

BANGOR URBAN RENEWAL AUTHORITY

presents



1963

ANNUAL REPORT

COMMISSIONERS

Francis Finnegan	Chairman
Mabel S. Wadsworth	Vice-Chairman
John E. Coney, Sr.	Treasurer
Max Kominsky	Asst. Treasurer
Joseph Coupal, Jr.	Member

CONSULTANTS

Planning Services Group
Sawyer-Hennessy Company
W. H. Ballard Company
Frederick C. Achin

LEGAL COUNSEL

Everett Gray
Thomas Needham

ACCOUNTANT

Brooks & Carter

STAFF

Harold L. Thurlow	Executive Director & Secretary
Lowell T. Sherwood	Assistant Executive Director
Dana Giggey	Relocation Officer
Dorothy C. Frye	Clerk-Stenographer
Sally Thompson	Account Clerk
Lorraine Pettigrew	Clerk-Typist

LETTER OF TRANSMITTAL

Bangor, the center of Maine—the Gateway to Maine's North Woods and Seashore Resorts

Harold L. Thurlow
EXECUTIVE DIRECTOR AND SECRETARY



City of Bangor, Maine
BANGOR URBAN RENEWAL AUTHORITY
TELEPHONE 842-0015

January 10, 1964

Mr. Francis Finnegan, Chairman
Bangor Urban Renewal Authority
City Hall
Bangor, Maine

Dear Sir:

In accordance with the By-Laws of the Bangor Urban Renewal Authority, the annual report is hereby presented.

The report reflects the continuing effort the Authority is making to improve the physical condition of our city and the environment of its residents through the urban renewal program.

I respectfully submit that the execution of the Stillwater Project has proceeded expeditiously and with a minimum of hardship upon the residents in the area, and that the planning of our downtown project has been successfully concluded.

We intend to vigorously pursue our role in the evolution of these projects, which will contribute so much to the betterment of the City of Bangor.

Respectfully,

Harold L. Thurlow
Harold L. Thurlow
Executive Director

HIGHLIGHTS of 1963

January 8
Interviews completed
with downtown merchants
relative to proposed
Kenduskeag Project

February 1
Annual Meeting and the
Election of Officers

March 12
Stillwater Family Survey
completed and relocation
plans initiated

April 25
Resolution passed, enlarging
the boundaries of the proposed
Kenduskeag Project

April 3
Acquisition prices
filed with HHFA for
approval on 197 parcels
in the Stillwater Park
Project

May 8
Proposed Plan No. 7 of
the Kenduskeag Project
presented by the
Consultant
approved

June 7
First sale of Preliminary
Loan Notes of \$304,000
made to Merrill Trust Co.
for financing of the
Stillwater Project

June 18
HHFA approved prices for
acquisition of 178 parcels in
Stillwater Park area and
option negotiations by staff
were initiated

July 20

Field office was opened three days a week, for the convenience of residents of the Stillwater Park

July 23

Relocation payments for moving families in Stillwater Project were authorized, the first parcels were acquired and relocation procedures were carried out

September 25

Brochure and Memo to the citizens of Bangor sent out to those citizens affected by the Kenduskeag Project

September 25

Plans laid for a public meeting of the Authority, Consultants, and all citizens of Bangor who wished to participate

November 14

First demolition contract completed sixty days ahead of schedule. 28 buildings demolished and lots graded

November 12

Construction of streets and sewers commenced by the City Public Works Department in the Stillwater Project

December 15

Options executed for over 50% of the Stillwater parcels. 52 parcels acquired, and 50% of the affected families relocated

December 11

Full scale model of proposed downtown Urban Renewal plan unveiled for dignitaries of city at Sears Roebuck by Planning Consultant, Mort Braun

ACTIVITY REPORT STILLWAT

LAND ACQUISITION

The project area had 207 parcels to be acquired. On June 18 HHFA approved maximum acquisition prices on 178 parcels at a cost of \$358,425. At the year's end, 62 parcels were closed at a cost of \$186,070. In addition, 36 parcels were under option.

Title processing has been very difficult in the area due to inaccurate plan recordings and defective titles. However, the abstracting of titles has been completed.

Option negotiations were carried on by the staff and, thus far, no condemnations have been necessary.

