6,528,844	7,268,833
SALARIES & FRINGES	112,133	123,265
SUPPLIES	5,093	4,886
CONTRACTUAL SERVICES	82,553	78,980
UTILITIES	3,094	3,250
INTERFUND CHARGE/TRANSF	34,269	34,241
CEMETERIES	237,142	244,622
CONTRACTUAL SERVICES	2,305,521	3,493,736
INTERFUND CHARGE/TRANSF	48,000	40,960
SANITATION	2,353,521	3,534,696
PUBLIC SERVICES	13,543,320	16,087,530
CONTRACTUAL SERVICES	1,600	1,600
DEBT SERVICE	3,506,883	3,597,524
DEBT SERVICE	3,508,483	3,599,124
INTERFUND CHARGE/TRANSF	351,101	379,990
MISCELLANEOUS	521,288	581,498
TIFS	872,389	961,488
INTERFUND CHARGE/TRANSF	-	21,969
PICKERING SQ TIF	-	21,969
DEBT SERVICE & TIF	4,380,872	4,582,581
PENSION BONDS	3,000,251	-

GENERAL FUND

TITLE	2026	2027
GROUP LIFE	36,000	42,000
SALARIES & FRINGES	60,000	60,000
CREDITS	(32,831)	(47,113)
UNEMPLOYMENT	27,169	12,887
FRINGE BENEFITS	3,063,420	54,887
TRANSFER TO CAPITAL	1,153,250	-
COUNTY TAX	5,171,827	6,082,901
LIBRARY	2,206,739	2,463,692
CONTRACTUAL SERVICES	45,925	50,000
MISCELLANEOUS	88,000	75,500
OTHER AGENCIES	133,925	125,500
OTHER APPROPRIATIONS	8,665,741	8,672,093
SALARIES & FRINGES	48,263,571	49,990,571
SUPPLIES	11,400,397	13,136,630
DEBT SERVICE	2,380,000	2,380,000
SALARIES & FRINGES - ADULT ED	214,078	225,489
SUPPLIES - ADULT ED	63,945	67,354
EDUCATION	62,321,991	65,800,044
TOTAL EXPENDITURES	**142,875,706**	**152,394,693**

AIRPORT

TITLE	2026	2027
ESTIMATED REVENUE		
ADMINISTRATION	539,175	3,192,227
SECURITY/COMPLIANCE	111,324	48,225
AIRFIELD/GROUNDS MAINT	2,108,676	1,487,094
PETROLEUM/OILS/LUBRICAN	7,995,693	8,980,855
FACILITIES MAINTENANCE	4,024,300	4,876,417
ADVERTISING	50,000	35,000
BELOW WING-RAMP SERVICE	3,704,320	2,699,806
ABOVE WING-CUSTOMER SER	15,000	19,275
AIRCRAFT MECHANICS	178,948	196,087
EQUIPMENT MAINTENANCE	183,564	93,963
LEASED PROPERTIES	2,172,983	2,394,034
AIRPORT PARKING	4,463,833	4,009,686
TOTAL	25,547,816	28,032,669
EXPENDITURE BUDGET		
SALARIES & FRINGES	1,245,998	1,538,470
SUPPLIES	24,600	17,100
CONTRACTUAL SERVICES	449,026	1,548,582
INTERFUND CHARGE/TRANSF	481,324	494,204
MISCELLANEOUS	17,890	18,751
OUTLAY	115,000	508,000
ADMINISTRATION	2,333,838	4,125,107
SALARIES & FRINGES	822,647	866,400
SUPPLIES	17,540	24,290
CONTRACTUAL SERVICES	76,663	85,671
UTILITIES	900	900
INTERFUND CHARGE/TRANSF	1,000	1,000
MISCELLANEOUS	8,800	7,702
OUTLAY	66,000	-
SECURITY/COMPLIANCE	993,550	985,963
SALARIES & FRINGES	614,742	605,290
SUPPLIES	3,800	3,300
CONTRACTUAL SERVICES	37,153	34,196
MISCELLANEOUS	3,100	14,471
DISPATCH	658,795	657,257
SALARIES & FRINGES	1,686,368	1,750,977

AIRPORT

TITLE	2026	2027
SUPPLIES	598,100	623,540
CONTRACTUAL SERVICES	224,751	258,589
UTILITIES	380,809	373,899
INTERFUND CHARGE/TRANSF	60,380	63,312
MISCELLANEOUS	4,350	7,406
OUTLAY	1,092,443	612,500
AIRFIELD/GROUND MAINT	4,047,201	3,690,223
SALARIES & FRINGES	420,965	524,353
SUPPLIES	88,020	101,740
CONTRACTUAL SERVICES	155,499	134,134
UTILITIES	95,070	100,721
MISCELLANEOUS	1,200	1,061
OUTLAY	90,000	97,050
PETROLEUM/OILS/LUBRICANTS	850,754	959,059
SALARIES & FRINGES	695,006	733,006
SUPPLIES	184,850	193,350
CONTRACTUAL SERVICES	1,199,558	1,447,867
UTILITIES	631,077	705,154
INTERFUND CHARGE/TRANSF	600,254	620,072
MISCELLANEOUS	4,000	4,299
OUTLAY	891,943	1,901,007
FACILITIES MAINTENANCE	4,206,688	5,604,755
SALARIES & FRINGES	291,199	342,843
SUPPLIES	8,500	10,000
CONTRACTUAL SERVICES	496,132	536,430
INTERFUND CHARGE/TRANSF	1,000	1,000
MISCELLANEOUS	1,100	985
OUTLAY	-	92,000
MARKETING	797,931	983,258
SALARIES & FRINGES	2,722,576	2,909,455
SUPPLIES	42,420	52,420
CONTRACTUAL SERVICES	210,140	223,413
UTILITIES	230,249	238,748
INTERFUND CHARGE/TRANSF	6,000	6,000
MISCELLANEOUS	18,600	19,452
OUTLAY	770,000	945,000
BELOW WING-RAMP SERVICES	3,999,985	4,394,488
SALARIES & FRINGES	868,701	905,369
SUPPLIES	39,090	39,090

AIRPORT

TITLE	2026	2027
CONTRACTUAL SERVICES	118,709	122,981
UTILITIES	-	13,000
INTERFUND CHARGE/TRANSF	800	800
MISCELLANEOUS	5,500	3,613
ABOVE WING-CUSTOMER SERVICE	1,032,800	1,084,853
SALARIES & FRINGES	527,258	557,634
SUPPLIES	7,020	14,520
CONTRACTUAL SERVICES	32,819	34,781
UTILITIES	1,350	1,350
INTERFUND CHARGE/TRANSF	300	300
MISCELLANEOUS	1,000	794
AIRCRAFT MECHANICS	569,747	609,379
SALARIES & FRINGES	654,457	731,682
SUPPLIES	169,250	192,473
CONTRACTUAL SERVICES	80,959	105,502
UTILITIES	45,064	54,758
INTERFUND CHARGE/TRANSF	3,500	3,500
MISCELLANEOUS	2,300	668
OUTLAY	70,000	35,000
GSE MAINTENANCE	1,025,530	1,123,583
SUPPLIES	59,000	59,000
CONTRACTUAL SERVICES	345,837	362,151
UTILITIES	381,867	404,261
INTERFUND CHARGE/TRANSF	47,380	40,312
MISCELLANEOUS	180,651	391,360
OUTLAY	870,000	285,000
LEASED PROPERTIES	1,884,735	1,542,084
DEBT SERVICE	1,010,962	541,316
SALARIES & FRINGES	339,499	339,499
SUPPLIES	15,839	14,565
CONTRACTUAL SERVICES	341,707	354,816
UTILITIES	20,707	16,757
INTERFUND CHARGE/TRANSF	10,300	10,300
MISCELLANEOUS	33,684	33,684
OUTLAY	385,000	-
AIRPORT PARKING	1,146,736	769,621
SALARIES & FRINGES	534,439	567,338
SUPPLIES	9,750	9,950

AIRPORT

TITLE	2026	2027
CONTRACTUAL SERVICES	53,941	61,539
UTILITIES	13,000	13,000
MISCELLANEOUS	1,500	1,213
OPERATIONS/DUTY OFFICERS	612,630	653,040
SALARIES & FRINGES	114,197	92,432
SUPPLIES	37,025	28,825
CONTRACTUAL SERVICES	187,308	185,022
UTILITIES	1,200	1,200
MISCELLANEOUS	1,204	1,204
OUTLAY	35,000	-
SAFETY/ENVIRONMENTAL	375,934	308,683
TOTAL OPERATING	25,547,816	28,032,669
NON OPERATING	7,973,550	9,273,550
TOTAL	33,521,366	37,306,219

WASTEWATER TREATMENT PLANT

TITLE	2026	2027
ESTIMATED REVENUE		
INTEREST INCOME	-	-
SALE OF SALVAGE	2,500	2,500
DOMESTIC USERS	11,220,691	12,076,948
ABATEMENTS	(83,500)	(70,630)
CONTRACTED SERVICES	88,561	63,000
SEWER SURCHARGES	50,200	50,200
OTHER TOWNS/CITIES	321,540	420,362
INTEREST ON ACCT REC	80,000	75,782
STREET OPENING PERMITS	6,500	6,500
CONNECTION FEES	15,000	15,000
SALE OF SALVAGE	3,000	3,000
CONTRACTED SERVICES	10,000	10,000
UNASSIGNED FUND BALANCE	-	-
TOTAL	11,714,492	12,652,662
EXPENDITURE BUDGET		
SALARIES & FRINGES	504,617	570,660
SUPPLIES	8,829	10,100
CONTRACTUAL SERVICES	115,000	127,150
INTERFUND CHARGE/TRANSF	196,276	202,305
MISCELLANEOUS	30,180	29,180
OUTLAY	1,500	1,500
ADMINISTRATION	856,402	940,895
SALARIES & FRINGES	1,134,587	1,256,766
SUPPLIES	479,486	499,491
CONTRACTUAL SERVICES	330,019	320,093
UTILITIES	1,080,870	1,071,075
INTERFUND CHARGE/TRANSF	24,494	23,500
MISCELLANEOUS	18,190	18,222
OUTLAY	780,400	575,000
STATION & PLANT OPERATION	3,848,046	3,764,147
SALARIES & FRINGES	951,837	1,135,124
SUPPLIES	158,298	166,298
CONTRACTUAL SERVICES	310,849	288,574
UTILITIES	6,700	6,450
INTERFUND CHARGE/TRANSF	1,343,100	1,490,100
OUTLAY	98,000	580,500

WASTEWATER TREATMENT PLANT

TITLE	2026	2027
LINE OPERATION & MAINTENANCE	2,868,784	3,667,046
COMPOSTING	805,900	754,354
DEBT SERVICE	3,221,202	3,399,183
SALARIES & FRINGES	102,058	114,937
SUPPLIES	4,600	4,600
CONTRACTUAL SERVICES	7,500	7,500
INDUSTRIAL PRETREAT PROGRAM	114,158	127,037
TOTAL OPERATING	11,714,492	12,652,662
NON OPERATING	1,520,230	1,520,230
TOTAL	13,234,722	14,172,892

STORMWATER

TITLE	2026	2027
ESTIMATED REVENUE		
TRUST & AGENCY	100,000	-
UNASSIGNED FUND BALANCE	198,495	500,261
STORMWATER UTILITY FEE	1,272,000	1,270,347
INTEREST INCOME	37,000	35,000
INTEREST ON ACCT REC	42,000	42,000
TOTAL	1,649,495	1,847,608
EXPENDITURE BUDGET		
SALARIES & FRINGES	117,190	280,075
SUPPLIES	4,850	4,850
CONTRACTUAL SERVICES	105,997	118,043
UTILITIES	100	100
INTERFUND CHARGE/TRANSF	5,750	5,750
MISCELLANEOUS	29,850	41,100
ADMINISTRATION	263,737	449,918
SUPPLIES	1,350	1,350
CONTRACTUAL SERVICES	48,500	48,500
INTERFUND CHARGE/TRANSF	197,000	197,000
MISCELLANEOUS	3,000	3,000
OUTLAY	-	10,000
OPERATIONS & MAINT	249,850	259,850
SUPPLIES	500	500
CONTRACTUAL SERVICES	80,000	80,000
OUTLAY	10,000	10,000
MONITOR & DATA ANALYSIS	90,500	90,500
SALARIES & FRINGES	158,068	-
SUPPLIES	2,000	2,000
CONTRACTUAL SERVICES	32,000	32,000
INTERFUND CHARGE/TRANSF	500	500
OUTLAY	775,000	935,000
IMPROVEMENTS	967,568	969,500
DEBT SERVICE	77,840	77,840
TOTAL OPERATING	1,649,495	1,847,608

STORMWATER

TITLE	2026	2027
NON OPERATING	16,493	16,493
TOTAL	1,665,988	1,864,101

BASS PARK

TITLE	2026	2027
ESTIMATED REVENUE		
ADVERTISING	321,085	330,063
OFF STREET PARKING	106,628	95,944
TICKET REVENUE	113,025	27,390
DIRECT EVENT	460,106	638,316
ADVERTISING	574,750	596,725
AUDIO/VISUAL	43,600	48,550
CLUB SEAT	12,375	12,994
FACILITY FEE	246,035	205,773
CONVENIENCE FEE	285,240	192,570
FOOD & BEVERAGE	761,321	950,803
NOVELTY	36,035	34,553
CONCESSIONS	696,835	705,788
MISCELLANEOUS	43,750	35,000
RENTAL	169,000	134,000
DOWNTOWN TIF	1,419,296	1,500,000
ADVERTISING	184,000	184,000
ARENA FUND	1,400,000	1,298,852
TOTAL	6,873,081	6,991,321
EXPENDITURE BUDGET		
SALARIES & FRINGES	2,057,608	1,950,705
SUPPLIES	151,875	148,450
CONTRACTUAL SERVICES	868,934	971,435
UTILITIES	812,900	990,900
MISCELLANEOUS	7,655	6,830
CROSS INSURANCE CENTER	3,898,972	4,068,320
OWNER COSTS	111,973	116,988
DEBT SERVICE	2,862,136	2,806,013
TOTAL OPERATING	6,873,081	6,991,321
NON OPERATING	2,899,074	2,899,074
TOTAL	9,772,155	9,890,395

PARKING

TITLE	2026	2027
ESTIMATED REVENUE		
OFF STREET PARKING	80,108	95,116
ABBOTT SQ PERMITS	287,597	266,967
ABBOTT SQ FEES	25,000	36,585
GARAGE PERMITS	306,504	334,857
GARAGE FEES	115,000	125,619
EV CHARGING FEES	-	15,636
TICKETS	93,250	133,350
TOTAL	907,459	1,008,130
EXPENDITURE BUDGET		
SALARIES & FRINGES	351,035	326,681
SUPPLIES	8,784	4,278
CONTRACTUAL SERVICES	197,831	254,844
UTILITIES	46,970	59,330
INTERFUND CHARGE/TRANSF	68,000	68,000
DEBT SERVICE	21,455	-
OUTLAY	213,384	294,997
PARKING	907,459	1,008,130
TOTAL OPERATING	907,459	1,008,130
NON OPERATING	99,616	99,616
TOTAL	1,007,075	1,107,746

GOLF COURSE

TITLE	2026	2027
ESTIMATED REVENUE		
UNASSIGNED FUND BALANCE	38,069	110,499
CONCESSIONS	35,500	36,000
RESIDENT MEMBERSHIP	140,000	148,000
NONRESID MEMBERSHIP	132,000	160,000
GREENS FEES	409,000	428,000
GOLF CART FEES	310,000	317,000
INTEREST INCOME	3,000	3,000
TOTAL	1,067,569	1,202,499
EXPENDITURE BUDGET		
SALARIES & FRINGES	576,239	616,142
SUPPLIES	94,400	92,600
CONTRACTUAL SERVICES	77,700	78,100
UTILITIES	98,500	118,500
INTERFUND CHARGE/TRANSF	77,657	77,657
DEBT SERVICE	38,993	-
OUTLAY	104,080	219,500
GOLF COURSE	1,067,569	1,202,499
TOTAL OPERATING	1,067,569	1,202,499
NON OPERATING	84,371	84,371
TOTAL	1,151,940	1,286,870

ECONOMIC DEVELOPMENT

TITLE	2026	2027
ESTIMATED REVENUE		
UNASSIGNED FUND BALANCE	136,994	111,055
RENTAL	431,103	431,103
MISCELLANEOUS	27,521	27,521
INTEREST INCOME	14,000	14,000
TOTAL	609,618	583,679
EXPENDITURE BUDGET		
CONTRACTUAL SERVICES	102,029	106,235
UTILITIES	24,911	24,911
MISCELLANEOUS	34,646	34,646
DEBT SERVICE	195,432	14,887
OUTLAY	252,600	403,000
ECONOMIC DEVELOPMENT	609,618	583,679
TOTAL OPERATING	609,618	583,679
NON OPERATING	142,540	142,540
TOTAL	752,158	726,219

CITY COUNCIL ACTION 06/08/2026 26-205

Council Meeting Date: 06/08/2026

Item No: 26-205

Responsible Dept: City Manager

Requested Action: Resolve Map/Lot: N/A

Title, Resolve

Appropriating Funds for Various Capital Purposes Utilizing Various Reserves, Trust and Agency Accounts and Other Funds for Expenditures to be Made During Fiscal Year 2027

Summary

This Resolve will make appropriations from various sources to fund programs or purchases identified in the FY 2027 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	$ 350,000
Unassigned Fund Balance	11,038,099
Community Connector Reserve	300,000
TOTAL	$ 11,688,099

Committee Action

Committee: Council Workshop Meeting Date: 04/13/2026

Action: Recommend for passage For: Against:

Previous Council Actions

This resolve is based on the City Manager's Recommended budget. It may require amendment by substitution on June 22, 2026 if additional changes are made as the budget is finalized.

City Manager City Solicitor Finance Director

Introduced for: First Reading

CITY OF BANGOR RESOLVE 06/08/2026 26-205

Date: 06/08/2026

Item No: 26-205

Assigned to Councilor: Deane

Appropriating Funds for Various Capital Purposes Utilizing Various Reserves, Trust and Agency Accounts and Other Funds for Expenditures to be Made During Fiscal Year 2027

Be it Resolved by the City Council of the City of Bangor that, the amount of $350,000 in State of Maine LRAP Funding is hereby appropriated to partially fund street improvements; and

Be if Further Resolved that, the amount of $11,038,099 is hereby appropriated from Unassigned Fund Balance to fund various capital requests across all departments; and

Be if Further Resolved that, the amount of $300,000 is hereby appropriated from the Community Connector Reserve to partially fund transit buses.

FY27 NEW PROGRAM AND CAPITAL REQUESTS

Department	Request	New Program	Other	Capital	Funded	Operating Budget	Improvement Reserve	Bond Issue	Other	Comments
Records										
	Administrative clerk for City Clerks	80,181			Y	80,181				
	Administrative clerk for Treasury	80,181			Y	80,181				
Legal										
	Part time assistant	22,880			Y	22,880				
	Full time Assistant City Solicitor	137,239			Y	137,239				
	Computer equipment			2,038	Y				2,038	Unassigned Fund Balance
Executive										
	Emergency Management Director	220,000			N					
Central Services										
	Die Cutter	35,000			Y				35,000	Unassigned Fund Balance
	Print MIS System	8,000			Y				8,000	Unassigned Fund Balance
	Wide format printer	15,000			Y				15,000	Unassigned Fund Balance
Info Services										
	IT Cyber Security Analyst Position	129,235			Y	129,235				
	IT Cloud Security Analyst Position	129,235			Y	129,235				
	Financial/Land Use/Human Resource System Replacement			250,000	Y				250,000	Unassigned Fund Balance
	Upgrade/Replacement of Avigilon camera server			20,000	Y				20,000	Unassigned Fund Balance
	PC Capital Replacments			50,000	Y				50,000	Unassigned Fund Balance
	Expand Fiber Network for Redundancy			130,000	Y				130,000	Unassigned Fund Balance
	City Wide Disk Storage SANs Upgrade(City Hall and PD)			165,000	Y				165,000	Unassigned Fund Balance
	IT Department remodel of old council chambers for IT Office space			25,000	Y				25,000	Unassigned Fund Balance
	FIRE/PD - Expand Fiber RADIO Network for Redundancy			30,000	Y				30,000	Unassigned Fund Balance
	City Wide replacement of Hikevision Cameras			42,000	Y				42,000	Unassigned Fund Balance
	Upgrade of City Wide Wifi			32,000	Y				32,000	Unassigned Fund Balance
	YUBIKEY Security Key for MFA and secure logins (not Airport)			22,500	Y				22,500	Unassigned Fund Balance
Comm Connect										
	Transit Drivers & Full-Time	150,025			Y	150,025				
	Facilities Upgrades			50,000	N				-	
	Annual Replacement Reserve Funding			550,000	P				125,000	Bus Operating
										125,658 - FTA
	ADA Vans			157,073	Y				157,073	31,415 Bus Operating
										7,852,320 - FTA
										981,540 - MDOT
										275,000 - Bus Operating
	Rehab of Cold Bus Barn (1980) Local Only			9,833,860	Y				9,833,860	725,000 - Existing Funds
	Service Vehicle			40,000	N				-	
	Transit Technology (Moblie fare ticketing)			100,000	P				75,000	Bus Operating
	Cold Bus Barn extras			300,000	N				-	
										1,200,000 - grant opportunity
	Transit Buses (Hybrid/Electric) (MDOT anticipated grant opportunity)			1,500,000	Y				1,500,000	300,000 - Community Connector Reserve
Finance										
	Staff Accountant	122,888			Y	122,688				
Planning										
	Digitizing planning files	50,000			N					
Community & Economic Development										
	Urban Development Officer	125,038			Y	125,038				
	Housing Rehab Coordinator (split 50/50 with Code)	45,200			Y	45,200				Split 50/50 with Code
	Quality Housing Provider program	300,000			Y				300,000	Unassigned Fund Balance
	Mall redevelopment plan	200,000			Y				200,000	Unassigned Fund Balance
	Affordable housing fund	2,000,000			N					
Code Enforce										
	Code Enforcement Inspector Position	84,650			Y	84,650				
	Housing Rehab Coordinator (split 50/50 with Code)	45,200			Y	45,200				Split 50/50 with CED
	Vehicle Replacement			60,000	Y				60,000	Unassigned Fund Balance
	Permitting, Code, Planning, Fire Inspection, Licensing Software			85,000	Y				85,000	Unassigned Fund Balance

FY27 NEW PROGRAM AND CAPITAL REQUESTS

Department	Request	New Program	Other	Capital	Funded	Operating Budget	Improvement Reserve	Bond Issue	Other	Comments
Police										
	Downtown Patrol Officer	137,510			Y	137,510				
	Patrol Vehicle Replacement			280,000	Y				280,000	Unassigned Fund Balance
	Services Vehicle Replacement			45,000	Y				45,000	Unassigned Fund Balance
	Detective Vehicle Replacement			80,000	Y				80,000	Unassigned Fund Balance
	Employee Hiring Program			40,000	Y				40,000	Unassigned Fund Balance
	Mobile Data Terminal Replacement/Maintenance			57,400	Y				57,400	Unassigned Fund Balance
	Electronic Fingerprint System			22,000	Y				22,000	Unassigned Fund Balance
	Body Worn Camera			74,000	Y				74,000	Unassigned Fund Balance
	Facility Infrastructure and Equipment Improvement			15,000	Y				15,000	Unassigned Fund Balance
	Electric Patrol Vehicle - Downtown Patrol			72,000	Y				72,000	Unassigned Fund Balance
	Uniform/Equipment/CID/Winter Wear Gear			15,000	Y				15,000	Unassigned Fund Balance
	IT - Monitors/Hard Drive/Forensic Computer			12,500	Y				12,500	Unassigned Fund Balance
Fire										
	4 Firefighter/Paramedics (528,365) or	528,365			Y	528,365				
	8 Firefighter/Paramedics (1,056,731)	1,056,731			N					
	Training Officer (137,110)	137,110			Y	137,110				
	Station 5 and 6 Climate Control			100,000	Y				100,000	Unassigned Fund Balance
	Supervisor Vehicle			210,000	Y				210,000	Unassigned Fund Balance
	Engine Replacement			260,000	Y				260,000	Unassigned Fund Balance
	Fit Test Machine			16,000	Y				16,000	Unassigned Fund Balance
	Ladder Replacement			562,500	Y				562,500	Unassigned Fund Balance
Health & Commun										
	Housing Support Navigator	56,000			Y	56,000				
	Homeless Response Coordinator	62,000			Y	62,000				
Parks										
	Park Ranger to full time	46,500			Y	46,500				
	Recreation Sport Coordinator	63,000			Y	63,000				
	Parks and Rec Ranger Vehicle			60,000	Y				60,000	Unassigned Fund Balance
	Utility Vehicle Replacement			30,000	Y				30,000	Unassigned Fund Balance
	Zero Turn Mower Replacement			15,000	Y				15,000	Unassigned Fund Balance
	Parks and Rec Vehicle Replacement(#55)			80,000	Y				80,000	Unassigned Fund Balance
	Robotic Mowers			16,000	Y				16,000	Unassigned Fund Balance
	Playstructure Replacement (Coe Park)			233,000	Y				233,000	Unassigned Fund Balance
	Parks and Rec Vehicle Replacement(#80)			75,000	Y				75,000	Unassigned Fund Balance
	Mansfield Stadium LED Light Replacement			45,000	Y				45,000	Unassigned Fund Balance
	4WD Mower Replacement			50,000	Y				50,000	Unassigned Fund Balance
	Resurface Pool Surface Pancoe Pool			400,000	Y				400,000	Unassigned Fund Balance
	Fence and Backstop Replacement Union Street			30,000	Y				30,000	Unassigned Fund Balance
	Utility Vehicle Replacement			30,000	Y				30,000	Unassigned Fund Balance
	Coummunity Garden Parking Lot/Walkway			235,000	Y				235,000	Unassigned Fund Balance
	Rolland Perry City Forest Parking Expansion Study			15,000	Y				15,000	Unassigned Fund Balance
	Parks and Rec Trailers			15,000	Y				15,000	Unassigned Fund Balance
	Robotic Painter			50,000	Y				50,000	Unassigned Fund Balance
	Install New Fiber Waterfront			100,000	Y				100,000	Unassigned Fund Balance
Engineering										
	Additional Engineering Assistant II/Inspector	100,726			Y	100,726				
City Hall										
	2nd & 3rd Floor Renovations			100,000	Y				100,000	Unassigned Fund Balance
	Basement Renovations			50,000	Y				50,000	Unassigned Fund Balance
	Exterior Improvements			50,000	Y				50,000	Unassigned Fund Balance
	Repointing Exterior			400,000	Y				400,000	Unassigned Fund Balance
	Interior Wall Displays			35,000	Y				35,000	Unassigned Fund Balance
Fleet Maintenance										
	Replace Rental Van			50,000	Y				50,000	Unassigned Fund Balance
	Replace Gas and Diesel Dispensers			50,000	Y				50,000	Unassigned Fund Balance
	Upgrade Fleet Management Program			165,000	Y				165,000	Unassigned Fund Balance
	Two Fleet Mechanics	220,000			N	220,000				

