

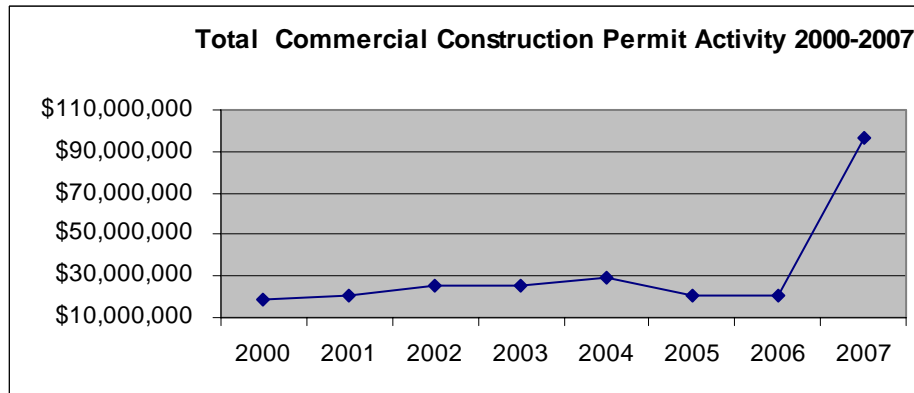
CITY OF BANGOR 2007

COMMUNITY & ECONOMIC DEVELOPMENT

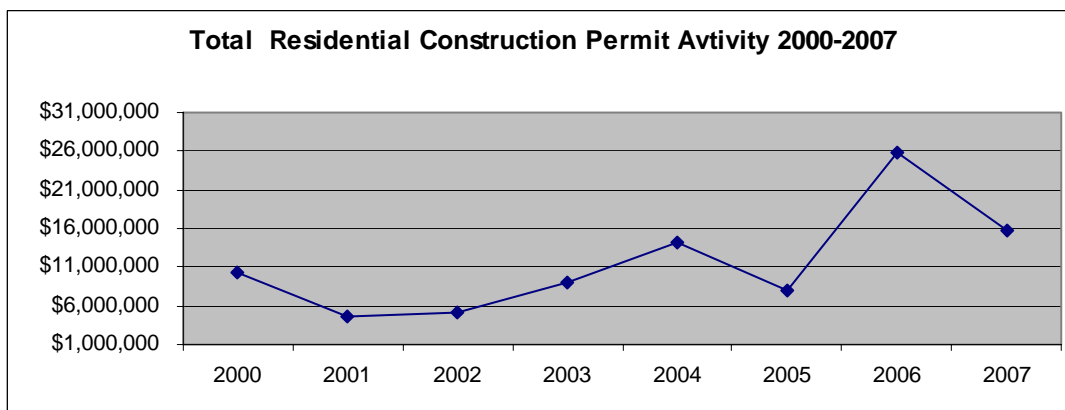
ANNUAL PROJECTS REPORT

The City of Bangor experienced a tremendous level of development in 2007. Construction was visible throughout the City with major projects on Main Street, Exchange Street, Broadway, and the Stillwater and Hogan road area leading the pack. Downtown, the City's industrial and business parks, the mall area and other retail districts all witnessed new commercial construction activity, which is key to the growth of Bangor's economic base. 2007 commercial construction permit value amounted to \$96,946,620 bringing the total dollar amount of commercial construction activity from 2000 to 2007 to \$256,483,807.

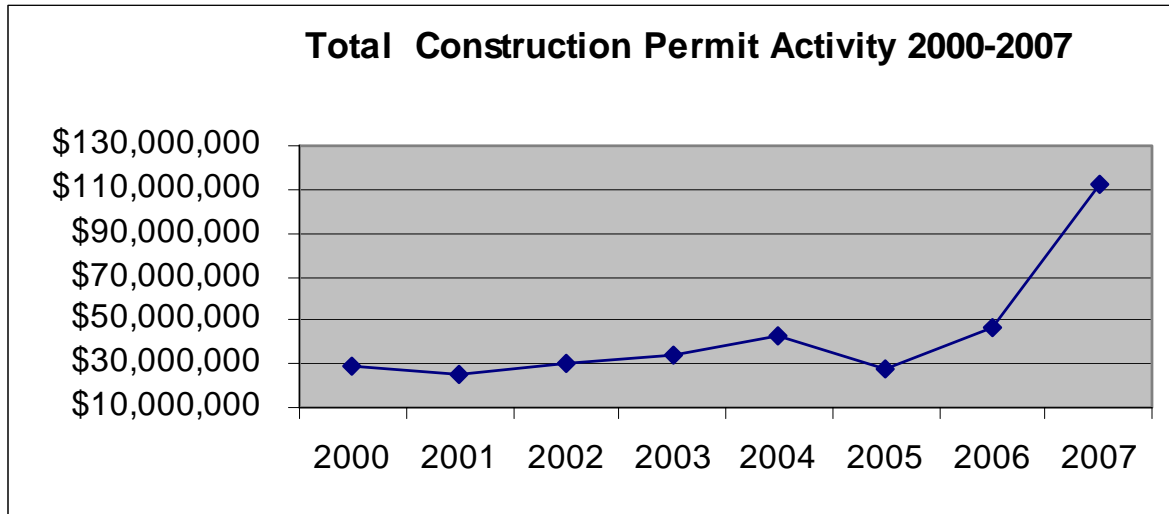
Prior to 2007's almost \$97 million, the dollar range of commercial construction historically has been around \$20 million with a low of \$18,259,647 in 2000 to a high of \$28,847,381 in 2004.



