

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

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

MEETING MINUTES

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

City Staff Present: Krieg, Stanicki, Innis, Lear

Chair Leonard called the meeting to order at 7:50 P.M.

1. Proposed Code Amendments

A. Mobile Home Park

Chair Leonard introduced the agenda item.

Community and Economic Development Director Krieg presented on the proposed amendment and provided an overview on how it creates consistencies between mobile home parks build prior to 1971 and those built up until January 2026.

Chair Leonard asked the Committee for questions and comments – there were none.

Councilor Carson moved to send recommendation to full Council. Seconded by Councilor Faloon. Vote unless doubted, no doubt.

2. Receipt of Housing Opportunity Program Municipal Ordinance Development Grant

Chair Leonard introduced the agenda item.

Community and Economic Development Director Krieg presented that the City received \$10,000 from the Program Municipal Ordinance Development Grant.

Chair Leonard asked the Committee for questions and comments – there were none.

Councilor Carson moved to send recommendation to full Council. Seconded by Councilor Faloon. Vote unless doubted, no doubt.

4. Community Development Block Grant Action Plan 26/27

Chair Leonard introduced the agenda item.

Community Development Officer Stanicki presented on the funding and budget for the Consolidated Plan. She shared that she will attach any public comments she receives to the Plan when it appears next Monday for a public hearing. Stanicki expressed the priority of participatory processes in understanding the connection between needs in the community and exploring solutions.

Chair Leonard expressed that while he understands the flexibility of undesignated funds, he requests plans for future projects and partnerships in relation to those funds. Community Development Officer Stanicki responded they would need to explore and see where there is an opportunity to look several years in the future for setting aside funds.

Chair Leonard asked the Committee for questions and comments.

Councilor Fish asked if six applicants were received and if more were expected. She asked if they received enough applicants to satisfy the outreach efforts. Community Development Officer Stanicki responded that since moving to an annual application process, staff administration and application comparison has become easier. She added that after implementing this system, there has been an increased number of applications, having received nine in the last cycle. Stanicki shared that the application amount may have been impacted due to falling after another funding round.

Chair Leonard asked why there are provisions for the YMCA Accessibility Project when they are already in the production stage. Community Development Officer Stanicki responded that such projects often need to find a funding source that will be appropriate for the eligible activity and diversify the funding stack.

Councilor Carson moved to send recommendation to full Council. Seconded by Councilor Faloon. Vote unless doubted, no doubt.

5. Director Updates

Chair Leonard introduced the agenda item.

A. Background on Certified Local Governments

Community and Economic Development Director Krieg provided a background memo on what being a Certified Local Government means, as well as what the advantages are to the City.

B. Resubmission of information on Tax Increment Financing, Credit Enhancement Agreements, and Assessment Districts

Community and Economic Development Director Krieg provided a memo explaining the difference between Tax Increment Financing, the Credit Enhancement Agreement, and the Special Assessment Districts to add context in budget review.

C. Maine Downtown Center Annual Conference in Bangor 2027

Community and Economic Development Director Krieg discussed that the Maine Downtown Center would like to host their Annual Conference in Bangor.

Chair Leonard asked the Committee for questions and comments.

Chair Leonard asked if staff is exploring alternative or additional funding regarding historic restoration for residential property owners outside of downtown. Community and Economic Development Director Krieg responded that block grant funds can go toward Historic District façade restoration downtown, however, the funding is unable to be used for residential owners. She shared there is not currently any funding opportunities federally.

6. Executive Session: Acquisition of real property or economic development 1 M.R.S.A. § 405(6)(C)

Councilor Carson moved that, pursuant to 1 M.R.S.A. § 405(6)(C) Acquisition of Real Property or Economic Development, there are four items to enter into Executive Session. Seconded by Council Faloon. Roll call vote conducted – all in favor, none opposed. Motion passed.

7. Possible Actions on Executive Session Items

Upon exiting Executive Session, Councilor Carson moved that the Committee empowers the Airport Director to move forward with the leases for GE. Seconded by Councilor Faloon. Vote unless doubted, no doubt.

Councilor Carson moved that the Committee empowers the City Manager or designate to sell the property addressed at 45 Allen Street to Todd Latlippe for \$50,000. Seconded by Councilor Faloon. Vote unless doubted, no doubt.

Councilor Carson moved that that the Committee empowers the City Manager or designate to sell the property addressed at 117 Fourth Street to Shannon D Gallant Smith for \$7,200. Seconded by Councilor Faloon. Vote unless doubted, no doubt.

Meeting adjourned at 8:41 P.M.

Meeting minutes respectfully submitted,

Kayleigh Rienas
Development Assistant
Community & Economic Development Department