



CITY COUNCIL AGENDA



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lisa.goodwin@bangormaine.gov

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. If you are here for a specific agenda item that is under Unfinished Business or New Business, please wait until we reach that item. Items under First Reading & Referral will be discussed when they return under Unfinished Business, and we will hear public comment at that time. 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.)

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 September 28, 2026, and Business and Economic Development Committee Meetings of February 18, 2026 and October 5, 2026**

<u>26-284</u>	<u>ORDER</u>	Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 117 Buck Street	CARSON
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Executive Summary: This Order will authorize the execution of a municipal quitclaim deed for real estate located at 117 Buck Street. Tax liens have matured on the property owned by Frederick E. Gilbert, at 117 Buck Street. The outstanding charges due the City have been paid. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

<u>26-285</u>	<u>ORDER</u>	Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 137 Main Street	FISH
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Executive Summary: This Order will authorize the execution of a municipal quitclaim deed for real estate located at 137 Main Street. Tax liens have matured on the property owned by Frederick E. Gilbert, at 137 Main Street. The outstanding charges due the City have been paid. The liens matured and as a result, a municipal quitclaim deed is required to release the City's interest in the property.

**CONSENT AGENDA
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

**26-286 ORDER Authorizing the Execution of a Municipal Quitclaim
Deed for Real Estate Located at 267 Pine Street** **BECK**

Executive Summary: This Order will authorize the execution of a municipal quitclaim deed for real estate located at 267 Pine Street. Sewer and stormwater liens have matured on the property owned by Alexander Matthew Tobias Reger, at 267 Pine Street. The outstanding charges due the City have been paid. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

**26-287 ORDER Authorizing the Appointment of Constables for the
Year 2026** **BECK**

Executive Summary: This Order would authorize appointment of Bailey Beers and Scott Sawyer as Code Enforcement Officers and Constables. Appointment as Code Enforcement Officers and Constables both strengthens the Code Enforcement Department's ability to perform inspections for safe and decent housing and addresses citizen concerns.

This Order addresses both staff turnover and Council budget approval of an additional staff position for more enforcement to address widespread concerns over vacant building safety, blight, and potential new housing stock.

**26-288 ORDER Authorizing the City Manager to Execute a Contract
with Samsara for Telematic Equipment for Public
Works Fleet** **MALLAR**

Executive Summary: This Order will authorize the City Manager, or designee, to execute a contract with Samsara for telematic equipment for the Public Works fleet in the amount of \$295,968.96. This purchase was previously approved in the DPW FY27 Budget. This procurement is also eligible under Cooperative Purchasing through the Maine DOT Sourcwell - Contract, which provides a competitively solicited national cooperative purchasing framework. Use of the Sourcwell contract satisfies competitive bidding requirements, supports cost efficiency, and formalizes Samsara as an approved vendor under a publicly awarded cooperative contract. As such, proceeding with a single source procurement through Sourcwell is fully compliant with city purchasing policies.

This item was reviewed and unanimously recommended for approval at the Finance Committee meeting on October 5, 2026.

**26-289 ORDER Authorizing the City Manager to Enter into a Design-
Build Contract with Gordon Contracting, Inc. for
Design and Construction Services for the Replacement
of a Portion of the Kenduskeag Stream Retaining Wall** **MALLAR**

**CONSENT AGENDA
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

Executive Summary: This Order will authorize the City Manager to enter into a design-build contract with Gordon Contracting, Inc, to provide design and construction services associated with replacement of a portion of the Kenduskeag Stream retaining wall in the amount of \$3,871,720.00. This work is intended to replace a portion of the Kenduskeag Stream retaining wall located on the south side of Hannibal Hamlin Mall Park extending from the Central Street bridge approximately 115 feet east. The existing wall is failing with several blocks becoming dislodged from the toe of the wall in two distinct areas.

The proposed wall will consist of a modular block wall as presented to the Infrastructure Committee in April of 2027. This follows the recommendations presented in the preliminary study completed by DuBois and King, Inc. Design work is anticipated to commence beginning in the fall of 2026 with construction beginning in the winter of 2027 and extending through the end of fall 2027.

This bid is within the anticipated budget for the proposed work, and Gordon Contracting can complete the work within the City's timeframe.

This item was reviewed and unanimously recommended for approval at the October 5, 2026 Finance Committee meeting.

26-290 ORDER

**Authorizing the City Manager to Execute a
Subcontract with Northern Light Mayo Hospital in the
Amount of \$468,197 to Provide Prevention Services in
Piscataquis County as Part of the State of Maine's
Maine Prevention Network**

WALKER

Executive Summary: This Order will authorize the City Manager to execute a subcontract with Northern Light Mayo Hospital in the amount of \$468,197 to provide substance use and tobacco prevention services, and healthy eating active living promotion services in Piscataquis County as part of the Maine Prevention Network for FY 27 and 28.

Bangor Public Health and Community Services is the lead agency for the project and provides substance use and tobacco prevention services, and healthy eating active living promotion services, in Penobscot County. Northern Light Mayo Hospital has been contracted to provide prevention services in Piscataquis County since January 1, 2023.

Resolve 26-236 authorizing the City Manager to accept and appropriate the Maine Prevention Network funding for FY27 and FY28 was approved on July 13, 2026. The Maine Prevention Network is a ten-year project that began January 1, 2023.

This MOU will begin on July 1, 2026 and end on June 30, 2028.

This item was reviewed and unanimously recommended for approval at the Government Operations Committee meeting on October 5, 2026.

**CONSENT AGENDA
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

**26-291 ORDER Authorizing the City Manager to Enter into a Contract CARSON
with Roof Systems of Maine in the Amount of \$595,374
for Roof Renovations**

Executive Summary: This Order will authorize the execution of a contract with Roof Systems of Maine to renovate the roof on Dock 11 and 13 (C&L Lease Facilities), at the Bangor International Airport.

With a cost of \$595,374, Roof Systems of Maine was the lowest qualified bidder. This purchase was budgeted in FY26 and FY27 in the amounts of \$375,965 and \$200,000. Additional funds are available from Leased Properties Repairs and Maintenance Roof Repairs in the amount of \$20,000.

This item was reviewed and unanimously recommended for passage at the Finance Committee meeting on October 5, 2026.

**26-292 ORDER Authorizing the City Manager to Enter into a DEANE
Construction Contract with C&C Lynch Excavation,
LLC for Sewer and Stormwater Improvements in the
Amount of \$454,342**

Executive Summary: This Order will authorize the execution of a construction contract with C&C Lynch Excavation, LLC, to install a portion of new sewer main, make new connections to existing sewer laterals, and replace a portion of existing storm drain.

This work is intended to lay a portion of the new sewer main along the northeast edge of the property located at 773 Stillwater from the existing sewer main servicing the Bangor Mall located on the south side of Bangor Mall Boulevard extending to the northeast corner of the Hannaford building. This new main will eventually be extended through said parcel to Stillwater Avenue to intercept sewer flow from Stillwater Avenue and bring this flow to the Penjajawoc sewer main via gravity flow, therefore bypassing the Kmart pump station. This project is part of a multi-phased plan aimed at discontinuing the Kmart Pump Station.

This bid is within the anticipated budget for the proposed work, and C&C Lynch can complete the work within the City's time frame. Funding for this work will be primarily through ARPA funding which requires work be completed by end of calendar year 2026. Additional funding of approximately \$15,000 will be provided from local funds approved in the 2027 fiscal year Wastewater Budget.

The Finance Committee reviewed and unanimously recommended approval at its meeting on October 5, 2026.

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

**ASSIGNED TO
COUNCILOR**

**26-293 ORDINANCE Amending Chapter 165, Land Development,
Attachment 2 - Schedule A, Urban Developed Area to
Remove Floor Area Ratio from the Downtown
Development District (First Reading and Referral to
Planning Board meeting on October 20, 2026)** **MALLAR**

Executive Summary: This Ordinance amendment would remove Floor Area Ratio (FAR) from the Downtown Development District (DDD) to provide flexibility for growth in downtown and promote infill development. Floor area ratio is the floor area of a building on a lot divided by the horizontal area of the lot.

FAR was used to control building bulk and volume in the early to mid-20th century. When FARs were implemented around the country, some of the perceived benefits were protecting sunlight, neighborhood character, and infrastructure capacity, most of which do not hold true today. Additionally, some of the most well-known historic buildings downtown already exceed this standard. For example, the Graham Building where the Rudman Winchell offices are located have a FAR of approximately 4.5 and the Eastern Trust building at 6 State Street has a FAR of about 5.3.

The proposed amendments align with policy recommendations 1 and 7 in the 2022 Comprehensive Plan regarding encouraging development in the growth boundary and increasing housing supply downtown by revising zoning regulations.

26-294 RESOLVE Accepting and Appropriating \$823,851 for the Nourish **DEANE
ME Rural Nutrition Education Program From the
University of New England (First Reading)**

Executive Summary: This Resolve will accept and appropriate \$823,851 from the University of New England (UNE) to implement the Nourish ME nutrition education program in fiscal years 2027 and 2028 in Penobscot and Piscataquis counties.

Maine's Rural Health Transformation Program provides the funds for the Nourish ME program statewide, which focuses on reducing the burden of chronic illness through nutrition.

Bangor Public Health and Community Services implemented SNAP Ed programming from 2012 - 2025. Federal funding for the SNAP Education program was ended nationally on February 28, 2026. In response, Maine DHHS dedicated new federal Rural Health Transformation Program funding to nutrition education. UNE is the implementing agency for the program.

Funding is for a five-year program with year one funding beginning May 1, 2026. This funding allows an important program to continue operating despite the loss of federal funding.

In FY25, Bangor Public Health and Community Services SNAP Ed nutrition educators provided nutrition education to 3,057 youth in 25 schools, and 266 adults in Penobscot and Piscataquis counties. The program helped teach participants how to stretch food dollars and make healthy choices.

REGULAR MEETING BANGOR CITY COUNCIL – OCTOBER 14, 2026 at 7:00 PM

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

As a result of this program, statewide:
45% of adults increased eating vegetables
27% of adults increased use of a grocery list
53% of teens increased use of nutrition facts labels
17% of youth increased physical activity

This item was reviewed and unanimously recommended for approval at the Government Operations Committee meeting on October 5, 2026.

<u>26-295</u>	<u>RESOLVE</u>	Accepting and Appropriating Up to \$6,000 from Johns Hopkins University as Partners on a National Institutes for Health ARISE Grant to Increase Access to PrEP (First Reading and Referral to Government Operations Committee Meeting on October 19, 2026)	WALKER
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Executive Summary: This Order will accept and appropriate up to \$6,000 from Johns Hopkins University as partners on a National Institutes for Health (NIH) ARISE grant to increase access to PrEP.