FY27 NEW PROGRAM AND CAPITAL REQUESTS

Department	Request	New Program	Other	Capital	Funded	Operating Budget	Improvement Reserve	Bond Issue	Other	Comments
Public Services										
	Annual Street paving (Minus URIP)			1,500,000	Y				1,500,000	$1.15 mil Unassigned Fund, 350,000 URIP
	Annual sidewalk paving			225,000	Y				225,000	Unassigned Fund Balance
	Traffic signal upgrades			100,000	N					
	Plow Trucks			572,881	Y				572,881	Unassigned Fund Balance
	Light-Duty Pick Up Trucks			124,000	Y				124,000	Unassigned Fund Balance
	Large Front End Loaders & Backhoes			155,000	Y				155,000	Unassigned Fund Balance
	Flail Mower Replacement			10,000	Y				10,000	Unassigned Fund Balance
	Mt. Hope Cemetery Repairs			15,000	Y				15,000	Unassigned Fund Balance
	Equipment Trailers			15,000	Y				15,000	Unassigned Fund Balance
	Leaf Vacuum Replacement			90,000	Y				90,000	Unassigned Fund Balance
	Compressors			40,000	Y				40,000	Unassigned Fund Balance
	Power Screen			100,000	N					
	Sidewalk Plows			255,000	Y				255,000	Unassigned Fund Balance
	Vibratory Roller			60,000	Y				60,000	Unassigned Fund Balance
	Trailer Mounted Pulp Loader			40,000	Y				40,000	Unassigned Fund Balance
	Pavement Striping Machine			15,000	Y				15,000	Unassigned Fund Balance
	Snow Blower			225,000	Y				225,000	Unassigned Fund Balance
	Small Front End Loaders			150,000	Y				150,000	Unassigned Fund Balance
	Latex Printer			40,000	Y				40,000	Unassigned Fund Balance
	Catch Basin Vacuum			300,000	Y				300,000	Unassigned Fund Balance
	Street Sweepers			285,000	Y				285,000	Unassigned Fund Balance
	Telematics Fleet Management with Dash Cam			69,172	Y				69,172	Unassigned Fund Balance
	Design - Replace Sand Shed/Storage 150x60			100,000	Y				100,000	Unassigned Fund Balance
	Snow Pusher Blade Replacement			15,000	Y				15,000	Unassigned Fund Balance
	DPW Facitiy Roof Repairs (Moderate) 12Ksqft			100,000	Y				100,000	Unassigned Fund Balance
	Flex Wing Mower PTO Mower - Forestry			30,000	Y				30,000	Unassigned Fund Balance
	Compact Forestry Tractor			40,000	Y				40,000	Unassigned Fund Balance
	Boom Flail for road side mowing			30,000	Y				30,000	Unassigned Fund Balance
	Decorative Street Light Fixtures			150,000	Y				150,000	Unassigned Fund Balance
	Pavement Marking			200,000	Y				200,000	Unassigned Fund Balance
	Miovision			297,440	Y				297,440	Unassigned Fund Balance
	Hydo Seeder			75,000	Y				75,000	Unassigned Fund Balance
Infrastructure/Other										
	Broadway Corridor Improvements			100,000	Y				100,000	Unassigned Fund Balance
	Ohio St Bridge Repair			100,000	Y				100,000	Unassigned Fund Balance
	BACTS Projects			407,617	Y				407,617	Unassigned Fund Balance
	MaineDOT MPI Projects			75,051	Y				75,051	Unassigned Fund Balance
	Pedestrian/Intersection Improvements			120,000	Y				120,000	Unassigned Fund Balance
	Miscellaneous Drainage Improvements			50,000	Y				50,000	Unassigned Fund Balance
	Fiber Connection Transit to PD			50,000	Y				50,000	Unassigned Fund Balance
	City GIS Update			20,000	Y				20,000	Unassigned Fund Balance
	Climate Action Plan			30,000	Y				30,000	Unassigned Fund Balance
Downtown TIF										
	Columbia Street Deck Debt Service			50,500	Y				50,500	Downtown TIF
	Arena Debt Service			1,500,000	Y				1,500,000	Downtown TIF
	Downtown TIF Develop Agreements			391,806	Y				391,806	Downtown TIF
	Court St Demo			95,075	Y				95,075	Downtown TIF
	Village Partnership			175,000	Y				175,000	Downtown TIF
	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			25,000	Y				25,000	Downtown TIF
	Downtown Traffic Signals/Electrical			50,000	Y				50,000	Downtown TIF
	Downtown Landscaping & Amenities			30,000	Y				30,000	Downtown TIF
	Downtown Marketing			30,000	Y				30,000	Downtown TIF
	City Waterfront Parcel - Redevelop/Bulkhead			200,000	y				200,000	Downtown TIF
	KD Stream Retaining Walls			500,000	Y				500,000	Downtown TIF
	Economic Development Support			15,000	Y				15,000	Downtown TIF
	Downtown Electric Upgrades			50,000	y				50,000	Downtown TIF
	Cultural Commission Strategy Plan			30,000	Y				30,000	Downtown TIF
	Penobscot River Remediation			100,000	Y				100,000	Downtown TIF
	Cross Insurance Center Reserve			350,000	Y				350,000	Downtown TIF
	Monument Restoration			25,000	Y				25,000	Downtown TIF
	Kenduskeag Stream Trail/Fence Repair			25,000	Y				25,000	Downtown TIF
	Dock 4 Replacement			200,000	y				200,000	Downtown TIF
	Downtown Bgr Partnership - Position			51,100	Y				51,100	Downtown TIF

FY27 NEW PROGRAM AND CAPITAL REQUESTS

Department	Request	New Program	Other	Capital	Funded	Operating Budget	Improvement Reserve	Bond Issue	Other	Comments
Downtown TIF (cont'd)										
	Paver Replacement - Hamlin			130,000	y				130,000	Downtown TIF
	Columbia Street Retaining Wall			300,000	Y				300,000	Downtown TIF
	Streets Plus			230,000	Y				230,000	Downtown TIF
	Pickering Square Parking Garage Maintenance			300,000	P				300,000	Downtown TIF, remainder in parking
	Cultural Commission Grant Program			20,000	Y				20,000	Downtown TIF
Other Agencies										
	Bangor Public Library		2,463,692		Y	2,463,692				
	PB Snowmobile Club		3,000		Y	3,000				
	Cultural Commission - Annual budget + $2,500 ARTober		22,500		Y	22,500				
	Tourism Support or Meeting Support		50,000		Y	50,000				
	City Wide Dues (MMA etc)		50,000		Y	50,000				
		6,387,894	2,589,192	28,365,975		5,092,155	-	-	28,652,513	

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

FY27 NEW PROGRAM AND CAPITAL REQUESTS

Department	Request	New Program	Other	Capital	Funded	Operating Budget	Improvement Reserve	Bond Issue		Other	Comments
Airport											
	Tank Farm Feuld Maintenance Technician	86,579			Y	86,579					
	Assistant Airport Director, Finance and Business Development	181,082			Y	181,082					
	AIP/BIL/AIG/ATP Grants										
	Taxiway A - Final Design & Construction			14,600,000	Y	462,500				14,137,500	13,775,000 FAA, 362,500 MDOT
	Taxiway M - Final Design & Construction			2,100,000	Y	150,000				1,950,000	1,900,000 FAA, 50,000 MDOT
	PFC & CFC Projects										
	TSA Checkpoint Relocation & Expansion-Design & Construction			17,315,800	Y	866,387				16,449,413	PFC Revenues
	Building & Infrastructure Improvements										
	Hydro Testing - JETA Fuel Pipeline			32,050	Y					32,050	Unassigned Fund Balance
	JETA Tank #1 - Floating Suction Replacement & Tank Cleaning			35,000	Y					35,000	Unassigned Fund Balance
	JETA Tank #2 - 653 Inspection & Cleaning			30,000	Y					30,000	Unassigned Fund Balance
	Replacement of 1 of 3 IAB Roof Top Air Handlers			800,000	Y					800,000	Unassigned Fund Balance
	Relocate CBP Conference Room			35,000	Y					35,000	Unassigned Fund Balance
	Replacement of Airline Common Use Podiums			92,000	Y					92,000	Unassigned Fund Balance
	Dock 10 - Repiping of Subslab Radiant Heat System			25,000	Y					25,000	Unassigned Fund Balance
	Dock 13 - Roof Coating Repair			200,000	Y					200,000	Unassigned Fund Balance
	Building 96 Replace Carpet & Flooring (Leased to FAA)			60,000	Y					60,000	Unassigned Fund Balance
	Computer/Security System Upgrades										
	Fiber Optic Cabling - Airport Campus			250,000	Y	130,000				120,000	Existing Funds
	Airport wide Computer/Monitor/Printer Upgrades			28,000	Y	28,000					
	Upgrade Public Wifi Service			45,000	Y	45,000					
	Replace Terminal Paging System			35,000	Y	35,000					
	Replace CBP Network Router & Switches			84,620	Y	84,620					
	Equipment/Machinery										
	Generator for BGR Aviation Building			35,000	Y					35,000	Unassigned Fund Balance
	Additional High Reach Deicer (will make total of 2)			945,000	Y					945,000	Unassigned Fund Balance
	Flowmeter Kits (3) for Global Fuel Tankers			35,000	Y					35,000	Unassigned Fund Balance
	Grounds/Studies/Other										
	Airport Planning Services			200,000	Y	147,907				52,093	Unassigned Fund Balance
	Conceptual Planning & Design - New General Aviation Hangar			150,000	Y	150,000					
		267,661	-	37,132,470		2,367,075	-	-		35,033,056	
WWTP											
	SCADA Instrumentation & Control Phase C (final)			385,000	Y	385,000					
	AERATION OVERBID			500,000	Y			500,000	GOB		
	AECOM LTCP			40,000	Y	40,000					
	Perry Rd. Pump Station Upgrade Acquisition/Design			540,000	Y			540,000	SRF		
	CCTV Van Replacement			580,000	Y	580,000					
	Sewer Software Replacement			100,000	Y	100,000					
	Meadowbrook Separation			75,000	Y	75,000					
	K-Mart Pump Station Elimination (Design)			200,000	Y	200,000					
	VPI Lower State to Cedar			550,000	Y			550,000	SRF		
	Nelson/Autumn/Smith			400,000	Y			400,000	GOB		
	Perry Rd. Storm Separation (Design)			200,000	Y			200,000	SRF		
	Small Projects/Repair			925,000	Y	925,000					
		-	-	4,495,000		2,305,000	-	2,190,000		-	
Stormwater											
	Capehart Brook - Structural BMP MS4 Compliance			75,000	Y	75,000					
	Penjajawoc - Essex St Culvert at Fox Hollow			200,000	Y	200,000					
	Fruit Street at Mt Hope Separation			60,000	Y	60,000					
	MS4 - Meadowbrook Separation -8172 addl funds			100,000	Y	100,000					
	MS4 - Smith St & Smith St Ave Upgrades and Separation			200,000	Y	200,000					
	MS4 - Ohio St Separation project			150,000	Y	150,000					
	MS4 - Drainage improvements as needed			150,000	Y	150,000					
		-	-	935,000		935,000	-	-		-	
Bass Park											
	Convention Center Carpet Replacement			200,000	N					-	Funded by Oakview
	Security Improvements			40,000	Y					40,000	Downtown TIF
	IT Improvements			30,000	Y					30,000	Downtown TIF
	Building Equipment			20,000	Y					20,000	Downtown TIF
	LED Lighting Upgrades			10,000	Y					10,000	Downtown TIF
	Building Repairs (Door, Roof, Airwall)			30,000	Y					30,000	Downtown TIF

FY27 NEW PROGRAM AND CAPITAL REQUESTS

Department	Request	New Program	Other	Capital	Funded	Operating Budget	Improvement Reserve	Bond Issue	Other	Comments
Bass Park (cont'd)										
	110 Bunker Suite Remodel			10,000	Y				10,000	Downtown TIF
	Airwall Recovering			15,000	Y				15,000	Downtown TIF
	Audio Visual Equipment			10,000	Y				10,000	Downtown TIF
	Hussey Seat Replacement			15,000	Y				15,000	Downtown TIF
	Kitchen Equipment			20,000	Y				20,000	Downtown TIF
	Domestic Water Boiler Replacement			150,000	Y				150,000	Downtown TIF
	Upgrade Fire Alarm System			175,000	N				-	
		-	-	725,000		-	-	-	350,000	
Parking										
	Pickering Square Garage Repairs			300,000	P	68,753			231,247	Remainder in downtown TIF
	Maintenance Reserve			80,000	Y	80,000				
	Technology Upgrades			50,000	Y	50,000				
	Vehicle Upgrade			60,000	Y	60,000				
		-	-	490,000		258,753	-	-	231,247	
Golf Course										
	Golf Car Lease			62,000	Y	62,000				
	Clubhouse Renovation			60,000	Y	60,000				
	Ice Machine			7,500	Y	7,500				
	Course Renovation			90,000	Y	90,000				
		-	-	219,500		219,500	-	-	-	
Econ Develop										
	MBEP: Traffic & Electrical Improvements			106,250	Y				106,250	Existing Funds
	39 Florida Ave. - Hannaford Bros.			142,150	Y				142,150	Existing Funds
	49 Florida Ave. - KidsPeace			47,150	Y				47,150	Existing Funds
	50 Cleveland St. - Central Kitchen			250,000	Y	250,000				
	40 Johnson St. - Bangor Innovation Center			500,000	Y	150,000			350,000	Existing Funds
		-	-	1,045,550		400,000	-	-	645,550	
		6,655,555	2,589,192	73,408,495		11,577,483	-	2,190,000	64,912,366	

CITY COUNCIL ACTION 06/08/2026 26-206

Council Meeting Date: 06/08/2026

Item No: 26-206

Responsible Dept: City Manager

Requested Action: Resolve Map/Lot: N/A

Title, Resolve

Appropriating Downtown TIF Funds for Expenditures to be Made in Fiscal Year 2027

Summary

This Resolve will appropriate $4,873,481 in funds for expenditures to be made from the Downtown TIF program. This total has been adjusted upward by $30,000 since the publication of the Proposed Budget due to an inadvertent error. During the FY 2027 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 Meeting Date: 04/13/2026

Action: Recommend for passage For: Against:

Previous Council Actions

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 06/08/2026 26-206

Date: 06/08/2026

Item No: 26-206

Assigned to Councilor: Fish

Appropriating Downtown TIF Funds for Expenditures to be Made in Fiscal Year 2027

Be it Resolved by the City Council of the City of Bangor that, there is hereby appropriated the amount of $4,873,481 from the Downtown Development District TIF funds for the following purposes:

Columbia Street Deck Debt Service	$ 50,500
Arena Debt Service	$ 1,500,000
Downtown TIF Develop Agreements	$ 391,806
Court St Demo	$ 95,075
Cross Insurance Center Capital Projects	$ 350,000
Downtown Marketing	$ 30,000
Economic Development Support	$ 15,000
Cultural Commission Strategy Plan	$ 30,000
Downtown Bgr Partnership - Position	$ 51,100
Cultural Commission Grant Program	$ 20,000
Village Partnership	$ 175,000
Downtown Pedestrian Improvements	$ 25,000
Downtown Traffic Signals/Electrical	$ 50,000
Downtown Landscaping & Amenities	$ 30,000
City Waterfront Parcel - Redevelop/Bulkhead	$ 200,000
KD Stream Retaining Walls	$ 500,000
Downtown Lighting/Electrical Upgrades	$ 50,000
Penobscot River Remediation	$ 100,000
Monument Restoration	$ 25,000
Kenduskeag Stream Trail/Fence Repair	$ 25,000
Dock 4 Replacement	$ 200,000
Paver Replacement - Hamlin	$ 130,000
Columbia Street Retaining Wall	$ 300,000
Street Plus	$ 230,000
Parking Infrastructure/Pickering Sq Garage Maintenance	$ 300,000

CITY COUNCIL ACTION 06/08/2026 26-207

Council Meeting Date: 06/08/2026

Item No: 26-207

Responsible Dept: Community & Economic Development

Requested Action: Resolve Map/Lot: N/A

Title, Resolve

Appropriating Special Assessment Funds for Bangor Center Development District Expenditures to be made in Fiscal Year 2027

Summary

This Resolve will appropriate $285,600 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:	$ 85,550
Beautification:	40,250
Events:	44,000
Networking & Outreach:	3,750
Safety & Security:	340,000
General & Admin.:	246,534
TOTAL	$760,084

The balance of the funding, beyond the Special Assessment funding of $285,600, 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.

Committee Action

Committee: Business & Economic Development Committee Meeting Date: 06/01/2026

Action: Recommend for passage For: 5 Against: 0

Staff Comments & Approvals

City Manager City Solicitor Finance Director

Introduced for: First Reading

CITY OF BANGOR RESOLVE 06/08/2026 26-207

Date: 06/08/2026

Item No: 26-207

Assigned to Councilor: Leonard

Appropriating Special Assessment Funds for Bangor Center Development District Expenditures to be made in Fiscal Year 2027

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

there is hereby appropriated the amount of $285,600 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 06/08/2026 26-208

Council Meeting Date: 06/08/2026

Item No: 26-208

Responsible Dept: Community & Economic Development

Requested Action: Resolve Map/Lot: N/A

Title, Resolve

Appropriating $837,221 of Fiscal Year 2026 Community Development Block Grant Funding and $250,000 in Anticipated Program Income

Summary

This Resolve will appropriate $837,221 in Community Development Block Grant Funds for the Federal Fiscal Year 2026 (City Fiscal Year 2027) awarded through the US Department of Housing and Urban Development, as well as $250,000 in program income from anticipated loan repayments.

Committee Action

Committee: Business & Economic Development Committee Meeting Date: 06/15/2026

Action: Recommend for passage For: Against:

Previous Council Actions

City Manager City Solicitor Finance Director

Introduced for: First Reading & Referral Business & Economic Development Committee 06/15/2026

CITY OF BANGOR RESOLVE 06/08/2026 26-208

Date: 06/08/2026

Item No: 26-208

Assigned to Councilor: Leonard

Appropriating $837,221 of Fiscal Year 2026 Community Development Block Grant Funding and $250,000 in Anticipated Program Income

WHEREAS, the City of Bangor is an entitlement community receiving direct funds from the US Department of Housing and Urban Development; and

WHEREAS, there is a public process to review the proposed use of funds; and

WHEREAS, there is Program Income that may also be programmed with these funds.

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

the City Manager is hereby authorized to appropriate the FY26 Community Development Block Grant entitlement funds from US Department of Housing and Urban Development in the amount of $837,221 as provided for in Title I of the Housing and Community 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

Council Meeting Date: May 27, 2026

Item No: 26-178

Responsible Dept: Planning

Action Requested: Ordinance Map/Lot: n/a

Title, Ordinance

Amending the Land Development Code, Section 165-31 Temporary Sales of Food and Merchandise to Allow Increased Flexibility for this Use

Summary

This amendment would broaden seasonal sales to encompass other products besides unprocessed agricultural, marine or forest products, allow temporary sales of food and merchandise in the Neighborhood and Service District (NSD), allow temporary sales of food and merchandise on vacant lots, increase the maximum gross floor area of all temporary structures on a lot in most commercial zones to 2,000 square feet, remove the requirement for extra parking for this use in most commercial zones, and reduce the setbacks for this use. The amendments would also prohibit temporary sales from having drive-through service.

Committee Action

Committee: Planning Board Meeting Date: June 2, 2026

Action: For: Against:

Staff Comments & Approvals

City Manager City Solicitor Finance

Introduced for: First Reading and Referral

CITY COUNCIL ORDINANCE

Date: May 27, 2026

Assigned to Councilor: Faloon

ORDINANCE, Amending the Land Development Code, Section 165-31 Temporary Sales of Food and Merchandise to Allow Increased Flexibility for this Use.

WHEREAS, the Land Development Code currently prohibits temporary sales of products besides unprocessed agricultural, marine, or forest products outside of the Waterfront Development District, and contains other burdensome restrictions on temporary sales; and

WHEREAS, this limits opportunities for small-scale commercial vendors, who may be looking to move from seasonal sales to one day operating a year-round establishment in the City; and

WHEREAS, the proposed amendments allow additional flexibility for temporary sales of food and merchandise in the City outside of the Waterfront Development District (WDD);

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

The Land Development Code shall be amended as shown below:

§ 165-31 Temporary sales of food and merchandise.

A. Temporary sales of food or merchandise are expressly limited to:

(1) Itinerant commercial vendors who sell from mobile or movable vehicles, carts or stands which are completely removed from the site on which they are located each day and operate only between the hours of 6:00 a.m. and 10:00 p.m.

(2) Itinerant commercial vendors who:

(a) Remain on a site for a period of time not to exceed 150 days;

(b) Make no new fixed or permanent improvements to the site, but shall be permitted temporary electrical service as defined under the National Electric Code;

~~(c) Sell only unprocessed agricultural, marine or forest products, except in the Waterfront Development District, where sale of food is also allowed; and~~

(d) Operate only between the hours of 6:00 a.m. and 10:00 p.m., except in the Waterfront Development District, where such vendors may operate until midnight.

…

C. Temporary sales of food or merchandise shall only be permitted in the following districts: Urban Service District, Shopping and Personal Service District, General Commercial and Service District, Downtown Development District, Waterfront Development District, Urban Industry District, ~~and~~ Industry and Service District, and Neighborhood Service District.

D. Temporary sales of food and merchandise are permitted on vacant lots with the written approval of the owner.

ED. Temporary sales of food or merchandise shall be further limited as follows:

(1) In the Downtown Development District and Industry and Service District, no more than one itinerant commercial vendor may be permitted per lot.

(2) In the Shopping and Personal Service District, General Commercial and Service District, Urban Service District, and Urban Industry District, no more than four itinerant commercial vendors may be permitted per lot. ~~Each vendor must provide access to five parking spaces in excess of those required by any other use or uses on that lot.~~

(3) In the Neighborhood Service District, no more than two itinerant commercial vendors may be permitted per lot.

(4) Drive-through service is prohibited.

FE. Temporary sales of food or merchandise shall meet the following conditions:

…

(2) Itinerant commercial vendors shall set back any vehicle, stands or other items related to the temporary sale of food or merchandise at least ~~20 feet, or, in the Waterfront Development District,~~ 10 feet~~,~~ from the property line or the edge of the sidewalk or, if no sidewalk, from the edge of the pavement of the traveled way adjoining the property.

….

(7) The gross floor area of all temporary structures shall not exceed 1,000 square feet, except in the Waterfront Development District, where there is no maximum gross floor area and in the Urban Service District, Shopping and Personal Service District, General Commercial and Service District, Urban Industry District, and Industry and Service District, where the maximum floor area is 2,000 square feet.

