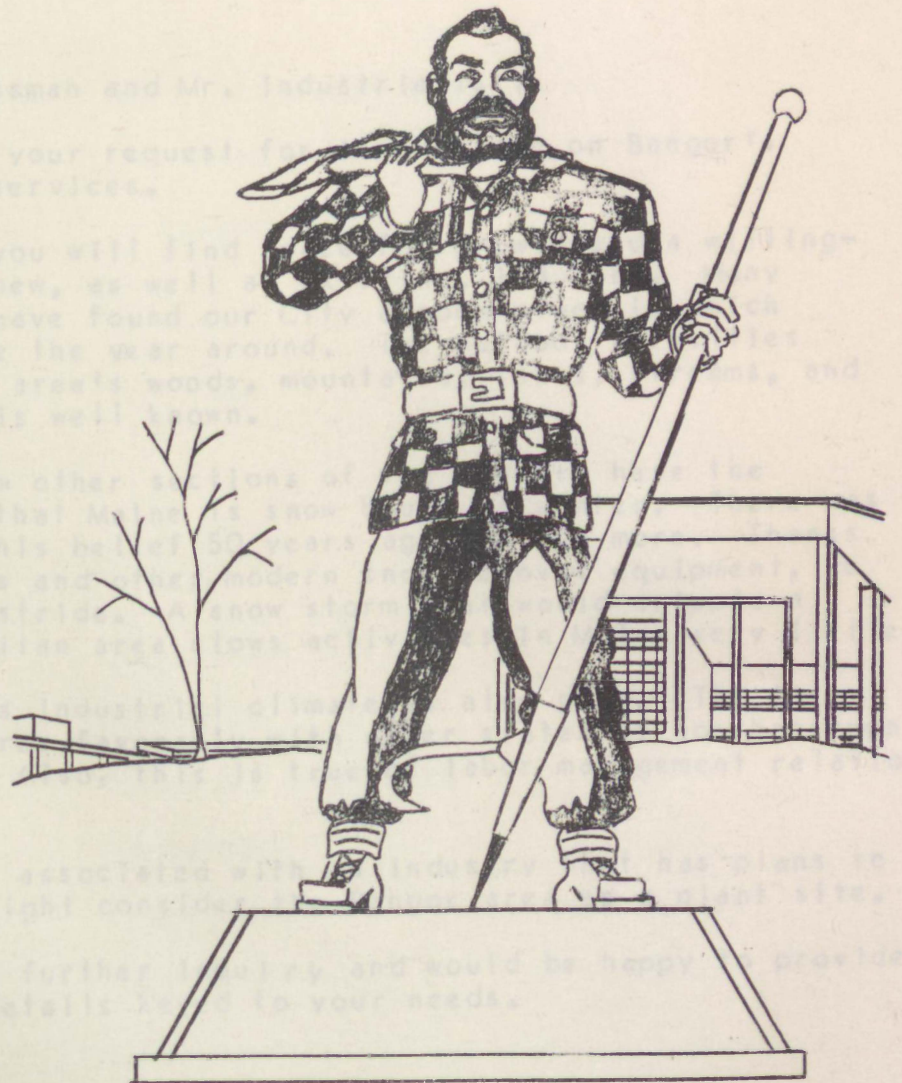


CITY OF BANGOR

FACTUAL DATA



Prepared By:
INDUSTRIAL DEVELOPMENT DEPARTMENT
City Hall
Bangor, Maine

CITY OF BANGOR
FACTUAL DATA

August 17, 1960

Dear Mr. Businessman and Mr. Industrialist:

We welcome your request for information on Bangor's facilities and services.

In Bangor you will find space for growth and a willingness to assist new, as well as existing, industry. Many out-of-staters have found our City a good place in which to work and live the year around. The outdoor activities provided by the area's woods, mountains, lakes, streams, and coastal waters is well known.

People from other sections of the country have the erroneous idea that Maine is snow bound in winter. There was some truth to this belief 50 years ago, but no more. Thanks to power ploughs and other modern snow removal equipment, we take winter in stride. A snow storm that would cripple a larger metropolitan area slows activities in Maine very little.

The state's industrial climate is also good. The tax situation compares favorably with other states of northeastern United States. Also, this is true of labor management relationships.