For the past year, Bangor Public Health and Community Services has been exploring opportunities to expand access to Pre-Exposure Prophylaxis (PrEP). PrEP is an effective medication to prevent the transmission of HIV. The current HIV outbreak has revealed gaps in access to PrEP. It is often not offered through traditional primary care. As a result, other delivery models need to be established. Bangor Public Health and Community Services currently has two clinic locations that could offer PrEP services. In addition to meeting a community need, this would also be a billable service to contribute to the Department's revenue.

The NIH ARISE grant will bring together Johns Hopkins University's expertise and leadership with Bangor Public Health and Community Service's on the ground experience to create a plan to include increase access to PrEP through community partnerships and system building. The funding will be used to offset staff time to work on developing the plan and expenses for supporting community meeting logistics.

UNFINISHED BUSINESS ITEM NO.

ASSIGNED TO COUNCILOR

None.

NEW BUSINESS ITEM NO.

ASSIGNED TO COUNCILOR

<u>PUBLIC HEARING:</u>	Application for Special Amusement License of 471 Stillwater Avenue d/b/a Bogey's, 471 Stillwater Avenue	BECK
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<u>PUBLIC HEARING:</u>	Application for Special Amusement License of HC Bangor LLC d/b/a Hollywood Casino Hotel/Raceway, 500 Main Street	BECK
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REGULAR MEETING BANGOR CITY COUNCIL – OCTOBER 14, 2026 at 7:00 PM

NEW BUSINESS ITEM NO.		ASSIGNED TO COUNCILOR
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<u>26-296</u>	<u>ORDER</u>	Authorizing the Appointment of Student Election Clerks for the November 3, 2026 Election	MALLAR
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Executive Summary: This Order will authorize the appointment of Student Election Clerks for the November 3, 2026 election. Maine law governing elections allows municipal officers to appoint residents of the municipality or county who are 16 years of age or older who are conditionally registered to vote to serve as election clerks.

Bangor High School's Government class has volunteered to assist at the polls on November 3rd. This will provide a great opportunity for the students to learn about the various duties involved with an election as well as the laws that govern the administration of an election.



CONSENT AGENDA

MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – SEPTEMBER 28, 2026

*Meeting called to Order at 7:00 PM
Motion made and seconded to nominate Councilor Carson as
Chair Pro Temp
Passed
Councilors Absent: Hawes
Meeting adjourned at 8:58 PM*

PUBLIC COMMENT

Scott Pardy stressed that addiction and recovery needed to be addressed first.

Jody MacDonald felt a moratorium was not enough, and steps needed to be taken to protect citizens from surveillance.

Adam Baker advocated for investment in public services and City staff.

James Gallagher felt the system is broken regarding addiction and homelessness.

Michael Furrow wanted to make sure heating fuel funds are available for the elderly.

Anthony Cote felt there was a double standard and the City could make a difference if laws were enforced for everyone.

Andrie Yermakov was thankful for the bus service and also felt all Councilors should take ethics training.

**CONSENT AGENDA
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

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MINUTES OF:

Bangor City Council Regular Meeting of September 14, 2026, and Business and Economic Development Committee Meetings of February 2, 2026, July 20, 2026 and September 9, 2026

Action: Approved

26-275

ORDER

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 37 Nelson Street

WALKER

Action: Passed

26-276

ORDER

Directing the City Manager to Take Possession of the Property Located at 290 Pearl Street

FALOON

Action: Passed

MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – SEPTEMBER 28, 2026

CONSENT AGENDA			ASSIGNED TO
ITEM NO.			COUNCILOR
<u>26-277</u>	<u>ORDER</u>	<i>Authorizing the Renaming of Lilac Avenue to Virginia Lane</i>	DEANE
	<i>Action: Passed</i>		
<u>26-278</u>	<u>ORDER</u>	<i>Authorizing the Renaming of Pleasant View Street to Pleasant View Avenue</i>	MALLAR
	<i>Action: Passed</i>		
<u>27-279</u>	<u>ORDER</u>	<i>Authorizing Execution of an Agreement Renewal Between Lyft Inc. d/b/a LYFT and the City of Bangor for Providing Service to the Bangor International Airport</i>	FISH
	<i>Action: Passed</i>		
<u>27-280</u>	<u>ORDER</u>	<i>Authorizing Execution of an Agreement Renewal Between Raiser, LLC., d/b/a UBER and the City of Bangor for Providing Service to the Bangor International Airport</i>	CARSON
	<i>Action: Passed</i>		
REFERRALS TO COMMITTEE AND FIRST READING			ASSIGNED TO
ITEM NO.			COUNCILOR
<u>None.</u>			
UNFINISHED BUSINESS			ASSIGNED TO
ITEM NO.			COUNCILOR
<u>26-253</u>	<u>RESOLVE</u>	<i>Accepting and Appropriating up to \$300,000 from MaineHousing with a \$126,000 Match from Bangor Opioid Settlement Unspent Funds to Support Project HOPE</i>	LEONARD
	<i>Scott Pardy was in opposition and felt the Council needed to figure this out and vote on it.</i>		
	<i>James Gallagher was concerned with how this was to be funded.</i>		
	<i>Zach Bendy was opposed to using Opioid settlement funds.</i>		
	<i>Adam Baker supported Project Hope but did not feel Opioid settlement funds should be used.</i>		
	<i>Jacqueline Smallwood wanted to know if other towns would participate with General Assistance for the people housed here. She was not in favor and felt the City should not waste any money on a pilot program.</i>		

MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – SEPTEMBER 28, 2026

UNFINISHED BUSINESS
ITEM NO.

ASSIGNED TO
COUNCILOR

Hilari Simmons questioned where the money would be spent and was against this resolve.

Tricia Quirk felt the Council was beating a dead horse and didn't think this should move forward.

Michael Furrow was not in favor.

Motion made and seconded to Postpone to October 5, 2026 Workshop and Council Meeting on October 14, 2026

Doubted

Vote: 3 – 5 Failed

Motion made and seconded for Passage

Vote: 8 - 0

Councilors Voting Yes: Beck, Deane, Faloon, Fish, Leonard, Mallar, Walker, Carson

Councilors Voting No: None

Motion Failed

26-270 ORDINANCE *Moratorium Extension Ordinance on Data Centers* **CARSON**

Action: Motion made and seconded for Passage

Vote: 8 - 0

Councilors Voting Yes: Beck, Deane, Faloon, Fish, Leonard, Mallar, Walker, Carson

Councilors Voting No: None

Passed

26-271 RESOLVE *Accepting and Appropriating an Airport Improvement Grant Under the Bipartisan Infrastructure Law Program in the Amount of \$5,534,795 from the FAA, \$145,652.50 from MDOT, and \$575,578.50 Local Match for the Rehabilitation of Taxiway A and Taxiway M at Bangor International Airport* **LEONARD**

Action: Motion made and seconded for Passage

Passed

26-272 RESOLVE *Appropriating \$7,000 from Bangor Opioid Settlement Unspent Funds to the Together Place* **LEONARD**

It was previously determined that Councilor Beck has a conflict of interest. Councilor Beck left the meeting.

Hilari Simmons questioned whether Together Place's application followed the same rules and standards as other applicants for this funding.

MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – SEPTEMBER 28, 2026

<u>UNFINISHED BUSINESS</u> <u>ITEM NO.</u>	<u>ASSIGNED TO</u> <u>COUNCILOR</u>
<i>Action: Motion made and seconded for Passage</i> <i>Doubted</i> <i>6 – 1</i> <i>Councilors Voting Yes: Deane, Faloon, Fish, Leonard, Walker, Carson</i> <i>Councilors Voting No: Mallar</i> <i>Passed</i> <i>Councilor Beck returned to the meeting.</i>	
<u>26-273</u> <u>RESOLVE</u> <i>Amending Council Resolve 26-195 Making an Appropriation for the Total School Budget for the Bangor School Department as Required by 20-A MRSA Section 15690 4 A</i>	MALLAR
<i>Action: Motion made and seconded for Passage</i> <i>Passed</i>	
<u>PUBLIC HEARING:</u> <u>26-274</u> <u>ORDER</u> <i>Authorizing Issuance of up to \$1,400,000 of the City's Bonds to Purchase Land and Improvements Located at 103 Maine Avenue and a Tax Levy Therefor</i>	LEONARD
<i>Action: Motion made and seconded to open Public Hearing</i> <i>Public Hearing Opened</i> <i>No Comments</i> <i>Motion made and seconded to close Public Hearing</i> <i>Public Hearing Closed</i> <i>Motion made and seconded for Passage</i> <i>Doubted</i> <i>Vote: 7 – 1</i> <i>Councilors Voting No: Beck, Deane, Faloon, Fish, Mallar, Walker, Carson</i> <i>Councilors Voting No: Leonard</i> <i>Passed</i>	
<u>NEW BUSINESS</u> <u>ITEM NO.</u>	<u>ASSIGNED TO</u> <u>COUNCILOR</u>
<u>PUBLIC HEARING:</u> <i>Application for Special Amusement Permit of Evenrood's d/b/a/ Evenrood's, 25 Broad Street</i> <i>Councilor Beck indicated he had a conflict of interest as this was a client.</i> <i>Motion made and seconded that Councilor Beck had a conflict.</i> <i>Passed</i> <i>It was previously determined that Councilor Leonard has a conflict of interest.</i> <i>Councilors Beck and Leonard left the meeting.</i>	BECK

MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – SEPTEMBER 28, 2026

NEW BUSINESS
ITEM NO.

ASSIGNED TO
COUNCILOR

*Action: Motion made and seconded to open Public Hearing
Public Hearing Opened
Motion made and seconded to close Public Hearing
Public Hearing Closed
Motion made and seconded for Approval
Approved*

Councilors Beck and Leonard returned to the meeting.

26-281 **ORDER**

Appointing Nominees to Various Boards, Commissions and Committees

DEANE

*Action: Motion made and seconded for Passage
Passed*

26-282 **ORDER**

Approving the Yellen Pines Affordable Housing Tax Increment Financing Application, Development Program, and Credit Enhancement Agreement

CARSON

Jacqueline Smallwood and Suzette Furrow requested this be postponed to correct errors in the environmental report regarding property addresses.

Michael Furrow was opposed to the tax break.

Rich Trott spoke in opposition.

Adam Baker and Attorney Joe Bethany spoke in favor.

