

1965

Bangor Urban Renewal Authority Annual Report 1965

Bangor Urban Renewal Authority

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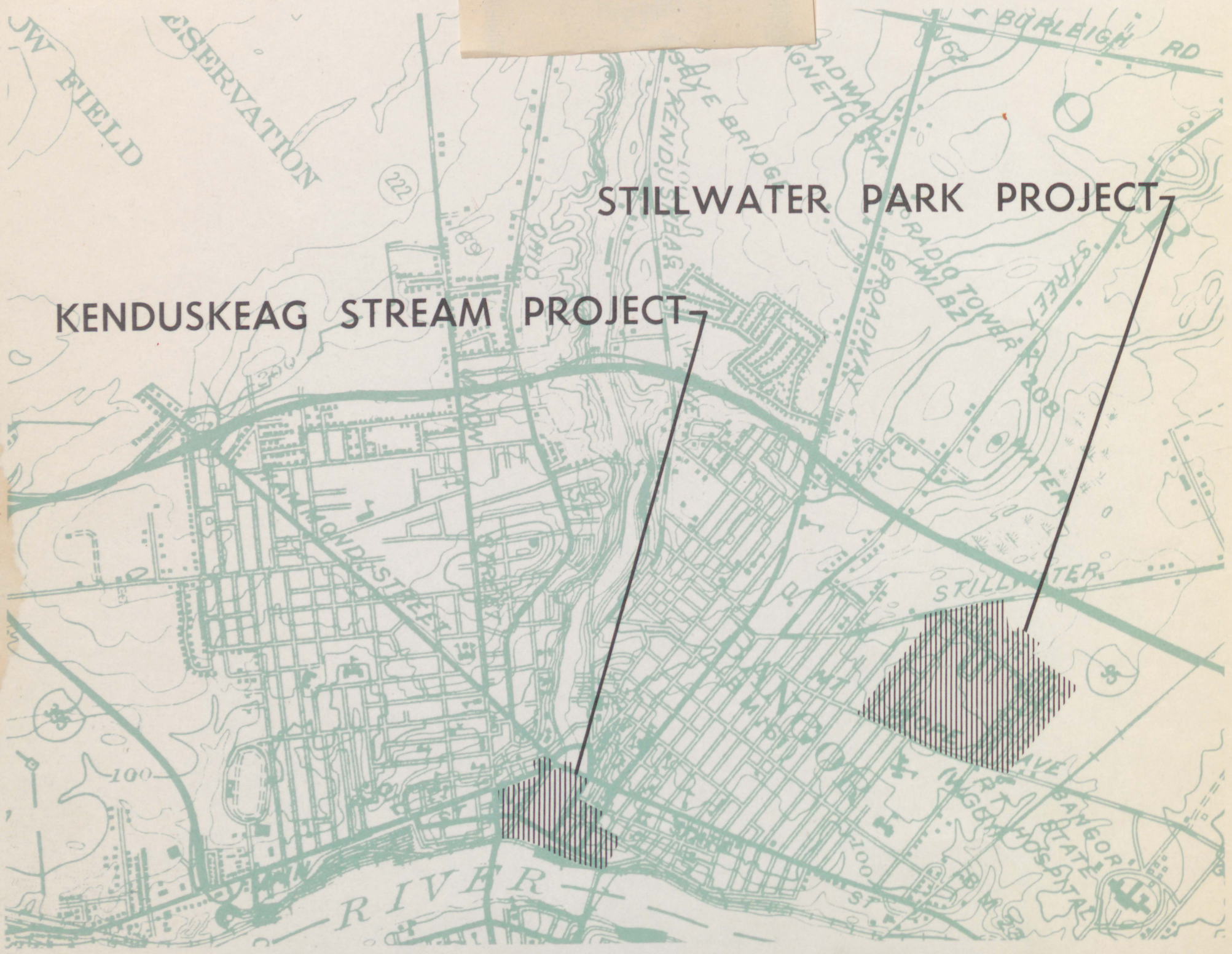
1965