2007 was also a good year for residential construction activity in Bangor, following record year activity in 2006. Permits issued for new home construction in 2007 totaled \$15,706,505, bringing the total dollar amount of residential construction activity from 2000 to 2007 to \$92,485,855. The combined years of 2006 and 2007 amounted to \$41,465,501 in residential construction, compared to the five year period of 2000 to 2005 which totaled \$51,020,354.

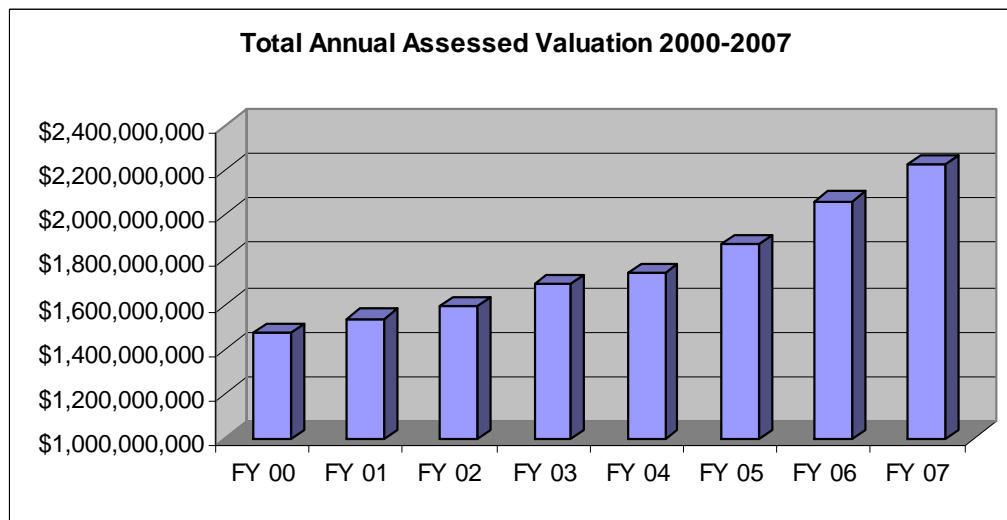


The total of both commercial and residential construction permit activity in 2007 was \$112,653,125, again following a record year of \$46,717,741 in 2006. The total dollar amount of new construction in Bangor from 2000-2006 is an amazing \$348,969,662. Again, for perspective, the two year total of 2006 and 2007 is \$159,370,866 while the six year total from 2000 to 2005 is \$189,598,796.



Assessed Valuation

Bangor's total assessed valuation was \$2,221,906,600 for fiscal year 2007, an increase of 7.9% from fiscal year 2006. Total assessment grew 58.6 % in the seven year period of 2000 to 2007. For comparative purposes, Bangor's total assessed valuation increased by 24.7% in the ten year period from 1991 to 2000.



ECONOMIC DEVELOPMENT

In 2007 Bangor continued to have another successful development year, with major strides in the downtown area, waterfront, Mall area, outer Union Street and along the Main Street Entrance Corridor. Significant blocks of formerly vacant building space in the downtown area are being placed into productive reuse. The Hollywood Slots development on Main Street is spurring significant new interest in development investment in the Main Street Entrance Corridor and Waterfront. Planning and design is progressing for the expansion of the Maine Business Enterprise Park on former University of Maine System land, and for development of the former Hirshorn property on outer Hammond Street. Parkside Children's Learning Center completed transformation of the former UMS Chancellor's office on Maine Avenue for daycare use. The City and Penquis CAP completed renovation of the daycare facility on Venture Way. Both facilities provide daycare services for employees of businesses in the Park.

Economic Development Marketing: Economic Development Staff is implementing the annual marketing plan that includes strategic advertising, real estate and special needs advertising, business attraction activities targeted toward site location professionals, developing and maintaining a suite of specific up-to-date collateral materials, general image and "champion of the community advertising", as well as business retention activities. Staff prepares media plans in advance, based on editorial calendars, to capture the most favorable publication rates in targeted U.S. and Atlantic Canadian publications. Advertising is in place at BIA in the Domestic Arrivals Building and in the General Aviation Terminal. Direct e-mail messages are sent to site location professionals.