If you are associated with an industry that has plans to relocate, you might consider the Bangor area as a plant site.

We welcome further inquiry and would be happy to provide more specific details keyed to your needs.

Thank you.

Sincerely,

INDUSTRIAL DEVELOPMENT DEPARTMENT

CITY OF BANGOR

FACTUAL DATA

Industrial Development Department

City Hall

Bangor, Maine

CLIMATE

COMMUNICATIONS

COMMUNITY

COMMERCE AND TRADE

FINANCING

GOVERNMENT

INDUSTRIAL SITES

LABOR

POPULATION

PUBLIC SAFETY

SCHOOLS

SEWER AND WATER

TAXES

TRANSPORTATION

UTILITIES

WAGES

Warm sunny summers with a minimum of hot muggy days, mild pleasant springs, cool crisp autumns, and moderate winters characterize the region's climate.

Precipitation averages about 40 inches annually and is fairly evenly distributed throughout the year, although there may be considerable variation from year to year. Snowfall averages 56 inches annually occurring primarily from December through March. Length of the growing season is 150 days.

	<u>Month</u>	<u>Average Temp. °F</u>	
Coldest month	January	30°	
Hottest month	July	76°	
Annual average		53°	

	<u>Month</u>	<u>Rain (in.)</u>	<u>Snow (in.)</u>
Wettest month	October	4.3	
Driest month	February	2.5	
Annual total		40.0	56.0

Bangor is served by all modern means of communication, including telephone, telegraph, postal, radio, television, and newspaper.

Telephone and related services are furnished by the New England Telephone and Telegraph Company with direct dialing service to a number of surrounding towns.

Telegraph and related services are furnished by Western Union Telegraph Company 24 hours a day.

The Bangor Daily News with a daily circulation of 75,000 is the largest newspaper in the state. Metropolitan newspapers are available on a current daily basis from Boston and New York.

Local radio stations include W.A.B.I. with a power output of 5,000 watts, W.G.U.Y. with a power output of 5,000 watts, and W.L.B.Z. with a power output of 5,000 watts.

Two television stations located in the city, W.A.B.I. Television and W.L.B.Z. Television, provides local and national programs.

New Municipal Auditorium capacity 7,500, indoor ice rink.
Eleven fully equipped supervised playgrounds; five wading pools,
outdoor swimming pool.

Nine and eighteen hole golf course in area.

Outdoor tennis courts.

Y.W.C.A. and Y.M.C.A. provides swimming, gym and sports programs for
people of all ages with two indoor pools, two gymnasiums, game rooms
and indoor rifle range available.

Two Bowling Alleys, two indoor theatres, and two outdoor theatres.

Community Concert Association, Symphony Orchestra, Bangor Band, and
Civic Theatre.

Public Library 3,000,000 volumes.

Three radio stations, two television stations, one daily newspaper,
and one weekly shopper.

Ten hotels, and four motels.

Community Chest - United Fund serving 15 agencies including Red Cross.

Churches - 34 Protestant, 2 Catholic, 1 Hebrew, and 1 Greek Orthodox.

Physicians and Surgeons - M.D. 77, D.O. 10, Dentists 28.

Bangor State Hospital	1,200 beds	St. Joseph's Hosp.*	37 beds
Eastern Maine General Hosp.*	369 "	Stinson Hospital	26 "
Bangor Osteopathic Hospital	60 "	Utterback Hosp.	26 "
		St. Agnes Hosp.	25 "

*42-bed wing and radiological center completed in 1959.

*plans underway for new addition.

9,739 homes in Bangor; 685 units of the Capehart Housing project were
completed in 1959 with 480 more units to be constructed in 1960-1961.

