

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Monday, July 20, 2026 @ 5:15 PM
Council Chambers, First Floor of City Hall

MEETING MINUTES

City Councilors Present: Leonard, Carson, Faloon, Mallar, Fish,
Beck

City Staff Present: Krieg, Collette, Stanicki, Hernandez-Smith, Vologina

Chair Leonard called the meeting to order at 7:48 P.M.

1. Land Development Code Continued Discussion

A. Data Centers

Chair Leonard introduced the agenda item.

Planning Officer Collette presented on potential data center regulations, referencing regulations in other municipalities and providing recommendations on City policies.

Chair Leonard opened up Committee discussion.

Chair Leonard discussed concerns with data centers, recommending strict regulations and referencing that citizens oppose data centers in Bangor.

Councilor Beck asked what occurs if a ban is enacted and then challenged – Community & Economic Development Director Krieg responded that the Legal Department would have to be consulted and it would depend on the subject of the appeal.

Councilor Beck asked if setting a size and capacity limit is the likely route – Planning Officer Collette responded setting limits to large centers, as they are most demanding and experience community pushback. She discussed potential zoning incentives to offset impacts.

Councilor Carson expressed that while he is not a fan of large data centers, he does not support a full ban. He discussed setting a sensible threshold for data centers of certain sizes once there is more understanding surrounding infrastructure capacity. Carson is interested in exploring Project Labor Agreements and Community Benefits Agreements.

Planning Officer Collette discussed that Community Benefit Agreements are outside the scope of zoning and are typically accompanied by tax incentives. Community & Economic Development Director Krieg discussed the possibility of Impact Fees associated with a development. She expressed that while it would be more difficult for community impacts, it could assist with impacts on water and sewer systems. Councilor Carson expressed interest in exploring including Project Labor Agreements in regulations.

Councilor Faloon expressed interest in ensuring that if utilities and infrastructure require an upgrade for a project, the burden falls on the developer rather than rate payers. She

discussed the possibility of data centers being first to go offline and last to come online in the case of an outage. Faloon recommended exploring requirements to use local labor.

Planning Officer Collette discussed regulations requiring developers to provide written verification that there is enough power capacity from the electric provider as part of land use approval. She shared the possibility of requiring rooftop solar to offset electricity impacts as well as requiring efficiency in building design to reduce electricity need. Collette discussed potentially requiring battery storage for power outages as well as regulating generators.

Councilor Faloon shared she is involved with the Public Utilities Commission, asking if it presents a conflict of interest.

Councilor Carson moved to discuss whether Councilor Faloon has a conflict of interest. Seconded by Councilor Fish.

Councilor Fish discussed she finds Councilor Faloon's insight helpful in brainstorming discussions, and that the Committee can reevaluate in the instance of a vote.

Councilor Carson moved that Councilor Faloon has a conflict of interest. Seconded by Councilor Fish. All voting members opposed, none in favor – motion failed.

Councilor Fish discussed components of the proposed regulations and suggested referencing the Community Benefit Agreement with the casino development.

Councilor Beck expressed interest in success stories from communities with data centers.

Chair Leonard discussed making regulations as heavy as possible.

Planning Officer Collette discussed that the overall direction is to develop regulations and potentially ban centers over a certain size, or to allow all sizes but have different regulations for each size.

Councilor Carson asked when the moratorium expires – Planning Officer Collette responded mid-October and noted it has the opportunity to be extended if more time is needed to develop regulations.

Councilor Carson expressed wanting to better understand infrastructure capacity before deciding cutoffs.

Councilor Beck recommended to engage in discussion and partnership with neighboring communities surrounding restrictions.

Planning Officer Collette noted a suggestion of requiring closed loops for recycled water systems to cut down on water use impact. She discussed further exploration to be done.

Councilor Carson expressed interest in continuing discussion around Community Benefit Agreements and Project Labor Agreements.

2. Update on Sustainability Projects

A. Energy Audits

Chair Leonard introduced the agenda item.

Planning Officer Collette presented on energy audits and discussed recommendations that provide savings over time.

Councilor Carson asked if there was any diversity surrounding whether heat pumps were better than oil for buildings – Planning Officer Collette discussed the electricity cost for the City.

Councilor Faloan asked how long the 11 cents per kilowatt hour rate lasts – Planning Officer Collette responded 18 months.

Councilor Fish expressed surprise surrounding heat pump suggestions, as she finds that heat pumps have been less effective and efficient than oil regarding an increase in electric. Planning Officer Collette asked if this is the case with recent oil price increases – Fish confirmed. Collette discussed it may need to be evaluated on a case by case basis, and she has found that transitioning from a traditional electric water heater to a heat pump water heater would result in savings.

Planning Officer Collette discussed that although most buildings do not require heating system replacements yet, other recommendations could be implemented to reduce demand.

Councilor Beck expressed that due to the significant return on investment, he recommended incorporating the suggestions.

B. Fleet Electrification

Planning Officer Collette presented on fleet electrification, discussing financial savings and benefits such as less air and noise pollution. She shared that a transition in equipment and the light duty vehicle fleet would provide savings and is feasible, but the heavy-duty vehicle fleet is not feasible at this time. Collette provided the recommendation to follow a phase vehicle transition plan for the next 10 years, and as vehicles reach the end of their lifespan, to consider electric alternatives.

Chair Leonard expressed support for developing a multimodal transportation philosophy as well as reducing carbon emissions.

Councilor Fish asked about battery life and replacement costs – Planning Officer Collette responded that battery replacement in newer vehicles is rare, and battery life is expected to be around 13 years on average.

Councilor Beck asked about input from department heads, such as Public Works – Planning Officer Collette responded that electric vehicles have received positive feedback from departments that have implemented them, such as the Police Department. Beck replied that there may be instances where implementation is not feasible for some departments.

3. Update on Long-Term Rental Registry Pilot Program

Chair Leonard introduced the agenda item.

Community Development Officer Stanicki presented updates on the Long-Term Rental Registry Pilot and requested feedback to ensure the program is being implemented in alignment with City Council's goals.

Councilor Fish recommended education efforts through partnerships.

Community Development Officer Stanicki expressed wanting to co-produce something landlords could buy into.

Councilor Beck discussed the option of mandatory inspections, and Community Development Officer Stanicki responded the program became more voluntary as it evolved.

Chair Leonard discussed the opportunity for renters to express issues and provide feedback on buildings -- Community Development Officer Stanicki responded that this avenue exists, and she will explore ways to make it easier.

Councilor Carson discussed conversations occurring at the State level surrounding similar rental registry regulations. Councilor Beck expressed his desire to include incentives. Councilor Fish discussed that mandatory registry may create barriers to relationship building with landlords.

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

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

5. Possible Actions on Executive Session Items

Councilor Carson moved staff recommendation regarding affordable housing Tax Increment Financing district to City Council. Seconded by Councilor Faloon. Roll call vote conducted – three in favor (Carson, Faloon, Leonard), and two opposed (Mallar, Fish). Motion passed.

Meeting adjourned at 9:27 P.M.

Meeting minutes respectfully submitted,

Kayleigh Rienas
Development Assistant
Community & Economic Development Department