BanAir Corporation: BanAir is a private, non-profit corporation established by the City to provide property management and real estate marketing and development services for properties adjacent to Bangor International Airport. The BanAir Corporation, staffed by the City's Economic Development office, manages and markets on behalf of the City all non-aeronautical property, including land and buildings, adjacent to the Bangor International Airport complex. Some of the services BanAir Corporation provides are lease negotiation, assignment of leases, property management, repairs and maintenance, tenant relations, and land development. BanAir Corporation is currently developing and marketing Maine Business Enterprise Park, BIA Commercial / Industrial Park and BanAir Industrial Park. The BanAir Corporation also operates the Bangor International Enterprise Center, a small business incubator, Bangor Foreign Trade Zone No. 58. and administers the Bangor Economic Development Revolving Loan Program.

The Bangor International Enterprise Center: Is a small business "incubator" designed to support small businesses during their start-up and early growth stages. It is a valuable resource for entrepreneurs providing flexible operating space at affordable rental rates. The facility can accommodate manufacturers, distributors and business service companies for one to two years after which the businesses "graduate" to other locations within the community. During 2005, four (4) different businesses were members of the Bangor International Enterprise Center occupying an average of 91% of available area.

Acquisition of Industrial Property: The BanAir Corporation has purchased 82 acres of industrial property on outer Hammond St. for development as a business park. A Community

Development Business Development loan to BanAir assisted this acquisition. Ames A/E has been engaged to perform the engineering and design services needed for environmental and subdivision approvals for development of the site.

WATERFRONT

Improvements to the public areas along Front Street and Railroad Street have been completed to include replacement of the century old wooden bulkhead with a new steel bulkhead, all new underground utilities, landscaping and streetscape improvements, a new walk along the rivers edge, and parking improvements. Development sites along Front Street and Main Street are now ready for development. The City had engaged Shadley Associates for engineering and design services for the public space and recreation area downriver from Railroad Street between the railroad tracks and the Penobscot River. Phase I of the improvements, extending to roughly the center of the 1,400 foot long, 11 acre site, will begin during the 2008 construction season.

The City secured federal funding and completed installation of a fully handicapped accessible heavy vessel dock which has been accommodating visits by two American Cruise Lines vessels, including the American Glory and the inaugural cruise of America's newest vessel, the American Star on June 16, 2007. and by the Cruise West the Sprit of Nantucket.

DOWNTOWN

Downtown TIF District: Bangor's application for a Downtown TIF District has been approved and plans are being developed to prioritize projects.

Downtown Parking: The Council appointed a 2007 Downtown Parking Advisory Committee that conducted a comprehensive review of downtown parking issues and prepared a set of recommendations considered by the Transportation and Infrastructure Support Committee and the City Council. Based on the effectiveness of convening a downtown parking advisory committee every year since 1997, Economic Development staff will petition the current Council to do so again in the spring of 2008.

Downtown Parking Projects: Staff is working on a plan to repair the Parking Deck at the corner of Columbia and Hammond Streets, which is nearing the end of its useful life. The project was stalled when bids for the initial proposal for complete replacement came in much higher than anticipated. B&ED recently approved moving forward with a repair assessment from Becker Structural Engineering. Repair of joint clips continues at the parking garage, with Public Works crews conducting the work.

Special Bangor Center Corporation Events: Bangor Center Corporation recently enjoyed its second annual Downtown Countdown on New Year's Eve; an 8-week (Thursday night) summer concert series in Pickering Square; and its second season of an 8-week open air market (Thursday night) as a companion event to the concerts.

Bangor Center Corporation Technical Assistance Projects: BCC is currently planning a networking get-together for downtown businesses and building owners.

Bangor Center Corporation Projects: Economic Development Staff works with Bangor Center on three major program areas: Marketing/Events; Beautification; Downtown Liaison. Economic Development Staff managed a substantial new flower box program, along the Kenduskeag Stream, with the assistance of private funding and the Bangor Public Services Department. The program will continue to expand in 2008. Bangor Center also adopted the Kenduskeag Stream Trail sign project, funded by a grant from L.L. Bean.

Arts and Cultural Plan: The Commission on Cultural Development has now been in existence two years. In 2006, a Discovery Research project was done to assess the needs of the area, and from that a five-year strategic plan was developed in 2007. As part of that five-year plan, the Commission has applied for a second grant from the Maine Arts Commission for Capacity Building. We will receive results of this request in March of 2008. If approved, the grant dollars will be used to further new cultural programs and services, such as a Cultural Affairs website and professional development opportunities for members of the cultural community.