*Motion made and seconded to Amend by Substitution
Passed to Amend*

*Motion made and seconded to postpone to the October 5, 2026,
Council Workshop.*

Vote: 4 – 4

Councilors Voting Yes: Fish, Mallar, Walker, Carson

Councilors Voting No: Beck, Deane, Faloon, Leonard

Motion Failed

Motion made and seconded to Postpone Indefinitely

Vote: 3 – 5

Councilors Voting Yes: Fish, Mallar, Walker

Councilors Voting No: Beck, Deane, Faloon, Leonard, Carson

Motion Failed

Motion made and seconded for Passage as Amended

Vote: 5 – 3

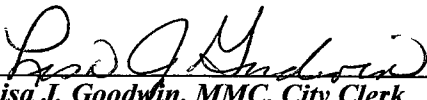
*Councilors Voting Yes: Beck, Deane, Faloon, Leonard,
Carson*

Councilors Voting No: Fish, Mallar, Walker

Passed as Amended

MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – SEPTEMBER 28, 2026

NEW BUSINESS			ASSIGNED TO
ITEM NO.			COUNCILOR
<u>26-283</u>	<u>RESOLVE</u>	<i>Recognizing the Value of a Cooperative Partnership Between the City of Bangor and the Penobscot Job Corps Center</i>	FALOON
<i>Action: Motion made and seconded for Passage</i>			
<i>Passed</i>			

ATTEST: 
Lisa J. Goodyin, MMC, City Clerk

Good evening, Councilors. My name is Suzette Furrow, I am a resident of Bangor, and I'd like my comments to be part of tonight's record on Yellen Pines. The opinions I present are my own and not those of any committee I am on.

Two of you requested the Environmental Review Record for this project last week. The City delivered it this afternoon at 2:30 prior to a 5:15 workshop and then Council meeting. That's roughly three hours to read a 58-page federal compliance document before voting on a 30-year TIF/CEA Agreement.

First: The report's own official "Project Location" field lists this project's address as **55 Cleveland Street** — not 205 Corporate Drive. That's not a typo in a notice. That's the formal location field in the federal environmental review record itself. Everywhere else in the same document — the land use findings, the summary of conclusions, the historic preservation review — the address is 205 Corporate Drive. ~~The document contradicts itself. Help us understand the purpose of~~

doesn't match any deed on file for this parcel — not 1968, not 1969, not 1996, not 2002. Nobody has Second: the report states this land was acquired by the City from the federal government in 1964. That date explained where 1964 comes from.

Third, and most important: this report spends real space describing the site's history as part of the former Dow Air Force Base — a pump station, military housing, barracks, hangars — and says plainly that recognized environmental conditions tied to that history were identified. But it never once addresses whether this land still carries federal aviation use restrictions. The people who wrote this report clearly knew the military history well enough to describe it in detail. They just never connected it to the question this Council actually needs answered.

One more thing: the same person who prepared this review also certified it. There was no independent check built into the City's own process.

I only know any of this because this report was finally produced today, and I had three hours to read it. If I hadn't had that time, none of this would have surfaced. This report would have simply stood as the basis for a 30-year commitment, contradictions and all.

September 28, 2026

To: Members of the Bangor City Council

From: Jacqueline Smallwood, Bangor resident

RE: Yellen Pines — Request to Postpone Tonight's Vote

I am asking you to postpone tonight's vote until three specific, documented problems are resolved. This letter lays out those problems in more detail than I have time for at the podium, with copies of the underlying documents attached so you have them in hand tonight, not just my summary of them.

ONE — THE FEDERAL ENVIRONMENTAL NOTICE HAS THE WRONG ADDRESS

The City's own Combined Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds, last updated September 1, 2026, certifies environmental clearance for “a 30-unit supportive housing facility for chronically homeless individuals at **55 Cleveland St.**” That is not this project. Every TIF order, the Credit Enhancement Agreement, and the City's own Affordable Housing TIF application submitted to MaineHousing all identify the site as 205 Corporate Drive. A copy of the notice is attached. If the certified environmental clearance is for a different address, then no valid clearance currently exists for the project you are being asked to approve tonight.

TWO — THIS PROJECT DOES NOT HAVE THE ENVIRONMENTAL REVIEW IT IS REQUIRED TO HAVE, AND WHAT EXISTS HAS A POTENTIAL ENGINEERING PROBLEM

At least two councilors requested a copy of the Environmental Review Record (NEPA Study) last week before tonight's meeting and did not receive it. Under 24 CFR Part 58, the City is the “responsible entity” HUD has delegated this review to — the City decides its own environmental classification, conducts the review, and simply certifies the result to HUD. HUD does not independently re-verify the substance of that certification. In practice, that means the only real check on whether the City got this right is the public and this Council asking to see the work. The Council was denied access to a document HUD's own rules require the City to make public.

To be clear, I am not an engineer in any form, however an independent engineering review of the project's own stormwater plans has identified a specific, checkable problem with that work. The plans call for capping the existing 18-inch storm drain that currently carries part of this site's runoff under Maine Avenue, and routing all of that flow — plus the site's own increased runoff from new pavement and roofing — through the remaining 30-inch pipe at Analysis Point 1. Using the developer's own engineer's flow data (Sevee & Mahar Engineers, cited to page 409 of the June 16 Planning Board minutes), the 25-year storm flow through that single pipe increases from 25.12 cfs before development to 31.51 cfs after — roughly a 25 percent increase.

Neither the sealed plans nor the topographic survey provide a downstream invert elevation for that pipe — only the upstream elevation is documented. Without it, nobody can calculate the pipe's actual slope, and without the slope, nobody can confirm it can carry the increased flow without backing up. Using Manning's Equation with a standard friction factor for corrugated plastic pipe (Chow, 1959), the pipe would need a minimum slope of 1.29 percent to carry the 10-year storm and 2.01 percent to carry the 25-year storm — meaning the downstream end needs to sit at or below 153.15 feet and 152.60 feet respectively. Nobody has shown that it does. If it does not, water backs up, and because this drains toward Maine Avenue, that is a road-flooding risk. This gap was missed by both the applicant's own sealing engineer and the City's own plan reviewer. A copy of the independent engineering letter is attached.

I have questions as to how, this project was classified under Part 58. New construction of a 30-unit building on a single site does not fit any of the **Categorical Exclusion Categories** listed at 24 CFR 58.35(a) — that provision covers rehabilitation of existing buildings, acquisition of existing structures, or new construction capped at four units per site. This project is none of those. Separately, **58.35(c) requires full environmental**

2. Produce the Environmental Review Record that at least two Council members have already requested;
3. Provide written confirmation, supported by a title overlay and the subdivision documentation showing how and when Map/Lot R25-001-A was created, that 205 Corporate Drive is actually fully covered by a federal release — not simply that a release exists somewhere in the same general area; supported by licensed professionals.
4. Require the developer to produce the missing downstream pipe elevation and slope calculation, verified independently by City engineering staff, before this agreement is finalized; and
5. Explain, on the record, why the City's own Planning Board packet for this project contains a deed that has never been documented as covering this parcel, and produce the subdivision paperwork connecting it to Map/Lot R25-001-A if one exists.

If these items cannot be resolved satisfactorily, I intend to pursue this directly with HUD, including through the formal objection process under 24 CFR 58.76 and, if warranted, a referral to HUD's Office of Inspector General. The HUD objection window is limited and runs 15 days from your Sept. 16 submission. I am prepared to file within that window if there is no immediate response back.

Thank you for your time and attention to this.

Respectfully,


Jacqueline Smallwood
Bangor, Maine

Attachments:

1. City of Bangor Combined Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds (Last Updated September 1, 2026)
2. Independent engineering review of Yellen Pines stormwater plans
3. FAA Deed of Release, Penobscot County Registry of Deeds, Book 6164, Page 301 (1996)
4. Deed, Penobscot County Registry of Deeds, Book 8107, Page 215 (2002) — from the City's own Planning Board packet for this project

Summary and Analysis
Environmental Assessment — Bangor-Housing-Authority-Home-For-Good (Yellen Pines)
HEROS Number 900000010534971

BACKGROUND

Two City Councilors requested this Environmental Assessment / Environmental Review Record last week. The City delivered it today at 2:30 PM, for a 5:15 PM meeting — roughly three hours to review a 58-page federal compliance document before a vote on a 30-year agreement. The document was prepared and certified by Robyn Stanicki, who is listed as both the RE Preparer and the Certifying Officer for this review — meaning the same individual who conducted the review also certified that it was done correctly, with no independent check built into the City's own process.

KEY FINDINGS

- 1. The document's own "Project Location" field lists the wrong address.** Page 2 states "Project Location: 55 Cleveland Street, Bangor, ME 04401." This is not limited to the public notice previously identified — it is the formal location field in the underlying federal environmental review record itself.
- 2. The document contradicts itself internally.** Despite the Project Location field above, the substantive analysis throughout the same document repeatedly identifies the site as 205 Corporate Drive: the "Conformance with Plans" finding (page 10), the "Summary of Findings and Conclusions" (page 16), the Historic Preservation Area of Potential Effect (page 47), and the filename of the Phase I Environmental Site Assessment itself ("Phase 1 ESA - Corporate Drive Bangor ME"). The substantive technical work appears to have been conducted for the correct site; the formal location field — the one that generated the public notice — was not corrected to match.
- 3. A new, unexplained acquisition date.** Page 3 states the site "was acquired by the City from the U.S. government in 1964." This date matches none of the four deeds identified in this project's chain of title (1968, 1969, 1996, or 2002), and is not reconciled anywhere in the document.
- 4. The document never addresses the FAA/aviation land-restriction question.** The "Additional Location Information" section (page 2) describes the site's history in detail — a pump station, Air Force base operations, military housing, barracks buildings, hangars — and states plainly that "recognized environmental conditions (RECs) associated with the historical use of the site were identified." Despite this, the document never once addresses whether the site remains subject to FAA use restrictions or grant assurance obligations tied to that same history. The reviewer clearly knew enough about the military/aviation history to write about it at length, but never connected it to the federal land-use question.
- 5. Total project cost does not match other City-published figures.** This document lists "Estimated Total Project Cost: \$12,122,745.00" — different from the \$11,185,881 figure in the FONSI/Release of Funds notice and the approximately \$11.2 million figure reported by the Bangor Daily News.
- 6. Disclosed soil contamination, mitigated but real.** A Phase I Environmental Site Assessment and follow-up soil testing identified PFOS, arsenic, and chromium at levels exceeding residential screening guidelines (though below construction-worker action levels). The document attributes the arsenic to natural background conditions and proposes mitigation through soil removal and clean fill, to be self-documented by Bangor Housing and monitored by the City reviewing that same documentation.
- 7. Tribal historic preservation consultation shows no response, not agreement.** The Mi'kmaq Nation, Passamaquoddy, and Penobscot Nation are each marked "Response Period Elapsed" under Section 106 consultation. Under the regulation, non-response after the required period may be treated as no objection — but this is not the same as affirmative concurrence.