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BANGOR **U**RBAN **R**ENEWAL **A**UTHORITY

BUILDING A BETTER BANGOR

ANNUAL REPORT • 1965



KENDUSKEAG STREAM PROJECT

STILLWATER PARK PROJECT

BANGOR ROOM
DO NOT
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HAROLD L. THURLLOW
EXECUTIVE DIRECTOR AND SECRETARY

HERBERT L. FOWLE, JR.
ASSISTANT EXECUTIVE DIRECTOR



City of Bangor, Maine

BANGOR URBAN RENEWAL AUTHORITY
TELEPHONE 942-0015

EDWARD H. KEITH
CHAIRMAN
MRS. RICHARD C. WADSWORTH
JOHN E. CONEY
MAX KOMINSKY
JOSEPH R. COUPAL, JR.

January 19, 1965

Edward H. Keith, Chairman
and Members of the Authority
City Hall
Bangor, Maine

Dear Members:

It is my duty and pleasure to transmit to you the Annual Report of the Bangor Urban Renewal Authority for 1965.

The Staff of the Agency hope this report will provide a brief review of the progress made in 1965 and the plans outlined for action in this continuing program in 1966. It has been a challenging program to date and the facts outlined in this report identify not only the accomplishments we have shared to date, but the even greater challenges and accomplishments ahead of us.

I wish to express my appreciation to the Members of the Authority, to the various departments of the Bangor Municipal Government and to the Members of the Staff for their complete cooperation and assistance during the past year.

The complete financial summary of the Bangor Urban Renewal Authority is printed at the conclusion of this report.

Sincerely,

Harold L. Thurlow

Harold L. Thurlow
Executive Director

COMMISSIONERS

Edward I. Keith Chairman
Mrs. Richard Wadsworth Vice-Chairman
John E. Coney, Sr. Treasurer
Max S. Kominsky Assistant Treasurer
Joseph R. Coupal, Jr. Member

Harold L. Thurlow

Executive Director and Secretary

Office:

4th Floor, City Hall

Telephone 942-0015

REVIEW

1965 was a year of intensive activity and progress in the Stillwater Park Project. Property acquisition was completed, as well as the relocation of families, businesses and individuals. Demolition of structures neared completion and a major portion of the planned public improvements was concluded under contracts to the City Public Works Department and private contractors. Preparations were made for property disposition and a program of voluntary and compulsory rehabilitation was instituted. Although poor titles hampered the acquisition program, negotiations were successfully concluded for all but 6 parcels out of a total workload of 211.

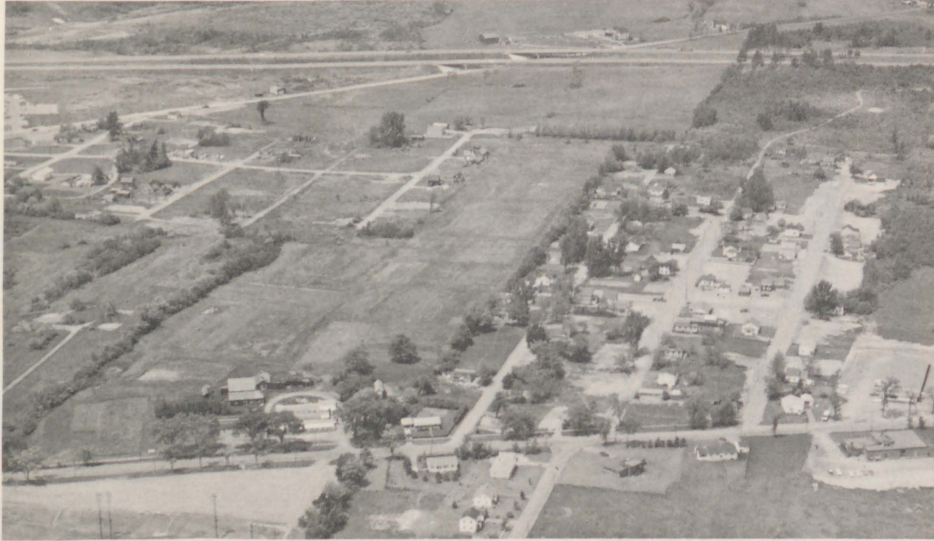
The downtown renewal project entered the execution stage in 1965. Preparations were made for property acquisition, and by year's end, the Agency had acquired 4 commercial properties. Negotiations were held with potential developers, both the outside redevelopment specialist, and the local entrepreneur, as well as displaced businesses desiring land for relocation in the project area. Design consultants were engaged to assist the Agency in setting design objectives and criteria, which will be utilized in requesting proposals for redevelopment. At least 12 business firms had relocated into existing or new facilities.