2007 Development

Mall Area

Development activity in the Mall area continued at a strong pace. Widewaters Stillwater Co. LLC is completing 117,073 square foot retail center and 27,988 square foot garden center, and a separate 9,990 square foot retail building with an entrance between Circuit City and Chili's on Stillwater Avenue. Two hotels are under construction, a 91 room Marriott Courtyard being developed by the Main Course Hospitality Group on the Sylvan Road, and a 135 room Hilton Garden Inn being developed by Dublin "5" LLC on the Haskell Road. Both are scheduled to open early summer of 2008.

Plans were approved for construction of a 209,816 square foot super Wal-Mart on a 50 acre site behind the Blue Seal Feeds store on Stillwater Ave. with construction to begin in the spring of 2008. Construction of a 2,975 sq. ft. bank with drive-thru service, a 5,875 sq. ft. restaurant, and a 14,000 sq. ft. retail store are part of the Wal-Mart project.

Site work began for construction by Triangle Center LLC of a new Shaw's supermarket on Stillwater Ave. across the street from the Parkade shopping center with construction to be completed in 2008.

Plans were approved for construction of a 139,216 square foot Lowe's and two 6,006 square foot restaurants on the site of the current Wal-Mart on Springer Drive, construction to begin as soon as Wal-Mart moves to its new facility.

Project: construction of EMMC \$240 million major renovation and expansion

The current plans include both renovation and new construction. The plans are multi phase, multi year and flexible. Phase one is projected to take several years to complete. It includes:

- Demolition of the Stetson Building
- Construction of a second eight story inpatient care tower next to the Grant Tower will support critical care, ED observation space, inpatient monitoring for patients of the Heart Center of Eastern Maine, and shelled space for cardiovascular diagnostic services.
- Complete replacement of all the main operating rooms in Advanced Surgical Care of Maine
- Renovation to the third floor of the Grant Tower and adjacent addition to accommodate expanded Obstetrics and Neonatal Intensive Care

Status: certificate of need meeting is January 17, 2008

700 Stillwater Avenue – Three Rivers Development Corporation

Project: construct a 12,000 sq. ft. building for retail use. *Status: no tenant named; plans not submitted*

340 Stillwater Avenue – SJM RealtyTrust

Project: expand the existing building 1,200 square feet; related parking, landscaping, and lighting improvements. *Status: Permit issued January 2008*

Bangor Mall Remodeling

Victoria's Secret \$456,000 estimated remodel cost, JC Penney estimated remodel cost \$375,000, Justice Children's clothing store \$203,000. *Status: done*

Main Street Area

Main Street and Dutton Street – Hollywood Slots Racino

Project: construction of a 136,885 SF, \$131 million gaming facility, a 4-story parking garage, a 180,915 SF, 7-story, 150 room hotel that will cover 7.8 acres and employ 490 people with a payroll of \$15.6 million. Work began in mid-May with completion scheduled for July 14, 2008 for the slots facility; the hotel is scheduled to be finished one month later.

1 College Circle – Husson College

Project: construction of a 53,652 sq. ft. two-story Arts & Entertainment building, new circulation and parking improvements, new soccer field drainage improvements, and reconfigure a practice field. Construction started September 2007; planned to be open for school year September 2008.

74 Exchange Street – Maine Judicial Branch

Project: permit issued October 9, 2007 for foundation and site improvements; estimated cost \$640,000. *Status: earthwork being done; building to start in spring*

387 and 395 Main Street – Dead River Petroleum Company

Project: construction of a 2,925 sq. ft. building and site improvements for convenience store use and gasoline sales for an estimated cost of \$322,965. *Status: Complete*

Broadway – Hammond Street Area

706 Broadway – The Richmond Company, Inc.

Project: construction of a 14,550-square-foot Walgreen's Pharmacy with a drive through window for an estimated cost of \$2,398,691. *Status: permit issued September 10, 2007; under construction*

652 Broadway – Bangor Savings Bank

Project: Construct a 2,800 sq. ft. bank with drive-thru service and a 1,750 sq. ft. coffee shop, Starbucks, with drive-thru service. *Status: Complete*

671 Broadway – Maine Savings Federal Credit Union

Project: construction of a 6,058 square foot building for use as a credit union with a drive-thru. *Status: Complete*

1387V Broadway – Tom Ellis/Broadway Holding LLC

Project: construction of 11,000 sq. ft. office building for USDA. *Status: Complete*

1387V Broadway – James Sevey, DMD

Project: construction of a 3,955 sq. ft. building with parking and associated site amenities for use as a dental office. *Status: Complete*

759 Broadway – Varnbro, Inc.

Project: construction of a 2,926 square-foot bank, drive-thru lanes, parking, and access drives
Status: under construction

1387-1495 Broadway – Judson M. Grant, Jr.