…

GF. Notwithstanding the above, the requirements of the rest of this § 165-31 do not apply to itinerant commercial vendors authorized as part of an event permitted through the City of Bangor event permit policy.

CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

Memorandum

To: **Honorable Bangor City Council**
Carollynn Lear, City Manager
From: **Anja Collette, AICP, Planning Officer**
Date: **June 3, 2026**
CC: **Courtney O'Donnell, Assistant City Manager**
David Szewczyk, City Solicitor
Anne Krieg, AICP – Director of Community & Economic Development
Re: **Planning Board Recommendation June 2, 2026**
Amending the Land Development Code, Section §165-31 Temporary Sales of Food and Merchandise to Allow Increased Flexibility for this Use

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 2, 2026.

The meeting was conducted in the Council Chambers at City Hall and on Zoom. Members in attendance in the Chambers were Chair Jonathan Boucher and Members Trish Hayes, Ted Brush, Ken Huhn, Ross Whitford, and Greg Hobson.

Planning Officer Collette reviewed the proposed amendments.

From the staff memo:

> This ordinance change was discussed at your May 5th meeting. There were no changes requested by Council or the Board, so the language is the same as it was at the workshop. The changes included in this amendment are:
>
> - Allowing seasonal sales to encompass other products besides unprocessed agricultural, marine or forest products, and allow outside the Waterfront Development District (these still would not be allowed in residential zones, only commercial zones)
> - Allowing temporary sales of food and merchandise in the Neighborhood Service District (NSD), but limit to 2 per lot
> - Allowing temporary sales of food and merchandise on vacant lots
> - In the USD, S&PS, GC&S, UID, and I&S zones, increasing the maximum gross floor area of all temporary structures on a lot from 1,000 to 2,000 square feet
> - Removing the requirement to provide five extra parking spaces on top of the minimum requirement for the primary use on the lot
> - Reducing setbacks for this use to 10 feet from property lines
> - Prohibiting drive-through service (this would be a new restriction, but is recommended for this type of use given that drive-through uses are typically conditional in most zones due to greater impacts on traffic)

Member Brush asked for clarification on why the same restrictions were used for this use regardless of parcel size. Planning Officer Collette stated that the total area allowed to be taken up by the vendors would still be limited to 2,000 square feet on a parcel.

Member Boucher asked if these would be allowed in the parks; Collette stated they would not since these wouldn't be allowed in the Parks & Open Space zone and commercial activity is prohibited in most parks. Boucher asked if these would be allowed at a church parking lot; Collette stated that depends on the zone the church is in. Most places of worship are located in G&ISD and residential zones and this use would not be allowed in those zones.

Brush also asked if a vendor would be able to park on the street; Collette stated they would not.

Member Brush moved to recommend to City Council that the proposed amendments ought to pass. Member Whitford seconded the motion. All members voted in favor.

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

Anja Collette

CITY COUNCIL ACTION 05/27/2026 26-179

Council Meeting Date: 05/27/2026

Item No: 26-179

Responsible Dept: Health & Community Services

Requested Action: Resolve Map/Lot: N/A

Title, Resolve

Ratifying Staff Action Accepting and Appropriating $685,221 in Grant Funds from United States Housing and Urban Development to Fund the Bangor Rental Assistance Program

Summary

This resolve ratifies staff action accepting and appropriating $685,221 in grant funds from United States Housing and Urban Development (HUD) to fund the Bangor Rental Assistance Program (formally Shelter Plus Care) for operating year May 1, 2026 to March 31, 2027.

This grant provides rental assistance to qualified individuals and families to live in Bangor and other communities in Penobscot County. The City of Bangor Rental Assistance Program promotes housing stability by paying rent for individuals and families experiencing homelessness and meeting other eligibility criteria. Participants are referred to case management for life skills such as healthy living, financial literacy, and employment. These funds are granted through the Maine Continuum of Care Notification of Funding Opportunity competition process and will house approximately 42 households.

This contract was delayed from HUD. It was not received by the City of Bangor until after the contract start date. The contract needed to be signed quickly to access the funds for paying rents.

Committee Action

Committee: Government Operations Committee Meeting Date: 06/01/2026

Action: Recommend for passage For: Against:

Staff Comments & Approvals

City Manager City Solicitor Finance Director

Introduced for: First Reading & Referral Government Operations Committee 06/01/2026

CITY OF BANGOR RESOLVE 05/27/2026 26-179

Date: 05/27/2026

Item No: 26-179

Assigned to Councilor: Deane

Ratifying Staff Action Accepting and Appropriating $685,221 in Grant Funds from United States Housing and Urban Development to Fund the Bangor Rental Assistance Program

Be it ordered by the City Council of the City of Bangor that, the City Manager, or designee, is hereby authorized to to accept and appropriate $685,221 in Grant Funds from United States Housing and Urban Development to fund the Bangor Rental Assistance Program (formally Shelter Plus Care) for operating year May 1, 2026 to March 31, 2027.

CITY COUNCIL ACTION 05/27/2026 26-180

Council Meeting Date: 05/27/2026

Item No: 26-180

Responsible Dept: Health & Community Services

Requested Action: Resolve Map/Lot: N/A

Title, Resolve

Authorizing the City Manager to Accept and Appropriate $41,328 from the Maine Cancer Foundation Grant to Implement 30-Day Alcohol Reset Challenges to Reduce Alcohol Use

Summary

This Resolve authorizes the City Manager to accept and appropriate $41,238 for two years of funding from the Maine Cancer Foundation to plan and implement 30-Day Alcohol Reset Challenges in each of two years in Penobscot and Piscataquis Counties. This aligns with Bangor Public Health's Maine Prevention Network service area.

The challenge will encourage employees to take a mindful break from alcohol, reset their habits, and learn about the connection between alcohol use and cancer risk.

All staff time needed to implement the program will be funded by existing prevention grant funds, as this project aligns with our overall alcohol prevention priorities.

Alcohol is a leading preventable cause of cancer. Even moderate drinking increases the risk of several cancers, including breast, colorectal, and liver cancer. Unfortunately, less than half the population knows about this link. Penobscot and Piscataquis counties have the state's highest rates of cancer.

This is a two-year grant and the project period of performance is July 1, 2026 to June 30, 2028.

Committee Action

Committee: Government Operations Committee Meeting Date: 06/01/2026

Action: For: Against:

Previous Council Actions

City Manager City Solicitor Finance Director

Introduced for: First Reading & Referral Government Operations Committee 06/01/2026

CITY OF BANGOR RESOLVE 05/27/2026 26-180

Date: 05/27/2026

Item No: 26-180

Assigned to Councilor: Beck

Authorizing the City Manager to Accept and Appropriate $41,328 from the Maine Cancer Foundation Grant to Implement 30-Day Alcohol Reset Challenges to Reduce Alcohol Use

Be it Resolved by the City Council of the City of Bangor, that the City Manager is authorized to accept and appropriate $41,328 for a Maine Cancer Foundation Grant to implement a 30-Day Alcohol Reset Challenges to reduce alcohol use.



NEW BUSINESS

CITY COUNCIL ACTION 06/08/2026 26-209

Council Meeting Date: 06/08/2026

Item No: 26-209

Responsible Dept: Community & Economic Development

Requested Action: Order Map/Lot: N/A

Title, Order

Bangor Center Development District - Establishment of Implementation Assessments

Summary

PUBLIC HEARING: In accordance with MRSA Title 30-A Section 5228, the City has fulfilled extensive statutory notice requirements, including publication of a description of the area affected and the maximum rate of assessment per thousand dollars of assessed value as of April 1, 2026. This was published in the Bangor Daily News on May 29, 2026.

This Order will implement an assessment of $0.70 per thousand dollars of assessed valuation for the Bangor Center Development District and $0.02 per thousand dollars of assessed valuation for the overlay.

In total, the special assessment will raise approximately $285,600 on properties located in the Bangor Center Development District. The proposed budget for the Bangor Center Management Corporation/Downtown Bangor Partnership for the 2026-2027 Program is $760,084. Anticipated additional revenues include requested funds of $230,000 for the services from StreetPlus, $43,746 from the Downtown TIF funds, and $200,738 from sponsorships, events and marketing.

Committee Action

Committee: Business & Economic Development Committee Meeting Date: 06/01/2026

Action: Recommend for passage For: 5 Against: 0

Staff Comments & Approvals

Attachment - Public Hearing Notice published in the Bangor Daily News.

City Manager City Solicitor Finance Director

Introduced for: New Business

CITY OF BANGOR ORDER 06/08/2026 26-209

Date: 06/08/2026

Item No: 26-209

Assigned to Councilor: Faloon

Bangor Center Development District - Establishment of Implementation Assessments

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

the sum of $285,600 be assessed to fund the operation of the Bangor Center Development District for the period beginning July 1, 2026 and ending on June 30, 2027; and be it further

ORDERED, THAT all real property in the Bangor Center Development District, subject to taxation, shall be assessed at a rate of $0.70 per $1,000 of valuation; and be it further

ORDERED, THAT an overlay in the amount of $0.02 per $1,000 is hereby assessed upon said real property; and be it further

OREDERED, THAT said assessments shall be due and payable to the City of Bangor on or before September 15, 2026 with interest to accrue at an annual rate of 7% from September 16, 2026 on all of the said assessment remaining unpaid after September 16, 2026; and be it further

ORDERED, THAT assessment be hereby committed to the Tax Collector of the City of Bangor for collection in accordance with the authority established under 30-A MRSA Section 5228; and be it further

ORDERED, THAT said Tax Collector is hereby authorized and directed to take all necessary action for the collection of said assessments as may be provided by law.

City of Bangor
Notice of a Public Hearing

Please be advised that the City Council, Municipal Officers of the City of Bangor, in accordance with 30-A MRSA Section 5228 for purposes of receiving public comment on a proposed program, budget and implementation assessments to be assessed against properties for the Municipal Development District located in the downtown area, known as the Bangor Center Development District.

The public hearing will take place on Monday, June 8, 2026, beginning at 7:00 p.m. in the Council Chambers on the First Floor of Bangor City Hall, 73 Harlow Street.

Participation: Public participation in the hearing is expected to be through in-person or remote means that will include Zoom, the City's YouTube page, and the City's website. Anyone who wants to offer public comment is encouraged to attend the meeting. Information on the Zoom meeting can be found by going to the calendar feature of City's website at www.bangormaine.gov/calendar and then clicking on the meeting that you wish to attend. A link to the Zoom meeting will be present on or before the day of the meeting. If there are any issues or if you want to email comment prior to the hearing, please reach out to comm.dev@bangormaine.gov or call Community & Economic Development at (207) 992-4280. You may also mail comment, through U.S. Mail, to Community & Economic Development, 73 Harlow Street, Bangor ME 04401, but, to allow for processing, such mailed comment should be received by the City at least two days in advance of the meeting. More information on remote meetings can be found at www.bangormaine.gov/video.

ALL INTERESTED PERSONS OWNING REAL ESTATE OR TAXABLE PROPERTY LOCATED WITHIN THE DISTRICT WILL BE GIVEN AN OPPORTUNITY TO BE HEARD AT THE HEARING AND AN OPPORTUNITY TO FILE OBJECTIONS TO THE AMOUNT OF ASSESSMENT.

Maximum Rate of Assessments to be Extended in Any One Year: $0.72 per thousand dollars of assessed value as of April 1, 2026. This assessment will be levied for a one-year program commencing on July 1, 2026 and ending on June 30, 2027.

Proposed List of Properties to be Assessed and the Estimated Assessments Against Those Properties is available for review at the City Assessor's Office, First Floor, Bangor City Hall, 73 Harlow Street, Bangor, Maine.

Legal Description of Bangor Center Development District: Beginning at a point on the northerly bank of the Penobscot River at the southwesterly corner of land now or formerly owned by Coal Energy of Maine, Inc. as described in a Deed recorded in Penobscot Registry of Deeds in Volume 3058, Page 249, said property being located southwesterly from the intersection of Railroad Street and Front Street; thence N 54°09'59"W, by and along the southwesterly line of said Coal Energy property, ninety-one (91) feet, more or less, to a point on the high water mark of the Penobscot River; thence S 41° 50' 54" W a distance of 116.44' along said high water mark to a point, thence N 45° 23' 00" W a distance of 25.58' still along same to a point, thence S 45° 23'05" W a distance of 126.35' still along same to a point, thence S 39° 20'40" W a distance of 92.55' still along same to a point, thence S 48° 16'47" W a distance of 96.12' still along same to a point, thence S 42° 56'45" W a distance of 108.57' still along same to a point, thence S 36° 42'31" W a distance of 93.65' still along same to a point, thence S 22° 41'31" W a distance of 90.71' still along same to a point, thence S 21° 17'03" W a distance of 103.76' still along same to a point, thence S 15° 28'44" W a distance of 98.25' still along same to a point, thence S 06° 16'26" W a distance of 99.42' still along same to a point, thence S 19° 58'37" W a distance of 110.80' still along same to a point, thence S 29° 15'42" W a distance of 100.04' still along same to a point, thence S 24° 27'47" W a distance of 105.08' still along same to a point, thence S 15° 26'33" W a distance of 94.60' still along same to a point, thence S 12° 07'12" W a distance of 91.13' still along same to a point, thence S 10° 15'34" W a distance of 196.56' still along same to a point, thence S 09° 24'26" W a distance of 298.19' still along same to a point, thence S 03° 33'16" W a distance of 113.49' still along same to a point, thence S 21° 40'54" E a distance of 133.73' still along same to an iron pin on the northerly sideline of Barrett Paving Materials, Inc., thence N 84° 00'25" W a distance of 99.00' along said lands of Barrett Paving Materials, Inc. to a point, thence N 43° 54'25" W a distance of 28.58' still along same to a point, thence S 03°34'35"W a distance of 612.67' still along same to a point, thence S 73° 50'25" E a distance of 62.64' still along same to an iron pin on the high water mark of said Penobscot River; thence S 22° 19'46' W a distance of 357.79' along said high water mark to a point, thence S 17° 40'56" W a distance of 382.50' still along same to a point on curve on the northerly sideline of Interstate Route 395, thence by and along the right of way of Interstate Route 395 along a curve to the right having a radius of 2764.79' a distance of 135.10' , the same having a chord bearing and distance of N 68° 45' 59" W and 135.09', along said easterly sideline to a point on curve on the southerly sideline of lands remaining to the Maine Central Railroad Company, its successors, heirs and assigns, thence by and along the same curve to the right 50.01' to the north side of Maine Central Railroad Company; thence along a curve to the right having a radius of 2764.79' a distance of 87.99' , the same having a chord bearing and distance of N 65° 25' 06" W and 87.98', along said northerly sideline to a point on tangent on the northeasterly sideline of the Main Street exit ramp from said Interstate Rte. 395 northbound, thence N 32° 53'27" W a distance of 66.00' along said exit ramp to a point, thence N 57°22'14"W a distance of 144.00' still along same to and along the face of a concrete wall to a point, thence N 19° 09'20" W a distance of 111.89' still along said exit ramp to a point, thence N 00° 50'40" E a distance of 76.65' still along same to a point, thence N 20° 50'40" E a distance of 105.29' still along same to a point, thence N 40° 50'40" E a distance of 78.88' still along same to a point on curve, thence along a curve to the left having a radius of 300.00' a distance of 28.00', the same having a chord bearing and distance of N 06° 12'17" E and 27.99', still along same to an iron pin and point on tangent on the southerly sideline of lands now or formerly of Lafayette Bangor, Inc. as conveyed to it by deed of Conjon, Inc. dated December 1, 1995 and recorded at the Penobscot County Registry of Deeds, Book 6003, Page 001, thence N 65° 10'11" E a distance of 280.40' along said southerly sideline to an iron pin, thence N 33° 23'11" E a distance of 319.59' still along said southerly sideline and continuing along the easterly terminus of Dutton Street and continuing still along the easterly sideline of lands now or formerly of Erin, Inc. as conveyed to it by deed of Stanley E. Macmillan dated March 2, 1989 and recorded at the Penobscot County Registry of Deeds, Book 4402, Page 079 to a point, thence N 07° 45'40" E a distance of 294.10' still along said southerly sideline of Erin, Inc. and continuing along the easterly terminus of Emerson Street and continuing still along the easterly sideline of lands now or formerly of Bangor Metals, Inc. as conveyed to it by deed of Isadore E. Dresner dated March 30, 1979 and recorded at the Penobscot County Registry of Deeds, Book 2963, Page 127, to a point, thence N 33° 02'40" E a distance of 39.32' still along said easterly sideline of Bangor Metals, Inc. to a point, thence N 07° 03'38" E a distance of 30.20' still along same to a point on the southerly sideline of Buck Street, if extended, thence N 56°57'20"W a distance of 23.06' along said southerly sideline, if extended, to a point on the easterly terminus of Buck Street, thence N 01° 40'49" E a distance of 70.10' along said easterly terminus to a point on the northerly sideline of Buck Street, thence N 56° 57'20" W a distance of 14.90' along said northerly sideline to a point on the easterly sideline of lands now or formerly of Erin, Inc. as conveyed to it by deed of Dorothy H. Titus dated March 7, 1990 and recorded at the Penobscot County Registry of Deeds, Book 4621, Page 032, thence N 33° 02'40" E a distance of 24.44' along said easterly sideline to a point, thence N 01° 40'49" E a distance of 368.11' still along same and continuing along the easterly sideline of lands now or formerly of L & C Corporation as conveyed to it by deed of the Newport Company dated November 8, 1985 and recorded at the Penobscot County Registry of Deeds, book 3746, Page 129 and continuing still along the easterly terminus of Lincoln Street and continuing still along the easterly sideline of lands now or formerly of Neal N. Carter as conveyed to him by deed of Leanne Davis Mohammed dated January 15, 1987 and recorded at the Penobscot County Registry of Deeds, Book 3963, Page 56, to a point, thence N 56° 46'29" W a distance of 156.94' along the rear lot line of said Leanne Davis Mohammed and continuing along the rear lot line of lands now or formerly of Bangor Twenty-Four Club as conveyed to it by deed of United Pentecostal Church dated January 13, 1978 and recorded at the Penobscot County Registry of Deeds, Book 2828, Page 117 to a point on the rear lot line of lands now or formerly of Texaco, Inc. as conveyed to it by deed of Statewide Stations, Inc. dated November 20, 1981 and recorded at the Penobscot County Registry of Deeds, Book 3283, Page 63, thence N 20° 34'00" E a distance of 221.04' along said rear lot line of Texaco, Inc. and continuing along lands now or formerly of Eugene L. Richardson as conveyed to him by deed of New England Equipment Rental, Inc. dated December 24, 1987 and recorded at the Penobscot County Registry of Deeds, Book 4161, Page 030 to a point, thence N 57° 58'00" W a distance of 45.50' still along lands of said Eugene L. Richardson to a point on the rear lot line of lands now or formerly of Dewey B. Gosselin and Lorraine M. Gosselin as conveyed to them by deed of Robert E. Cort dated April 24, 1987 and recorded at the Penobscot County Registry of Deeds, Book 4007, Page 114, thence N 20° 34'00" E a distance of 123.00' along said rear lot line of Dewey B. Gosselin and Lorraine M. Gosselin and continuing along the rear lot line of lands now or formerly of Dewey B. Gosselin II and Lorraine M. Gosselin as conveyed to them by deed of James W. Vardamis and Judith L. Vardamis dated 1988 and recorded at the Penobscot County Registry of Deeds, Book 4260, Page 166 to a point, thence N 57° 58'00" W a distance of 44.38' still along lands of said Dewey B. Gosselin II and Lorraine M. Gosselin to a point, thence N 20° 34'01" E a distance of 101.16' still along same to a point, thence N 69° 26'00" W a distance of 55.00' still along same to a point on the aforesaid easterly sideline of Main Street, thence N 20° 34'00" E a distance of 1482.06' along said easterly sideline of Main Street to the southerly line of Railroad Street; thence N 20°34'00" E, by and along said Main Street to the center line of Cedar Street; thence in a northwesterly direction along the centerline of Cedar Street to the centerline of First Street; thence in a northeasterly direction along the centerline of First Street to the northwesterly prolongation of the northeasterly line of Davenport Park; thence southeast along said northeasterly line of Davenport Park to the westerly corner of land now or formerly owned by the Maine Savings Bank as described in Deeds recorded in Penobscot Registry of Deeds in Volume 1722, Page 54 and in Volume 2839, Page 93; thence in a northeasterly direction along the northwesterly line of said Maine Savings Bank property to the southwesterly line of land now or formerly owned by the Unitarian Church of Bangor as described in a Deed recorded in Penobscot Registry of Deeds in Volume 223, Page 121; thence in a northwesterly direction along the southwesterly line of said Unitarian Church property extended to the centerline of First Street; thence in a northeasterly direction along the centerline of First Street to the centerline of Union Street; thence in a northwesterly direction along the centerline of Union Street to the centerline of Columbia Street; thence in a northeasterly direction along the centerline of Columbia Street to the centerline of Middle Street; thence in a northwesterly direction along the centerline of Middle Street to the centerline of High Street; thence in a northeasterly direction along the centerline of High Street to the intersection with the centerline of North High Street; thence in a northeasterly direction along the centerline of North High Street to the centerline of Hammond Street; thence in a westerly direction along the centerline of Hammond Street to the southerly prolongation of the westerly line of the YMCA property; thence in a northeasterly direction along the westerly and northerly lines of said YMCA property extended to the centerline of Court Street; thence crossing Court Street to the northwesterly line of land now or formerly owned by the City of Bangor, being the parcel occupied by the Bangor Police Department building; thence in a northerly direction along the northwesterly and southwesterly lines of said City of Bangor land to the Kenduskeag Stream; thence continuing along the same course to the easterly shore of Kenduskeag Stream; thence in a northwesterly direction along the easterly shore of Kenduskeag Stream to the centerline of Harlow Court extended; thence in a northeasterly direction along the centerline of Harlow Court to the centerline of Harlow Street; thence to the northeasterly right-of-way line of said Harlow Street at the intersection with the centerline of Cumberland Street; thence in a northeasterly direction along the centerline of Cumberland Street to the intersection with the northwesterly prolongation of the northeasterly line of property now or formerly owned by Danny L. Rauch as described in Deeds recorded in Penobscot Registry of Deeds in Volume 3604, Page 162 and in Volume 3636, Page 143; thence southeast along the northeasterly line and southwest along the southeasterly line of said Rauch property to the southerly corner, being on the northeasterly line of land now or formerly owned by the City of Bangor as described in Deeds recorded in Penobscot Registry of Deeds in Volume 1410, Pages 24 and 256, and in Volume 3206, Page 28, said land occupied by the Atler Parking Lot, so-called; thence southeast along the northeasterly line of said Alter Lot extended to the centerline of Spring Street; thence east to the southeasterly line of Spring Street at the point of intersection with the northeasterly line of land now or formerly owned by Bangor Development Associates as described in a Deed recorded in Penobscot Registry of Deeds in Volume 3530, Page 239; thence southeast along the northeasterly line and southwest along the southeasterly line of said Bangor Development Associates property to the northerly corner of land now or formerly owned by the City of Bangor occupied by the Bangor Public Library as described in Deeds recorded in Penobscot Registry of Deeds in Volume 957, Page 218 and in Volume 1920, Page 262; thence southeast along the northeasterly line of said Library lot to the easterly corner of said lot, being on the northerly line of City of Bangor land described in a Deed recorded in Penobscot Registry of Deeds in Volume 839, Page 136 which is occupied by the Peirce Memorial Park; thence in an easterly direction along the northerly line of said Peirce Memorial Park land to the westerly right-of-way line of Center Street; thence in a southeasterly direction across Center Street to the intersection of the easterly right-of-way line of Center Street with the northerly line of land now or formerly owned by the First Universalist Society of Bangor as described in a Deed recorded in Penobscot Registry of Deeds in Volume 903, Page 295; thence east along the northerly line of said Universalist lot extended to the centerline of Park Street; thence southeast to the easterly right-of-way line of Park Street at the point of intersection with the centerline of Penobscot Street; thence in an easterly direction along the centerline of Penobscot Street to a northerly prolongation of the easterly line of land now or formerly owned by Tarratine Club, Inc. as described in Deeds recorded in the Penobscot Registry of Deeds in Volume 747, Page 63 and in Volume 941, Page 369; thence in a southerly direction along the easterly line of the Tarratine Club property to the northerly line of land now or formerly owned by the New England Telephone Company as described in Deeds recorded in Penobscot Registry of Deeds in Volume 919, Page 471, Volume 1033, Page 36 and Volume 1034, Page 379; thence in an easterly direction along the northerly line of said New England Telephone Company property extended to the centerline of French Street; thence in a southerly direction along the centerline of French Street to the intersection with a westerly extension of the northerly line of land now or formerly owned by Shaun and Janet P. Dowd as described in a Deed recorded in Penobscot Registry of Deeds in Volume 2480, Page 86; thence in an easterly direction along the northerly line of said Dowd property to the westerly right-of-way line of Broadway; thence in a southerly direction along the westerly right-of-way line of Broadway, and continuing along the westerly line of Stetson Square and the westerly line of Oak Street to the centerline of Hancock Street; thence in an easterly direction along the centerline of Hancock Street to the northerly prolongation of the westerly line of land now or formerly owned by Brake Service & Parts, Inc. as described in Deeds recorded in Penobscot Registry of Deeds in Volume 2153, Page 345 and in Volume 3558, Page 14; thence in a southerly direction along the westerly line of said Brake Service property to the northerly right-of-way line of Washington Street; thence in an easterly direction along the northerly line of Washington Street to a point opposite the easterly line of a parcel of land now or formerly owned by the City of Bangor which is located south of the southerly right-of-way line of Washington Street, said land described in Deeds recorded in Penobscot Registry of Deeds in Volume 2077, Page 157 and in Volume 2135, Page 448; thence in a southerly direction along the easterly line of said City land and extending along a southerly prolongation of said line to the bank of the Penobscot River; thence in a generally southwesterly direction along the northerly shoreline of the Penobscot River to the southwesterly corner of the property formerly owned by Coal Energy of Maine, Inc. and the point of beginning.