PREVIEW

The Agency will focus its attention in 1966 on the disposition of lots for private development and on the completion of public improvements, which consist of street and sidewalk construction, grading and seeding, and park development. With the recent availability of federal loans and grants for home improvements, it is expected that remaining homes will be brought up to local housing code standards. The year will witness a newly created subdivision with new homes being constructed in an area provided with new street patterns and serviced with the ultimate in public facilities.

1966 will be a year of bustling activity in the downtown project. The Agency's objectives are to complete the major portion of property acquisition, commence demolition activities, continue relocation of businesses, families and individuals; complete engineering required for project improvements, and to select redevelopers on a preliminary basis. It is also anticipated that a modified plan will be prepared to incorporate proposed changes in the current plan arising out of changing conditions and the development of design criteria.

STILLWATER PARK PROJECT



Portion of Project Area — Start of Construction 1963

Total acreage	131.7
Parcels to be acquired	211
Buildings to be rehabilitated	122
Buildings to be cleared	91
Execution date	October 11, 1962
Net Project Costs	\$1,500,529
Supporting Facilities	\$186,320
Disposition Parcels —	
Single and Multi-family Lots	202

Portion of Project Area — Nearing Completion 1965

The project is located in the northeastern section of Bangor between Stillwater and Mt. Hope Avenues. The main objective is to eliminate substandard housing through clearance and rehabilitation, and to redevelop the land for single and multi-family residential use. The plan provides for an extensive public improvement program, including a new street pattern, utilities, and a 9 acre park.



STILLWATER PARK ACTIVITIES

RELOCATION

Families Relocated

From



To



From



To



AS OF DECEMBER 31, 1965

Original Family Workload	69
Families Relocated	68
Original Business Workload	4
Businesses Relocated	4
Relocated to Standard Housing	50
Self Relocated — No Inspection	18
Moving Costs Paid	\$22,995
Adjustment Payments	\$ 8,848

DEMOLITION

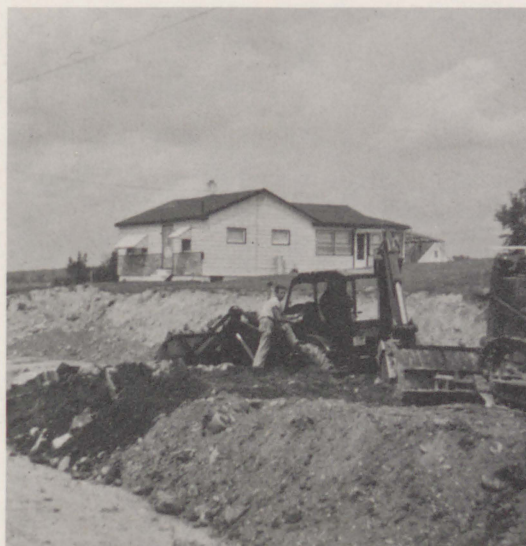


AS OF DECEMBER 31, 1965

Original Building Workload	91
Buildings Demolished	88
Number of Contracts	5
Costs	\$29,601
Average Cost per Building	\$ 336