Notice of finding of no significant impact and notice of intent to request release of funds

Community & Economic Development

Posted on May 11, 2026 | Last Updated on September 01, 2026

May 11, 2026

City of Bangor
73 Harlow St.
Bangor, Maine 04401
207-992-4239

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Bangor Housing Authority.

REQUEST FOR RELEASE OF FUNDS

On or about Sept. 16, 2026, the City of Bangor will authorize the Housing Authority of the City of Bangor to submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of Housing Choice Voucher Program (Project-Based Voucher Assistance) funds under SECTION 8(o)(13) of the United States Housing Act of 1937, as amended, to undertake a project known as Yellen Pines, for the purpose of constructing and operating a 30-unit supportive housing facility for chronically homeless individuals at 55 Cleveland St. in Bangor, Maine.

The project is estimated to cost approximately \$11,185,881 and includes funding from the above Federal source as well as through Maine State Housing Authority, commercial loans and the value of deferred developer fees as subsidy for the project.

FINDING OF NO SIGNIFICANT IMPACT

The City of Bangor has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the Office of Community and Economic Development, Bangor City Hall, and may be examined or copied weekdays 8 a.m. to 4:15 p.m.

PUBLIC COMMENTS

Any individual, group or agency may submit written comments on the ERR to the Office of Community and Economic Development of the City of Bangor. All comments received by Sept. 15, 2026, will be considered by the City of Bangor prior to authorizing submission of a request for release of funds. Comments should specify which notice they are addressing.

September 1, 2026

City of Bangor, Maine
Plan Review Department

RE: Bangor Housing Development Corporation – Yellen Pines

A consulting engineer has raised a technical objection to the engineering plans submitted by Bangor Housing Development Corporation for the Yellen Pines project located at 205 Corporate Drive, Bangor, Maine, 04401. This is in reference to the sealed plans prepared by Sevee & Mahar Engineers (SME), Dated May 28th, 2026. It is the opinion of the Engineer that these plans and associated stormwater report do not adequately analyze or address adverse impacts to adjacent properties or downstream structures as a result of this project.

The project narrative indicates that the 18-inch Corrugated Metal Pipe (CMP) storm drain crossing Maine Avenue will be capped during the construction of this project, thus routing all stormwater through the existing 30-inch Corrugated Plastic Pipe (CPP) crossing Maine Ave. This point is designated as Analysis Point 1 (AP-1) on sheet D-100 of the plan set.

The Engineer concurs with the drainage analysis performed by SME using HydroCAD and agrees with the discharge flowrates for the 2-year, 10-year, and 25-year storm, calculated in accordance with Maine DEP Chapter 500. SME's findings were obtained from Page 409 of the 6.16 Planning Board Meeting Minutes and are shown below in Table 1:

AP	2-yr Storm		10-yr Storm		25-yr Storm	
	Pre- (cfs)	Post- (cfs)	Pre- (cfs)	Post- (cfs)	Pre- (cfs)	Post- (cfs)
1	11.60	14.15	21.56	25.29	25.12	31.51
2	5.71	0	9.90	0	11.99	0

Table 1: SME HydroCAD Runoff Results (Pre- and Post-Developed Conditions)

This total discharge in the post-development condition enters the 30-inch CPP culvert from the stormwater detention pond and surface flows. The upstream invert elevation is 154.15'. Neither the plan sheets nor the topographic survey provide a downstream invert elevation. The end-of-pipe lands between contours 154' and 155'. An experienced surveyor would capture the pipe invert elevation, not the top of pipe. That the pipe is depicted with no downstream invert is alone a substantial omission.

022157
DEED OF RELEASE

This instrument, a Deed of Release, made by the UNITED STATES OF AMERICA, acting by and through the Administrator of the Federal Aviation Administration to the CITY OF BANGOR, a body politic and corporate under the laws of the State of Maine,

W I T N E S S E T H:

WHEREAS, the City of Bangor by its Quitclaim Deed dated December 29, 1942 recorded in Book 1205, Page 345, Penobscot County, Maine, Registry of Deeds, conveyed to the United States of America, 720 acres of land situated in Bangor, Penobscot County, Maine, then constituting the Bangor Municipal Airport, for use for military purposes; and

WHEREAS, the City of Bangor's Quitclaim Deed to the United States of America contains the following reversionary language as recorded in Book 1205, Page 347, Penobscot County Registry of Deeds:

"Provided, however, and this conveyance is made on the condition that if and when the Secretary of War hereafter declares that there is no further necessity for the use for military purposes of the property conveyed by this deed, the same shall revert to the Grantor, exclusive of any buildings, improvements or equipment thereon, belonging to the United States or to any lessee of the United States or belonging to others holding under or using said property with the permission of the United States all of which buildings, improvements and equipment may be sold or otherwise disposed of and removed from said property by the United States within one hundred and twenty (120) days after the date of the declaration by the Secretary of War there is no further military necessity for the use of the property hereby conveyed to the United States."

and

WHEREAS, acquisition of said 720 acres of land by the United States of America was confirmed by a "Judgment on the Declaration of Taking" in civil action no. 184 in the United States District Court for the District of Maine, Northern Division, entered August 7, 1944, subject to the reversionary language of the December 29, 1942 Quitclaim Deed quoted above; and

WHEREAS, military use of the premises hereinafter described ceased upon closure of the United States Air Force's Dow Air Force Base in 1968; and

WHEREAS, by two quitclaim deeds dated December 18, 1968 and April 28, 1969, recorded in Book 2148, Page 68 and Book 2156, Page 450, Penobscot County Registry of Deeds, respectively, the United States of America, by and through its Administrator of General Services, pursuant to the Federal Property and Administrative

With respect to the premises hereinabove described, this Deed of Release also shall operate as a release from all use restrictions, conditions, obligations, self-sufficiency requirements, revenue-diversion prohibitions and other restrictions, requirements and prohibitions otherwise arising under or by virtue of the Federal Aviation Act of 1958, 49 USC §§ 40101 et seq. as presently in force and as subsequently amended, including all such restrictions, requirements and prohibitions otherwise arising under or by virtue of any grant agreement, sponsor assurances agreement or other similar agreements heretofore executed by the City of Bangor pursuant to the Federal Aviation Administration Airport Improvement Program, 49 USC §§ 47101 et seq., or other provisions of law.

IN WITNESS WHEREOF, the United States of America has caused this Deed of Release to be executed as of the 21st day of June 1996.

UNITED STATES OF AMERICA
FEDERAL AVIATION ADMINISTRATION

By: [Signature]

Name:

Title: Manager, Airports Division

Commonwealth of Massachusetts
County of Middlesex

In Burlington, in said County and State on the 21st day of June, 1996, before me personally appeared Vincent Scarnano, Manager, Airports Division, Federal Aviation Administration, Burlington, Massachusetts, duly empowered and authorized and delegated by the Administrator of the Federal Aviation Administration, to me known and known to me to be the party executing the foregoing instrument and acknowledged said instrument by him duly executed to be the free act and deed, of the United States of America, as his free act and deed individually, and in his capacity as Manager, Airports Division, Federal Aviation Administration, Burlington, Massachusetts.



[Signature]
Notary Public/Attorney-at-Law

Printed Name: PAUL R. ACHTELNIK

Paul R. Achtnelik

NOTARY PUBLIC

My commission exp. Dec. 1, 2000

Lot #18; thence S 19°20'02" E ninety-nine and twenty-eight one hundredths (99.28) feet to the southwest corner of said Lot #18; thence N 80°12'12" E, by and along the south line of said Lot #18 and across Maine Avenue one hundred forty-two and twenty-five one hundredths (142.25) feet to a point on the east line of Maine Avenue; thence N 9°45'53" W, by and along said Maine Avenue, sixty-nine and sixty-three one hundredths (69.63) feet to a point; thence N 62°18'07" E two hundred fifty-three and forty-six one hundredths (253.46) feet to a point; thence N 29°45'18" W one hundred ninety and thirty-four one hundredths (190.34) feet to a point; thence S 80°18'27" W one hundred seventy-five and ninety-seven one hundredths (175.97) feet to a point on the east side of Maine Avenue; thence N 9°45'53" W one thousand two hundred seventeen and thirty-four one hundredths (1217.34) feet to a point; thence N 80°26'56" E across Maine Avenue and by and along the south side of Texas Avenue, seven hundred ninety-four and forty-two one hundredths (794.42) feet to the east line of Illinois Avenue; thence N 9°15'39" W, by and along the east side of Illinois Ave. six hundred fifty-seven and seventy-eight one hundredths (657.78) feet to the beginning of a circular curve to the right with a radius of three hundred forty (340) feet; thence northerly, by and along said curve to the right two hundred fifty-eight and eighty-one one hundredths (258.81) feet to the end of said curve; thence N 34°21'11" E, by and along the east side of Maine Avenue, one thousand six hundred eighty-four and eleven one hundredths (1684.11) feet to a point on the east side of Vermont Avenue; thence N 38°48'45" W, across said Vermont Avenue, eighty-three and fifty-nine one hundredths (83.59) feet to a point; thence northeasterly, by a circular curve to the right which is tangent to the west side of Maine Avenue and with a radius of one thousand five hundred forty-nine and forty-one one hundredths (1549.41) feet, one hundred seventy-four and twenty-four one hundredths (174.24) feet to a point; thence N 43°16'48" W, by and along a chain link fence, three hundred thirty-one and twenty-four one hundredths (331.24) feet to a point on the north line of Maine Avenue; thence northwesterly, by and along a curve to the left with a radius of four hundred eleven and four one hundredths (411.04) feet and a chord of N 28°08'25" W two hundred sixty-six and seventy-four one hundredths (266.74), two hundred seventy-one and sixty-five one hundredths (271.65) feet to a point; thence N 35°01'32" E, by and along a chain link fence, four hundred fifty-one and forty-two one hundredths (451.42) feet to a point on the south side of Union Street; thence N 55°32'29" W, by and along said Union Street, two hundred six and twenty-five one hundredths (206.25) feet to the northeast corner of a parcel of land described in a deed from Edward L. Karam to Springer Realty Co. dated May 1, 1968 and recorded in the Penobscot County Registry of Deeds in Vol. 2129, Page 186; thence S 34°27'31" W, by and along said Springer Realty Co., one hundred forty-nine and eighteen one hundredths (149.18) feet to a 4" iron post; thence N 55°50'59" W, by and along said Springer Realty Co., two hundred and twenty-six one hundredths (200.26) feet to a 4" iron post; thence N 34°27'31" E, by and along said Springer Realty Co., one hundred fifty and twenty-six one hundredths (150.26) feet to a point on the south side of Union Street; thence N 55°32'29" W, by and along the south side of Union Street, three hundred fifty (350) feet to the point of beginning.

The above described parcel of land contains eighty-six and five tenths (86.5) acres.