Additionally, the District was recently expanded to include the following: 024-011/Buck St; 025-014/491 Main St; 025-053/59 Lincoln St; 025-054/55 Lincoln St; 025-055/51 Lincoln St; 025-056/43 Lincoln St; 025-057/Lincoln St; 025-058/469 Main St; 025-060/14 Larkin St; 025-060-A/461 Main St; 025-061/Main St; 025-062/Larkin St; 025-063/24 Larkin St; 025-117/427 Main St; 025-117-A/441 Main St; 025-133/27 Sidney St; 025-134/Sidney St; 025-135/Sidney St; 025-137/417 Main St; 025-138/411 Main St; 025-139/407 Main St; 025-140/6 Walter St; 025-140-A/12 Walter St; 025-141/16 Walter St; 025-142/20 Walter St; 025-142-A/9 Walter St Ct; 025-143/26 Walter St; 025-159/23 Walter St; 025-160/15 Walter St; 025-163/395 Main St; 025-175/466 Main St; 025-176/458 Main St; 025-179/444 Main St; 026-001/515 Main St; 026-001/107 Bass Park Blvd; 026-001-C/Bass Park Blvd; 026-035/575 Main St; 026-036/547 Main St; 026-044/545 Main St; 026-045/22 Bass Park Blvd; 026-046/570 Main St; 026-058/500 Main St; 026-088/Lincoln St; 026-089/11 Lincoln St; 035-139/353 Main St; 035-141/329 Main St; 035-142/Main St; 035-174/Main St; 035-179/10 Barker St; 035-191/289 Main St; 035-193/263 Main St; 035-194/42 Cedar St; 040-001-D/324 Harlow St; 040-001-E/Harlow St; 040-002/292 Harlow St; 040-003/252 Harlow St; 041-061/11 Cumberland St; 041-097-A/Harlow St; 041-100/44 Center St; 041-101/48 Center St; 041-104/56 Center St; 041-114/164 Park St; 041-115/144 Park St; 041-116/132 Park St; 041-120/173 Park St; 041-121/157 Park St; 042-013/166 Union St; 042-014/17 Second St; 042-074/159 Union St; 042-085/146 Hammond St; 042-087/128 Hammond St; 042-088/140 Hammond St; 042-101/56 High St; 042-102/62 High St; 042-103/145 Union St; 042-104/111 Columbia St; 049-001/208 French St; 049-008/194 French St; and 049-009/200 French St. Alignment to the following roadways from said lots are also part of the proposed changes: Oak St (from State St to Hancock St), French St (from Penobscot St to Map-Lot 049-015), Harlow St at the intersection with Cumberland St, Hammond St (from Court St to the intersection of Ohio St and High St), High St (from Hammond St to Union St), Union St (from High St to First St), Heller St (from Patten St to Parker St).

Lisa Goodwin, City Clerk

Published May 29, 2026

CITY COUNCIL ACTION 06/08/2026 26-210

Council Meeting Date: 06/08/2026

Item No: 26-210

Responsible Dept: Community & Economic Development

Requested Action: Order Map/Lot: N/A

Title, Order

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

Summary

PUBLIC HEARING: Prior to voting on this Order, the Council is required to hold a Public Hearing on the Municipal Development Program and Financial Plan for the Bangor Center Development District.

This Order will adopt the Municipal Development Program and Financial Plan for the Bangor Center Development District. This is for the City Council to consider the Program to be implemented for the Bangor Center Development District. The Program has been prepared by the Bangor Center Management Corporation/Downtown Bangor Partnership.

Budget highlights include:

Marketing:	$ 85,550
Beautification:	40,250
Events:	44,000
Networking & Outreach:	3,750
Safety & Security:	340,000
General & Admin.:	246,534
TOTAL	$760,084

Committee Action

Committee: Business & Economic Development Committee Meeting Date: 06/01/2026

Action: Recommend for passage For: 5 Against: 0

Staff Comments & Approvals

Attachment: Municipal Development Program and Financial Plan

City Manager City Solicitor Finance Director

Introduced for: New Business

CITY OF BANGOR ORDER 06/08/2026 26-210

Date: 06/08/2026

Item No: 26-210

Assigned to Councilor: Leonard

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

WHEREAS, by action of the City Council, a certain area in the downtown has been designated as a Municipal Development District, known as the Bangor Center Development District, in accordance with 30-A M.R.S.A. §5223(1); and

WHEREAS, 30-A M.R.S.A. §5224(1) requires that the governing body of a Municipality adopt a development program for each development district; and

WHEREAS, the purpose of the previously established Development District continues to exist and the District will contribute to the economic growth and well-being of the Municipality, to the betterment of the health, welfare, and safety of the City of Bangor; and

WHEREAS, the Bangor Center Management Corporation/Downtown Bangor Partnership has recommended a proposed development program to be adopted by the City Council:

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

in accordance with 30-A M.R.S.A. §§5223 and 5224, there the "Bangor Center Development District, Municipal Development Program and Financial Plan, Fiscal Year 2027 is hereby adopted and authorized as presented.

Bangor Center Development District
Municipal Development Program and Financial Plan
Fiscal Year 2027

Downtown Bangor Partnership

Executive Summary

The purpose of this document is to provide a comprehensive yet succinct look at the programs and projects the Downtown Bangor Partnership (DBP) undertook in FY2026 and to outline the plans and proposed budget for FY2027 so that the City Council may consider the DBP's contributions and essential functions in the Downtown District and look favorably on continuing its support.

The DBP continues to focus on its mission to promote and market activities that enhance the distinctive identity of Downtown Bangor, encouraging retention and growth of commercial, residential, and cultural life within the downtown district.

We continue to focus our efforts on marketing to those outside of Downtown Bangor, connectivity between stakeholders within Downtown Bangor, promotion and creation of events happening in Downtown Bangor, adding amenities to enhance the look and feel of Downtown Bangor, maintaining a clean and safe environment and gathering consensus on and advocating for issues like safety and sanitation that affect downtown Bangor stakeholders.

We commend the City Council's continuing initiatives to promote downtown's economic vitality and cultural excellence, and we hope you agree that the DBP has made a positive contribution to downtown development over the past year. We are pleased to be involved with the transformation of Downtown Bangor to a more vibrant and engaged economic center and we are focused on maintaining this momentum.

During the first 3 quarters of the year the DBP raised $89,000, in private sponsorships, grants, digital income generation and events which is $20,000 over our projected goal and allowed us to offer more programming as our goal is to remain revenue neutral, transforming additional funding to assets and opportunities.

This year Downtown Bangor is not requesting an increase to the current special assessment maintaining $.70 on every $1,000 of valuation, with an overlay of $.02 for an estimated revenue of $285,600.

As safety and security remain the top concerns for downtown stakeholders at present, the DBP is requesting $230,000 from the downtown TIF, to provide supplementary 24/7 services to the downtown district.

FY2026 Review (July 1, 2025 to June 30, 2026)

STATE OF DOWNTOWN

During the first part of Fiscal Year 2026 we continued to see a positive shift in visitation to downtown Bangor and the many amenities located within the district. Attendance at venues like Penobscot Theatre and the Zillman Art Museum continues to eek upwards returning to prepandemic numbers. Downtown Bangor was named number six in a national list of cities most likely to have a Hallmark movie.

However, the impact of the unsheltered and substance use disorder population, and the perception of safety continue to plague the reputation of downtown and hinder growth, though the downtown community at large recognizes that the public narrative is vastly different from the reality of the state of downtown.

> "Downtown Bangor Partnership, has made significant strides in creating a friendlier, more welcoming environment for visitors. Feedback we are getting at Antique Marketplace is trending in a positive direction
> - Paul Cook, owner and operator of buildings and businesses in Downtown Bangor for over 30 years"

We also saw new investment and development in downtown from private investors. The Y broke ground on their Main Street location and the historic Pearl building at Harlow was recently purchased and will undergo significant renovations bringing more housing to Downtown Bangor. Engaged property owners are continuing to activate vacant and underutilized spaces continuing the "spread" of active buildings within downtown's constrained footprint and contributing to downtown hosting the most valuable real estate in the City and contributing more dollars per square foot to the City.

Overall district spending in Downtown Bangor was $42,600,000 with "local" spending representing 65% of the overall spend and visitors spending at least one night represent 35% of overall spending. This number does not include spending on ticketed entertainment at Maine Savings Amphitheater or Cross Insurance Center as those purchases are largely made off site and in advance but are part of the local economy .

Downtown Bangor annexed parts of Main Street, Harlow Street and Park Street hill as of July 1, 2024. We continue to foster relationships with many of the new stakeholders creating collaborations and installing small winter and summer activations. We will continue to foster and expand our relationships as we plan for branding and amenities that highlight each zone's specific identity.

Dining and nightlife remains the largest category of spending within the downtown district garnering 33% of spending. "Leisure, Recreation and Entertainment" likely represent a considerably higher percentage however ticket sales for Maine Savings Amphitheater and Cross Insurance Center are not factored into district spending as purchases are made in advance and off site.

Downtown Bangor continues to advocate for a five year parking plan that addresses the immediate need in downtown development and a ten year plan that addresses a fully occupied downtown and reduces redundant private surface parking in favor of high-usage, shared, public parking. There is currently no night and weekend parking management and those remain some of the highest use times for downtown. Parking for night events often relies on visitors ignoring private parking signage to attend the theater or a concert. The result on the nightlife community would be catastrophic if private parking were enforced. The addition of high density municipal solutions will allow for the continued economic growth and development of downtown by freeing empty parking lots for development.

The downtown commercial office space market continued to improve with upgrades to several office buildings, and workers have increasingly returned to workspaces in downtown. Data on commercial

vacancy rates show commercial vacancy rates in downtown as below 5%. The "functional vacancy rate", meaning space available for use is closer to 2.4%. To support the large influx of retail and restaurants, downtown needs to continue to bring its daytime workforce back to the office.

The DBP serves as a communication liaison connecting interested businesses with landlords and property management companies through maintenance of an available space inventory. One of the largest growth inhibitors that downtown faces in fostering commercial growth, especially in customer facing, street level businesses, is the lack of available, ready-to-use spaces. While the public perception is that there are many empty storefronts, in reality there are very few available storefronts.

The DBP has identified the infill of underutilized surface parking with high density residential and commercial construction as a top growth point for the future, along with solicitation of an additional hotel added within the district to foster the expansion of the Cross Insurance Center's ability to host conferences and to meet the desire of our expanding cultural and recreational tourism capacity within the arts and entertainment district tourists wish to visit.

EVENTS

Last year the Events Committee continued to work on programs and events that drive traffic into existing downtown businesses. This includes both hosting DBP signature events in downtown Bangor and supporting events other stakeholders are hosting in Downtown Bangor.

The 2025 Summer Sidewalk Art Festival featured more than 130 jury-selected artist-vendors, four food trucks, five main stage performances, and six stations of free children's activities. The event is popular with vendors, many of whom return year after year and it brings in thousands of additional visitors to Downtown Bangor. Held during Maine Craft Weekend, the 2025 ARTober Sidewalk Art Festival, was similarly well attended, with 88 artist-vendors and musical performances by five local performers and groups.

DBP funded permits, insurance and promotion of a weekly PanStorm Concert Series in West Market Square which was a community highlight for audience attendees, from small children dancing in front of the bubble machine, to diners enjoying steel drum music with their dinner and drinks; and provided additional marketing support, tables, chairs and tents to New England Pan Music Festival's 2026 event on Bangor's Waterfront.

District-wide celebrations like Downtown Countdown brought thousands of people downtown on New Year's Eve to celebrate the new year in performance venues, bars and restaurants and cultural organizations.

> "Downtown Bangor has been an invaluable partner for Bangor Pride by helping with connections. answering questions, providing advice and support as our fiscal agent as we navigate becoming our own non profit. The festival would be far less successful without their support."
> - Sam White, Pride Steering Committee

Downtown Bangor Partnered with a group of artists and business owners to provide marketing support for First Friday Art Walks. Additionally DBP provided support and advice to first-time event hosts, including the newly-formed organization hosting the Bangor Pride Festival, and the first Maine Honey Fest at the Bangor Waterfront.

Downtown Bangor created umbrella events like Plaid Friday and Small Business Saturday that served bolstered Downtown visitation and sales during the height of winter retail. Events like the Holiday Tree Lighting with Hollywood Casino Hotel & Raceway Light Show in West Market Square and the Wabanaki Art Market at Wabanaki Public Health & Wellness brought audiences with a variety of interests into the district.

In addition, smaller-scale events sprinkled throughout the year, like the summer solstice garden party, Cinco de Mayo Margarita Competition, Downtown Trick or Treating, and the first community Dia De Los Muertos celebration motivate engagement with Downtown businesses.

The Community Events Calendar on the downtownbangor.com website continues to be the most visited page on the website with over 4,000 visitors, one of the most searched items and a 25%-33% click through rate. It continues to be the top information source for out of town visitors planning their trip to Bangor.

BEAUTIFICATION



The pride of the Downtown Bangor community continues to be exemplified by the DBP's Beautification Committee and its volunteer-fueled base which focuses its efforts in four areas: gardening, lighting and art and placemaking and caretaking. 228 Volunteers have dedicated over 725 hours of service to downtown via Downtown Bangor projects.

DBP purchased liners for 56 flower boxes along the Kenduskeag Stream, professionally planted by Windswept Gardens. 25 new planters were built by Job Corps and sponsored by R.H. Foster to replace aging planters from 1997, bringing the total to 50 large flower planters planted by Windswept Gardens and set for delivery in May 2025. Volunteers also planted umbrella-shaped planters to be installed on Cross Street as part of the umbrella sky installation. Our annual Adopt-A-Garden program brought over 100 individuals and organizations together to plant and care for 125 garden plots, with outstanding collaboration from Public Works improving the program this year.

Public Works replaced aging bistro lights in Hamlin Park, with an updated color scheme coordinated with holidays and civic initiatives. Downtown Ambassadors are actively replacing broken street lamp lights, and Downtown Bangor is developing a plan to add lighting under the Union Street overpass on Broad Street.

The Umbrella Sky installation is returning for another year. DBP partnered with a local artist on a summer art box installation project and, in collaboration with Louie Morrison, is creating a mini golf experience in Pocket Park on Central Street, to be managed by Downtown Ambassadors throughout the summer.

With the support of Hollywood Casino, DBP brought back the holiday light show for a second year. 40 snowflakes were added to poles on Main Street and Exchange Street, with plans to expand to Washington Street in the coming year. Two holiday-themed activations were also added at the top of Park Street and in Town Plaza.

With support from Hollywood Casino, Downtown Bangor Partnership awarded facade improvement grants to seven retail stores. DBP organized volunteer cleanups in Fall 2025 and Spring 2026, representing over 200 hours of labor, and a team of 30 Husson students painted picnic tables, planters, and graffiti on the waterfront. Downtown Ambassadors continue to regularly clean public and private spaces throughout downtown, removing debris and litter.

MARKETING

Downtown Bangor is rich in assets that benefit residents and tourists alike including historic architecture, parks, public art, a professional theater, concert venues, a casino, and so much more. Our marketing capital focuses on positioning downtown Bangor as the shopping, dining and arts and culture destination for Central and Northern Maine.

We have continued to update and maintain assets like the website and interactive map created with the Maine Office of Tourism Arts And Culture Grant in 2024, which provided funding for a unified, city-wide effort in promoting arts and culture. (https://www.bangorcultureandartscollective.com/)

Over the past year, DBP has worked with the steering committee for Recreation Economy of Rural Communities (RERC) on a long-term regional marketing and branding project. Downtown Bangor took on the responsibility for programming digital kiosks in the three participating communities. DBP designed and launched the initial project website, and assists with the site's ongoing maintenance.

Additionally, DBP has been working in collaboration with the City of Bangor to provide marketing assistance creating a series of campaigns including "Spend the Summer in Bangor Maine" and "Celebrate the Holidays in Bangor Maine". Both campaigns included ads in print publications in addition to digital and social advertising that directed viewers to dedicated webpages sharing opportunities in Bangor.

In the past year, DBP expanded its investment in tourism marketing. Campaigns were developed to take advantage of the Maine Department of Tourism's marketing efforts and destinations with direct flights to Bangor International Airport.

With the changing economy and new travel patterns emerging, the marketing committee shifted advertising priorities away from the Canadian Maritimes and towards large urban centers with direct flights to Bangor. This has proven an effective strategy as Boston and New York City remain top visitors to our website and some of the top spenders within our district with Massachusetts representing 13% of annual in district spending and an average of $239.00 per person in addition to accommodations and ticketed activities.

We continued our multi-year video project to capture Downtown in all four seasons and promote each area of our marketing matrix: shop, dine, stay, play. Videos continue to be produced, updated and reproduced as we move through each season building out our asset library.

We use these videos in our digital and social campaigns, especially in major metropolitan areas with direct flight paths to Bangor and credit much of our success in drawing website visitors with the use of the assets and our placement.

Last summer the Marketing Committee circulated an RFP for digital marketing services, focused on the regional and tourism markets mentioned above. We conducted an experimental PPC campaign focused on ARTober and the Halloween season. The ad creative with the highest CTR was related to the Downtown Bangor - Maine Keyword PPC strategy, which advertised the "Downtown Bangor Art Festival" and "ARTtober Fall Art Festival" which reinforced that people in tourism markets are engaged with our messaging.

Our goal last year was to explode web metrics during FY26 with targeted dollars spent across digital, social, and print campaigns. We overwhelmingly achieved this goal, with 256k site views (48.6% increase) by 152k active users (89.6% increase) from the previous year.

The majority of traffic was still generated by organic search, with large audiences exploring events, the interactive maps, and holiday content.

One of the most impressive results has been the organic search impressions (over 6 million) and resulting 73,236 clicks show the strength of the marketing efforts and Bangor's appeal to the target market of event-goers.

Search... Rows per page: 10 Go to: 1 1-10 of 24402

	Landing page + query string	Organic Google Search clicks	Organic Google Search impressions	Organic Google Search click through rate	Organic Google Search average position	Active users
	SHOW ALL ROWS					
	Total	73,236 vs. 13,122 ↑ 458.12%	6,342,453 vs. 1,403,365 ↑ 351.95%	1.15% vs. 0.94% ↑ 23.49%	10.29 vs. 12.14 ↓ 15.24%	58,910 vs. 91,338 ↓ 35.5%
1	/					
	May 1, 2025 - May 1, 2026	5,564 (7.6%)	1,051,397 (16.58%)	0.53%	10.11 (98.25%)	5,495 (9.33%)
	May 1, 2024 - May 1, 2025	1,086 (8.28%)	240,386 (17.13%)	0.45%	11.91 (98.07%)	13,770 (15.08%)
	% change	412.34%	337.38%	17.14%	-15.09%	-60.09%
2	/events/					
	May 1, 2025 - May 1, 2026	18,412 (25.14%)	593,044 (9.35%)	3.1%	9.95 (96.67%)	15,025 (25.51%)
	May 1, 2024 - May 1, 2025	3,864 (29.45%)	105,284 (7.5%)	3.67%	11.81 (97.27%)	12,245 (13.41%)
	% change	376.5%	463.28%	-15.41%	-15.77%	22.7%

We plan to continue to cultivate the community events page which is the most popular page on our website. DBP's website continues to rank in the top few rankings for most searches involving events in Bangor. The community events page remains by far the most visited page on our website with organic searches for "Bangor, Maine" leading visitors to the page.

However, the tourism sector is not without its challenges at the moment, as evidenced by a reduction in new user website traffic from two of the typically strongest regions – New York (-16.52%) and Massachusetts (-16.26%).Despite a digital dip from those two cities, in person visitation continues to climb in areas with direct flights to Bangor. We saw a 16.21% increase from Florida, a 70.43% increase from Philadelphia and 38.35% from Georgia (of note is Bangor International Airport's new direct flight to Atlanta), and a 30.34% increase of new in-state users.

Last summer, DBP shifted its online business directory from a static business directory to an interactive map. This tool has had nearly 17,000 views since it launched, with the majority looking for food and beverage options. The self-guided arts and culture tour map has been visited nearly 6,000 times in the past year. Top viewers were from Bangor, Boston, and New York City, demonstrating that investment in marketing Bangor's assets yields tangible results, even during challenging times.

Social media has remained a priority and our successful engagement shows this, with an overall increase in engagement of +73.9%, evenly split between followers and non-followers. We generated more than five million social media views last year (an increase of more than one million over the previous year), showing that the Downtown Bangor social media platforms continue to reach new viewers and convert new people into Bangor lovers. Additionally, our Facebook and Instagram pages continue to *generate* income from our top social media posts.

To handle our growth spike, DBP added two interns in the marketing department: one to help manage back end webpage, event and interactive map details, and another to create social media content. Both internship positions were wildly successful, increasing both our capacity and asset development through shared education and collaboration.

We continued to invest in the Visit Downtown Bangor guide, due to its popularity and success, enhancing the booklet images and content. These booklets have been incredibly popular at state tourist spots, where we regularly have to replenish both books and maps. They are also made available to American Cruise Lines visitors on board and by local tour guides. Our brochures and guides are distributed at all MTA Rest Areas along the highway and included in every outgoing mailing from the Maine Highlands. Downtown Bangor videos run in the Hampden North Rest Area and Acadia Gateway Center in Trenton.

To further solidify Bangor as a destination, DBP staff created an entire new set of assets to ensure that Bangor put its best foot forward in growing the presence of its cruise capacity. Downtown Bangor created content and assets for Cruise Maine which launched its new website over the spring, and with it, the new page highlighting Bangor.

A new partnership with Mix Maine Media and WKIT and their host of radio stations and media outlets began last year, which resulted in numerous collaborations. These brought great energy to our events and proved beneficial to increasing local awareness of Downtown events and businesses.

The Marketing Committee has also secured content in two state-wide publications (Maine Invites You and Experience Maine) that will feature Downtown Bangor as the shopping, dining and arts and culture capital of Central and Northern Maine. These were combined with co-op advertising offering space to downtown stakeholders at reduced rates, bolstering the collective visibility of downtown and highlighting individual businesses and events.

An ongoing marketing collaboration with the City of Bangor has allowed the co-promotion of the city as a whole, showcasing the many reasons why this is an attractive area to visit, shop, and live. Content in these publications drives traffic to specifically designed landing pages like "Celebrate the 4th and More" and "Winter Holidays in Bangor" which highlight the activities throughout the City of Bangor, as well as in Downtown.

SAFETY AND SECURITY

Downtown Bangor launched the Safety and Hospitality Ambassador program in mid October 2024. Throughout most of FY 2026 we have maintained 5-6 employees providing service nearly 24 hour per day, seven days a week. The program has consistently employed four full time ambassadors who patrol 125 hours of the 168 hours in a week with the remaining two positions occasionally in flux. Priority is given to night and weekend hours when the Downtown Officer, Downtown Custodian and BCAT are not on patrol.

Program Manager Mike Brown was selected to be part of Maine Development Foundation's Civic Leadership Institute which will build a framework of connections with people working in a multitude of capacities across municipalities in Maine.

Since its operational launch in late 2024, the Downtown Bangor Ambassador program has evolved to a high-volume, year-round operation. The program's evolution is marked by more sophisticated reporting, proactive seasonal strategies, and a shift toward maintaining long-term cleanliness in previously problematic areas.