RELOCATION

Forty families out of a 68 family workload were successfully relocated. Twenty families relocated outside of the limits of Bangor and twenty families relocated within the city. Thirty families obtained sales housing and ten families moved into rental housing. It is felt that the objectives of relocation, namely the opportunity to occupy housing that is decent, safe, and san-

itary; within the family's financial means; and with a minimum of hardship, have been successfully met.

DEMOLITION AND SITE CLEARANCE

The first demolition contract for 28 properties was awarded on October 15. This represents about 1/3 of the total properties to be demolished. Work was completed in one month's time, sixty days ahead of schedule, at a cost of \$13,301.19.

SITE IMPROVEMENTS

Work commenced on November 14 on the construction of sewers and streets in the Dartmouth Street area by contract with the City Public Works Department. The City Engineering Department was designated by contract to provide all plans and supervise construction. The installation of streets, sewers, street lights, fire alarms, trees, and park facilities is to be provided at an estimated cost of \$644,781.

ER PARK PROJECT NO. ME.R. 4

PROPERTY MANAGEMENT

This phase consists of care of acquired property. In all cases, building occupants have moved upon acquisition, thus obviating the necessity of collecting rents. Acquired buildings are protected awaiting demolition.

FINANCING

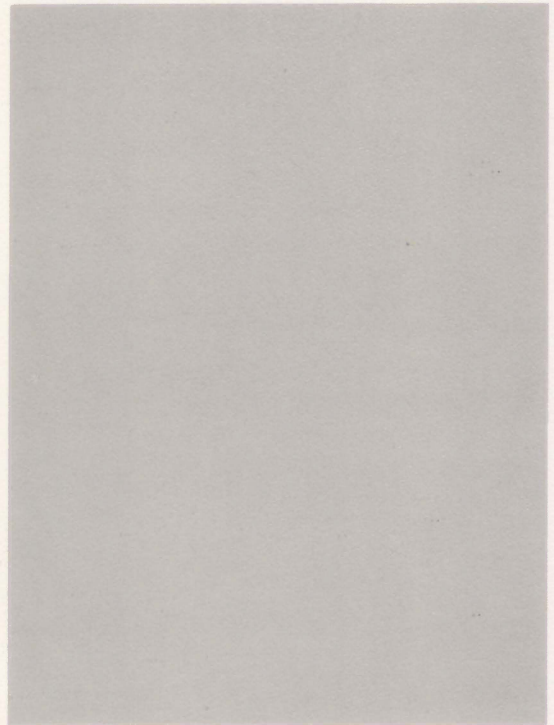
During the year, temporary notes of \$304,000 were issued, maturing in one year. Having completed 25% of property acquisition, the Authority became eligible to apply for a Capital Grant Progress Payment in the amount of \$169,000. A requisition for a Relocation Grant Payment in the amount of \$2,900 was also made.

REHABILITATION

A housing inspection of all properties to remain was made by the City Health Department during the year. Property owners were notified of code deficiencies to be corrected in accordance with the plan. Some progress in this area has been made.

LAND DISPOSITION

All re-use appraisals were completed but no approved prices were received from HHFA. Resale of lots is expected to occur in the latter part of 1964.



ACTIVITY REPORT KENDUSKEAG S



During the year, the Consultant recommended changes in the project planning which expanded the project boundaries and area from 31 acres to 52 acres. The credit available from the Kenduskeag Parking facility of \$1,506,000 together with other city credits, meets or exceeds the local share of estimated project costs.

At the year's end, final plans were concluded for submission as Part I of an application for Loan and Grant to the HHFA regional office. Subject to review and modification by the Federal Agency, the features of downtown redevelopment will be these:

PROJECT AREA

This includes 52 acres of almost wholly commercial use, involving 200 buildings and 300 businesses.

One hundred and six buildings would be acquired and demolished; the remainder would be subject to rehabilitation and improvement.

Assessed valuation of properties to be acquired totals \$4,616,000.

A DOWNTOWN SHOPPING CENTER

New retail buildings, together with existing buildings, are proposed on Main Street and along the Kenduskeag Stream to create a downtown shopping center.

NEW WHOLESALE DISTRICT

The area south of Washington Street between Union Street and the Penobscot Bridge is proposed as a new downtown wholesale district. It would enable wholesale businesses, to be displaced in the project area, to relocate and rebuild in the downtown area.