Project: a 7-lot commercial subdivision. *Status: Subdivision complete – 2 lots developed*

1408 Hammond Street – Katherine and Scott Goodine

Project: construction of a 2,700 square foot restaurant and 3,000 square feet of retail space.
Status: approval by planning board January 2008; no building plans yet

107 Maine Avenue – Parkside Children's Learning Center

Project: renovation of former University of Maine System building for use as a daycare – learning center. *Status: Complete*

301 Odlin Road – Irving Oil Corporation

Project: construction of a 3,608 sq. ft. convenience store and install an additional gasoline pump and vacuum island. *Status: Complete*

300 Perry Road – Bangor Masonic Foundation

Project: construction of a 24,243 sq. ft. building for use as a Masonic Hall. *Status: city has not received construction plans*

392 Kitterdige Road –Hallie Tyler

Project: construction of a two story building with a 1,600 sq. ft. doggie daycare & grooming facility on first floor and a 1,600 sq. ft. dwelling on second floor. *Status: permit issued May 2007.*

Hayes Street, Maine Army National Guard

Project: construction of a 40' x 78' building. *Status: under construction*

48 School Street - Splatz ESG, LLC

Project: construction of an outdoor recreational area for a paint ball field. *Status: planning board approval*

133 Corporate Drive - Sunbury Medical Properties, LLC.

Project: expand existing parking lot by 33 parking spaces with related lighting and landscaping improvements.

Industrial

82V Nadine's Way – N.S. Giles Foundation

Project: construction of a 1,500 sq. ft. office building and a 9,600 sq. ft. shop building for a concrete service business. *Status: Building complete; site work to be finished spring 2008.*

1240 Hammond Street – John Coughlin d/b/a Glidden Auto Body.

Project: expand the existing building by 1,344 square feet and expand the outdoor storage area by 7,000 square feet. *Status: construction started January 2008*

1243V Hammond Street – Epstein Properties, LLC

Project: construction of a 9,000 square foot building for warehouse use and approximately 33,000 square feet of access drive and vehicle maneuvering area. *Status: Complete*

1765 Ohio Street – Bangor Cellular Telephone, L.P. (U.S. Cellular)

Project: construct a 10' x 12' shelter, a 150-foot telecommunication tower, and antennas

58 Bennett Street – Down East Emulsions LLC

Project: construct two 20,000 gallon emulsion storage tanks, a 1.2mm gallon asphalt storage tank, a new 20' x 30' boiler building and grade the site for spill containment.

62 and 101 Banair Road, City of Bangor

Project: revise Lots 9 & 10 in Banair Industrial Park

103 and 133 Corporate Drive, City of Bangor

Project: revise Lots 8 & 10 in Maine Business Enterprise Park

400 Stillwater Avenue – Global Rand LLC

Project: construction of a three level, climate controlled mini-warehouse self-storage facility
Status: uncertain

100V Dowd Road – Brooks Holdings, LLC

Project: construction of a 6,000 sq. ft. building for manufacturing and assembly use and 35,358 sq. ft. of parking and loading area. *Status: Complete – some sitework to be done in the spring*

21V Dowd Road – Hardy Associates, Inc.

Project: construct an estimated \$785,448, 12,000 sq. ft. building for 2,400 SF office and 9,600 SF warehouse use. *Status: complete*

101 Banair Road – Commercial Delivery Systems

Project: construction of a 4,500 sq. ft. warehouse addition and parking and loading areas. *Status: permit issued January 16, 2008*

Housing / Residential

Corner of Ohio Street and Griffin Road – Bangor Retirement Residence II, LLC

Project: construction of a two-story, 91-unit assisted living facility (group housing) for frail elderly people. The 91-unit complex will be located adjacent to the Sunbury Village retirement home. Though it will be owned and operated by a separate entity, the assisted living complex is considered Phase II of the development, which began when a 40-acre parcel was subdivided into four sections, one of which now houses Sunbury Village. The two facilities will be linked by sidewalks and will share an access drive. Plans by Bangor Retirement Residence II call for a two-story complex comprising three connected sections, namely a central section housing office and community space and some residential units flanked by two residential wings. *Status: Construction to begin spring 2008*

302 Husson Avenue – First Atlantic Corporation

Project: construction of a 35,984 sq. ft. addition for use as 40-units of elderly congregate housing. *Status: Construction to begin spring 2008*

315 Harlow Street – Volunteers of America Northern New England

Project: construction of a 51,096 sq. ft. building to be used for 55 units of affordable senior housing. *Status: building is still in design*

932V Finson Road – Stan MacMillan

Project: construction of 32 units of attached residential condominium housing (16 duplexes). Permit issued May 7, 2007 for attached residential: phase II of Condo Development, 2,688SF building including garages; 7 buildings, 14 units total. Estimated cost \$1,403,062. *Status: Under construction – eight to ten units finished.*

21V Bomarc Road – Woods of Maine, Inc.