Strategic Evolution of Outreach

Outreach efforts have evolved from simple wellness checks to a proactive, service-oriented model.12

- **Proactive Wellness and Assistance**: Initially focused on connecting unhoused individuals to local warming centers to reduce trespassing, the team now "intensifies" efforts during extreme weather. In Jan 2026, ambassadors proactively offered services and assistance specifically in response to freezing temperatures.134

- **Safety and Hospitality Growth**: The program began with a "partial crew" in October 2024, but by fall of 2025, it consistently maintained target staffing levels.15
- **Business and Community Engagement**: Outreach has expanded to include regular "Business Checks," which grew from 389 total in late 2024 to consistent monthly counts exceeding 1,000 by early 2026.167

Evolution of Cleanup and Hazard Mitigation

The partnership has moved from reactive litter collection to large-scale, recurring place management and specialized hazard removal.128

Phase	Cleanup Focus & Achievements
Early Ops (Late 2024)	Focused on basic litter (22 bags of garbage) 12
Expansion (Mid 2025)	Increased focus on large scale debris removals (21 in Aug 2025 alone) and addressing graffiti.910
Sustainability (Late 2025)	Targeted long-term problem areas. For example, a 4-month daily effort behind the Bangor Public Library resulted in a 30-day period with no encampments or drug activity by Oct 2025.811
Maintenance (2026)	Shifted to "maintaining a clean and welcoming environment" through regular cleaning of major garages (Epstein, Columbia, Pickering Square) and trails.61213

Impact on Hazardous Waste

The scale of needle recovery and hazardous waste removal has seen dramatic fluctuations based on targeted sweeps:

- **Targeted Projects**: In Sep 2025, the team conducted an extensive sweep for the YMCA Redevelopment Project and Second Street Park to protect construction crews and residents from blood-borne pathogens.514
- **Reporting Sophistication**: Needle recovery data evolved from simple counts to tracking "Unique Needle Recovery Locations" (e.g., recovering 491 needles from 108 locations in Apr 2026), allowing for better data-driven patrols.515

While total needle counts vary based on targeted sweeps, the number of "Unique Recovery Locations" has grown, indicating that Ambassadors are identifying and clearing hazards across a wider patrol area rather than in a few fixed locations.12

Needle litter also depends heavily on weather conditions as extreme cold reduces the number of individuals using outdoors and snow makes recovery more difficult.

Month	Needles Recovered	Unique Recovery Locations	Geographic Focus & Key Cleanups

Sep 2025	698	N/A	**Centralized:** Major focus on the YMCA Redevelopment Project, Second Street Park and One Merchant Plaza.34
Oct 2025	465	186	**Dispersed:** High recovery volume across nearly 200 sites as they maintained a clear environment behind the Library.56
Nov 2025	269	109	**Targeted:** Major recovery from a railroad encampment; continued monitoring of the Waterfront.78
Dec 2025	55	31	**Sustained:** Significant reduction in volume, likely related to snow cover and inclement weather conditions; focus shifted to covered areas like the Epstein Garage and Camden National Bank areas.910
Jan 2026	108	16	**Winter Maintenance:** Recovery concentrated in 16 specific locations during extreme cold outreach.1112
Mar 2026	345	148	**Spring Cleanup:** Wide-scale recovery at the Transit Center and various alleys behind businesses like Waverly Tavern.1314
Apr 2026	491	108	**Broad Impact:** Heavy recovery at the Half Acre lot and Kenduskeag Stream Trail.215

Proactive Prevention Methods

Effectiveness is also measured by the proactive "Security Patrols" and "Quality of Life" checks that identify potential encampment sites before they become established. By early 2026, Ambassadors were conducting over 1,200 specialized garage, alley, and park checks monthly to maintain a "clean and welcoming environment". In Apr 2026 alone, dedicated efforts at the Half Acre lot and Kenduskeag Stream Trail focused on preventing the formation of encampments and maintaining public access.7131114

Ambassadors work with Bangor Police Department and local service organizations to maintain community standards in Downtown Bangor. Over the course of their work they have removed nearly 100 bags of litter and trash from both public and private property including over 1000 needles, removed individuals from

camping overnight in public parks and private alcoves, connected with businesses and residents to uphold community standards both inside and outside businesses and provide assistance in directing people available services.

NETWORKING

Downtown Bangor provided both homogenous and heterogenous networking opportunities to connect with downtown stakeholders around issues of shared importance.

DBP sent 26 stakeholder emails to over 450 businesses, organizations and property owners during the first 10 months of this fiscal year to inform the business community about opportunities and issues of importance.

In November, DBP hosted a property owner lunch for the City's Tax Assessing department to help property owners understand their role in revaluation process.

> "The DBP was instrumental in making the necessary connection to secure the beautiful space located at the Rudman Winchell building in downtown Bangor. Through the grand opening and making my presence known to the community through social media platforms, I could not be more grateful for this wonderful opportunity."
> -Wendy Dana, Vintage Vixen

We welcomed 22 new businesses in calendar year 2025 with ribbon cuttings and grand openings. Many of the new businesses worked with DBP staff to identify and secure a location that met their needs. Several businesses moved from other existing locations to be part of the downtown community and sited the marketing and collaboration in downtown as a driving force in their decision.

ORGANIZATION

Fiscal year 2026 saw the realization of many of DBP's strategic plan initiatives including increased collaboration with City departments, increasing DBP staffing, increased marketing, enhanced placemaking assets, and an update of the boundaries of downtown to include adjacent areas.

Downtown Bangor also began the process of launching a public facing welcome center in collaboration with WKIT and Mix Maine by securing a high visibility location that can serve as a hub for helping visitors from near and far access available amenities.

Downtown Bangor also received certification as a Main Streets Affiliate, forging new relationships and opening the door for increased collaboration with other downtowns in Maine and providing access to new funding streams. Staff and the Board of Directors have been attending organizational capacity workshops and meeting with other downtowns in Maine

FY2027 Work Plan Overview (July 1, 2026 to June 30, 2027)

This year the Downtown Bangor Partnership is focused on connecting with the new stakeholders brought in through the district expansion to develop assets and infrastructure that support the look, feel, goals and scale of the additional zones and create unique identities for the distinct areas of downtown.

DBP will also focus its resources on continuing to promote Downtown Bangor as a place to shop, dine, play and stay locally and within our targeted tourism outreach zones which are built on piggyback campaigns with Maine Office of Tourism and fine tuned to target Bangor's specific demographics. There were over 300,000 overnight trips to Downtown Bangor, the majority of which involved more than one person with an average stay of just under three days.

Downtown Bangor plans to work with City Staff and Council to ensure a clean, safe and welcoming environment for all through its ambassador program, volunteer collaborations and supplemental asset contributions.

MARKETING

FY2027 will see continued investment in tourism marketing. Our marketing capital focuses on positioning downtown Bangor as the shopping, dining and arts and culture destination for Central and Northern Maine. As part of this effort, the DBP will continue to update and maintain existing assets like the Bangor Culture and Arts Collective website and interactive public art map funding for a unified, city-wide effort in promoting arts and culture.

We will continue our multi-year video project to produce, and update video content as we move through each season, building out our asset library. We will be aided in this effort by marketing interns from Husson University, who have shown a keen interest in capturing Downtown Bangor. The digital content produced by student interns thus far has resulted in solid audience engagement (and many positive comments) and helps us access a demographic we actively seek to bring downtown. We look forward to expanding content driven by their unique points of view.

We use these videos in our digital and social campaigns, especially in major metropolitan areas with direct flight paths to Bangor. We credit much of our success in drawing website visitors to the quality of these assets and our strategic placement of them. Building on the momentum of FY26's success in this area, we plan to increase our advertising budget in digital spending, in FY27.

We also plan to grow our YouTube channel, taking advantage of the world's second largest search engine to show viewers the natural and architectural beauty of Downtown Bangor, as well as its unique events, activities, and lifestyle. Each piece of content will have descriptive text to drive traffic to the DBP website. Additionally, we will add to existing playlists of user-generated content of people experiencing Downtown Bangor and the region.

Goals for downtownbangor.com include expanding content in areas that educate visitors on topics like hosting events in Downtown, sample itineraries for target demographics, and additional landing pages for marketing collaboration. Additional goals include streamlining analytic data and creating custom reports with less labor and auditing site content to reflect current best practices for traditional SEO and AI search.

Since users come to us largely through organic content creation, we plan to increase awareness and visitation through targeted dollars spent across digital, social, and print campaigns, in addition to content marketing. We hope to continue our trend of organic visibility, ideally exceeding the more than six million impressions of 2026.

We plan to continue to cultivate the community events page which is the most popular page on our website, and grow it further by continuing to publish week and weekend event round-up posts on social

media channels, which have been incredibly popular. Since starting to post them, we have received an uptick in requests to be included, resulting in additional event content in the Downtown event calendar.

We will also invest in Downtown Bangor social media platforms to reach new viewers and convert them to become lovers of Bangor. We've seen excellent results with "slice of life" content over the past year, and will lean into that kind of positive content.

In partnership with the City of Bangor, our current plan for the Visit Downtown Bangor guide is to expand to include a section about assets in the City of Bangor that are outside of Downtown, which will direct visitors to the most appropriate digital location, whether it is a City site or a custom landing page. We anticipate a print run of 15,000 of both the guide and brochure map, which will lead visitors to a more detailed online map to help them explore Downtown.

We look forward to a continued partnership with Mix Maine Media and WKIT as they move into 33 State Street and broadcast from their street-level studio. The relationship has generated positive collaborations, including live streams and live broadcasts of DBP events which provide a real benefit to participating businesses.

DBP will continue to offer reduced-rate co-op marketing opportunities in key print publications, including Visit Maine, Portland Mag and DownEast Magazine, while increasing investment in district-wide campaigns that position Downtown Bangor as a destination, drawing visitors in by showcasing the full experience of "shop, dine, play, stay" and letting them discover businesses organically.

Based on the success of digital campaigns last year, we will increase our digital marketing spend running concurrent campaigns locally and in large urban centers with direct flights to Bangor. Our website and social traffic indicate that Downtown Bangor holds interest as a destination for people looking for small-town charm, "nature lite" and an urban experience, for couples from The County coming for a concert to folks "from away" visiting the region for the first time.

NETWORKING & OUTREACH

Networking & Outreach Committee to conduct outreach efforts to build cohesion within downtown and create connections with underserved stakeholders in the service sector, property owners, and residents, creating ties that will help the DBP better understand and meet their needs.

The 2026 semiannual survey will provide a baseline for establishing areas of concern and pathways for action within each subset of the downtown community.

The DBP will continue to host the property owner lunch and listening session to meet and advocate for this sector.

The Networking & Outreach Committee will increase the frequency of retailer meetings, to help business owners connect and continue to support each other through collaborative efforts.

The Networking & Outreach Committee will host meetings and public forums to engage stakeholders including an annual social and town hall event to promote both formal and informal channels of networking and communication.

Connecting with residents remains a top priority though capturing the attention of a significant number has remained elusive. We hear from residents frequently, but would like to engage with them on a more consistent basis.

Safety and security remain a top concern in the last four years. Addressing the issue is a combination of improvements to safety and shifting the perception of safety via our marketing initiatives. DBP plans to

continue advocating for enforcement of existing ordinances and to encourage the adoption of ordinances that improve the quality of life in Downtown Bangor and make it a more welcoming community.

EVENTS

The Events Committee will kick off FY27 with the annual Sidewalk Arts Festival, enhancing downtown's image as an arts and cultural center for Central and Northern Maine. Bangor Savings Bank is returning as the Presenting Sponsor and we anticipate financial and volunteer support from other organizations as well. The event already has more than 100 jury-selected artist-vendors committed to attending. We will continue to offer free children's activities and live musical performances on the festival main stage.

The PanStorm Summer Concert Series will return to West Market Square in late summer. In October, we will host the ARTober Sidewalk Art Festival, with additional promotion of the event as part of Maine Craft Weekend.

Plaid Friday and Small Business Saturday represent the start of major retail season in the US, and DBP will continue to encourage visitation by ensuring that there are appealing activities for a wide variety of interests. The Wabanaki Art Market provides a way for Indigenous microbusinesses to have a presence Downtown during this weekend and has become an annual favorite for shoppers.

The holiday tree lighting and light show, as well as the photo-ready decorations that have been added to the tree base, are significant attractions throughout the holiday season.

Downtown Bangor has become a resource for organizations seeking to execute events in Downtown Bangor. One of the goals of the Downtown Bangor Partnership is to make Bangor an easy and inviting place to host events of every scale and size. We have been compiling information on event venues and will be sharing more information on how to hold events in Downtown Bangor on our website.

DBP provides organizational and marketing support for individuals and organizations seeking to execute events in Downtown Bangor. We will continue to provide marketing support for events like First Friday Art Walks, Bangor Pride, Stephen King Birthday Carnival, Janes Walks, and the Maine Witch Walk, among others.

The Events Committee will continue to assist in promoting seasonal visitation opportunities like Valentine's Day, Maine Basketball Tournament, St. Patrick's Day, Easter, Halloween, Bangor Rotary Festival of Lights Parade, and New Year's Eve.

They will also seek out and support the many events already happening within the district. The availability of items of DBP-owned infrastructure, including popup tents, tables, and chairs, have been leveraged by organizations who are hosting events Downtown, including a spring resource fair and the 33rd Annual Pan New England Steel Band Festival.

Finally, it will remain the great pleasure of DBP staff and Board members to participate in some of the most impactful events that happen in any Downtown community – celebrations of Downtown businesses, from ribbon cutting ceremonies to anniversaries, expansions, and rededications.

BEAUTIFICATION

The Beautification Committee will focus its energy on gardens, lighting, and placemaking in FY 27 with a specific focus on working with the newly annexed areas to develop the look and feel of the new district. This includes a new banner program at major entry points to downtown.



Existing seasonal and year-round planters and flower boxes will continue to bring colorful blossoms to downtown. This year DBP completed the replacement of 20 of the aging wooden box planters and can now focus on expanding our summer flower program with new planters.

In honor of the semisesquintennial, we will be decorating guard rails, flower boxes and buildings with red white and blue for the entire season.

Adopt-A-Garden, which now has over 150 gardens throughout downtown will continue in FY 27 with improved collaboration with Public Works Staff (shout out to Public Works for the amazing job they do supporting the adopt-a-garden program). The invasive species program will continue to ensure the vitality of City gardens in Downtown Bangor.

Lighting during the holidays will continue to brighten the darkest part of the year with 110 lamp posts wrapped in lights. Our Downtown Ambassadors plan to assess and replace damaged and non functioning lights. The color-changing Hamlin bistro lights will mark special holidays and occasions such as Pride Month and St. Patrick's Day to ensure downtown is a community center for shopping, gathering, and celebration. We plan to add lighting to additional streetlamps as they are updated to allow for lighting.

Downtown Bangor partnered with Wabanaki Public Health and Wellness and City of Bangor to apply for a T Mobile Hometown Grant to provide an all ages activation in Broad Street Park as Phase I of improving the area underneath and adjacent to the Union Street Bridge overpass. If approved, the $50,000 grant will create an interactive park-like setting with oversized topiary animals in the form of native species selected by Wabanaki Public Health. Future phases of the project will provide lighting enhancements to the underside of the bridge and create water filtering planters that clean the dirty water from the roadway above before it enters the Penobscot River.

ORGANIZATION

As many of the goals from Downtown Bangor's 2022 strategic plan have been implemented or are well underway, the Board plans to create a new strategic plan to formalize and organize priorities and initiatives including plans to open the Welcome Center.

The DBP continues to invest in professionalizing its staffing by sending both staff people to the International Downtown Association's (IDA) Fall Conference along with City Staff to learn best practices and new ideas for urban placemaking through workshops, seminars and mentorship.

As a Main Streets Affiliate, DBP will continue investing in the knowledge bank of Maine Development Foundation and Main Streets and DBP Board Directors and staff have been attending workshops that will shore up organizational systems and capacity. We will host the annual Maine Downtown Center Conference in 2027 bringing placemakers from across the state to Bangor.

SAFETY AND SECURITY

The DBP's number one priority for visitors, residents, and owners within Downtown Bangor is the enjoyment of our unique downtown by everyone without compromising the ability of one group to enjoy it versus another. The DBP has supported initiatives to expand services for people experiencing homelessness and for services at "points of service" for people experiencing substance use disorder and in need of mental health services. We support the City of Bangor's investments in these arenas.

Simultaneously, the City has made considerable investments in providing assets to Bangor residents as well as in supporting tourism marketing via numerous organizations working in tandem to highlight the City as a recreation destination. The recreation economy in Bangor is strong with established parks and trails, public art and various visual and performing arts venues of nearly every size. Downtown Bangor is home to a casino, a race track, a world class art museum, a professional theater and a top performing concert venue. There are few communities, certainly not of this size, with so many assets in play.

The Park Ranger program, BCAT, and numerous other programs dedicated to helping those in need are all welcome and important factors in improving safety and the perception of safety in Bangor.

Additionally, the DBP benefits from the presence of Officer Larby, our downtown walking officer and the downtown custodian from Public Works. Although the downtown foot patrol and custodian has a tangible effect, and is appreciated by the downtown community, the hours are generally limited to 8:00 a.m. - 4:00 p.m., Monday through Friday and downtown has an active night and weekend scene.

The Downtown Ambassadors will continue to monitor public and private spaces on nights and weekends ensuring Downtown remains safe and clean for visitors. Bangor Police Department has been helpful and collaborative in helping the Downtown Ambassadors navigate the continuously shifting landscape of ordinances and community standards that are being enforced.

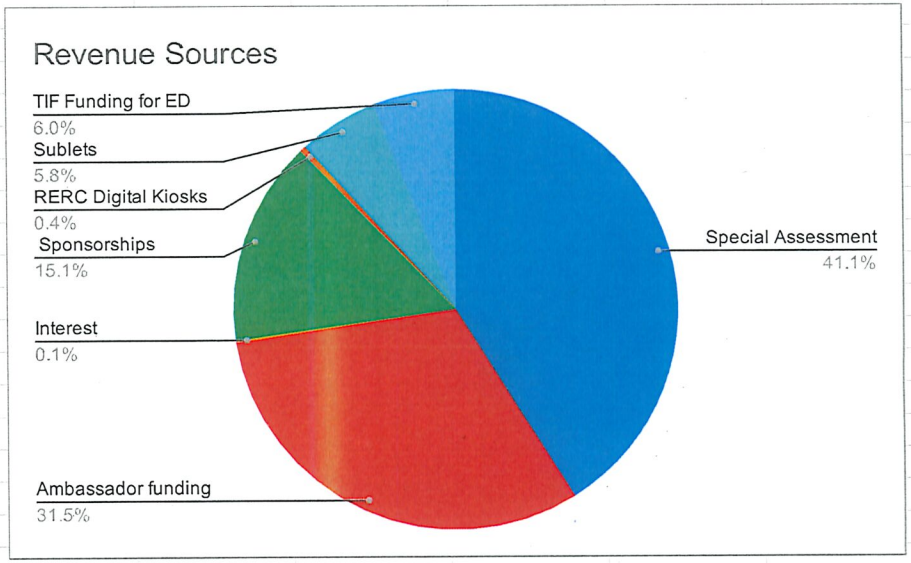
Over the past year there has been an influx of day and night time activity for Ambassadors to manage. Ambassadors will continue to enforce shared community standards.

The Ambassadors have been incredibly successful in mitigating the impact of disruptive behaviors downtown within the boundaries of what they are allowed to do. One of our biggest challenges is that a key KPI is that services are delivered without a complaint being issued, i.e. a proactive approach to removing problems before they are noticed. Delivering services in this way often means that the public is unaware of the scope of issues that are being addressed. In FY 27 Downtown Bangor plans to better enhance service communication strategies.

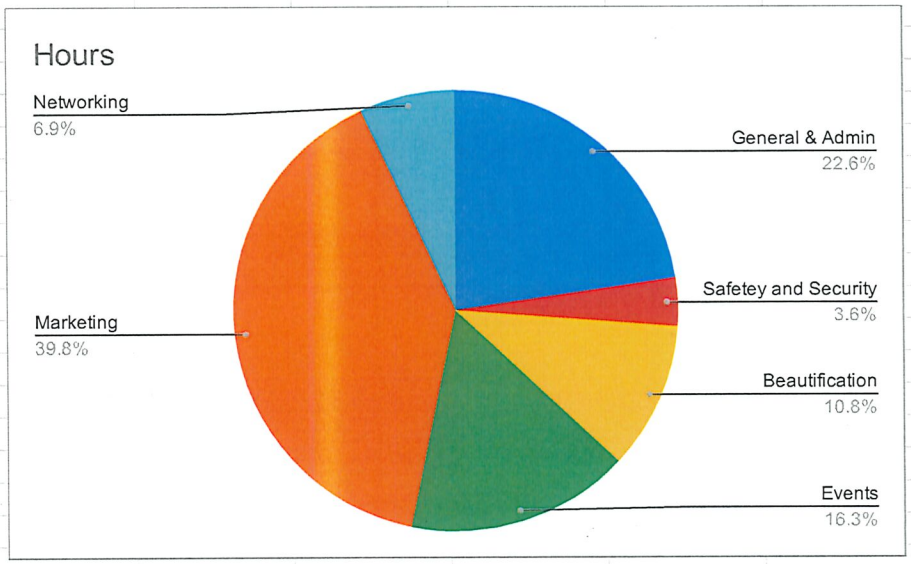
Additionally ambassadors plan to strengthen relationships with service providers in downtown and use downtown warming shelters as a base of operations during the coldest months so they can provide supportive services to those using and running shelters.

Downtown Bangor Partnership
2027 Budget

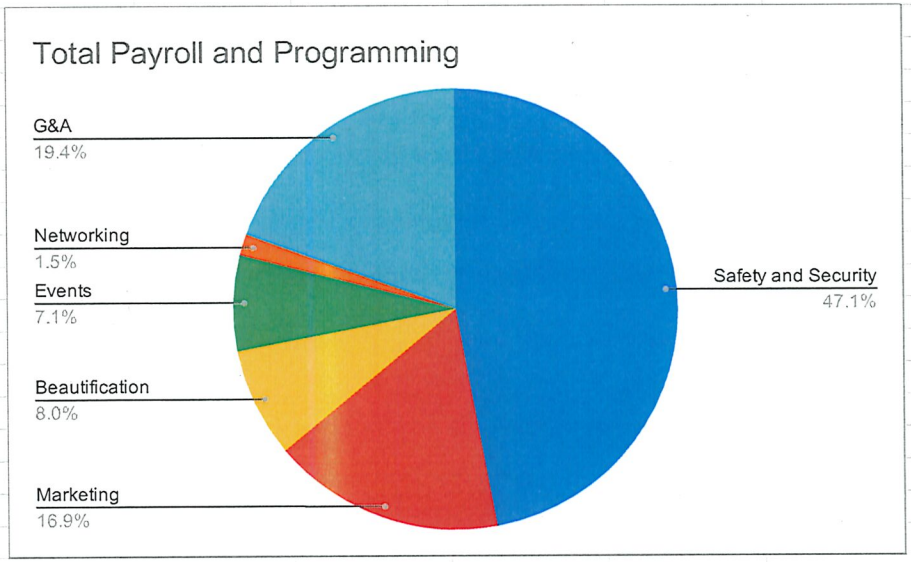
	2027 Budget	2026 Budget
Revenue		
4000 Levy - Special Assessment	$285,600.00	$239,009.84
Requested Assessment Increase		$27,556.00
Requested Ambassador funding	$230,000.00	$230,000.00
4050 Interest	$1,000.00	$1,000.00
4100 Sponsorships	$7,000.00	$3,000.00
4110 Beautification	$50,000.00	$12,000.00
4120 Events	$33,000.00	$16,000.00
4130 Networking & Outreach	$3,250.00	$3,250.00
4140 Marketing	$32,000.00	$15,000.00
Total 4100 Sponsorships	**$125,250.00**	**$49,250.00**
4500 Event Revenue	$10,000.00	$7,500.00
Pride	$20,000.00	$4,000.00
4900 Other Income		
RERC Digital Kiosks Administration	$3,000.00	$3,000.00
Mix Maine Sublet	$30,000.00	$18,000.00
Other Sublet	$12,000.00	$4,800.00
TIF Funding for ED	$43,746.12	$43,746.12
Total Revenue	**$760,596.12**	**$627,861.96**



Expenditures		
5100 General & Administrative		
5105 Accounting Fees	$3,060.00	$3,060.00
5106 Legal & Professional Fees	$500.00	$250.00
5107 Legal Advertising	$7,000.00	$7,000.00
5108 Other Contracted Services	$7,500.00	
5110 Insurance	$2,000.00	$2,000.00
5112 Workers Comp Insurance	$877.50	$877.50
5115 Memberships/Registration Fees	$8,000.00	$6,000.00
5120 Postage & Printing	$75.00	$75.00
5122 Supplies	$1,500.00	$1,500.00
Equipment - New Computer		
5124 Phone & Internet	$1,500.00	$1,504.00
5130 Bank & Credit Card Fees	$200.00	$200.00
5140 Rent	$42,000.00	$18,000.00
Electricity	$1,800.00	$1,200.00
Heat	$8,000.00	
5142 Other Business Expenses	$500.00	
5150 Payroll		
5152 Payroll Wage Expenses- ED	$69,601.49	$63,739.73
5153 Payroll Wage Expenses - Mktg/Event	$63,051.53	$57,189.60
Payroll Wage Expense Interns	$8,060.00	$8,000.00
5154 Payroll Tax Expenses	$10,228.91	$9,780.32
5156 Payroll Fees	$2,100.00	$2,100.00
5158 Retirement Benefits	$3,979.59	$3,627.82
Total 5150 Payroll	**$157,021.52**	**$144,437.47**
Total 5100 General & Administrative	**$241,534.02**	**$186,103.97**



5200 Marketing		
5210 General	$10,500.00	$1,000.00
5212 Printed Materials	$21,550.00	$34,000.00
5214 Website	$2,000.00	$2,000.00
5216 Television/video	$14,500.00	$7,000.00
5218 Digital	$29,000.00	$7,000.00
Total 5210 General	$77,550.00	$51,000.00
5240 Holiday Promotion	$8,000.00	$8,000.00
Total 5200 Marketing	**$85,550.00**	**$59,000.00**
5300 Beautification		
5305 Flower Boxes	$7,500.00	$7,500.00
5310 Gardening	$5,250.00	$5,250.00
5315 Holidays and Lighting	$2,500.00	$10,000.00
5320 Art	$15,000.00	$10,000.00
Banners and Streetscape	$10,000.00	
Total 5300 Beautification	**$40,250.00**	**$32,750.00**
Total 5400 Events	**$24,000.00**	**$24,000.00**
Pride	**$20,000.00**	**$4,000.00**
Total 5500 Networking & Outreach	**$3,750.00**	**$3,750.00**
Operational Reserve	**$5,000.00**	**$5,000.00**
Street Plus/Service Provider		
5600 Public Safety - StreetPlus	$340,000.00	$310,000.00
Total 5600 - Public Safety	**$340,000.00**	**$310,000.00**
Total Program Expenses	**$518,550.00**	**$433,500.00**
Total Expenditures	**$760,084.02**	**$624,603.97**
Net Revenue	**$512.10**	**$3,257.99**



CITY COUNCIL ACTION 06/08/2026 26-211

Council Meeting Date: 06/08/2026

Item No: 26-211

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, 2026 - June 30, 2027.