No Transfer Tax Paid

PENOBSCOT. ss RECEIVED

1996 JUL -1 P 1: 19

BIA-PANJ.DOC

Susan F. Bulay
REGISTER

DEED

KNOW ALL MEN BY THESE PRESENTS, that the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services, under and pursuant to the powers and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949, 63 Stat. 377, as amended, (40 USC § 484 (k) (3)) and regulations and orders promulgated thereunder (the "Grantor"), having an address of General Services Administration, New England Region, Thomas P. O'Neill, Jr. Federal Building, 10 Causeway Street, Boston, Massachusetts 02222, for and in consideration of the reversionary provisions of a Quitclaim Deed from the City of Bangor to the United States of America, dated December 29, 1942 and recorded at the Penobscot Registry of Deeds in Volume 1205, Page 345, does hereby GRANT, GIVE, REMISE, AND RELEASE, without covenants, warranties or representations of any kind or nature, express or implied, unto the City of Bangor, a municipal corporation having an address of 73 Harlow Street, Bangor, Maine 04401 (the "Grantee"), its successors and assigns all such right, title and interest as Grantor has in and to that certain parcel of land, being a portion of the former Dow Air Force Base, and more particularly described in Exhibit 'A' of this Deed (the "Property").

The Property is conveyed subject to any and all existing reservations, easements, restrictions, covenants, and rights, recorded or unrecorded, including those for roads, highways, streets, railroads, power lines, telephone lines and equipment, pipelines, drainage, sewer and water mains and lines, public utilities and rights-of-way; any state of facts that would be disclosed by a physical examination of the Property; any state of facts that an accurate and adequate survey of the Property would disclose; and any and all other matters of record.

NOTICE REGARDING HAZARDOUS SUBSTANCE ACTIVITY. Pursuant to 40 CFR 373.2 and Section 120 (h) (3) (A) (i) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA) (42 USC 9620 (h) (3) (A) (i)), and based upon a complete search of agency files, the United States gives notice that no hazardous substances have been released or disposed of or stored for one year or more on the Property.

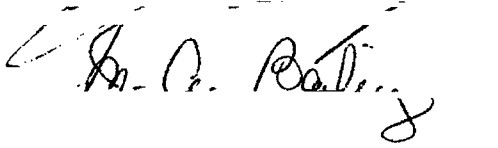
TO HAVE AND TO HOLD the Property with all privileges and appurtenances thereunto belonging to said Grantee.

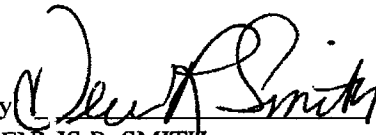
IN WITNESS WHEREOF, the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services has caused these presents to be duly executed for and in its name and behalf by Dennis R. Smith, Regional Administrator, New England Region, General Services Administration, who has this 14th day of March, 2002, hereunto set his hand and seal.

UNITED STATES OF AMERICA

Acting by and through

Witnesses:

By 
DENNIS R. SMITH

Regional Administrator

General Services Administration

New England Region, Boston, MA

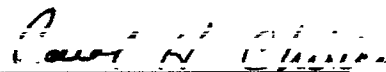
ACKNOWLEDGEMENT

Commonwealth of Massachusetts)

County of Suffolk) ss.

In Boston, in said County and State, on this 14th day of March, 2002, before me personally appeared Dennis R. Smith, Regional Administrator

Massachusetts, duly empowered and authorized, known by me to be the party executing the foregoing instrument and by him duly executed, to be his free act and deed in his capacity as Regional Administrator



Carol H. Chirico

Notary Public

My commission expires 5/31/2002

EXHIBIT A

Beginning at a point on the easterly side of Maine Avenue (formerly Illinois Avenue) at the southwest corner of a parcel of land described in a deed from the United States of America to the University of Maine dated April 7, 1973 and recorded in the Penobscot County Registry of Deeds in Volume 2214, Page 285; thence S 34° 21' 11" W, by and along the east side of Maine Avenue, one thousand three hundred eleven and eighty-seven one hundredths (1311.87) feet to a point; thence by and along a compound curve to the left with a radius of one thousand eight hundred sixty-nine and eighty-six one hundredths (1869.86) feet one hundred fourteen and forty-three one hundredths (114.43) feet to the beginning of a curve to the left with a radius of three hundred forty (340) feet; thence by and along said curve two hundred thirty-eight (238) feet to a point on the east side of Texas Avenue; thence S 9° 15' 39" E, by and along said Texas Avenue, six hundred fifty-seven and seventy-eight one hundredths (657.78) feet to an angle in said Texas Avenue; thence S 80° 20' 17" W, by and along the south side of Texas Avenue and its continuation across Maine Avenue eight hundred two and six one hundredths (802.06) feet to a point; thence S 9° 45' 53" E across Maine Avenue and by and along the east side of Maine Avenue, two thousand two hundred sixty-six and thirty-four one hundredths (2266.34) feet to a point on the north side of Hammond Street; thence N 81° 12' 12" E, by and along said Hammond Street, five hundred twelve and sixty-nine one hundredths (512.69) feet to a point; thence N 12° 04' 24" W one hundred ninety-nine and eighty-four one hundredths (199.84) feet to a point; thence N 81° 12' 12" E two hundred ninety-seven and five tenths (297.50) feet to a point; thence S 12° 47' 18" E two hundred (200) feet to the north side of said Hammond Street; thence N 81° 12' 12" E, by and along said Hammond Street, one hundred and twenty-five one hundredths (100.25) feet; thence N 12° 47' 18" W one hundred (100) feet to a point; thence N 77° 12' 18" E two hundred (200) feet to a point; thence N 12° 47' 18" W six hundred eighty-one and seventy-three one hundredths (681.73) feet to monument #52 as shown on a survey plan of the "South Campus" made by James W. Sewall Co. dated February 20, 1968, said monument #52 also marking the southwest corner of a parcel of land described in a deed from the United States of America to the University of Maine dated April 7, 1973 and recorded in the Penobscot County Registry of Deeds in Volume 2214, Page 285; thence N 12° 47' 18" W, by and along said University of Maine, seven hundred eighteen and nine tenths (718.90) feet to a point; thence northerly, by and along the said University of Maine and a curve to the right, three hundred eighty-three and two tenths (383.20) to a point; thence easterly, crossing Hersey Avenue, twenty

(20) feet to a point; thence southeasterly by and along the northeasterly line of Hersey Avenue one hundred forty-five and one tenth (145.10) feet to the west line of Roosevelt Street; thence N 33° 45' 10" E, by and along the west side of Roosevelt Street, one thousand three hundred ninety-two and nine tenths (1392.90) feet to an angle in said street; thence N 29° 30' 25" E, by and along said Roosevelt Street, three hundred seven (307) feet to an angle in said street; thence N 21° 33' 29" E two hundred eighty-nine and seventy-three one hundredths (289.73) feet to a point in the south line of a parcel of land described in a deed from the United States of America to the University of Maine dated April 7, 1973 and recorded in the Penobscot County Registry of Deeds in Volume 2214, Page 285; thence N 81° 03' 40" W two hundred twenty-two and seventy-eight one hundredths (222.78) feet to a point; thence N 37° 33' 39" W one hundred three and eight tenths (103.80) feet to a point; thence by and along a curve to the left with a chord of N 55° 48' 39" W three hundred two and eight tenths (302.80) feet to a point; thence N 37° 11' 39" W one hundred three and eight tenths (103.80) feet to a point; thence N 16° 31' 39" W four hundred twenty-three and eight tenths (423.80) feet to the point of beginning.

No Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

Susan F. Bulley
Register of Deeds

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Monday, February 18, 2026 @ 5:15 PM
Council Chambers, First Floor of City Hall

MEETING MINUTES

City Councilors Present: Leonard, Faloon, Mallar, Carson, Deane, Hawes

City Staff Present: Krieg, Collette, Maquillan

Chair Leonard called the meeting to order at 7:18 P.M.

1. Report of the Airport

Chair Leonard introduced the agenda item.

Airport Director Saavedra presented an end of year report, discussing the 2025 Annual Report. He shared that despite disruptions due to runway construction, the airport experienced a strong year. Saavedra discussed the financial year figures and the enterprise fund.

Chair Leonard asked what the asset for the City's airport is going into the future and the capabilities for growth. Airport Director Saavedra discussed the business relationship with the military and its contribution to revenue. Saavedra shared that fostering that relationship by visiting facilities and encouraging use of Bangor is an opportunity for continued growth. He discussed increases in domestic airline passengers and collaborating with airlines to incorporate strategies. Saavedra noted the airport's ability to service private aircrafts efficiently. He discussed potential cultivation with cargo expansions.

Chair Leonard asked whether there are other capacities the airport could potentially grow and expand on, but did not have the staff to collect data on. Airport Director Saavedra responded that he believes there is more growth to be done in each of the outlined segments before exploring other options. Leonard responded that networking with other industries will be apart of growth, and asked what limitations the airport may encounter in networking with other entities. Saavedra responded that since the airport is a department under the City's jurisdiction, guidance on the direction of the airport and the amount of resources allocated comes from the Committee and Council. Saavedra discussed the importance of setting up structures that foster development and empowers growth of the airport.

Councilor Carson expressed that he would like to see a future discussion surrounding a commission related to the airport and the procurement policy. He discussed wanting to hear the specific challenges the airport faces related to municipal policy. Chair Leonard asked Airport Director Saavedra if that is something he could prepare for the Committee. Saavedra clarified that there would be a discussion about challenges with policy, and a conversation about options of oversight and structure.

2. Proposed Changes to Land Development Code – State Statute Changes

Chair Leonard introduced the agenda item.

Planning Officer Collette discussed the state laws requiring changes to the City's code and drafted changes to address compliance. She presented on the changes to Accessory Dwelling Unit allowance, additional height allowance and reduced parking requirements for affordable housing, and units per lot minimum and minimum lot size in urban zones.

Councilor Deane asked if 14 feet is two stories – Planning Officer Collette responded it is likely an extra story on top of what is already allowed. Deane asked how many stories are currently allowed – Collette provided an overview of the different district requirements.

Councilor Mallar asked whether federal funding involvement for building projects has requirements that differ from the new state requirement. Planning Officer Collette responded that staff has not found a federal funding requirement on minimum parking spaces per unit.

Planning Officer Collette discussed the language changes in the City's ordinance to align with state language.

Councilor Carson moved to forward the proposed changes to the Land Development Code to full Council. Seconded by Councilor Faloona. Vote unless doubted, no doubt.

3. Proposed Changes to Historic Preservation Code Process

Chair Leonard introduced the agenda item.