STREAM PROJECT NO. ME. R-7

OFF STREET PARKING

Three hundred fifty new public parking spaces will be created in addition to the parking now provided by the Kenduskeag Plaza. In addition, a substantial number of new private parking spaces will be created by the development of new sites for wholesale or automotive uses.

NEW PUBLIC FACILITIES

They include the relocation of Oak Street from the corner of Hancock Street to the Bangor-Brewer Bridge.

New underground electrical utility lines throughout the project.

Pedestrian arcade to be constructed across the stream.

A public park and rest rooms.

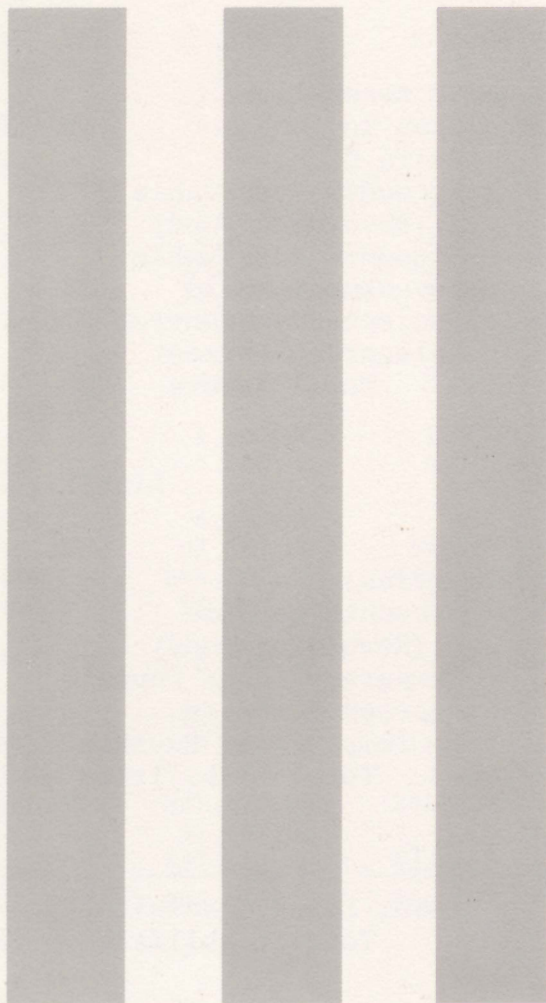
New streets, sidewalks, sewer construction, street lighting, and fire alarms.

NEW AUTOMOTIVE AREA

The area between Hancock Street and Washington is proposed for automotive businesses, such as automobile dealers, service stations, garages, and wholesale businesses.

NEW DOWNTOWN MOTEL

The two block area bounded by York, Exchange, Hancock, and Oak Streets is proposed as a site for a new downtown motel.



FINANCIAL REPORT ST

Bangor Urban Renewal Authority

Project No. Me. R-4
(Stillwater)

Balance Sheet as of December 31, 1963

Assets

Current Assets:

Cash in Bank	\$51,820.49	
Petty Cash	<u>25.00</u>	\$ 51,845.49
Accounts Receivable (Revolving Fund)		8,000.00
Accounts Receivable		1,660.00
Investments Held		59,469.00
Project Cost Control		376,335.46
Relocation Payment		<u>4,940.00</u>
Total Assets		<u>\$502,249.95</u>

Liabilities & Capital

Liabilities:

Accounts Payable (Revolving Fund)	\$ 6,760.78	
Temporary Loans Payable	304,000.00	
Accrued Interest, Temp. Loans Payable	<u>2,677.17</u>	
Total Liabilities		\$313,437.95

Capital:

Cash, Local Grants-in-Aid	188,812.00
Total Liabilities & Capital	<u>\$502,249.95</u>