Retail Stores Number 229 Total retail volume \$80,000,000

Apparel	32	\$ 7,000,000
Automotive	40	20,000,000
Drug	17	2,000,000
Eating and Drinking	30	1,000,000
Filling Stations	50	4,000,000
Food	40	22,500,000
General Merchandise	8	17,000,000
Home Furniture	12	6,500,000

Wholesale Units Number 37 Total Business \$80,000,000

Appliances	7 units	95 employees	500,000	payroll
Food	7 "	175	"	600,000 "
Hardware Tools	5 "	210	"	550,000 "
Plumbing & Building supplies	5 "	70	"	240,000 "
Misc.	13 "	200	"	625,000 "

Manufacturing Units Number 26 Total Business \$50,000,000

Paper	1 units	1000 employees	4,600,000	payroll
Shoes	5 "	1200	"	3,750,000 "
Misc.	20 "	1000	"	2,600,000 "

Financial aids available to new or expanding business are:

The Maine Industrial Building Authority, created by an act of the State Legislature in October, 1957, permits the State to insure payments on first mortgage loans for new industrial buildings up to 90% of the cost thereof.

The Maine Development Credit Corporation originally chartered in 1949, provides second mortgage financing for building or working capital, and has served as a model for similar organizations in other states.

The First Industrial Development Foundation of Bangor is a non-profit corporation whose purpose is to foster, encourage and assist the location, settlement or resettlement of industry, manufacturing and other business enterprises, in the City of Bangor or in its immediate vicinity.

Financial institutions in the Bangor area are:

3 Commercial Banks, including 1 National Bank, which have resources of	\$119,704,847.83
3 Savings Banks which have resources of	68,176,928.04
1 Savings and Loan Assoc. which has resources of	4,352,337.41
Total	\$192,234,113.28

Resources include all bank branches

Bangor has had the Council-City Manager form of government since 1931.

The Council consists of nine men. There are three Councilmen at large elected annually in nonpartisan balloting for three year terms.

The City has enacted the following laws and ordinances:

Modern revised Zoning Ordinance and Master Plan
Building, Electrical, and Plumbing Ordinance
Housing and Mobile Home Codes
Health and Sanitation Inspection Ordinance
Subdivision Regulations

Included among municipal functions are:

City Planning Department and Planning Board.
Industrial Development Department and Industrial Development
Advisory Committee
Health Department
Recreation
Urban Renewal Commission

An industrial site sponsored by Bangor Real Estate Development Company is 100 acres located on the Maine Central Railroad main line and U. S. Route 2, one of the two major highways leading into Bangor. Land in this park is drained and graded and has roads, sewerage and all utilities already installed. There are nine firms presently located here.

The City sponsored Bangor Industrial Park borders the Industrial Spur of Highway 95, located on the southwest side of Bangor. Water, utilities and sewerage are available for the 290 acre site. Eleven firms have located in the park since 1958.

On the northern boundary of the city is the Bangor and Aroostook Railroad property. This is on the main line to Aroostook County, is five miles from the Bangor City Center, and is on the main highway 15. This is a well-developed area suitable for businesses which require railroad siding. From this location, service to Bangor proper and the entire area north to the Canadian border, can be given.

The percentage distribution of the employed labor force by broad industry groups is as follows:

<u>Industry Group</u>	<u>Bangor Area</u>	<u>State of Maine</u>	<u>United States</u>
Wholesale and retail trade	24.7	16.8	18.8
Manufacturing	22.9	34.2	25.9
Professional and related services	15.1	8.1	8.3
Transportation and communications	10.2	7.2	7.8
Personal Services	7.5	5.9	6.2
Construction	4.8	5.4	6.1
Public Administration	4.5	3.9	4.4
Finance, Insurance and Real Estate	3.3	2.2	3.4
Business and Repair Services	3.1	2.6	2.5
Agriculture, Forestry and Fisheries	1.9	11.1	12.5
Entertainment and Recreation Services	0.9	0.7	1.0
Mining	0.03	0.2	1.7
Industry not reported	2.9	1.6	1.5