Project: construction of four buildings with six condo units each; total 24 condo units; each unit 1,300 sq. ft. for 31,200 sq. ft. total; estimated cost \$2,934,672. *Status: Permit issued August 8, 2007, project substantially complete*

745 and 785 Mount Hope Avenue – Meadow- brook Ridge LLC

Project: construction of 24 single-family attached dwelling units (twelve duplexes). *Status: almost finished; one building still under construction*

606V Essex Street – Green Diamond, LLC and David McDonald DLM Corp.

Project: construction of 36 residential condominium units.

Status: reapproved by planning board; no plans submitted

222V Griffin Road – Penquis CAP

Project: construction of four, 6-unit apartment buildings; two, 2-unit apartment buildings, and a community center. *Status: Complete – ribbon cutting January 2008*

1434 Ohio Street – Sable Ridge Land Investment, LLC

Project: construction of twelve, four-unit attached residential buildings. *Status: complete*

215 Union Street – John T. Karnes

Project: reuse the existing building at 215 Union Street and add 8 additional dwelling units.

Status: Under construction, spring completion

325V Husson Avenue – Libby Brothers, Inc.

Project: construction of two 4,800 SF, 2-story, four-unit buildings. *Status: Under construction*

1004 State Street – Woods of Maine, Inc.

Project: construction of 8 attached residential units. *Status: complete*

Off Kenduskeag Avenue – Forrest H. Grant Family LP

Project: 9-lot residential cluster subdivision; will be served by a public street to be called Deer Pond Road. The small farm pond it abuts will need to be protected from development. To that end, a 100-foot buffer around it must be left in its natural state so it can continue to serve nearby wildlife. *Status: planning board approval; no further information provided to city*

Molly Lane – LTI, Inc.

Project: 10-lot cluster residential subdivision. *Status: done; three lots under construction*

633 Essex Street – Neil Warner

Project: three-lot cluster subdivision. *Status: nothing since planning board approval*

1331 Essex Street – John Andrew and Jean Strom Benson

Project: two-lot cluster subdivision. *Status: planning board approval; no further action*

1331 Essex Street – John Andrew and Jean Strom Benson

Project: two-lot cluster subdivision. *Status: planning board approval; no further action*

2730 Broadway – Vaughn Smith

Project: a 29-lot residential subdivision. *Status: Subdivision complete – 2 lots sold*

30V Vizsla Avenue – C. A. Strout and Sons, Inc.

Project: 25-lot detached manufactured housing subdivision. *Status: pending*

COMMUNITY DEVELOPMENT

HUD CDBG Entitlement Grant for \$1,066,117: Annual Community Development Program funding of continuing activities including housing rehabilitation, business development loans, waterfront planning and site improvements, downtown and neighborhood streets and sidewalks, Park Woods case management, and administration.

Annual Grantee Performance Report for HUD: Documents annual expenditure of grant and program income funds, performance measures, and compliance with program requirements.

Union Place Neighborhood Conservation Project: The City, through the Community Development Program acquired and cleared several depilated buildings in an overcrowded 0.8 acre environment and relocated residents to decent, safe and sanitary housing. The City negotiated a development agreement with a housing developer, John Karnes, who is renovating the remaining 4-unit apartment building and building another 8 apartment units on the site. Completion will be in the summer of 2008.

Residential Rehabilitation Loan Program

This program is designed to (1) provide low-interest financial assistance for necessary improvements to residential property owned or occupied by low/moderate income persons, (2) eliminate code violations in existing housing resulting in safe and sanitary living conditions, (3) implement and encourage energy efficient improvements, (4) eliminate lead based paint hazards, and (5) prevent the decline and deterioration of older neighborhoods. Such decline results in erosion of the tax base, a loss of investment equity by owners, and requires more extensive and expensive future remedial action necessary on the part of the homeowner. The preservation of housing stock has become one of the primary objectives of citizens, City Council, and staff professionals who believe that the quality of housing is a primary source of neighborhood stability.

Under this program, we rehabilitate an average of 44 dwelling units per year. Since 1990, the program has loaned nearly \$6 million, and rehabilitated over 700 dwelling units. A large project recently completed is The Bangor Waterworks. This project has 35 efficiency dwelling units for adults, including a set-aside of 8 units for homeless adults. This project is particularly beneficial because it effectively adds affordable housing units to the City's housing stock that did not previously exist. This project includes the following funding commitments:

• Low Income Tax Credits Equity	\$4,549,545
• City of Bangor CDBG	\$ 750,000
• MSHA Rental Loan Program	\$ 750,000
• Developer's Fee Pledge	\$ 330,700
• City State St. & Rail Crossing Improvements	\$ 250,000
• HUD Continuum of Care SHP	\$ 180,000
• MSHA HOME Program	<u>\$ 115,000</u>
• Bangor Savings Bank Construction Loan	<u>\$1,800,000</u>
Total	\$8,725,245

In calendar year 2007, \$32,260 in loans were approved under the Residential Rehabilitation Loan Program.