STILLWATER PARK ACTIVITIES

PUBLIC IMPROVEMENTS



REHABILITATION

Before



After



AS OF DECEMBER 31, 1965

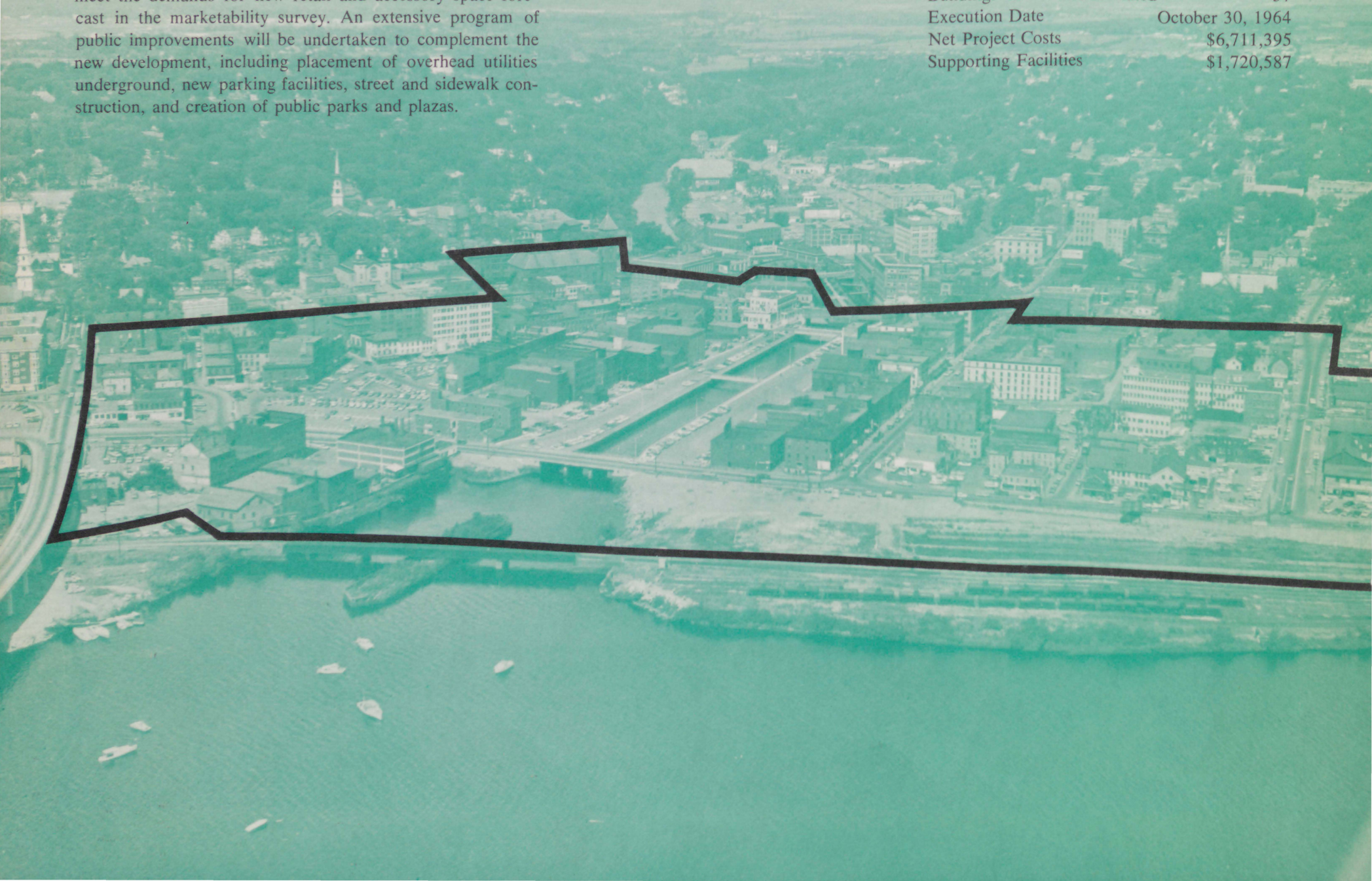
New Streets	3.9 Miles	Fire Alarm Boxes	9	
Sidewalks	28,569 Lineal Feet	Street Trees	800	
Sanitary Sewers	14,634 Lineal Feet	Park	9 Acres	
Storm Sewers	12,070 Lineal Feet	Estimate of Total Cost	\$855,303	
Water Mains	14,320 Lineal Feet	Payments Made	\$759,595	
Street Lights	79	Percentage Complete	89%	