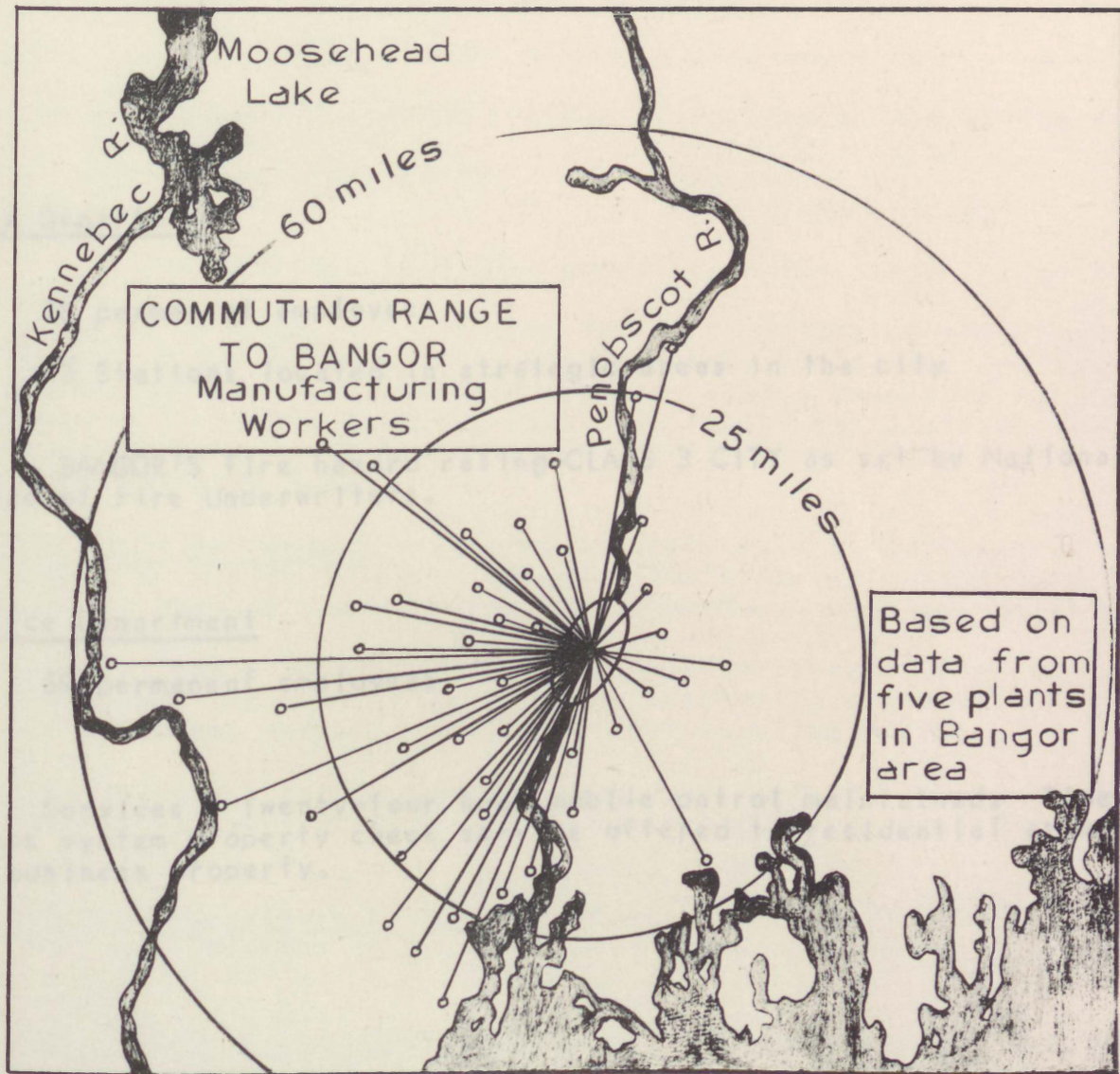
The Maine Employment Security Commission is geared to provide occupational testing. The General Aptitude Test Battery for employment service is standardized with employment offices throughout the U. S..

Detailed information on special skills can be supplied on request.

The following shows the number of registered job seekers at the Bangor local office of the Maine Employment Security Commission for a recent month.

<u>Occupational Category</u>	<u>Number of Applicants</u>
Professional and managerial	50
Clerical and sales	363
Service trades	124
Agriculture	11
Skilled	460
Semi-skilled	513
Unskilled	920
Entering employment	261

Cities and towns, together with suburban centers in the Bangor area, have an aggregate population in excess of 80,000 people.



The above map is based on data obtained from six plants in the area representing pulp and paper, shoes, textiles, and apparel manufacturing. The black dots indicate communities from which the labor force is drawn.

