

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 Faloon. 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