Homeless Continuum of Care: HUD's main annual, competitive, comprehensive funding availability for homeless programs authorized by the McKinney-Vento Homeless Assistance Act. Although over 20 people are actively involved in the annual grant writing process and monthly meeting schedule, the City is the applicant, and Director of Health and Community Services Shawn Yardley is the coordinator of the April through July grant writing process. This complicated application process can take up to 20 hours a week of staff time in the month of July. The City has been awarded over \$8 million in the last 12 years. The City has chosen to focus its strategy on two main components of the Continuum of Care, the Supportive Housing Program and the Shelter Plus Care Program. Administering these grant awards involves monitoring compliance with federal program requirements, budget analysis, drawdown and disbursement of federal funds, and submission of Annual Performance Reports.

Supportive Housing Program (SHP): The Supportive Housing Program is a component of HUD's Homeless Continuum of Care Program, and designed to develop supportive housing and services that will allow homeless persons to live as independently as possible. Transitional housing is one type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. Basically, it is housing in which homeless persons live for up to 24 months and receive supportive services that enable them to live more independently. The following are the SHP grants:

- **Transitional Planning Coordinator - Bangor Area Homeless Shelter:**
Description: Provides a 20 hour per week employee located at the Bangor Area Homeless Shelter to work with individuals and families to assist in their transitional planning. This person is actually an employee of CHCS. Before this grant was awarded, these transitional planning services were done off-site by other agencies. Case management services can now be directed and coordinated right at the shelter.

Funding: This program was awarded **\$ 63,000** in 1996 through HUD's Continuum of Care Homeless Assistance Program for support services for three years, a three-year renewal grant of **\$55,789** was awarded in 2001, and a one-year renewal grant of **\$18,600** was awarded for Program year 2007.

- **Transitional Housing and Intensive Services for Chronic Homeless People - Acadia Recovery Community (formerly Hope House):** Description: Construction of a new ten-bed facility for a transitional housing program for the homeless persons most resistant to traditional service delivery. This program offers a continuum of local resources referred to as Intensive Service Coordination (ISC) to individuals that have been barred from shelters and individuals that keep circulating through emergency services system. These persons are often dual diagnosed with mental illness and substance abuse problems. The nature of the project is highly demonstrational, and was the only project in the United States awarded funding for new construction in the 1996 HUD Continuum of Care grant cycle.

Funding: This program was awarded **\$395,000** in 1996 through HUD's Continuum of Care Homeless Assistance Program for construction, and three years

partial funding for support services and operating costs. MSHA has also approved another **\$210,000** grant to be administered by Penquis C.A.P., Inc. for construction of the project. The Federal Home Loan Bank of Boston has also approved a **\$40,000** grant for construction and technical assistance. This program has been awarded annual renewal grants of **\$72,678** through 2003, and an annual renewal of **\$9,975** was awarded for program year 2007. Acadia Hospital has been successful in matching HUD funding and can now operate the program on considerably less SHP funding.

- **Homeless Youth Outreach and Support Services - Shaw House:**

Description: Expand existing outreach and community support efforts to assist homeless youth in Bangor by developing a comprehensive team to perform outreach, crisis intervention, case management, substance abuse services, and other appropriate support services. This program adds a full time Outreach Worker to the Shaw House Streetlight program, a full-time Crisis Worker, a full-time Case Manager, a half-time Youth Substance Abuse Worker, and will expand Shaw House's Day Program. This program will involve an integrated approach to homeless youth by combining delivery of services between Shaw House and Acadia Hospital, in an attempt to engage homeless youth to transition into a more safe lifestyle and transitional or permanent housing.

Funding: This program was awarded **\$348,581** in 1997 through HUD's Continuum of Care Homeless Assistance Program for support services for three years. Matching funding in the amount of **\$254,932** for three years has been committed by the State of Maine Department of Corrections, Department of Human Services Bureau of Child and Family Services, and the Department of Behavioral and Developmental Services Region III. A **\$112,783** one-year renewal grant was awarded in December of 2001; this funding ran out in January of 2003. This program is consistently renewed each year since 2001 for **\$118,422**. However, although the program is currently funded through July 2008, significant budget cuts at the state level jeopardize it's continuing operation.

- **Shelter Plus Care Program (S+C):** S+C is another component of HUD's Homeless Continuum of Care Program. S+C provides rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the program. S+C is a program designed to provide housing and supportive services on a long-term basis for homeless persons with disabilities, (primarily those with serious mental illness, chronic problems with alcohol and/or drugs, and acquired immunodeficiency syndrome (AIDS) or related diseases) and their families who are living in places not intended for human habitation, or in emergency shelters.