The proposed budget is $760,084. The revenue consists of $285,600 in special assessment funds, $43,746.00 in TIF funds, $200,738 from sponsorships, events and marketing, and anticipated additional funds requested of $230,000 for the services from StreetPlus.

Committee Action

Committee: Business & Economic Development Committee Meeting Date: 06/01/2026

Action: Recommend for passage For: 5 Against: 0

Staff Comments & Approvals

Contract will be on file in the Office of the City Clerk.

City Manager City Solicitor Finance Director

Introduced for: New Business

CITY OF BANGOR ORDER 06/08/2026 26-211

Date: 06/08/2026

Item No: 26-211

Assigned to Councilor: Fish

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 to execute a contract with the Bangor Center Management Corporation dba 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 1, 2026 - June 30, 2027.

CITY COUNCIL ACTION 06/08/2026 26-212

Council Meeting Date: 06/08/2026

Item No: 26-212

Responsible Dept: Parks & Recreation

Requested Action: Order Map/Lot: N/A

Title, Order

Authorizing the Parks and Recreation Department to Work with the Greater Bangor Association of Realtors to Accept A Donation Towards the Purchase and Installation of an Accessible Piece of Play Equipment

Summary

This Order authorizes the Parks and Recreation Department to work with the Greater Bangor Association of Realtors for the purchase and installation of accessible/multi user play equipment at Hayford Park. Specifically, this play equipment would allow for any mobility challenged and able body user to enter and use the equipment at the same time. The Greater Bangor Association of Realtors received a grant from the National Association of Realtors to assist with the purchase and installation of this equipment. This was reviewed at the Council Workshop on June 8th.

Committee Action

Committee: Council Workshop Meeting Date: 06/08/2026

Action: Recommend for passage For: Against:

Previous Council Actions

City Manager City Solicitor Finance Director

Introduced for: New Business

CITY OF BANGOR ORDER 06/08/2026 26-212

Date: 06/08/2026

Item No: 26-212

Assigned to Councilor: Walker

Authorizing the Parks and Recreation Department to Work with the Greater Bangor Association of Realtors to Accept A Donation Towards the Purchase and Installation of an Accessible Piece of Play Equipment

WHEREAS, Hayford Park includes play structures for ages 2-12 and is a destination park for the City and:

WHEREAS, The Greater Bangor Association of Realtors has received a grant to use towards the purchase and installation of and accessible play event and;

WHEREAS, The addition of the play event will further enhance the play opportunity for all abilities at Hayfrod Park, and;

WHEREAS, Members of the Greater Bangor Association are willing to assist Parks and Recreation to complete this project;

Be it Ordered by the City Council of the City of Bangor that City staff of the Parks and Recreation Department is hereby authorized to work with the Greater Bangor Association of Realtors to purchase and install a piece of play equipment at Hayford Park.

Be It Further Ordered that pursuant to Section 33-9.1 of the Code of the City of Bangor City Staff is hereby authorized to participate in fundraising efforts to assist with the costs of construction of this project, and the Finance Director is hereby authorized to accept such donations. The Finance Director shall establish such procedures as she deems necessary to insure that any donated funds, goods, or services are eligible for a tax deduction are appropriately received and accounted for and are used specifically for the purpose intended by the donors.

CITY COUNCIL BUDGET WORKSHOP AGENDA
June 10, 2026 @ 5:15 pm
Council Chambers, City Hall, 73 Harlow St.

The City's Proposed Budget is available here:
FY27 Budget Proposal.pdf (bangormaine.gov). *The Table of Contents, page 3, is hyperlinked for ease of access. Click on the section you'd like to view to be brought to that section.*

1. **Assessor Valuation Update**

2. **Review of City Budget**

CITY OF BANGOR

Carollynn J. Lear
City Manager

OFFICE OF THE CITY MANAGER

To: City Council
From: Carollynn Lear, City Manager
Date: June 10, 2026
RE: Follow-Up Questions from Department Overview Budget Workshops

Over the course of the last many weeks, Council has participated in numerous Budget Workshops where the various City Departments discussed their budget and new program requests with you. Council had numerous follow-up questions, some of which required additional research from staff. The answers to those questions are below:

I. City Solicitor New Program Request – Attorney to Focus on Vacant Buildings

The City of Bangor's current vacant building registration fees are as follows:

- First 6 months - $500
- Second 6 months - $1000
- Third 6 months - $2000
- Every 6 months thereafter - $4000

If a vacant property owner complies, the City will, at minimum, collect registration fees of $1,500 in year one, $6,000 in year two, and $8,000 each year thereafter on a vacant building. However, what is more likely is that when a property owner encounters the building registration fee requirement, they are incentivized to improve and then occupy or sell the property. The City Solicitor's Office works with Code Enforcement to enforce these registration requirements.

To exemplify the potential impact of having another attorney focus on issues related to Code Enforcement and vacant building registration, we use a recent case of a property located at 147 Randolph Drive:

If the vacant building fee operates as intended, the fee will incentivize the current owner of 147 Randolph Drive to occupy or sell the property, both of which will require improvements and renovations to make the property habitable. The current assessed value of the property is $195,400. If the vacant building registration fee prompts renovation and habitation of the property that leads to a 10% increase in the property's value, the City will collect an additional $350 per year in taxes (based on the current mill rate). That amount is $700 if the renovation increases the property's value by 20%. If the property is brought to the average property value of a residential property in Bangor, the additional taxes collected would be just under $1000 per year (for many years to follow).

What is more difficult to quantify is the impact that reactivating vacant properties has on the surrounding property values and also what impact a City-wide reduction to the number of vacant and unkept buildings has on the willingness of buyers to purchase homes in our City

and businesses to locate to our City. But undoubtedly the direct property tax impact of resolving vacant properties combined with the larger impact on surrounding property values in our community, make it easy to imagine that this position could pay for itself.

II. Forgone Interest Due to Check Processing

Council expressed interest in understanding the amount of interest the City loses when checks go unprocessed for prolonged periods due to high volume. The periods of highest volume and the total amount received for the last applicable period are listed below:

August/September Utility = $1,642,015.26
August/September Taxes = $27,215,677.56
February/March Utility = $1,515,341.19
February/March Taxes = $26,265,952.56

The City's normal processing time goes from 2 weeks to 4 weeks during these busy periods and we estimate the City loses approximately $75,000-$110,000 in interest (at 2.47%) just during these four months. There can also be delays at other periods during the year due to staffing, for example a long-term medical absence that would further add to this cost. Fluctuations in interest rate, check amounts, and timing of payments could also impact this estimate.

Additionally, rental car registrations are a substantial revenue source for the City – approximately $3 million per year. Rental car companies typically require a quick turnaround time for the registration of their vehicles to quickly get them into rotation and if we are not able to meet their timing expectations, they will choose to register them in a different municipality (Portland). Having additional staff to prioritize registering rental cars would be expected to generate additional registrations for this reason.

III. Community Connector Ridership Increases

From January through April of this year, the Community Connector has seen an almost 23% increase in ridership. Route A (Capehart) saw the largest increases, but this is likely due to the transition from two routes to a single route. Route O (Black Bear Orono Express), Route U (Hammond Street), Route W (Stillwater Avenue) and Route V2 (Old Town) saw the most significant increases during this period.

This ridership trend is generally consistent with the timing of higher fuel prices. Ridership rose modestly from January to February, before the largest fuel-price spike occurred. The strongest alignment appears between February and April, when fuel prices rose sharply and ridership also continued upward. This suggests that higher gasoline costs may have contributed to increased transit use, particularly among riders with greater sensitivity to transportation costs.

However, the ridership data do not prove that fuel prices were the sole cause of the increase. Some route-level gains may reflect service changes, routing changes, or seasonal demand patterns.

IV. Library Social Worker Position

During Council's conversation regarding the Bangor Public Library's Director, Council heard a request for the City to fund the Library social worker role. The social worker is currently funded through the end of this year with ARPA funds, 1/3 from Penobscot County ARPA funds and 2/3 from City of Bangor ARPA funds. The Library's budget request sought City funding for the social worker role in the following year. Council asked to explore whether Penobscot County would be willing to continue to fund the social worker role, in part.

The Library Director and City Manager met with the Penobscot County Administrator to discuss the County's possible ongoing financial support for the Library social worker role. The County is unable to commit to funding any portion of the Library social worker role because the Penobscot County budget is already finalized and does not have space to assume that cost. However, the Library Director committed to seek funding in the County's next budget process for the following budget year. With that said, no commitment of funding from Penobscot County was made and therefore, the Library Director's request for the City to fund the social worker in the coming year remains unchanged. The Library would reduce their request in future years should the County pick up some portion of the role's salary.

V. Emergency Management Position

During the Fire Department budget workshop, Council discussed the need for a dedicated emergency management position within the City. Currently, the Fire Chief serves in a dual role as the City's Emergency Management Director. This structure presents challenges in sustaining long-term planning cycles, training and exercise coordination, EOC readiness activities, corrective action tracking, and ongoing interagency coordination efforts. The City has a need for dedicated emergency management capacity to sustain Bangor's compliance with planning and training requirements and preparedness for emergency events.

Since our last discussion on this topic, the City has continued to explore options including hiring a staff-person to perform these functions for the City and/or opportunities to collaborate with Penobscot County EMA. We also continue to explore grant funding opportunities.

Penobscot County EMA has offered a pilot partnership at an annual cost of $145,000 per year. Under the proposed model, Penobscot County would provide dedicated emergency management planning and preparedness support services including: (1) Emergency Operations Plan maintenance and updates; (2) hazard-specific annex development; (3) training and exercise coordination; (4) EOC readiness assessments and preparedness support; and (5) interagency coordination and improvement planning support. The Bangor Fire Chief would retain operational authority, emergency management leadership, and incident decision-making responsibilities.

We are not yet ready to make a recommendation to Council on whether to pursue a collaboration with Penobscot County or alternatively hire an internal resource to perform this work. However, given Council's clear interest in supporting this work, one option would be for Council to appropriate $150,000 to support emergency management within the City and staff could come back to Council with a final recommendation later this summer.

VI. Public Bathrooms

The City of Bangor piloted a public bathroom program using ARPA funds that led to the deployment of four public bathrooms around the City (Harlow Street (Abbott Square), Broad Street, Coe Park, and Cascade Park). In this budget, Parks & Recreation is requesting $200,500 for yearly maintenance of these restrooms based on current level of cleaning and repair services. Council has requested staff's recommendation regarding whether to continue with the public restroom program or to modify the program.

The City Manager and Director of Parks & Recommendation have worked together to craft the following recommendation:

- Keep the public restrooms at Coe and Cascade Park. The unit at Cascade has seen significantly less damage and fewer instances of additional maintenance and cleaning. Although we have had several fixture replacements in the unit at Coe Park, the number of replacements and additional maintenance is less than the Broad Street and Abbott Square locations.
- Remove the units on Broad Street and Abbott Square. Since July 1st, we have replaced approximately 170 hand sanitizers in both units, 8 paper dispensers, and 5 doors. In addition, the frequency of additional cleanings, graffiti removal, and trash/debris in these units is higher. These two locations are also the most frequently reflected in SeeClickFix and Police call data.
- The initial public restroom project was to address concerns about a lack of public facilities in the downtown area specifically as well as City-wide. Public forums were held to determine the best locations which led to the five current locations. Rather than pursue options for redeployment of the current units in the downtown district, we would recommend engaging in a public process to determine the appropriate next steps. Options could include a consistent staffing plan for current City owned facilities such as the transit center, City Hall, or the harbormaster building as well as additional directional signage. Other options to explore include creating another permanent restroom near downtown, or pausing the concept altogether. The current approach with the downtown units was not as successful as hoped and we anticipate continuing this approach will have the same challenges.
- Locate the remaining two units in the Rolland Perry City Forest and Essex Woods. Currently there is one facility at the Rolland Perry City Forest for an approximately 700 acre space with thousands of visitors. Essex Woods has the dog park, biking trails, and birding opportunities. We receive requests annually for additional restroom facilities in each of these spaces.
- Because we are requesting deploying the remaining units, we would not recommend a reduction to the $200,500 budgeted amount for repairs and cleaning. If the Rolland Perry City Forest and Essex Woods location are more successful than the Broad Street and Abbott Square locations, this budget line could be reduced in future years.

BANGOR SCHOOL COMMITTEE AGENDA
REGULAR MEETING
*7:00 p.m., **Wednesday**, June 10, 2026*
City Hall, Council Chambers

Strategic Goals
(E) Excellence
(TL) Teaching and Learning
(ER) Engaged Relationships
(SW) Safety and Well-being

Mission: We provide educational opportunities that inspire students and adults to grow every day, to thrive over time, and to aspire continuously for excellence as learners and people

A. Call to Order
1. Welcome
2. Pledge of Allegiance
3. Recognition(s)
   a. NASA TechRise Team

B. Adjustments to the Agenda

C. Public Comments *(Public participation procedures are listed in the Bangor School Committee brochure.) Meeting is broadcast live in Bangor on the Educational Channel 1302 and streamed through Bangor School Department Facebook page.*

D. Superintendent's Proposals and Updates
1. Action Items
2. Informational Items
   a. Facilities Update – E. TL, ER, SW
   b. Superintendent's Update – E, TL, ER, SW
   c. Report of Reassignment(s)
   d. Report of Resignation(s)

E. Business Actions Items
1. Action Items
   a. Minutes
      1. Workshop Meeting of May 19, 2026
      2. Regular Meeting of May 28, 2026
   b. Personnel
      1. Administrator Nomination(s)
      2. Teacher Nomination(s)
         a. New Teachers for 2026-2027 School Year
      3. Extra-Duty Assignment(s)
   c. Donation(s)
2. Introduction Items
   a. First Reading of revised policies
      1. Revised Policy BEDH – Public Participation at School Committee Meetings
      2. Revised Policy GCSA – Employee Electronic Device and Internet Use
      3. Revised Policy JIC – Student Code of Conduct
      4. Revised Policy JICJ – Student Use of Cell Phones and Other Electronic Devices

F. Committee Updates
1. Committee Appointments
2. Representatives' Reports – E, TL, ER, SW
   a. Dropout Prevention
   b. United Technology Center
   c. Scholarship
   d. Other
3. Student Committee Member Updates

G. Reports

H. Questions and Comments from the Committee

I. Information Items
1. Important Dates:
   Thursday, June 11, 2026, Retreat – 9:00 a.m. – 1:00 p.m. UMA
   Wednesday, June 17, 2026, End of Year Assembly – 7:45 a.m. Peakes Auditorium
   Wednesday, June 24, 2026, Regular Meeting – 7 p.m. Council Chambers
   Wednesday, July 15, 2026, Regular Meeting – 7 p.m. Council Chambers

J. Executive Session
For the purpose of Evaluation of the Superintendent, 1 M.R.S.A. §405 (6)(A)

K. Adjournment

Parks, Recreation and Harbor Advisory Committee

June 11, 2026

5:15 PM

City Council Chambers

73Harlow Street

AGENDA

Approval of May meeting minutes

Final Mission Statement Draft

> The Committee has been working on a review of a mission statement for the department. Staff will be reviewing the final draft for review and approval.

Initial Overview of Brown Woods Master Plan

> Parks and Recreation and Forestry Staff will be reviewing the beginning stages of the Brown Woods Management Plan. This will be an opportunity for feedback and discussion on progress thus far.

Update Essex Woods Management Plan

> Work has been ongoing on a management plan for Essex Woods. This will be update on progress.

Other Business

Adjourn

CITY OF BANGOR

HISTORIC PRESERVATION COMMISSION

HISTORIC PRESERVATION COMMISSION
MEETING OF JUNE 11, 2026, 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL
73 HARLOW STREET

AGENDA

Old Business:

1. **Meeting Minutes –** May 14, 2026

New Business:

2. **Certificate of Appropriateness and Design Review – 43-49 Main Street – Map-Lot 042-107 – Main Street Historic District – Applicant/Owner: Rines, LLC -** The applicant, Rines, LLC, requests approval for Certificate of Appropriateness and Design Review at property located at 43-49 Main Street for the replacement of the stone-veneer base of a central damaged column and a portion of the façade. The applicant proposes installation of black granite stone-veneer to compliment the original stone material. The property is located at Map-Lot 042-107, in the Main Street Historic District. Owner/applicant: Rines, LLC.

3. **Parks Historic Designation Public Hearing**

4. **Historic Preservation Ordinance Changes Public Hearing**

Other Business:

5. **Adjournment**

73 HARLOW STREET, BANGOR, ME 04401
TELEPHONE: (207) 992-4280 FAX: (207) 945-4447
WWW.BANGORMAINE.GOV

CITY OF BANGOR

HISTORIC PRESERVATION COMMISSION

HISTORIC PRESERVATION COMMISSION
MEETING OF MAY 14, 2026, 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL
73 HARLOW STREET

MEETING MINUTES

Commission Members Present:
Peter James Sachs
Matthew Weitkamp
Katie Coe
Rebecca Krupke
Nathaniel King

City Staff Present:
Matt Altiero, Planning Analyst
Anja Collette, Planning Officer
Mike Pullen, HPC Consultant

Chair King called the meeting to order at 7:00 P.M.

Old Business:

1. **Meeting Minutes -** April 9, 2026 and April 16, 2026

Commissioner Coe moved to approve the April 9th and April 16th meeting minutes. Commissioner Sachs seconded. All voting members in favor, none opposed. Motion passed.

2. **Adoption of Findings & Decision for 198 Broadway, 28 W Broadway, and 218 Ohio Street**

Commissioner Sachs moved that the Board adopt the findings and decisions for 198 Broadway, 28 W Broadway, and 218 Ohio Street. Commissioner Coe seconded. All voting members in favor, none opposed. Motion passed.

New Business:

3. **Parks Historic Designation Public Workshop –** This agenda item is to provide time for

the public to ask any questions about the proposed local historic designation of Broadway Park, Chapin Park, and Davenport Park. The formal public hearing for this item will be at the Commission's June 11th meeting.

Chair King introduced the agenda item.

Planning Officer Collette explained a recent Architectural Phase 4 Survey determined these three parks integral for the development of their surrounding neighborhoods and recommended a local historic designation. Collette clarified that the designation would not add restrictions to properties around the parks; rather, it affects major federally funded projects that may be located adjacent to the park, such as major road projects.

HPC Consultant Pullen presented on the role these parks played in Bangor's history. He used a map to show where the parks are in relation to existing historic districts and showed a panorama of Bangor from the Library of Congress in the 1875 Augustus Koch map. The parks discussed are from the 1830s.

Pullen discussed what makes these parks important:

- Important urban park landscapes that made surrounding neighborhoods desirable and were an essential part of Bangor's early city planning efforts
- Broadway and Chapin parks are associated with important landscape designers
- These parks are examples of American landscaped park designs in the period between A.J. Downing's tradition and early City Beautiful urban planning movements.

Chair King opened the public comments.

Robert Reed, a resident at 218 Broadway, asked whether the designation of Broadway Park would include it in the existing Broadway Historic District or allow it to remain a standalone landmark. Planning Officer Collette answered it would be a standalone landmark. Reed asked how this action may affect the Broadway Historic District. Collette clarified it should not affect it. Reed asked how use of the park will be affected by designating it as a landmark. Collette explained that use should not be affected; rather, it would impact the physical development of the park. HPC Consultant Pullen added that the designation primarily impacts requested changes to the park, as the Commission would then have to evaluate whether changes would impact character defining features of the park. Pullen suggested it might bring attention to the importance of the parks to Bangor and the region.

Robert Reed asked if the designation includes any improvements to the park. Planning Officer Collette answered that there are no planned changes. Reed expressed concern surrounding Broadway Park trees lost, asking if there are plans to replace them. Collette explained that although there are no current plans to do so, the City is working on an Urban Forest Management Plan which may recommend reforesting some City parks. Collette recommended Reed to bring forth his desire for more trees in the park to Parks and Recreation and Public Works. HPC Consultant Pullen added that a case may be made for returning street streets with accelerated maturing in alignment with the historic design of the park.

Robert Reed asked is there will be any effects on properties surrounding the park. Planning

Officer Collette answered there will be no changes nor restrictions on surrounding properties.

Another resident at 396 French Street questioned whether organizations will still be allowed to utilize the park for events. Planning Officer Collette confirmed that processes for hosting events in the space should not change.

Commissioner Sachs asked whether erection of temporary structures in the park will have to come before the Commission. Collette said it is unlikely. Commissioner Krupke asked about a past scenario with creating an outdoor gym at the park. Collette said that scenario would be considered more permanent and would have to be presented to the Commission.

Chair King asked if the park would be considered a contributing property to the Broadway Historic District under this designation. HPC Consultant Pullen clarified it would be a standalone designation, not a contributor to the Broadway Historic District.

Planning Officer Collette explained that official language for the designation would go to Council, and then back to the Commission for a formal public hearing on June 11th prior to making a formal recommendation to Council.

Commissioner Sachs asked what specifically would be protected by the designation. HPC Consultant Pullen explained the Commission could then ensure nothing character defining changes at the parks. For example, curvilinear walks from the original park would be considered a character defining feature that would require extra attention when modified to ensure the original character is maintained. Planning Officer Collette provided another example in which the park would be protected from road construction encroaching on the form of the park.

Chair King closed public comments.

4. **Historic Preservation Ordinance Changes Workshop –** Staff will follow up with the Commission on changes to the historic preservation ordinance based on last month's discussion.

Chair King introduced the agenda item.

Planning Officer Collette recounted her communication with the Maine Historic Preservation Commission. The Maine Historic Preservation Commission explained that as a certified local government, the City is required to follow the Secretary of Interior design guidelines; therefore, the Commission should not remove the word "materials" from the ordinance. Collette proposed to align with the Secretary of Interior's Rehabilitation Standards rather than Preservation Standards to provide flexibility. Collette said that by nature if something matches in composition, it has to be the same material, so flexibility would be added by saying: where feasible, replace materials. Collette explained she changed wording to "the future has to match the original where possible materials" to eliminate redundancies per Commissioner Keebler's suggestion.

Planning Officer Collette outlined that Planning Analyst Matthew included a definition of character defining features, and she recommended a future discussion surrounding

determining important preservation features in each district in order to provide guidelines to applicants. HPC Consultant Pullen requested Collette read the included definition. Collette read as follows: “Prominent elements of a historic structure that highlights its character. These elements can include overall shape of the building, materials, craftsmanship, and decorative details. Guidance on determining character defining features can be found in National Park Service Preservation Brief 17 titled Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character.” Chair King emphasized the importance of involving professional opinions, as not everyone has expertise in architectural history.

HPC Consultant Pullen recommended the Commissioners utilize *A Field Guide to American Houses* by Virginia McAlester as a resource in character defining definitions relating to various styles.

Planning Officer Collette recommended providing historical documents surrounding character defining features to applicants to make it easier for them to determine.