Original Workload	122
Improved to Standard	65
Improvements Started	43
Cost of Improvements	\$52,000

KENDUSKEAG STREAM PROJECT

The project is located in downtown Bangor and encompasses most of the Central Business District. The project has been undertaken to preserve the vitality of the city center and to meet the demands for new retail and accessory space forecast in the marketability survey. An extensive program of public improvements will be undertaken to complement the new development, including placement of overhead utilities underground, new parking facilities, street and sidewalk construction, and creation of public parks and plazas.

Total Acreage	50.7
Parcels to be Acquired	107
Buildings to be Cleared	141
Buildings to be Rehabilitated	57
Execution Date	October 30, 1964
Net Project Costs	\$6,711,395
Supporting Facilities	\$1,720,587



KENDUSKEAG STREAM PROJECT

BUSINESS RELOCATION ACTIVITIES IN 1965



R. B. Dunning Co.



Bangor Drug Co.



Snow & Nealley Co.



W. S. Emerson Co.

In keeping with the objective of separating downtown wholesale and retail uses, these wholesale firms relocated their facilities into new plants in outlying areas with the assistance of the Bangor Urban Renewal Authority Relocation staff.

BANGOR URBAN RENEWAL AUTHORITY FINANCIAL

STILLWATER PARK

BALANCE SHEET

ASSETS

Current Assets:

Cash	\$ 102,994.42
Relocation Grants Due from Federal Government	12,443.54
Accounts Receivable: Tenants	45.00
Revolving Fund	8,000.00
Other	9.00
Project Cost Control	1,226,911.33
Relocation Payments	31,843.54

Total Assets \$1,382,246.83

LIABILITIES, RESERVE, AND CAPITAL

Liabilities:

Accounts Payable	\$ 3,996.33
Accounts Payable: Retainage on Contracts	50,225.75
Revolving Fund	3,950.51
Kenduskeag	130,000.00
Other Notes and Loans Payable	368,000.00
Acc. Interest Temp. Loans Payable	4,988.70

Total Liabilities \$ 561,161.29

Reserves:

Sales price of Land Sold	2,000.00
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Capital:

Cash, Local Grants-in-Aid	188,812.00
Project Capital Grant	598,430.00
Relocation Grant	31,843.54

Total Liabilities, Reserves, and Capital \$1,382,246.83

EXPENSE STATEMENT

<u>Item</u>	<u>Expenditures</u>	<u>Budget</u>
Survey and Planning	\$ 80,139.80	\$ 80,140.00
LPA Overhead	90,723.79	127,626.00
Legal Fees & Expenses	1,531.99	6,000.00
Project Inspection	11,041.00	11,041.00
Interest Expense	20,542.38	19,761.00
Real Estate Purchases	385,207.17	427,570.00
Appraisals for Acquisition	20,763.00	21,400.00
Title Information	8,800.00	10,600.00
Sundry Acquisition Cost:		
Direct Purchase	374.00	5,000.00
Condemnation	4,845.43	1,800.00
Disposal, Lease, Retention	5,000.00	13,000.00
Operation of Acq. Property	4,045.51	1,080.00
Site Clearance	29,601.54	47,628.00
Project Improvements	565,817.44	644,781.00
Rehabilitation Contracts for Administration	1,500.00	10,000.00
Office Furn. & Equip.	3,131.40	3,147.00
Contingencies	—0—	112,885.00
Total Expenditures	\$1,233,064.45	\$1,543,459.00
Less Interest 90-Day Notes	(6,153.12)	(1,000.00)
Total Costs	<u>\$1,226,911.33</u>	<u>\$1,542,549.00</u>