➤ S+C is administered by the Department of Health and Community Services, however, Community Development staff is directly involved in the program design during the annual Continuum of Care grant writing process. This program was renewed again in 2005 for **\$540,972**. S+C funds leverage nearly three times the annual grant amount in supportive services delivered by Case Management staff in various agencies throughout the greater Bangor area.

Park Woods Homeless Transitional Housing: Monitor the Park Woods Homeless Transitional Housing Project and the appropriate continuing expenditure of CDBG funds that help support that program. In the fiscal year July 1, 2007 to June 30, 2008 \$ **84,057** of CDBG funds are used to pay for Case Management staff and clerical support. The Director of Health and Community Services and the Park Woods Case Manager develop resources for the Park Woods project, and to ensure the adequate and proper physical maintenance and property management of the buildings. They attend monthly team meetings of the Health and Community Services Dept. staff, Legal Department, and the contract property manager of the Park Woods Project.

Acquisition and Disposition of Residential Real Estate:

Staff continues to identify residential properties in poor condition throughout the City that are having a blighting influence on their neighborhood. The staff makes a recommendation to the City Council on how to engage property owners to rehabilitate such properties, or the City could investigate the possibility of acquisition of the properties for rehabilitation and resale.

REGIONAL ACTIVITIES

Transportation: Staff has been working with MDOT and BACTS on several projects including intermodal facilities, BIA-MDI transit alternatives (MDOT), passenger rail extension (Maine Rail Passenger Corridor Committee), reactivation of Calais Branch Railroad (MRG, Inc./DownEast Heritage Railroad), East-West Highway (I-395 PAC), Route 9 and 1A corridor improvements (RTAC 2), and Stillwater Ave. corridor improvements (BACTS). Community Development staff served on the MDOT public advisory committee (PAC) evaluating transportation alternatives in the corridor between Bangor and Mt. Desert Island.

Trails: Staff has been involved in planning the Waterfront/Bass Park/Kenduskeag Stream trail system, Bangor/Brewer historic trail proposal, East Coast Greenway connection through Bangor waterfront, and Downeast Trail connection from Bangor area to Calais area.

Regional Plan: Staff has been involved with Penobscot Valley Prudent Investments Linking Our Towns (PV PILOT) prepared by a PVCOC ad hoc committee with MDOT funding. Currently, activities to implement tourism related transportation improvements are being investigated.

Penobscot River Restoration Project: Staff has been involved with Building Community Assets along the Penobscot River.

Bangor Region Development Alliance: The Bangor Regional Development Alliance is a coalition of nine municipalities, area businesses, and nine non-profit organizations marketing the Bangor area and the State of Maine to expanding businesses. Staff are very involved in various marketing events conducted by the Alliance from trade shows to personal sales visits.

Economic Development Council of Maine (EDCM): EDCM is a State non-profit member organization of 200 economic development professionals. Staff works with EDCM and EDCM members to ensure Bangor is positioned to maximize development opportunities.

Eastern Maine Development Corporation (EMDC): EMDC is a non-profit organization dedicated to helping businesses and communities in Eastern Maine develop and grow. Staff works with EMDC on regional planning projects.

Greater Bangor Convention and Visitors Bureau (GBCVB): Staff works with the GBCVB to promote tourism activity in Bangor. Staff serves on the CVB board.

Bangor Target Area Development Corporation (TARGET): TARGET is a local non-profit economic development corporation and has been extensively involved in business and industrial park development in Bangor. Its most recent accomplishment is the development of the TARGET Technology Center in Orono, a technology incubator facility with the University of Maine as the largest tenant. Staff serves on the Board of Directors.

Community & Economic Development Staff Coordinates with the following organizations:

Finance Authority of Maine (FAME)
Maine Department of Economic & Community Development (DECD)
Maine Department of Environmental Protection (DEP)
Maine Department of Transportation (MDOT)
Maine Army National Guard
Maine Air National Guard
Maine State Planning Office (SPO)
University College of Bangor
Eastern Maine Community College
University of Maine System
State Legislative Delegations & Federal Congressional Delegations
Army Corps of Engineers
Economic Development Administration (EDA)
Federal Highway/Mass Transit Administrations (FHA & FTA)
Small Business Administration (SBA)
U.S. Department of Housing & Urban Development (HUD)
U.S. Department of Transportation
Action Committee of 50
Bangor Region Chamber of Commerce
Keep Bangor Beautiful
Eastern Maine Development Corporation
Bangor Convention and Visitors Bureau
Bangor Homeless Shelter
Shaw House
Bangor Museum and Center for History
University of Maine Museum of Art
Robinson Ballet
Penobscot Theatre
Bangor Symphony Orchestra
Maine Discovery Museum
Bangor Public Library

Penobscot Valley Council of Governments
Penquis Community Action Program

Thanks to the City Council's always forward planning and action, the stage is set for another highly successful year in 2008.