Chair King referenced a map handout from the City of Portland that includes character defining descriptions and photos for associated property types. King recounted public input in which Bangor residents would appreciate a similar guide, recommending the City creates a handout. Commissioner Weitkamp agreed, but raised a concern with the 27 individually listed properties outside of the districts potentially complicating such a guide. HPC Consultant Pullen advised it to be easier to create resources by architectural style rather than by district, recommending outlining expectations by style grouping. Weitkamp agreed with Pullen’s proposed structure. Weitkamp recommended *Old-House Dictionary* by Steven J. Phillips as a terminology resource. King pledged to provide copies of the City of Portland’s handout to reference.

Chair King stated for the record the provision of documents from Mr. Violette.

Planning Officer Collette suggested the Commission discuss further at the upcoming special meeting.

5. **Discuss next special meeting date**

Staff and the Commission discussed changing the next special meeting date from July 23, 2026 to June 18, 2026.

6. **Adjournment**

Meeting adjourned at 7:48 P.M.

Respectfully submitted,

Kayleigh Rienas
Development Assistant
Planning Division

CITY OF BANGOR
PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

June 25, 2026

Bangor Historic Preservation Commission Findings and Decision

Applicant/Owner:	Rines, LLC 47 Main St Suite 200 Bangor, Maine 04401
Property Address:	43-49 Main St, Map-Lot 042-107
Zoning District:	Downtown Development District (DDD)
Permit Request:	Certificate of Appropriateness and Design Review
Designation:	Main Street Historic District
Description:	Repairing stone-veneer base of a central damaged column and a portion of the façade with proposed black granite stone-veneer
Public Hearing Date:	June 11, 2026
Permitting Requirements:	§148-9(A), §148-9(B), §71-8
Commission Members Present:	
Commission Vote:	Motion carried ___ to ___ the Certificate of Appropriateness and Design Review Permit.

I. The Record

The Historic Preservation Commission reviewed the following exhibits:

1. Certificate of Appropriateness and Design Review application, including photo exhibits, submitted by applicant on 05.13.2026
2. Proof of payment on 05.13.2026
3. Consultant's memo, received from HPC Consultant Mike Pullen on 06.02.2026

4. Applicant response to questions and comments, received via email on 06.03.2026
5. Additional applicant response to questions and comments, received via email on 06.03.2026
6. List of abutters within 100ft of the subject property
7. Public notice sent to abutters within 100ft of the subject property on 06.02.2026
8. Notice of mailing, received via email from City Print Foreman on 06.03.2026

II. Project Description and Permit Requirements

The project proposes the repair of damaged façade and stone-veneer base of a central pillar. The applicant proposes installation of black granite stone-veneer to compliment the original stone material. As an alteration to the exterior appearance of a building in a historic district, the proposed development must meet the requirements for a Certificate of Appropriateness (§148-8). Since the building is also located in the Bangor Center Revitalization Area, it must also receive a Design Review permit; however, any project that receives a Certificate of Appropriateness is automatically granted a Design Review permit.

III. Procedural Background

1. The Application was deemed complete on June 11, 2026.
2. The proposed Project is a Certificate of Appropriateness and Design Review.
3. The applicant paid all applicable fees (Exhibit 2).

IV. Applicable Provisions and Findings

Part 1 – The Project meets the Evaluation Standards of §148-9A regarding general standards.

1. The Commission finds that, based on Exhibits 1 and 4-5, the application satisfied Historic Preservation Code §148-9A requiring that any alteration of the historic structure will preserve or enhance its historical and architectural character.

Part 2 – The Project meets the Evaluation Standards of §148-9B regarding renovations, alterations and repairs.

1. The Commission finds that, based on Exhibits ___, the application satisfies Historic Preservation Code § 148-9B(2)(a) requiring that every reasonable effort shall be made to provide a compatible use which will require minimum alteration to the structure and its environment..

2. The Commission finds that, based on Exhibits 1 and 4-5, the application satisfies Historic Preservation Code §148-9B(2)(b) requiring that rehabilitation work does not

destroy the distinguishing qualities nor character of the structure and its environment.

3. The Commission finds that, based on Exhibits 1 and 4-5, the application satisfies Historic Preservation Code §148-9B(2)(c) requiring that, while repair is preferable to replacement, in the event that replacement of deteriorated architectural features is necessary, the new material should match the material being replaced in composition, design, texture and finish.

4. The Commission finds that, based on Exhibits 1 and 4-5, the application satisfies Historic Preservation Code §148-9B(2)(d) requiring that distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures is not damaged or destroyed, wherever possible.

5. The Commission finds that, based on Exhibits ___, the application satisfies Historic Preservation Code § 148-9B(2)(e) requiring that the changes which have taken place in the course of time have acquired historic significance in their own right are retained and preserved wherever possible.

6. The Commission finds that, based on Exhibits ___, the application satisfies Historic Preservation Code § 148-9B(2)(f) requiring that alterations to a historic building to create an earlier appearance not be undertaken, except when qualifying as restoration under the Secretary of the Interior's Standards for Restoration.

7. The Commission finds that, based on Exhibits 3-7, the application satisfies Historic Preservation Code § 148-9B(2)(g) requiring contemporary design for additions to only be approved if such design is compatible with the size, scale, material, and character of the neighborhood, structures, or its environment.

8. The Commission finds that, based on Exhibits ___, the application satisfies Historic Preservation Code § 148-9B(2)(h) requiring mechanical equipment such as heat pumps, solar panels, communication devices, HVAC units, or similar shall be located in such a way as to minimize its visual impact, said equipment shall be screened, if possible, with vegetation or suitable elements of a permanent nature, finished to blend with the rest of the building, and 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.

9. The Commission finds that, based on Exhibits 3-7, the application satisfies Historic Preservation Code § 148-9B(2)(i) requiring that, wherever possible, all alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.

Part 3 – The Project meets the Exceptional Circumstances Standards of §148-9E.

1. The Commission finds that, based on Exhibits ___, the property cannot yield a reasonable economic return or the owner cannot make any reasonable use of the property.

2. The Commission finds that, based on Exhibits ___, the plight of the owner is due to exceptional or unique circumstances and not to the general applicability of this chapter.

3. The Commission finds that, based on Exhibits ___, the conditions or circumstances which constitute the hardship were not caused or created by the property owner after an amendment to Chapter 148-5 by which the property became subject to said chapter.

V. Decision

The Commission finds that, based on the findings in Parts 1-2 of Section IV of this document, the Project meets the requirements for a Certificate of Appropriateness and therefore grants a Certificate of Appropriateness and Design Review Permit for the proposed Project.

VI. General Permit Requirements:

A. This permit does not relieve the applicant from any other state or federal permits that may be required for the project.

B. The proposed construction, reconstruction, alteration, moving or demolition must be begun within 6 months of approval and completed within 12 months of approval, unless the Commission sets other time limits. An extension or extensions of up to one year in total length may be granted as a minor alteration or revision under § 148-8B.C.

C. After completion of the project, or after 12 months from the issuance of a Certificate of Appropriateness permit, the property owner shall allow staff to access exterior areas of the property as reasonably necessary in order to perform an inspection to verify work was done in accordance with the Commission's approval.

D. Any person, firm or corporation being the actual or constructive owner of any building or premises which is adjudged to be in violation of any of the provisions of this chapter shall be guilty of a civil violation and, on conviction, shall be fined not less than $10 nor more than $100. Each day such a violation is permitted to exist after notification shall constitute a separate offense. Any fines imposed pursuant to this chapter shall inure to the benefit of the City of Bangor.

If you should have any questions or desire further information, please do not hesitate to give the Planning Division a call at 207.992.4280.

Sincerely,

City of Bangor Historic Preservation Commission

_____ _____

_____ _____

_____ _____

CC: City of Bangor Planning Division

City of Bangor Code Enforcement Division

HISTORIC PRESERVATION COMMISSION APPLICATION

CITY OF BANGOR
PLANNING DIVISION

PLEASE KNOW OUR FEE SCHEDULE IS AVAILABLE ON THE CITY'S WEBSITE, AND WE ALWAYS REQUIRE FEES UP FRONT BEFORE REVIEWING AN APPLICATION, NOT AFTER IT'S BEEN PUT ON A HISTORIC PRESERVATION COMMISSION AGENDA

ONE COLOR COPY OF THIS COMPLETED APPLICATION MUST BE SUBMITTED AT THE TIME OF APPLICATION ALONG WITH APPROPRIATE FEE FOR REVIEW ON THE MONDAY TWO WEEKS PRECEDING THE MEETING (17 DAYS)

☑ Certificate of Appropriateness **☑ Design Review**

Applicant Rines LLC Email nick@crespv.com

Mailing Address 47 Main St Suite 200 Bangor ME Phone No. 207-387-0804

Location of Site 43-49 Main St Bangor ME 04401 Zoning District _____

Owner(s) of Site if Different from Applicant _____ Map & Lot _____ - _____

Address 43-49 Main St Bangor ME 04401 Primary Contact Person: Nick Mullins

IF OWNER IS DIFFERENT FROM APPLICANT O. A. A. FORM **MUST BE** COMPLETED

Description of applicant's interest in site, if not owner (e.g. lease, option, P&S Agreement): Owner of property

1. Identify the action or actions requiring the Certificate of Appropriateness and/or Design Review:

__ a. Addition
✓ b. Reconstruction
__ c. Alteration
__ d. Removal of trim, elements, facing materials, or parts of building
__ e. Sign
__ f. New Construction
__ g. Moving of Building
__ h. Improvements to walkways, driveways, or landscape features
__ i. Demolition of structure, or portion of structure

2. Brief description of the above identified action (REQUIRED):

repairing the facade and pillar that were damaged by deranged person. Replacing granite stone veneer with likekind material. Because matching stone exactly will be impossible we are proposing the installation of black granite stone veneer, that contrasts nicely with the original marble looking stone.

3. If you checked 1a. (addition), 1b. (reconstruction), 1c. (alteration), or 1d. (removal of trim, etc.):

A. Indicate which of the following will be affected by the project:

__ Roof __ Exterior Woodwork __ Siding __ Windows __ Exterior Door(s) ✓ Other: facade and pillar

B. How will the work be done:

__ Removal of existing element/material with new kind of material
✓ Repair in kind, approximation of original feature

REQUIRED SUPPLEMENTAL MATERIALS
(PLEASE NOTE: THIS APPLICATION WILL NOT BE PROCESSED WITHOUT THESE MATERIALS)

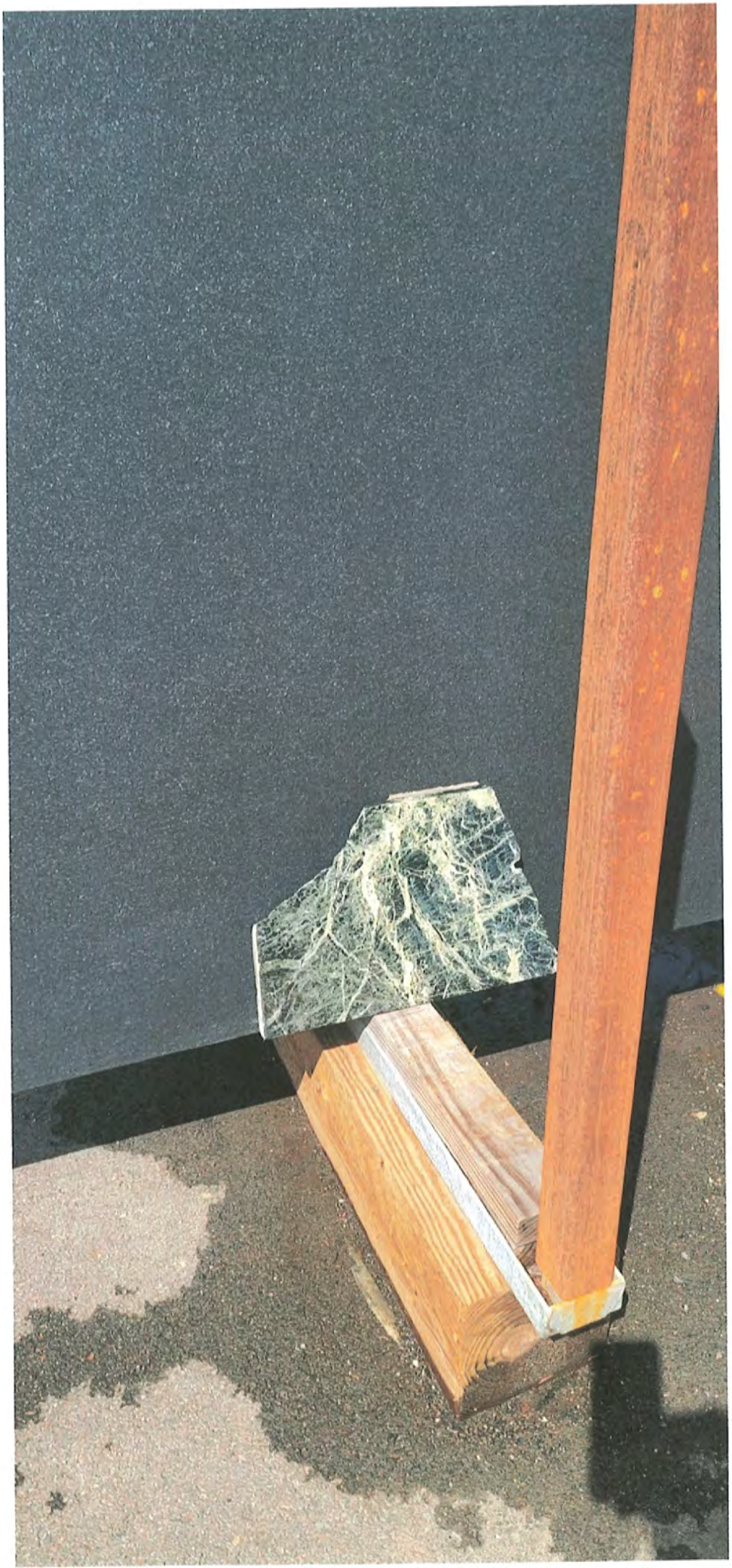
A. A description and samples of the materials which will be used. The description must include information concerning finishes.
B. Photographs of the buildings marked to indicate the location of the proposed project or sign
C. A scale drawing of the project or elements to be changed (if applicable). If the project is an addition or new construction, then the applicant must submit architectural plans drawn to scale and a site plan showing the building in relation to adjacent buildings.
D. Sign Applications must include a scale drawing of the sign, a depiction or sample of the means of sign attachment or mounting to the building, materials, color samples, lettering samples, and finishes.
E. $55 for Certificates of Appropriateness/Design Review, $275 for new construction/comprehensive rehabilitation

Signature of Applicant/Agent: _____ Date: 5/13/2026

Pre-application meeting date: _____


Please Use
Other Door

A.



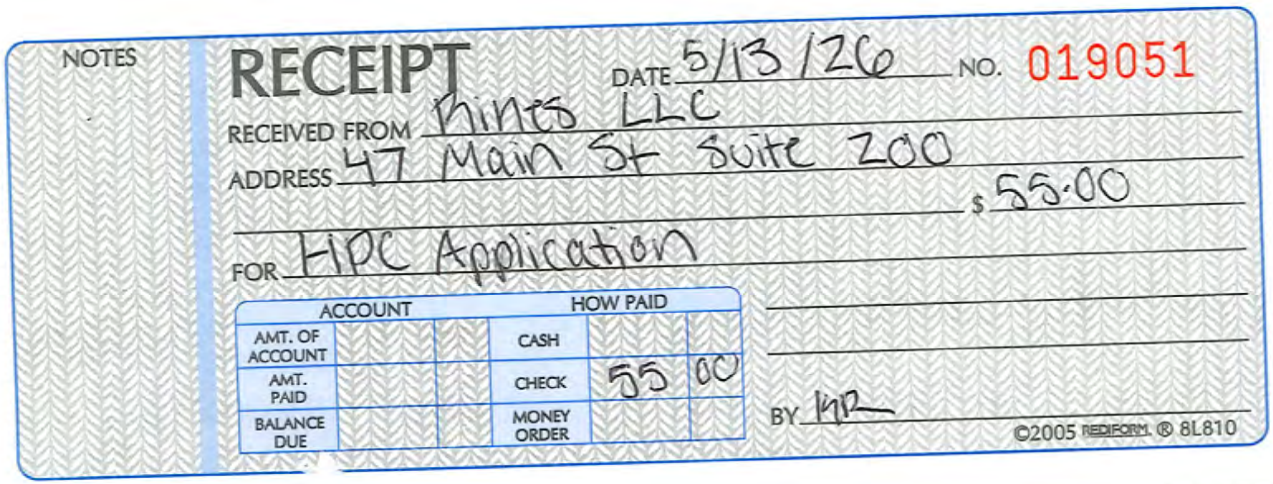
A.

BOSTON GRANITE
EXCHANGE
13759 - 34 / (3090) / 34 / 3CM ABSOLUTE BLACK POLISHED/HONED / Granite

B. + C.



- Black Granite veneers will be installed
- Bottom of piller will flare out to look like a natural footer similar to others downtown. This will help tie in the color contrast nicely.



NOTES

RECEIPT

DATE 5/13/26 NO. 019051

RECEIVED FROM Hines LLC

ADDRESS 47 Main St Suite 200

$ 55.00

FOR HPC Application

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK	55	00
BALANCE DUE			MONEY ORDER		

BY HR

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HISTORIC PRESERVATION COMMISSION
CITY OF BANGOR, MAINE

TO: Chair & Members of the Bangor Historic Preservation Commission
FROM: Mike Pullen, AIA, Advisory Consultant to the Historic Preservation Commission
DATE: 05/26/2026

RE: APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS & DESIGN REVIEW
CONSULTANT COMMENTS

Location: 43-49 Main Street
Applicant: Rines, LLC
Building Owner: Same as applicant

INTRODUCTION TO THE APPLICATION

District: Main Street Historic District
Nature of Project: Repairing stone-veneer base of a central damaged column.
Black granite stone-veneer is proposed to replace the missing material.

History: The circa 1872 Bass-Rines-Hatch Block was designed by architect George Orff, with some detailing similar to his 1871 Pickering Block, also on Main Street.
(See attached excerpt from Deborah Thompson's history on Bangor's architecture).

APPLICABLE SECTIONS OF THE LAND USE CODE

Sections	Topic	Description of Work
148-9	**Evaluation Standards**	**Alterations**
71-11	**Standards of Review**	**Alterations**

Findings of Fact:
According to the application received , the applicant seeks approval for:

- Repairing stone-veneer base of a central damaged column.
  Black granite stone-veneer is proposed to replace the missing material.

ADVISORY CONSULTANT COMMENTS:

Based on the information contained in the application, the advisory consultant recommends that the Commission determine/ consider the following:

- How thick is the black polished granite proposed?
- It appears that the center cast iron column is now exposed at the base, where the stone veneer has been removed. The column capital matches others to either side of it.
- D. Thompson refers to the "handsome recessed 20-century shopfront" that exists today. The green veined stone veneer on the column is likely from the changes made by Rines & Co. in 1922.
- The green veined stone veneer on the column relates visually to the stone veneer of the storefront bulkhead. It is recommended that this bulkhead stone be retained and repaired as it represents a unique architectural feature of the building.



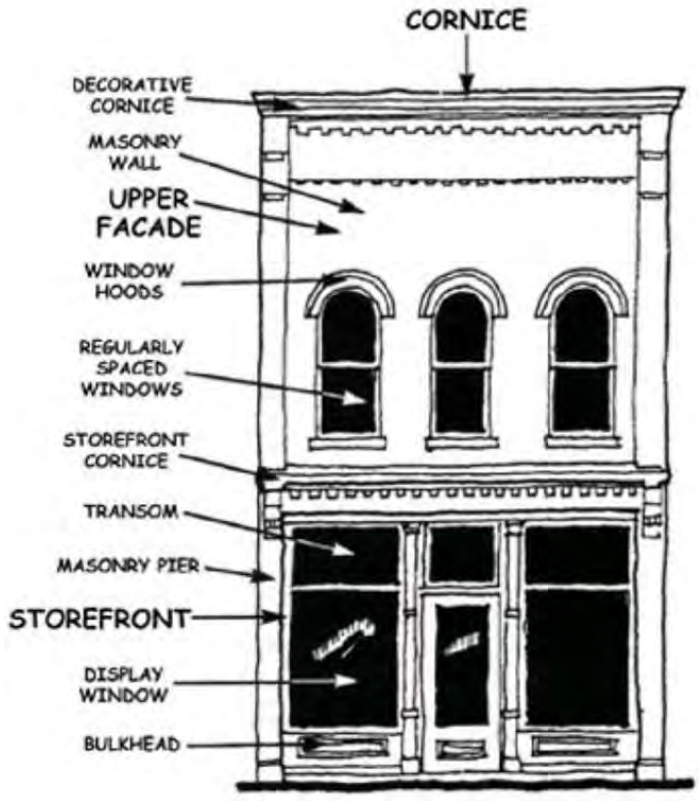
erected.

The three stores in the Bass-Rines-Hatch Block, numbers 15, 17 and 19 Main Street during the 1870s and now 43 Main Street are similar to the Brown, Treat, Pickering and Kenduskeag Blocks, being of pressed brick with granite trim. The block can be seen in old panoramic views of Main Street though not in close-up and little about it has changed except for the insertion of a handsome recessed 20th-century shopfront.[341] However, two of the original square cast-iron columns with round-head panels remain at the left and one at the right, as well as the original lintel. The columns have a molded floral motif above and rest on finely cut granite bases. Each three-bay block is separated from the next by a rusticated pilaster strip composed of an alternation of three courses of raised, and one of depressed, brick. The windows have beautifully cut heavy sills, segmental hoods molded at the base, and flaring keystones. The cornice of the block is marked by paired paneled brackets with raised bosses over each pair which joins a pilaster strip.

350

In 1875, Joseph P. Bass's tax list included

[illegible] & lots Nos. 15 & 17 20 by about 70 ft. deep each W. side Main



TRADITIONAL FACADE COMPONENTS

Outlook

Re: 47 Main St HPC Application

From Nicholas Mullins <nick@crespv.com>
Date Wed 6/3/2026 8:45 AM
To Collette, Anja <anja.collette@bangormaine.gov>
Cc Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

Seems like you just need a response to 2 of the comments. The first and last. To the first- the thickness is approximately the same thickness as the current veneer, which is counter top thickness.
To the last- you are requesting that I keep damaged stone veneer in the building or try to match what's there, which is nearly impossible after over 100 years of wear. Our thoughts on chosing a color that contrasts the green veining is it will look like a tasteful deliberate contrast versus trying to match and not being able to. It won't look good, akin to spot painting exterior clapboard that was painted even only 5 years ago. The mismatch will be obvious.
I assure you that we care deeply about the history of the building and the overall appearance of the historical downtown district, which already has questionable store fronts.
This renovation will be tasteful and will only enhance the building itself and the ones around it.

Best,

Nick Mullins
Community Real Estate Solutions
47 Main St Suite 200
Bangor ME 04401
(p): 207-387-0804

- Maintenance Request: 833-791-1338
- Resident Center: https://cresolutions.managebuilding.com/Resident/portal/login
- Social: https://www.facebook.com/CRESCommunityRealEstateSolutions/
- Website: https://www.communityrealestatesolutions.com/
- Listings: https://cresolutions.managebuilding.com/Resident/public/home
- RentalApp: https://cresolutions.managebuilding.com/Resident/rental-application/new

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From: Collette, Anja <anja.collette@bangormaine.gov>
Sent: Wednesday, June 3, 2026 8:10:18 AM
To: Nicholas Mullins <nick@crespv.com>
Cc: Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>
Subject: Fw: 47 Main St HPC Application

Hi Nick, please see attached comments from our advisory consultant. You can either respond via email or you can respond at the HPC meeting next week.

CITY OF BANGOR

Anja Collette, AICP
Planning Officer
Community & Economic Development
Planning Division

73 Harlow Street
Bangor, ME 04401
anja.collette@bangormaine.gov
Phone: 207.992.4280

From: Mike Pullen <mpullen@artifexae.com>
Sent: Tuesday, June 2, 2026 2:43 PM
To: Collette, Anja <anja.collette@bangormaine.gov>
Cc: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>
Subject: RE: 47 Main St HPC Application

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

Anja-

Attached are my review comments for the 43-49 Main Street application that you can share with the applicant.
Thanks-
Mike

R. Michael Pullen, AIA, LEED AP
Senior Architect
ARTIFEX architects & engineers

T. 207.974.3028

C. 207.745.8086

W. www.artifexae.com

175 Exchange Street

Bangor, ME 04401

From: Collette, Anja <anja.collette@bangormaine.gov>
Sent: Tuesday, June 02, 2026 8:25 AM
To: Mike Pullen <mpullen@artifexae.com>
Cc: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>
Subject: Fw: 47 Main St HPC Application

Hi Mike, see below clarification from the applicant.