SUMMARY Through December 31, 1965

KENDUSKEAG STREAM

BALANCE SHEET ASSETS

Current Assets:	
Cash	\$ 17,371.64
Relocation Grants due from Federal Government	37,795.86
Accounts Receivable:	
Revolving Fund	2,000.00
Stillwater	130,832.83
Investments Held	1,435,536.25
Project Cost Control	293,736.39
Relocation Payments	<u>37,795.86</u>
Total Assets	<u><u>\$1,955,068.83</u></u>

LIABILITIES AND CAPITAL

Liabilities:	
Accounts Payable	
Revolving Fund	\$ 8,658.93
Stillwater	178.00
Other Notes and Loans Payable	1,876,000.00
Accrued Int. Temp. Loans Payable	<u>32,436.04</u>
Total Liabilities	\$1,917,272.97
Capital:	
Relocation Grant	<u>37,795.86</u>
Total Liabilities and Capital	<u><u>\$1,955,068.83</u></u>

EXPENSE STATEMENT

<u>Item</u>	<u>Expenditures</u>	<u>Budget</u>
Survey and Planning	\$ 144,592.65	\$ 150,000.00
LPA Overhead	48,395.42	208,930.00
Legal Fees and Expenses	467.14	4,000.00
Project Inspection	—0—	47,226.00
Interest To Others	32,331.04	69,000.00
Interest On Advances HHFA	2,581.39	2,000.00
Survey and Planning	—0—	18,500.00
Real Estate Purchases	84,112.00	4,660,890.00
Appraisals for Acquisition	4,453.00	13,000.00
Title Information	2,515.00	6,700.00
Sundry Acquisition Cost:		
Direct Purchase	4,001.02	3,500.00
Condemnation	—0—	6,000.00
Relocation Planning and Execution	96.00	—0—
Disposition Appraisals, Boundary Surveys and Maps	—0—	11,000.00
Operation of Acq. Property	660.05	(17,500.00)
Site Clearance	—0—	410,650.00
Project Improvements	—0—	468,000.00
Office Furn. and Equip.	905.35	1,000.00
Contingencies	<u>—0—</u>	<u>167,112.00</u>
Total Expenditures	\$ 325,110.06	\$6,230,008.00
Less Interest 90-Day Notes	<u>(31,373.67)</u>	<u>—0—</u>
Total Costs	<u><u>\$ 293,736.39</u></u>	<u><u>\$6,230,008.00</u></u>

BANGOR URBAN RENEWAL AUTHORITY

STAFF

Harold L. Thurlow Executive Director and Secretary
Dana A. Giggey Relocation Specialist
Wesley L. Wright Rehabilitation Specialist
R. Larry Varisco Administrative Assistant

COUNSEL

Everett W. Gray Legal Counsel — Stillwater Project
Thomas E. Needham Legal Counsel — Kenduskeag Project

BOND COUNSEL

Ropes & Gray Boston, Massachusetts

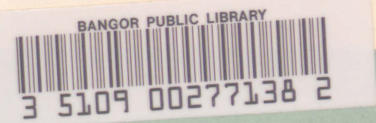
ENGINEER

John Frawley City Engineer

CONSULTANTS

Design and Planning Consultants Design Associates of Ithaca, New York
Ithaca, New York
Appraiser Sawyer & Hennessy Company, Portland, Maine
Appraiser and Market Consultant W. H. Ballard Company, Boston, Mass.
Appraiser Frederick C. Achin, Lowell, Mass.
Appraiser Wesley O. Taylor, Augusta, Maine
Appraiser Robert E. Foster, Boston, Mass.
Appraisal Review Consultant Warsawer & Kirch, New York, N. Y.
Accountant Brooks & Carter, Bangor, Maine

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**BANGOR ROOM
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An educated and healthy people require surroundings in harmony with their hopes.

In our urban areas the central problem today is to protect and restore man's satisfaction in belonging to a community where he can find security and significance.

President Johnson, in
his State of the Union
Message, January, 1965