Planning Officer Collette presented on the proposed changes, such as reducing affirmative votes required to a simple majority; allowing solar, generator, and heat pump installations, changing of awning fabric, and changes not visible from the street as minor revisions; lengthening the approval time period for Certificate of Appropriateness permits to 24 months; updating the requirements of replacement on deteriorated materials; clarifying that replacing to match is exempt; providing clarification on one of the hardship provisions regarding contractor availability and extending timelines; and providing clarification on the application requirements for Certificate of Appropriateness.

Councilor Mallar asked if these changes have been reviewed by the Historic Preservation Commission – Planning Officer Collette confirmed. Councilor Mallar noted that after discussing with the director, they had not completed it. Planning Officer asked if he meant the state response, and clarified that the City's Commission has reviewed it, but the state has not yet.

4. Request for Letter of Support on Maine Climate Superfund Bill

Chair Leonard introduced the agenda item.

Planning Officer Collette discussed the state bill pending to create a Climate Superfund, which would operate similarly to the federal superfund bill. She shared the intention to have polluters pay to clean up their pollution and analyze climate damages that Maine has experienced. Collette discussed Bangor's vulnerabilities, such as flooding and severe storms, and the cost caused on infrastructure. She noted that the fund would allocate

compensatory fees that are recouped from companies to communities like Bangor to improve infrastructure. Collette expressed that staff requests a letter of support for the bill.

Councilor Faloon asked how the fund would operate differently from Federal Emergency Management Agency (FEMA) money. Planning Officer Collette responded that while FEMA money helps repair after disaster, the superfund would support increasing resilience on top of repairs.

Councilor Carson moved to forward the request for a letter of support on the Maine Climate Superfund Bill to full Council. Seconded by Councilor Faloon. Roll call vote conducted – one opposed (Councilor Mallar), four in favor (Councilors Deane, Carson, Faloon, Leonard). Motion passed.

5. Staff Followup

A. Properties Covered in the Economic Development Fund

Chair Leonard introduced the agenda item.

Community & Economic Development Director Krieg discussed the use of the Economic Development Fund and why communities have enterprise funds. She presented a list of properties that fall within the fund.

Councilor Mallar asked whether the utilities that are being paid on these leases include electricity. Development Assistant Maquillan responded that it depends on the lease terms that were set up at time of signing, and that there is currently one leased property with a tenant that the department is covering the electric cost for. She discussed that the lease was structured so that the rent due would cover the cost of all utilities. Councilor Mallar asked how long the department has had this lease – Maquillan responded it was last amended in 2023.

Councilor Mallar asked follow up questions surrounding what the lease covers. Development Assistant Maquillan shared that when analyzing lease revenue versus what has been spent on each of the properties over the last five years, money has not been lost on any of them, and the department has more than broken even on all of the properties. Mallar expressed that breaking even is not a profitable operation and the City needs to make money on the properties. Maquillan clarified that the properties have generated revenue. Community & Economic Development Director Krieg discussed that the Economic Development team is analyzing the leases to bring them to market rate. Mallar asked what percentage are at market rate now – Chair Leonard added that he would like a defined performance metric or annual report in the future. Maquillan asked for clarification of what should be included in the report – Leonard responded a categorized list of the properties and annual revenue.

Councilor Carson noted he would like more detail outside of the budget season for discussion on how to grow the enterprise fund, and asked what plans are with vacant buildings. Community & Economic Development Director Krieg responded that the Economic Development team works with potential tenants to lease vacant properties.

Councilor Faloon asked if it is typical for municipalities to have a similar fund, whether other municipalities generate more revenue with them, and if so, what it is being used for. Community & Economic Development Director Krieg responded that it is unusual overall for a municipality to own this quantity of properties, which led to the creation of the fund

for maintenance, selling, and leasing of properties. Councilor Carson discussed a preference for not selling the properties, and rather leasing them.

6. General Updates

A. Grandview Development

B. Maine Downtown Center Affiliate Program

Chair Leonard introduced the agenda item.

Community & Economic Development Director Krieg discussed the Grandview Avenue project, including location and affordability metrics. She shared potential site considerations with the development plan and the timeline for a formal presentation of the development plan.

Councilor Mallar asked what the City will gain from it and whether there will be revenue from taxes – Krieg responded yes, since it will be privately owned. Councilor Mallar asked if the property cost them – Krieg responded that the development agreement outlined giving the property to the developer.

Councilor Deane asked what the anticipated timeline is for breaking ground -- Community & Economic Development Director Krieg responded they are looking within the year. Councilor Faloon asked what the anticipated completion date is – Krieg responded that it will likely be completed in phases. Krieg discussed completing the rentals first to begin generating income.

Community & Economic Development Director Krieg discussed that Bangor's downtown will now be apart of the Maine Downtown Center Affiliate Program, sharing that it opens up funding abilities and the ability to market Bangor.

Meeting adjourned at 8:25 P.M.

Meeting minutes respectfully submitted,

Kayleigh Rienas
Development Assistant
Community & Economic Development Department

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Monday, October 5, 2026 @ 5:15 PM
Council Chambers, First Floor of City Hall

MEETING MINUTES

City Councilors Present: Fish, Mallar, Carson, Faloon, Beck, Walker, Deane

City Staff Present: Krieg, Collette

Councilor Carson called the meeting to order at 5:52 P.M.

Councilor Faloon moved that Councilor Carson chair the Committee meeting. Seconded by Councilor Fish. No objection – motion passed.

1. Floor Area Ratio Removal from Downtown Development District (DDD)

Chair Carson introduced the agenda item.

Planning Officer Collette described Floor Area Ratio (FAR), explaining it is the floor area of a building on a lot divided by the horizontal area of the lot. She discussed the FAR of prominent buildings downtown to provide context. Collette described the proposal to remove the FAR dimensional control from the Downtown Development District (DDD) to increase flexibility for developers downtown and align with policies encouraging development and increased housing supply in the Comprehensive Plan.

Councilor Faloon asked if there is a maximum height – Planning Officer Collette responded not downtown. Faloon asked if having a maximum height could serve as a replacement to the FAR requirements due to potential impacts on downtown – Collette noted it is a good policy discussion to have, and discussed the Historic Preservation Commission's role in preservation downtown. Collette discussed the proposal in the new code to not have maximum heights, except for developments within a certain distance to residential districts.

Councilor Deane asked what the tallest building downtown is currently – Planning Officer Collette responded likely the Camden National Bank with seven to eight stories. Collette discussed the height and setback requirements in various zones.

Councilor Fish asked if the change is intended for development, housing, or both – Planning Officer Collette responded any type of development.

Councilor Beck expressed that other processes, such as Planning Board, would prevent the Council from worrying about skyscrapers. Planning Officer Collette discussed that most developments downtown will have to go to the Historic Preservation Commission. Collette discussed that if a building outside of the historic districts met all code requirements, a developer hypothetically could propose a skyscraper, but staff has not seen a demand for skyscrapers. Beck expressed that he believes eliminating FAR is a good step, and he would like to have a further conversation about potential height limits.

Councilor Mallar asked when to expect the completion of the Comprehensive Plan – Community & Economic Development Director Krieg clarified the Land Development Code updates. Planning Officer Collette responded late next year. Mallar asked if it would be beneficial to wait to have the discussion along with the code updates. Krieg responded that there is a project downtown awaiting the FAR change in order to proceed. Councilor Fish asked if height limitations could have exceptions with approval. Krieg discussed the creation of a special permit process where there is an allowed height, and anything additional would require a Conditional Use permit.

Councilor Beck expressed interest in hearing from the Fire Department in conversations surrounding height.

Planning Officer Collette asked if the Committee would like staff to incorporate a height limit with the ordinance change. Chair Carson expressed he is not in favor of adding a height limit and would like to see more data, and he would like to engage the Fire Department and Bangor International Airport in the conversation.

Councilor Faloon moved to forward staff recommendation to full Council. Seconded by Councilor Fish. Vote unless doubted, no doubt.

2. Discuss Proposed New Planning Fees

Chair Carson introduced the agenda item.

Planning Officer Collette discussed the proposed fees, including mailing and stormwater permitting fees.

Councilor Faloon moved to forward staff recommendation to full Council. Seconded by Councilor Beck.

3. Discuss Proposed Climate Rebate Program for Residents

Chair Carson introduced the agenda item.

Planning Officer Collette discussed the proposed program, which would utilize Climate Action Funds intended to implement the Penobscot Climate Action Plan. She discussed that helping residents retrofit their homes would be one of the highest impact toolkits, as buildings make up the largest contributor of greenhouse gas emissions in the City. Collette noted it has high potential to help residents increase resilience to power outages and high fuel costs.

Planning Officer Collette discussed the proposal to use \$50,000 from the Climate Action Fund to provide rebates on weatherization, heat pumps, and possibly solar. She explained that the rebates would work in concert with existing rebates from Efficiency Maine and Community Development Block Grants to provide gap financing. She discussed the structure of the potential rebate program, such as tiering the rebate to provide greater benefit to lower income households. Collette discussed the potential of incorporating energy audits for households.

Councilor Fish discussed that solar installation may use a large portion of the funds due to cost. She noted the usefulness of energy audits. Fish discussed that bikes may not fit

into the category, as many elderly residents need energy efficiency in different avenues. Planning Officer Collette noted limiting this program to home heating upgrades. Collette discussed exploring rebates for plug-in solar to address the cost concerns and help renters.

Chair Carson asked about using a portion of the funds to assist residents in obtaining the item that would be rebated to eliminate barriers. Planning Officer Collette discussed how Efficiency Maine's process includes contractors taking the rebate into account and submitting paperwork for reimbursement, so the cost is taken off at the beginning. She expressed that staff will work with Efficiency Maine and contractors to explore how to incorporate a similar process.

Councilor Mallar asked how much money is in the Climate Action Plan – Planning Officer Collette responded that it is pending, but it should be around \$200,000.

Councilor Faloon moved staff recommendation for the proposed climate rebate program for residents. Seconded by Councilor Fish.

Meeting adjourned at 6:18 P.M.

Meeting minutes respectfully submitted,

Kayleigh Rienas
Development Assistant
Community & Economic Development Department



CITY COUNCIL ACTION

10/14/2026 26-284

Council Meeting Date: 10/14/2026

Item No: 26-284

Responsible Dept: Legal

Requested Action: Order

Map/Lot: 025-007

Title, Order

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 117 Buck Street

Summary

This Order will authorize the execution of a municipal quitclaim deed for real estate located at 117 Buck Street. Tax liens have matured on the property owned by Frederick E. Gilbert, at 117 Buck Street. The outstanding charges due the City have been paid. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

Committee Action

Committee:

Action: Recommend for passage

Meeting Date: 10/14/2026

For:

Against:

Previous Council Actions

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

10/14/2026 26-284

Date: 10/14/2026

Item No: 26-284

Assigned to Councilor: Carson

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 117 Buck Street

Be it Ordered by the City Council of the City of Bangor that, Jody Varney, Interim Finance Director, is hereby authorized, on behalf of the City of Bangor, to execute a Municipal Quitclaim Deed releasing any interest the City may have by virtue of tax liens recorded in the Penobscot County Registry of Deeds in Book 5661, Page 126; Book 5875, Page 149; Book 6406, Page 279; Book 6719, Page 174; and Book 07095, Page 112. Said deed shall be directed to Frederick E. Gilbert and shall be in final form approved by the City Solicitor or the Assistant City Solicitor.