CITY OF BANGOR

Anja Collette, AICP
Planning Officer
Community & Economic Development
Planning Division

73 Harlow Street
Bangor, ME 04401
anja.collette@bangormaine.gov
Phone: 207.992.4280

From: Nicholas Mullins <nick@crespv.com>
Sent: Tuesday, June 2, 2026 7:30 AM
To: Collette, Anja <anja.collette@bangormaine.gov>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>
Cc: Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>
Subject: Re: 47 Main St HPC Application

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

Just the stone being replaced.

Best,

Nick Mullins
Community Real Estate Solutions
47 Main St Suite 200
Bangor ME 04401
(p): 207-387-0804

- Maintenance Request: 833-791-1338
- Resident Center: https://cresolutions.managebuilding.com/Resident/portal/login
- Social: https://www.facebook.com/CRESCommunityRealEstateSolutions/
- Website: https://www.communityrealestatesolutions.com/
- Listings: https://cresolutions.managebuilding.com/Resident/public/home
- RentalApp:
- https://cresolutions.managebuilding.com/Resident/rental-application/new

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From: Collette, Anja <anja.collette@bangormaine.gov>
Sent: Monday, June 1, 2026 5:01:36 PM
To: Nicholas Mullins <nick@crespv.com>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>
Cc: Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>
Subject: Re: 47 Main St HPC Application

Hi Nick, just to get a little more clarification, is the grille circled in the area below proposed to be covered up, or is it just the stone around the grille that is being replaced?



CITY OF BANGOR

Anja Collette, AICP
Planning Officer
Community & Economic Development
Planning Division

73 Harlow Street
Bangor, ME 04401
anja.collette@bangormaine.gov
Phone: 207.992.4280

From: Nicholas Mullins <nick@crespv.com>
Sent: Monday, June 1, 2026 4:49 PM
To: Collette, Anja <anja.collette@bangormaine.gov>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>
Cc: Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>
Subject: RE: 47 Main St HPC Application

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

Please see attached. Page 4 shows all areas that will be replaced with the black stone we selected. Let me know if anything further is needed.

Best,

COMMUNITY Real Estate Solutions

Nick Mullins
47 Main St Suite 200
Bangor ME 04401
(o): 207-387-0804
Maintenance Request by phone: 833-791-1338
Resident Center: https://cresolutions.managebuilding.com/Resident/portal/login
Social: https://www.facebook.com/CRESCommunityRealEstateSolutions/
Website: https://www.communityrealestatesolutions.com/
Rental App: https://cresolutions.managebuilding.com/Resident/rental-application/new
Listings: https://cresolutions.managebuilding.com/Resident/public/home

---

From: Collette, Anja <anja.collette@bangormaine.gov>
Sent: Monday, June 1, 2026 12:13 PM
To: Nicholas Mullins <nick@crespv.com>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>
Cc: Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>
Subject: Re: 47 Main St HPC Application

Outlook

Re: 47 Main St HPC Application

From Nicholas Mullins <nick@crespv.com>
Date Wed 6/3/2026 8:54 AM
To Collette, Anja <anja.collette@bangormaine.gov>
Cc Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

Ill add a response to comment 2 after reading it for a second time.
After looking at the "footer/base" of the columns adjacent to the main pillar we're renovating one can see that they have footers similar to what we're proposing. Those are smaller pillars that compliment the larger one in the center. We believe that it would be on theme for the "main act" so to be speak, to have a more pronounced based as we propose. We don't our design proposal on the main pillar takes away from the design in a distasteful way at all.

Please keep in mind that I am doing this because of the acts of a mentally unstable person walking our streets untreated. We are doing our best to make a tasteful repair, while nodding at the past and making due with what we have today. This is not our first Historical renovation.

We did a larger exterior Historical renovation to the facade and exterior of 105 Main St a few years back, and we think that's now one of the prettiest facades downtown.

Best,

Nick Mullins
Community Real Estate Solutions
47 Main St Suite 200
Bangor ME 04401
(p): 207-387-0804

- Maintenance Request: 833-791-1338
- Resident Center: https://cresolutions.managebuilding.com/Resident/portal/login
- Social: https://www.facebook.com/CRESCommunityRealEstateSolutions/
- Website: https://www.communityrealestatesolutions.com/
- Listings: https://cresolutions.managebuilding.com/Resident/public/home
- RentalApp: https://cresolutions.managebuilding.com/Resident/rental-application/new

Owner
HAT PROPERTIES LLC
40,42,& 44 MAIN STREET, LLC
ROBERT MICHAEL REALTY TRUST DTD 3/1/18
HIPSKY GAIL M
BLACKSTONE LANCE
RINES, LLC
THE POINT GROUP LLC
VAULT LEVEL HOLDING COMPANY, LLC
BANGOR CITY OF
COLUMBIA STREET BAPTIST CHURCH
TWD PROPERTIES, LLC
COLUMBIA BUILDING PARTNERS, LLC
LOPEZ, ELIZABETH PER REP
LARCO LLC
15 COLUMBIA STREET REALTY LLC
QUEEN CITY PROPERTIES LLC
35 MAIN DOWNTOWN LLC
COOK INVESTMENT GROUP LLC

Owner 2

SHERILL A TREWORGY TRUSTEE

BLACKSTONE AMY

BLADYKA, MICHAEL S ESTATE OF D/B/A THE HERITAGE BLDG

Owner Address 1	Owner Address 2
695 CHURCH ROAD	BANGOR ME 04401
81 DAYZE WAY	HOLDEN ME 04429
PO BOX 1718	BANGOR ME 04402-1718
PO BOX 155	STETSON ME 04488
58 MAIN STREET	BANGOR ME 04401
47 MAIN STREET, SUITE 200	BANGOR ME 04401
60 MAY STREET	BANGOR ME 04401-6439
PO BOX 37271	CHARLOTTE NC 28237
ATTN COMMUNITY ECONOMIC DEVELOPMENT 73 HARLOW STREET	BANGOR ME 04401
PO BOX 514	BANGOR ME 04402-0514
4 COLE FIELD ROAD	CAPE ELIZABETH ME 04107
15 COLUMBIA STREET SUITE 201	BANGOR ME 04401
C/O DANIEL FELDING, ESQ 16830 VENTURA BLVD, SUITE 130	ENCINO CA 91436
293 STATE STREET	BANGOR ME 04401
P O BOX 924	BANGOR ME 04402 0924
40 HIGH STREET	BANGOR ME 04401
178 SMITH ROAD	HERMON ME 04401
PO BOX 1193	BANGOR ME 04402-1193

CITY OF BANGOR

HISTORIC PRESERVATION COMMISSION

June 1, 2026

PUBLIC NOTICE

The Historic Preservation Commission of the City of Bangor will hold a hearing in the Council Chambers on the 1st floor of City Hall (73 Harlow Street) on Thursday, June 11th, 2026 at 7 PM to hear the following application:

The applicant, Rines, LLC, requests approval for Certificate of Appropriateness and Design Review at property located at 43-49 Main Street for the replacement of the stone-veneer base of a central damaged column and a portion of the façade. The applicant proposes installation of black granite stone-veneer to compliment the original stone material. The property is located at Map-Lot 042-107, in the Main Street Historic District. Owner/applicant: Rines, LLC.

A full copy of the application can be emailed or mailed to any interested party by emailing a request to planning@bangormaine.gov or calling the office at 207.992.4257. Copies of the application can also be picked up at City Hall. To submit comments in writing, please email comments to planning@bangormaine.gov or mail to 73 Harlow Street before 4 PM, June 10th, 2026. Interested parties can also make an appointment by email or phone to meet with Planning Division staff in person or on Zoom.

The public is welcome to attend the meeting in person or via Zoom. Public comments are allowed over Zoom; however, you must register before 9 AM, June 11th at https://bangormaine.gov/504/Meeting-Participation. Zoom details can be found at the city's website under www.bangormaine.gov/calendar. The Planning Board meeting may be streamed live via the City of Bangor's YouTube page; however, comments are not enabled during streaming. Please call our office if you have questions about the process or participation in the hearing process.

Anja Collette, AICP
Planning Officer
City of Bangor

BLUEPRINT BANGOR
LAND DEVELOPMENT CODE UPDATE

Bangor is rewriting its Land Development Code! For more details and to sign up for updates, visit www.blueprintbangor.com

73 HARLOW STREET, BANGOR, ME 04401
TELEPHONE: (207) 992-4280 FAX: (207) 945-4447
WWW.BANGORMAINE.GOV

CITY OF BANGOR

HISTORIC PRESERVATION COMMISSION

June 1, 2026

PUBLIC NOTICE

The Historic Preservation Commission of the City of Bangor will hold a hearing in the Council Chambers on the 1st floor of City Hall (73 Harlow Street) on Thursday, June 11th, 2026 at 7 PM to hear the following application:

The applicant, Rines, LLC, requests approval for Certificate of Appropriateness and Design Review at property located at 43-49 Main Street for the replacement of the stone-veneer base of a central damaged column and a portion of the façade. The applicant proposes installation of black granite stone-veneer to compliment the original stone material. The property is located at Map-Lot 042-107, in the Main Street Historic District. Owner/applicant: Rines, LLC.

A full copy of the application can be emailed or mailed to any interested party by emailing a request to planning@bangormaine.gov or calling the office at 207.992.4257. Copies of the application can also be picked up at City Hall. To submit comments in writing, please email comments to planning@bangormaine.gov or mail to 73 Harlow Street before 4 PM, June 10th, 2026. Interested parties can also make an appointment by email or phone to meet with Planning Division staff in person or on Zoom.

The public is welcome to attend the meeting in person or via Zoom. Public comments are allowed over Zoom; however, you must register before 9 AM, June 11th at https://bangormaine.gov/504/Meeting-Participation. Zoom details can be found at the city's website under www.bangormaine.gov/calendar. The Planning Board meeting may be streamed live via the City of Bangor's YouTube page; however, comments are not enabled during streaming. Please call our office if you have questions about the process or participation in the hearing process.

Anja Collette, AICP
Planning Officer
City of Bangor

BLUEPRINT BANGOR
LAND DEVELOPMENT CODE UPDATE

Bangor is rewriting its Land Development Code! For more details and to sign up for updates, visit www.blueprintbangor.com

73 HARLOW STREET, BANGOR, ME 04401
TELEPHONE: (207) 992-4280 FAX: (207) 945-4447
WWW.BANGORMAINE.GOV

Outlook

RE: HPC Public Notice

From Ryan, Walter <walter.ryan@bangormaine.gov>
Date Wed 6/3/2026 5:19 AM
To Collette, Anja <anja.collette@bangormaine.gov>
Cc Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

1 attachment (233 KB)
Historic Preservation (FOR MAILERS).docx;

Good morning Anja and Kayleigh,

As I was getting ready to print I noticed the wrong template was used to set up the letter for mailing. I have copied, and pasted the letter into the correct set up file for you, and have attached it for you to have for any future mailers. The large space/gap you see is actually where the addresses will go when I print everything so it is visible through the window on the mailing envelope.

Please know I am printing the mailer now, and it will go out with today's mail.

Hope you day goes smoothly,

CITY OF BANGOR
Walter E. Ryan
Print Shop Foreman
Central Services Division
73 Harlow Street
Bangor, ME 04401
Phone: 207-992-4181
Fax: 207-945-4449
www.bangormaine.gov

FY26 NOTE: LAST DAY OF PRINTING FOR FY26 IS JUNE 19TH !!!!!

********PLEASE NOTE: CENTRAL SERVICES WILL BE CLOSED STARTING JUNE 24TH. WE WILL RESUME NORMAL OPERATIONS ON JULY 6TH. ********

CITY COUNCIL ACTION

Council Meeting Date: May 11, 2026

Item No: -

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: 047-034-A, 047-034-B, 048-132-A, 042-044

Title, Ordinance

Amending Chapter 148 of the Code of the City of Bangor by Including Broadway Park, Chapin Park, and Davenport Park as Historic Sites.

Summary

The proposed change would update Chapter 148 of the City's Code of Ordinances to add Broadway Park, Chapin Park, and Davenport Park to the listing of Historic Sites.

Broadway Park and Chapin Park are two of the oldest green spaces in Bangor. They were designed within the context of their surrounding neighborhoods and had the purpose of providing residents a place of respite to enjoy fresh air. They were set aside as public parks in the 1830's and later redesigned by Boston landscape architect Frank M. Blaisdell. Davenport Park is the remaining piece of an earlier public square located on Main Street known as Davenport Square. The park also contains the Battleship Maine Monument, which commemorates ships that sank during the Spanish-American war, and which is listed on the National Register of Historic Places.

The Historic Preservation Commission and Parks and Recreation Director have expressed interest in local designation of these parks.

Committee Action

Committee: Historic Preservation Commission

Meeting Date: May 14, 2026

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading and Referral to HPC May 14, 2026

CITY COUNCIL ORDINANCE

Date: May 11, 2026

Assigned to Councilor:

ORDINANCE, Amending the Code of the City of Bangor by Including Broadway Park, Chapin Park, and Davenport Park as Historic Sites.

WHEREAS, the proposed amendments would update Chapter 148 of the City's Code of Ordinances to add Broadway Park, Chapin Park, and Davenport Park to the listing of Historic Sites; and

WHEREAS, Broadway Park and Chapin Park are two of the oldest green spaces in Bangor, designated as parks in the 1830's and intended as places of respite for residents of the surrounding neighborhoods; and

WHEREAS, Davenport Park is the remaining piece of an earlier public square located on Main Street known as Davenport Square and it contains the Battleship Maine Monument, which is listed on the National Register of Historic Places; and

WHEREAS, the Historic Preservation Commission and Parks and Recreation Director have expressed interest in local designation of these parks;

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:

....

B. Historic sites.

(1) Broadway Park. The land and improvements thereon located at 250 and 255 Broadway, City of Bangor Tax Assessor's Map 47, Lots 34-A and 34-B.

(2) Chapin Park. The land and improvements thereon located at 75 Forest Avenue, Map 48, Lot 132-A.

(3) Davenport Park. The land and improvements thereon located at 245 Main Street, Map 42, Lot 44.

Additions underlined, deletions ~~struck through~~.

Item No Date

CITY COUNCIL ACTION

Council Meeting Date: June 8, 2026

Item No:

Responsible Dept: Planning

Action Requested: Ordinance Map/Lot: N/A

Title, Ordinance

Amending Chapter 148, Historic Preservation Code, by Adding Flexibility and Clarity to the Process for Certain Types of Alterations to Historic Structures

Summary

The proposed changes would update the City's Historic Preservation Code to add flexibility and clarity on process for certain types of alterations to historic structures, such as changing materials, reducing the review requirement for installation of certain mechanical equipment like heat pumps, and allowing for demolition in case of fire or natural disaster. The amendments also provide examples of information that can be provided for hardship applications and lengthens the time allowed for completion of historic projects. These changes align with Comprehensive Plan policy 47 promote and enhance the viability of the historic and architectural resources for their continued use or for new uses.

Committee Action

Committee: Historic Preservation Commission Meeting Date: June 11, 2026

Action: For: Against:

Staff Comments & Approvals

City Manager City Solicitor Finance Director

Introduced for: First Reading and Referral

CITY COUNCIL ORDINANCE

Date: June 8, 2026

Assigned to Councilor:

ORDINANCE, Amending Chapter 148, Historic Preservation Code, by Adding Flexibility and Clarity to the Process for Certain Types of Alterations to Historic Structures.

WHEREAS, at present, the Historic Preservation Ordinance lacks flexibility for actions such as changing materials on a historic structure or demolishing where there has been a fire or other natural disaster;

WHEREAS, at present, the Ordinance also requires a high level of review for simple and reversible changes such as adding heat pumps or solar, or removing or changing awning fabric;

WHEREAS, the proposed changes would update the City's Historic Preservation Code to add flexibility and clarity on process for certain types of alterations to historic structures;

WHEREAS, the 2022 Comprehensive Plan contains a policy to promote and enhance the viability of the historic and architectural resources for their continued use or for new uses;

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

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

§ 148-2. Definitions.

...

CHARACTER-DEFINING FEATURES – Prominent elements of a historic structure that highlight its character. These elements can include overall shape of the building, materials, craftsmanship, and decorative details. Guidance on determining character-defining features can be found in National Park Service Preservation Brief 17 titled, "Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character".

...

§ 148-8. Approvals required.

The Historic Preservation Commission shall protect historic landmarks, historic sites and historic districts by the issuance of certificates of appropriateness, approvals of minor alteration or revision, and staff approvals.

A. Certificate of appropriateness.

...

(2) Application contents. The application shall contain the following information and documentation:

(a) For all applications:

...

[3] Where applicable, ~~P~~plans and exterior elevation drawings to scale and with

sufficient detail to show all proposed alterations, and their relation to the exterior appearance and architectural design of the building.

...

[6] If available, documentation on the property from the Maine Cultural & Architectural Resource Management Archive (CARMA) (https://www.maine.gov/mhpc/quick-links/carma). ~~Any other information and documentation the Planning Division or Code Enforcement Division considers necessary.~~

[7] Any other information and documentation the Planning Division or Code Enforcement Division considers necessary.

...

...

(3) Process.

...

(e) Approval. An affirmative vote of ~~four~~ the majority of members present and voting shall be required to issue a certificate of appropriateness. If the Commission determines that the proposed alteration, construction, moving, or demolition is appropriate by a majority vote ~~of four members~~, it shall direct the Planning Division to issue a certificate of appropriateness. The Planning Division shall forward copies of the certificate to the applicant and to the Code Enforcement Officer for issuing of necessary permits.

[1] If approved, the proposed construction, reconstruction, alteration, moving or demolition must be begun within ~~six~~ 12 months of approval and completed within ~~12~~ 24 months of approval, unless the Commission sets other time limits. An extension or extensions of up to one year in total length may be granted as a minor alteration or revision under § 148-8B. During the duration of the construction, reconstruction, alteration, moving, or demolition, applicants must display the certificate of appropriateness approval on the property.

[2] After completion of the project, or after ~~12~~ 24 months from the issuance of a certificate of appropriateness, the property owner shall allow staff to access exterior areas of the property as reasonably necessary in order to perform an inspection to verify work was done in accordance with the Commission's approval.

...

B. Minor alteration or revision.

(1) When required. Approval of minor alteration or revision is required when:

(a) The proposed alteration satisfies the definition of "minor alteration or revision" provided in § 148-2 or is a solar panel, generator, heat pump, or other mechanical installation (except for commercial communication devices), changing or removal of awning fabric, or an alteration that cannot be seen from a street.

[1] Mechanical equipment such as heat pumps, solar panels, residential communication devices, HVAC units, or similar shall be located in such a way as to minimize its visual impact. Said equipment shall be screened, if possible, with vegetation or suitable elements of a permanent nature, finished to blend 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.

...

(3) Process. Minor alterations or revisions, as defined herein, may be permitted by the Code Enforcement Officer or their designee, Planning Officer or their designee, and Chair of the Historic Preservation Commission or their designee without referral for review at a meeting of the Historic Preservation Commission. If the Commission Chair is absent, the Vice Chair, or, in both their absences, the senior member of the Commission in time of service may participate in their place.

...

(c) Approval. If the Code Enforcement Officer or their designee and the Planning Officer or their designee each determine that the proposed work does not significantly impact the historic nature or appearance of the property in question, the application shall be approved. The Staff Coordinator shall forward copies of the approved application to the applicant and to the Code Enforcement Officer for issuing of necessary permits.

[1] If approved, the proposed work must be begun within ~~six months~~ 12 months of approval and completed within ~~12~~ 24 months of approval.

[2] After completion of the project, or after ~~12~~ 24 months from approval, the property owner shall allow staff to access exterior areas of the property as reasonably necessary in order to perform an inspection to verify work was done in accordance with the approval.

...

D. Exempt activities. The following activities are specifically exempt from requiring approval for certificate of appropriateness, minor alteration or revision, or staff approval under this section:

...

(11) Replacing features that match the original in materials, design, and other visual qualities

...

§ 148-9. Evaluation standards.

The standards and requirements contained in this section shall be used in review of applications for certificates of appropriateness, minor alterations or revisions, and staff approvals, while taking into consideration economic and technical feasibility.

...

B. Standards for renovations, alterations and repairs of existing buildings, structures and appurtenances thereof.

...

(2) Within historic districts, historic sites and historic landmarks, the Commission shall use the standards listed below in the evaluation of an application for a certificate of appropriateness for all renovations, alterations and repairs of existing buildings, structures and appurtenances thereof:

...

(c) Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new feature ~~material~~ should

match the feature ~~material~~ being replaced in color ~~composition~~, design, texture and ~~finish~~ other visual qualities and, where economically and technically feasible, materials. When available, past performance of the replacement material shall also be considered. Repair or replacement of missing architectural features should be based on documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings. Replacement of materials should be guided by National Park Service Preservation Brief 16 titled, "The Use of Substitute Materials on Historic Building Exteriors".

...

(h) ~~Mechanical equipment such as heat pumps, solar panels,~~ Commercial communication devices~~, HVAC units, or similar~~ shall be located in such a way as to minimize ~~its~~ their visual impact. Said equipment shall be screened, if possible, with vegetation or suitable elements of a permanent nature, finished to blend 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.

....

D. Demolition or removal.

(1) An historic landmark or any building or structure in an historic district, or any appurtenance thereto, shall not be demolished or moved and a certificate of appropriateness shall not be approved until either:

(a) In an historic district, such building or structure has been identified by the Commission as not contributing to the historic district in which it is located; ~~or~~

(b) The property owner can demonstrate that it is incapable of earning an economic return on its value in its present location as appraised by a qualified real estate appraiser~~.~~; or

(c) It can be demonstrated that the building or structure has been damaged beyond repair by fire or other natural disaster.

(2) If such a demonstration can be made, issuance of a certificate for movement or demolition ~~shall~~ may be delayed by the Commission for a period of 180 days. Such time period shall commence when an application for certificate and the statement of sale, as outlined below, have been filed with the Commission.

...

...

E. Exceptional circumstances.

(1) The Commission may issue a certificate of appropriateness where the standards otherwise set forth in this section are not met but where the Commission determines that failure to issue the certificate would result in undue hardship to the owner of the property. Before the Commission may issue a certificate under this subsection, evidence in the record~~s~~ must show the following:

...

(3) For the purposes of Subsection E(1), the following are examples of types of evidence an applicant may present (but are not the only types of evidence an applicant may present):

(a) The assessed value of the property and/or the building, structure, object, or site for the two most recent assessments.

(b) Real property taxes paid for the previous two years.

(c) The amount paid for the property by the owner, the date of purchase, and the party from whom purchased, including a description of the relationship, if any, between the owner and the person from whom the property was purchased.

(d) Appraisals obtained within the previous two years

(e) Listings of the property for sale or rent, price asked, and offers received within the previous four years.

(f) Studies commissioned by the owner as to profitable renovation, rehabilitation, or utilization of any buildings, structures, objects, or site on the property for alternative use.

(g) For income-producing property, itemized income and expense statements from the property for the previous two years.

(h) Professional assessment from a licensed engineer or architect with experience in rehabilitation of historic buildings, structures, objects, and sites as to the structural soundness of the building, structure, object, or site and its suitability for continued use, or rehabilitation.

(i) Estimate of the cost of the alteration, construction, demolition, or removal proposed by the applicant.

(j) Estimate of the cost that would be incurred by the applicant to implement changes suggested in findings of fact made by the reviewing authority in issuing a denial of an application for historic preservation review.

(k) A statement of the minimum extent of work necessary to allow reasonable use of the building, structure, object, or site.

(4) The Commission may request that third-party reviewers with applicable expertise review materials provided by the applicant and prepare a report on their analysis of the application materials. In these cases, the cost of the third-party review shall be charged to the applicant.

(5) The Commission may require additional evidence or supporting materials be provided by the applicant to inform its decision on the application.

(6) Certificates of Appropriateness issued based on hardship shall limit the scope of work to the minimum extent necessary to eliminate the undue financial burden or allow reasonable use of the building, structure, object, or site. Certificates shall be issued with flexibility to allow modifications or adaptations that reduce the financial burden on the owner while preserving key aspects of the historic property. Adjustments to preservation requirements may include phasing of required work, relaxed standards for non-essential elements, and/or alternative compliance methods that achieve preservation goals at lower costs.

(7) Certificates of Appropriateness based on hardship shall not allow for the beginning of any demolition work until the necessary approvals and permits have been obtained to allow for the rehabilitation, alteration, or replacement of the building, structure, object, or site.

...

Additions underlined, deletions ~~struck through~~.

Bangor Livable Communities

Committee Meeting

(Zoom information on city website: www.bangormaine.gov)

Also in-person at

City Hall

Paul Bunyan Room

73 Harlow Street - Bangor

Friday, June 12th, 2026

11:00 AM

1. Welcome & Introductions

2. **Speaker: Tobey Solomon-Auger. Anti-Hunger Coordinator – Governor's Office of Policy Innovation and the Future (**Ending Hunger in Maine | Office of Policy Innovation & Future)

3. Other announcements

4. Next Meeting Date is August 14th, 2026 – Speaker Alexandria Poulin, Director of Service Delivery, Cloud Security Partners, regarding how to be scam-proof - recognize and avoid fraud