Fire Department

7.8 permanent employees

3 Stations located in strategic areas in the city

BANGOR'S fire hazard rating-CLASS 3 CITY as set by National Board of Fire Underwriters.

Police Department

59 permanent employees

Services - Twenty-four hour mobile patrol maintained. Time clock system property check service offered to residential as well as business property.

PUBLIC - Enrollment 6,253

PAROCHIAL - Enrollment 1,520

12 grammar schools
2 junior high schools
1 senior high school

2 grammar schools
1 senior high school

BANGOR EVENING SCHOOL - Enrollment 450

18 courses adult evening classes	7 vocational apprentice courses
homemakers	industrial arts
high school equivalency	manual arts
commercial	journeymen trades

Institutions of Higher Learning in the Bangor Area

University of Maine - A 200 acre campus at Orono; co-educational; colleges of Agriculture, Arts and Sciences, Education, and Technology; offering Bachelor and advanced degrees; summer sessions; Agricultural Extension Services; Maine Agricultural Experiment Station; Maine Technology Experiment Station; and Department of Industrial Cooperation; enrollment 3,953.

Maine Maritime Academy - Located at Castine; a 3 year program offering Bachelor of Marine Science Degrees, Commission as Ensign in U.S.N.R., and Third Mate or Engineer ratings in Merchant Marines; enrollment 447.

Husson College - Located in Bangor; co-educational; offering B. S. Degrees and Diplomas in accounting, business administration, secretarial sciences and business education; enrollment 493.

Beals Business School - Located in Bangor; offering diplomas in stenography, secretarial sciences, accounting and auditing; enrollment 40.

Northern Conservatory of Music - Located in Bangor; offering B. M. Degrees with courses in music education and applied music; enrollment 447.

Bangor Theological Seminary - Located in Bangor; a three year program offering B. D. Degrees; enrollment 109.

Eastern Maine General Hospital School of Nursing - Located in Bangor; offering a three year program for Registered Nurses' Diplomas; enrollment 86.

Sewer

Industrial sites are adequately served by sewers. Any new lines going directly to Kenduskeag Stream or Penobscot River will follow Water Improvement Program which requires treatment plants. (Treatment is not required if added sewerage or industrial wastes are spilled into existing trunk lines.)

Water

Quarterly Rates For Water To Metered Consumers

Quarterly Rate

For the first	1,200 cu. ft. per quarter	\$.50 per 100 cu. ft.
For next	19,800 cu. ft. per quarter	.22 per 100 cu. ft.
For next	129,000 cu. ft. per quarter	.20 per 100 cu. ft.
For next	1,350,000 cu. ft. per quarter	.14 per 100 cu. ft.
For all in excess	1,500,000 cu. ft. per quarter	.10 per 100 cu. ft.

The source of supply is the Floods Pond drainage area. The watershed has an area of 8.34 square miles. Estimated dependable yield is 7.1 million gallons per day and this can be increased by diversions from two other ponds. Present consumption is 4 million gallons per day.

The principal tax in BANGOR is the General Property Tax applicable to all real and personal property not specifically exempt by law.

This, together with the motor vehicle excise tax and the poll tax, represent the only taxes which are levied in the city.

All property taxes are included in a single bill and the tax rate includes all levies to which property is subject. There are no additional tax bills for any other purposes.

Property taxes are assessed annually. They are based on the ownership and value of property as of April 1, each year. The property tax is assessed by the Board of Assessors made up of three members. Their valuation is in accordance with just or fair market value.

1960 tax rate \$29.00 based on 1955 replacement costs.

The principal State of Maine taxes are the 3% Retail Sales and Use Tax, and the 7 cents per gallon Gasoline Tax.

There are NO individual or corporate state income tax.

There are NO local sales, income, or payroll taxes.

Taxes Applicable to Business Operations Taxes Applicable to Individuals

1. General Property Tax
2. Sales and Use Tax
3. Employers' Tax Payroll
4. Gasoline, Related Motor Fuel Taxes, and Motor Vehicle Fees
5. Corporate Franchise Tax

1. General Property Tax
2. Retail Sales and Use Tax
3. Gasoline Tax and Motor Vehicle Fees
4. Poll Tax
5. Cigarette and Liquor Tax
6. Inheritance and Estate Taxes

Several railroads, a major airline, intra-state and through trucking lines, bus companies, and a deep water port for ocean shipping serve the Bangor area. This area also functions as the transshipment point for many goods moving to and from northern Maine and Eastern Canada. Warehousing, trucking terminals, and rail freight yards with attendant services are located at convenient points throughout the area.