CITY COUNCIL ACTION

10/14/2026 26-285

Council Meeting Date: 10/14/2026

Item No: 26-285

Responsible Dept: Legal

Requested Action: Order

Map/Lot: 042-130

Title, Order

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 137 Main Street

Summary

This Order will authorize the execution of a municipal quitclaim deed for real estate located at 137 Main Street. Tax liens have matured on the property owned by Frederick E. Gilbert, at 137 Main Street. The outstanding charges due the City have been paid. The liens matured and as a result, a municipal quitclaim deed is required to release the City's interest in the property.

Committee Action

Committee:

Action: Recommend for passage

Meeting Date: 10/14/2026

For:

Against:

Previous Council Actions

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

10/14/2026 26-285

Date: 10/14/2026

Item No: 26-285

Assigned to Councilor: Fish

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 137 Main Street

Be it Ordered by the City Council of the City of Bangor that, Jody Varney, Interim Finance Director, is hereby authorized, on behalf of the City of Bangor, to execute a Municipal Quitclaim Deed releasing any interest the City may have by virtue of tax liens recorded in the Penobscot County Registry of Deeds in Book 4230, Page 172; Book 4442, Page 332; Book 4648, Page 055; and Book 4648, Page 057. Said deed shall be directed to Ryan J. York and Jenny Morgenweck and shall be in final form approved by the City Solicitor or the Assistant City Solicitor.



CITY COUNCIL ACTION

10/14/2026 26-286

Council Meeting Date: 10/14/2026

Item No: 26-286

Responsible Dept: Legal

Requested Action: Order

Map/Lot: 047-044-A

Title, Order

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 267 Pine Street

Summary

This Order will authorize the execution of a municipal quitclaim deed for real estate located at 267 Pine Street. Sewer and stormwater liens have matured on the property owned by Alexander Matthew Tobias Reger, at 267 Pine Street. The outstanding charges due the City have been paid. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

Committee Action

Committee:

Action: Recommend for passage

Meeting Date: 10/14/2026

For:

Against:

Previous Council Actions

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

10/14/2026 26-286

Date: 10/14/2026

Item No: 26-286

Assigned to Councilor: Beck

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 267 Pine Street

Be it Ordered by the City Council of the City of Bangor that, Jody Varney, Interim Finance Director, is hereby authorized, on behalf of the City of Bangor, to execute a Municipal Quitclaim Deed releasing any interest the City may have by virtue of sewer and stormwater liens recorded in the Penobscot County Registry of Deeds in Book 17151, Page 317; Book 17020, Page 236; and Book 17019, Page 350. Said deed shall be directed to Alexander Matthew Tobias Reger and shall be in final form approved by the City Solicitor or the Assistant City Solicitor.



CITY COUNCIL ACTION

10/14/2026 26-287

Council Meeting Date: 10/14/2026

Item No: 26-287

Responsible Dept: City Clerk

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing the Appointment of Constables for the Year 2026

Summary

This Order would authorize appointment of Bailey Beers and Scott Sawyer as Code Enforcement Officers and Constables. Appointment as Code Enforcement Officers and Constables both strengthens the Code Enforcement Department's ability to perform inspections for safe and decent housing and addresses citizen concerns.

This Order addresses both staff turnover and Council budget approval of an additional staff position for more enforcement to address widespread concerns over vacant building safety, blight, and potential new housing stock.

Committee Action

Committee:

Action:

Meeting Date:

For:

Against:

Previous Council Actions

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

10/14/2026 26-287

Date: 10/14/2026

Item No: 26-287

Assigned to Councilor: Beck

Authorizing the Appointment of Constables for the Year 2026

Be it Ordered by the City Council of the City of Bangor that, the City Council hereby confirms the appointment of Bailey Beers and Scott Sawyer as Code Enforcement Officers and Constables for the City of Bangor for the Year 2026.



CITY COUNCIL ACTION

10/14/2026 26-288

Council Meeting Date: 10/14/2026

Item No: 26-288

Responsible Dept: Public Works

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing the City Manager to Execute a Contract with Samsara for Telematic Equipment for Public Works Fleet

Summary

This Order will authorize the City Manager, or designee, to execute a contract with Samsara for telematic equipment for the Public Works fleet in the amount of \$295,968.96. This purchase was previously approved in the DPW FY27 Budget. This procurement is also eligible under Cooperative Purchasing through the Maine DOT Sourcwell - Contract, which provides a competitively solicited national cooperative purchasing framework. Use of the Sourcwell contract satisfies competitive bidding requirements, supports cost efficiency, and formalizes Samsara as an approved vendor under a publicly awarded cooperative contract. As such, proceeding with a single source procurement through Sourcwell is fully compliant with city purchasing policies.

This item was reviewed and unanimously recommended for approval at the Finance Committee meeting on October 5, 2026.

Committee Action

Committee: Finance Committee
Action: Recommend for passage

Meeting Date: 10/05/2026
For: 5 Against: 0

Previous Council Actions

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

10/14/2026 26-288

Date: 10/14/2026

Item No: 26-288

Assigned to Councilor: Mallar

Authorizing the City Manager to Execute a Contract with Samsara for Telematic Equipment for Public Works Fleet

Be it Ordered by the City Council of the City of Bangor that, the City Manager, or designee, is authorized to execute a contract with Samsara for telematic equipment for the Public Works fleet in the amount of \$295,968.96.



CITY COUNCIL ACTION

10/14/2026 26-289

Council Meeting Date: 10/14/2026

Item No: 26-289

Responsible Dept: Engineering

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing the City Manager to Enter into a Design-Build Contract with Gordon Contracting, Inc. for Design and Construction Services for the Replacement of a Portion of the Kenduskeag Stream Retaining Wall

Summary

This Order will authorize the City Manager to enter into a design-build contract with Gordon Contracting, Inc, to provide design and construction services associated with replacement of a portion of the Kenduskeag Stream retaining wall in the amount of \$3,871,720.00. This work is intended to replace a portion of the Kenduskeag Stream retaining wall located on the south side of Hannibal Hamlin Mall Park extending from the Central Street bridge approximately 115 feet east. The existing wall is failing with several blocks becoming dislodged from the toe of the wall in two distinct areas.

The proposed wall will consist of a modular block wall as presented to the Infrastructure Committee in April of 2027. This follows the recommendations presented in the preliminary study completed by DuBois and King, Inc.

Design work is anticipated to commence beginning in the fall of 2026 with construction beginning in the winter of 2027 and extending through the end of fall 2027.

This bid is within the anticipated budget for the proposed work, and Gordon Contracting can complete the work within the City's timeframe.

This item was reviewed and unanimously recommended for approval at the October 5, 2026 Finance Committee meeting.

Committee Action

Committee: Finance Committee
Action: Recommend for passage

Meeting Date: 10/05/2026
For: 5 Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

10/14/2026 26-289

Date: 10/14/2026

Item No: 26-289

Assigned to Councilor: Mallar

Authorizing the City Manager to Enter into a Design-Build Contract with Gordon Contracting, Inc. for Design and Construction Services for the Replacement of a Portion of the Kenduskeag Stream Retaining Wall

Now, Therefore, Be it Ordered by the City Council of the City of Bangor that, the City Manager is hereby authorized to enter into a design-build contract with Gordon Contracting, Inc, of Sangerville, Maine, in the amount of \$3,871,720.00.



CITY COUNCIL ACTION

10/14/2026 26-290

Council Meeting Date: 10/14/2026

Item No: 26-290

Responsible Dept: Health & Community Services

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing the City Manager to Execute a Subcontract with Northern Light Mayo Hospital in the Amount of \$468,197 to Provide Prevention Services in Piscataquis County as Part of the State of Maine's Maine Prevention Network

Summary

This Order will authorize the City Manager to execute a subcontract with Northern Light Mayo Hospital in the amount of \$468,197 to provide substance use and tobacco prevention services, and healthy eating active living promotion services in Piscataquis County as part of the Maine Prevention Network for FY 27 and 28.

Bangor Public Health and Community Services is the lead agency for the project and provides substance use and tobacco prevention services, and healthy eating active living promotion services, in Penobscot County. Northern Light Mayo Hospital has been contracted to provide prevention services in Piscataquis County since January 1, 2023.

Resolve 26-236 authorizing the City Manager to accept and appropriate the Maine Prevention Network funding for FY27 and FY28 was approved on July 13, 2026. The Maine Prevention Network is a ten-year project that began January 1, 2023.

This MOU will begin on July 1, 2026 and end on June 30, 2028.

This item was reviewed and unanimously recommended for approval at the Government Operations Committee meeting on October 5, 2026.

Committee Action

Committee: Government Operations Committee

Action: Recommend for passage

Meeting Date: 10/05/2026

For: 5

Against: 0

Staff Comments & Approvals

CR 26-236

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

10/14/2026 26-290

Date: 10/14/2026

Item No: 26-290

Assigned to Councilor: Walker

Authorizing the City Manager to Execute a Subcontract with Northern Light Mayo Hospital in the Amount of \$468,197 to Provide Prevention Services in Piscataquis County as Part of the State of Maine's Maine Prevention Network

Be it Ordered by the City Council of the City of Bangor that, the City Manager is authorized to execute a subcontract with Northern Light Mayo Hospital in the amount of \$468,197 to provide prevention services in Piscataquis County as part of the state of Maine's Maine Prevention Network.



CITY COUNCIL ACTION

10/14/2026 26-291

Council Meeting Date: 10/14/2026

Item No: 26-291

Responsible Dept: Airport

Requested Action: Order



Map/Lot: N/A

Title, Order

Authorizing the City Manager to Enter into a Contract with Roof Systems of Maine in the Amount of \$595,374 for Roof Renovations

Summary

This Order will authorize the execution of a contract with Roof Systems of Maine to renovate the roof on Dock 11 and 13 (C&L Lease Facilities), at the Bangor International Airport.

With a cost of \$595,374, Roof Systems of Maine was the lowest qualified bidder. This purchase was budgeted in FY26 and FY27 in the amounts of \$375,965 and \$200,000. Additional funds are available from Leased Properties Repairs and Maintenance Roof Repairs in the amount of \$20,000.