ILLWATER PARK PROJECT

Bangor Urban Renewal Authority

Project No. Me. R-4

Stillwater Park

December 31, 1963

	Monthly Expense	Spent to Date	Budget	Unexpended
Survey & Planning	200.00	80,139.80	78,700.00	1,439.80
Non-Tech. Salaries & Wages	1,045.48	18,530.58	66,378.00	47,847.42
Retirement Contributions	69.33	1,303.74	4,255.00	2,951.26
Publications			1,500.00	1,500.00
Sundry Overhead	*1,689.63	6,829.81	6,530.00	* 299.81
Administration Service Fees & Expenses	75.00	700.00		* 700.00
Travel	127.53	2,141.60	3,300.00	1,158.40
Office Furn. & Equip.		1,238.16	2,500.00	1,261.84
Legal Fees & Expenses	300.00	6,382.40	18,700.00	12,317.60
Appraisals for Acq.		17,300.00	15,900.00	* 1,400.00
Title Information		7,540.00	10,600.00	3,060.00
Sundry Acq. Cost - Direct Purchase	30.00	157.00	5,000.00	4,843.00
Sundry Acq. Cost - Condemnation			1,800.00	1,800.00
Oper. of Acq. Property	184.47	2,346.34	7,320.00	4,973.66
Relocation Tech. Salaries & Wages	340.00	5,784.00	6,240.00	456.00
Site Clearance	1,329.00	13,301.19	47,628.00	34,326.81
Project Improvements		6,336.11	644,781.00	638,444.89
Disposal, Lease, Retention		4,400.00	13,000.00	8,600.00
Rehabilitation Technical Salaries & Wages		1,760.00	6,240.00	4,480.00
Rehabilitation Contracts for Administration		1,500.00	10,000.00	8,500.00
Interest Expense	423.43	3,563.94	19,761.00	16,197.06
Other Income		* 2,160.51		2,160.51
Real Estate Purchases	24,078.40	186,200.30	427,570.00	241,369.70
Project Inspection		11,041.00	11,041.00	
Contingencies			133,715.00	133,715.00
	<u>26,513.01</u>	<u>376,335.46</u>	<u>1,542,459.00</u>	<u>1,166,123.54</u>

* Credit Balances

FINANCIAL REPORT KEND

Bangor Urban Renewal Authority

Project No. Me. R-7
(Kenduskeag)

Balance Sheet as of December 31, 1963

Assets

Current Assets:

Cash	\$ 3,924.37
Accounts Receivable	
(Revolving Fund)	2,000.00
Project Cost Control	<u>56,823.27</u>
Total Assets	

\$62,747.64

Liabilities & Capital

Liabilities:

Accounts Payable	\$ 1,660.00
Accounts Payable	
(Revolving Fund)	2,550.12
Advances Payable	55,334.00
Accrued Interest Payable	<u>3,203.52</u>
Total Liabilities	

\$62,747.64

USKEAG STREAM PROJECT

Bangor Urban Renewal Authority

Project No. Me. R-7

Kenduskeag

December 31, 1963

	Monthly Expense	Spent to Date	Budget	Unexpended
Non Tech. Salaries & Wages	902.62	6,704.54	12,953.00	6,248.46
Travel	83.45	2,283.01	3,077.00	793.99
Retirement Contributions	45.08	335.28	647.00	311.72
Sundry Overhead	1,955.58	5,767.17	6,940.00	1,172.83
Legal Fees & Expenses *	200.00		1,400.00	1,400.00
Administration Services Fees & Expenses	50.00	350.00	150.00	* 200.00
Project Inspection		954.00	2,208.00	1,254.00
Interest Charges	523.02	3,203.52		*3,203.52
Survey & Planning	13,000.00	30,331.75	48,000.00	17,668.25
Appraisals for Acq. Relocation Planning & Execution		6,548.50	43,100.00	36,551.50
Publications		345.50	2,000.00	2,000.00
Contingencies			1,500.00	1,154.50
			<u>30,312.00</u>	<u>30,312.00</u>
	16,359.75	56,823.27	152,287.00	95,463.73

* Credit Balances

PROJECTIONS FOR 1964

STILLWATER PARK PROJECT

- Completion of acquisition of all properties involving 145 parcels.
- Completion of all relocation activities involving 28 families and three businesses.
- Completion of demolition of all remaining properties.
- Full scale construction activity involving streets, sidewalks, sewers, and water.
- Initial disposition of project land.
- Rehabilitation program in full-swing.

KENDUSKEAG STREAM PROJECT

- Submission of Part I of Application for Loan and Grant.
- Final Authority approval of plan and review by Planning Board.
- City Council review and public hearing.
- Referendum.
- Final City Council approval.

Stillwater Park Relocation