Air

Regularly scheduled passenger and cargo flights of Northeast Airlines, Inc., operate from Dow Air Force Base in Bangor to northern Maine, southern Maine, Boston, and New York.

Highways

With the completion of Interstate Highway 95, the Bangor area will have direct high speed road connections with southern Maine and the rest of New England as well as with the potato producing areas of southern Aroostook County. It is estimated that driving time from Bangor to Boston will be reduced to under four hours when the limited access roadway is opened.

Railroads

Bangor is served by Bangor and Aroostook and Maine Central. The Bangor and Aroostook serves northern Maine, Bangor and Searsport. The Maine Central serves Maine, Vermont, and New Hampshire. Majority of the carriers will protect the through rate.

Water

The port of Searsport is located 25 highway miles south of Bangor on Penobscot Bay. The port has complete coal, oil, and water loading equipment with rail and warehousing facilities on piers. The port is ice free and open the year round. The Penobscot River is navigable to Bangor with major concentrations of terminal facilities in the Bangor-Brewer Area and at Bucksport.

Electric Power The Bangor Hydro-Electric Company with offices at 33 State Street, Bangor, is the principal supplier of electric power for domestic, commercial and industrial use in the Bangor area. The Company's Class D-2 rates for large power uses, as filed with the Maine Public Utilities Commission and effective August 24, 1955, are as follows:

Character of Service - Service under this rate is available for all power purposes where the customer agrees to pay for service on the basis of 25 Kw. or more of demand.

Rate 2.0 cents per K.W.H. for the first 100 hrs. use of demand per mo.
1.5 cents per K.W.H. for the next 150 hrs. use of demand per mo.
1.35 cents per K.W.H. for all over 250 hrs. use of demand per mo.

Determination of Demand - The demand will be determined by a suitable meter or meters installed and maintained by the company.

The demand is the average load during the fifteen minute period of maximum use in the current month, but not less than seventy-five per cent of the highest billing demand established during the preceding twelve month period ending with the current month.

Gas - The Citizens Utilities Company with offices at 1 Central Street, Bangor, supplies manufactured oil gas of high BTU content and low CO₂ content. Rate structure and chemical analysis are as follows:

Rate Schedule C-1 0-2700 cubic feet or less per month \$7.90 (minimum charge)
Over 2700 cubic feet per month per 100 cubic feet 18.15 cents.

Rate Schedule C-2 0-7700 cubic feet or less per month \$123.50 (minimum charge)
Over 7700 cubic feet per month, per 100 cubic feet 15.4 cents.

Rate Schedule C-3 0-168,000 cubic feet or less per month \$240.50 (minimum charge)
Over 168,000 cubic feet per month per 100 cubic feet 14.3 cents.

Analysis:

CO	0.6	CH ₄	20.6
CO ₂	1.8	H ₂	10.6
CMFN	17.7	N ₂	39.5
O ₂	9.2	BTU	577.5

Specific gravity 0.92

Bangor Area Manufacturing Earnings And Degree Of Unionization

<u>Industry</u>	Average Annual Gross Earnings	Est. Hourly Earnings	Percent of Workers Unionized
Paper	\$5,252	\$2.63	79.3%
Primary Metals	4,771	2.39	50.0%
Printing	3,784	1.89	27.4%
Stone, Glass and Clay	3,693	1.85	33.6%
Chemicals	3,436	1.72	- -
Furniture	3,136	1.57	- -
Fabricated metals	3,119	1.56	- -
Transportation equipment	3,093	1.55	20.6%
Textiles	3,069	1.54	10.8%
Food	3,028	1.52	17.1%
Lumber and wood	2,869	1.44	19.6%
Misc. manufacturing	2,638	1.32	- -
Leather	2,516	1.26	11.9%
Apparel	2,294	1.15	73.7%
All others	4,378	2.19	65.3%