This item was reviewed and unanimously recommended for passage at the Finance Committee meeting on October 5, 2026.

Committee Action

Committee: Finance Committee
Action: Recommend for passage

Meeting Date: 10/05/2026

For: 5

Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

10/14/2026 26-291

Date: 10/14/2026

Item No: 26-291

Assigned to Councilor: Carson

Authorizing the City Manager to Enter into a Contract with Roof Systems of Maine in the Amount of \$595,374 for Roof Renovations

Be it Ordered by the City Council of the City of Bangor that, the City Manager, or designee, is hereby authorized to enter into a contract with Roof Systems of Maine in the amount of \$595,374 for roof renovations of Docks 11 & 13 at Bangor International Airport.



CITY COUNCIL ACTION

10/14/2026 26-292

Council Meeting Date: 10/14/2026

Item No: 26-292

Responsible Dept: Engineering

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing the City Manager to Enter into a Construction Contract with C&C Lynch Excavation, LLC for Sewer and Stormwater Improvements in the Amount of \$454,342

Summary

This Order will authorize the execution of a construction contract with C&C Lynch Excavation, LLC, to install a portion of new sewer main, make new connections to existing sewer laterals, and replace a portion of existing storm drain.

This work is intended to lay a portion of the new sewer main along the northeast edge of the property located at 773 Stillwater from the existing sewer main servicing the Bangor Mall located on the south side of Bangor Mall Boulevard extending to the northeast corner of the Hannaford building. This new main will eventually be extended through said parcel to Stillwater Avenue to intercept sewer flow from Stillwater Avenue and bring this flow to the Penjajawoc sewer main via gravity flow, therefore bypassing the Kmart pump station. This project is part of a multi-phased plan aimed at discontinuing the Kmart Pump Station.

This bid is within the anticipated budget for the proposed work, and C&C Lynch can complete the work within the City's time frame. Funding for this work will be primarily through ARPA funding which requires work be completed by end of calendar year 2026. Additional funding of approximately \$15,000 will be provided from local funds approved in the 2027 fiscal year Wastewater Budget.

The Finance Committee reviewed and unanimously recommended approval at its meeting on October 5, 2026.

Committee Action

Committee: Finance Committee
Action: Recommend for passage

Meeting Date: 10/05/2026
For: 5 Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

10/14/2026 26-292

Date: 10/14/2026

Item No: 26-292

Assigned to Councilor: Deane

Authorizing the City Manager to Enter into a Construction Contract with C&C Lynch Excavation, LLC for Sewer and Stormwater Improvements in the Amount of \$454,342

Now, Therefore, Be it Ordered by the City Council of the City of Bangor that, the City Manager, or designee is hereby authorized to enter into a construction contract with C&C Lynch Excavation, LLC of Brewer, Maine for sewer and stormwater improvements in the amount of \$454,342.



REFERRALS TO COMMITTEES & FIRST READING



CITY COUNCIL ACTION

Council Meeting Date: October 14, 2026

Item No: 26-293

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: n/a

Title, Ordinance

Amending Chapter 165, Land Development, Attachment 2 - Schedule A, Urban Developed Area to Remove Floor Area Ratio from the Downtown Development District

Summary

This Ordinance amendment would remove Floor Area Ratio (FAR) from the Downtown Development District (DDD) to provide flexibility for growth in downtown and promote infill development. Floor area ratio is the floor area of a building on a lot divided by the horizontal area of the lot.

FAR was used to control building bulk and volume in the early to mid-20th century. When FARs were implemented around the country, some of the perceived benefits were protecting sunlight, neighborhood character, and infrastructure capacity, most of which do not hold true today. Additionally, some of the most well-known historic buildings downtown already exceed this standard. For example, the Graham Building where the Rudman Winchell offices are located have a FAR of approximately 4.5 and the Eastern Trust building at 6 State Street has a FAR of about 5.3.

The proposed amendments align with policy recommendations 1 and 7 in the 2022 Comprehensive Plan regarding encouraging development in the growth boundary and increasing housing supply downtown by revising zoning regulations.

Committee Action

Committee: Planning Board

Meeting Date: 10/20/2026

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading



CITY COUNCIL ORDINANCE

Date: October 14, 2026

Assigned to Councilor: Mallar

ORDINANCE, Amending the Land Development Code, to Remove Floor Area Ratio in the Downtown Development District

WHEREAS, the Land Development Code currently sets a maximum floor area ratio of 4.0 in the Downtown Development District (DDD); and

WHEREAS, this is an outdated dimensional control that hinders growth of downtown businesses and residences; and

WHEREAS, the proposed amendments align with policy recommendations 1 and 7 in the 2022 Comprehensive Plan regarding encouraging development in the growth boundary and increasing housing supply downtown by revising zoning regulations;

Now, Therefore, Be it Ordered by the City Council of the City of Bangor that, Chapter 165, Attachment 2 - Schedule A of the Code of the City of Bangor is amended as shown on the attached exhibit.



CITY COUNCIL ACTION

10/12/2026 26-294

Council Meeting Date: 10/12/2026

Item No: 26-294

Responsible Dept: Health & Community Services

Requested Action: Resolve

Map/Lot: N/A

Title, Resolve

Accepting and Appropriating \$823,851 for the Nourish ME Rural Nutrition Education Program From the University of New England

Summary

This Resolve will accept and appropriate \$823,851 from the University of New England (UNE) to implement the Nourish ME nutrition education program in fiscal years 2027 and 2028 in Penobscot and Piscataquis counties.

Maine's Rural Health Transformation Program provides the funds for the Nourish ME program statewide, which focuses on reducing the burden of chronic illness through nutrition.

Bangor Public Health and Community Services implemented SNAP Ed programming from 2012 - 2025. Federal funding for the SNAP Education program was ended nationally on February 28, 2026. In response, Maine DHHS dedicated new federal Rural Health Transformation Program funding to nutrition education. UNE is the implementing agency for the program.

Funding is for a five-year program with year one funding beginning May 1, 2026. This funding allows an important program to continue operating despite the loss of federal funding.

In FY25, Bangor Public Health and Community Services SNAP Ed nutrition educators provided nutrition education to 3,057 youth in 25 schools, and 266 adults in Penobscot and Piscataquis counties. The program helped teach participants how to stretch food dollars and make healthy choices.

As a result of this program, statewide:
45% of adults increased eating vegetables
27% of adults increased use of a grocery list
53% of teens increased use of nutrition facts labels
17% of youth increased physical activity

This item was reviewed and unanimously recommended for approval at the Government Operations Committee meeting on October 5, 2026.

Committee Action

Committee: Government Operations Committee
Action: Recommend for passage

Meeting Date: 10/05/2026
For: 5 Against: 0

Previous Council Actions

Resolve 26-119

City Manager

City Solicitor

Finance Director

Introduced for: First Reading



CITY OF BANGOR RESOLVE

10/12/2026 26-294

Date: 10/12/2026

Item No: 26-294

Assigned to Councilor: Deane

Accepting and Appropriating \$823,851 for the Nourish ME Rural Nutrition Education Program From the University of New England

Be it Resolved by the City Council of the City of Bangor, that the City Manager is hereby authorized to accept and appropriate \$823,851 in funding from the University of New England for the Nourish ME nutrition education program and execute related contract(s).



CITY COUNCIL ACTION

10/14/2026 26-295

Council Meeting Date: 10/14/2026

Item No: 26-295

Responsible Dept: Health & Community Services

Requested Action: Resolve

Map/Lot: N/A

Title, Resolve

Accepting and Appropriating Up to \$6,000 from Johns Hopkins University as Partners on a National Institutes for Health ARISE Grant to Increase Access to PrEP

Summary

This Order will accept and appropriate up to \$6,000 from Johns Hopkins University as partners on a National Institutes for Health (NIH) ARISE grant to increase access to PrEP.

For the past year, Bangor Public Health and Community Services has been exploring opportunities to expand access to Pre-Exposure Prophylaxis (PrEP). PrEP is an effective medication to prevent the transmission of HIV. The current HIV outbreak has revealed gaps in access to PrEP. It is often not offered through traditional primary care. As a result, other delivery models need to be established. Bangor Public Health and Community Services currently has two clinic locations that could offer PrEP services. In addition to meeting a community need, this would also be a billable service to contribute to the Department's revenue.

The NIH ARISE grant will bring together Johns Hopkins University's expertise and leadership with Bangor Public Health and Community Service's on the ground experience to create a plan to include increase access to PrEP through community partnerships and system building. The funding will be used to off set staff time to work on developing the plan and expenses for supporting community meeting logistics.

Committee Action

Committee: Government Operations Committee

Meeting Date: 10/19/2026

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading & Referral

Government Operations Committee

10/19/2026



CITY OF BANGOR RESOLVE

10/14/2026 26-295

Date: 10/14/2026

Item No: 26-295

Assigned to Councilor: Walker

Accepting and Appropriating Up to \$6,000 from Johns Hopkins University as Partners on a National Institutes for Health ARISE Grant to Increase Access to PrEP

Be it Resolved by the City Council of the City of Bangor that, funds in the amount of \$6,000 from Johns Hopkins University through the ARISE Grant to increase access pre-exposure prophylaxis, an effective medication to prevent the transmission of HIV, is hereby authorized.



UNFINISHED
BUSINESS



NEW BUSINESS



CITY COUNCIL ACTION

10/14/2026 26-296

Council Meeting Date: 10/14/2026

Item No: 26-296

Responsible Dept: City Clerk

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing the Appointment of Student Election Clerks for the November 3, 2026 Election

Summary

This Order will authorize the appointment of Student Election Clerks for the November 3, 2026 election. Maine law governing elections allows municipal officers to appoint residents of the municipality or county who are 16 years of age or older who are conditionally registered to vote to serve as election clerks.

Bangor High School's Government class has volunteered to assist at the polls on November 3rd. This will provide a great opportunity for the students to learn about the various duties involved with an election as well as the laws that govern the administration of an election.

Committee Action

Committee:

Action:

Meeting Date:

For:

Against:

Previous Council Actions

City Manager

City Solicitor

Finance Director

Introduced for: New Business



CITY OF BANGOR ORDER

10/14/2026 26-296

Date: 10/14/2026

Item No: 26-296

Assigned to Councilor: Mallar

Authorizing the Appointment of Student Election Clerks for the November 3, 2026 Election

Be it Ordered by the City Council of the City of Bangor that, the following individuals are appointed as Student Election Clerks for the November 3, 2026 Election:

Pink Austin-Opara
Asa Corey
William Kellerhals
Tobias Kennedy
Brooklyn Liriano
Lucian Matzilevich
Jennifer Nguyen
Amelia Picard
Brody Reid
Ava Rigler
Louise Reuter
Daniel Siemers
Anca Soare
Evan York