

1970

Bangor Area Renewal Authority: Director's Report 1970

Bangor Area Renewal Authority

BANGOR
URBAN
RENEWAL
AUTHORITY

DIRECTOR'S REPORT

1970

BANGOR URBAN RENEWAL AUTHORITY
ANNUAL REPORT OF THE EXECUTIVE DIRECTOR
YEAR ENDING DECEMBER 31, 1970

STILLWATER PARK PROJECT

Land Disposition

1970 was the year of greatest activity in land sales to date. The breakdown of figures on lot sales are as follows:

1966 -	2
1967 -	3
1968 -	18
1969 -	22
1970 -	60

The number of lots at year's end under contract but where title has not been transferred is 64. The staff is in the process of analyzing the status of these contracts to determine which contracts have exceeded the time limitations with the view in mind of either refunding the purchaser or consummating the transaction. The purpose of this procedure is to prevent prospective purchasers from keeping lots tied up and off the market and also to insure, insofar as possible, an early and rapid completion of the development in the spring and early summer of 1971.

The staff is also in the process of obtaining inspections of completed improvements so that Completion Certificates may be issued and recorded. In most cases contracts call for the completion of improvements within one year after transfer of title.

The assessed tax valuations for the project have increased substantially. Valuations of the total project area since 1966, the first year of land sales, are as follows:

1966 -	\$1,023,500
1967 -	\$1,046,500
1968 -	\$1,077,300
1969 -	\$1,322,900
1970 -	\$1,741,200
1971 -	\$3,168,300 (estimated)

Title Problems

As land has been sold, several defects in titles have been brought to the attention of the Authority by various lenders. The Authority has in turn issued letters of assurance to these lenders that the

aforesaid defects would be eliminated in the future. Another peculiar problem of titles has arisen in the elimination of interests in streets as laid out on the original four subdivision plans of the area. Our legal staff has been cataloging these title defects and will hopefully complete the research during the winter and spring of 1971 in preparation of a massive condemnation to cure the remaining title defects.

In addition the legal staff is in the process of researching the titles on ten remaining properties which were taken by eminent domain, but the ownership has never been fully ascertained and payments have been withheld. Eminent domain proceedings or Bills in Equity may be required to settle these properties.

Financial

Refinancing of the project notes is in process. Of the \$520,000 notes outstanding, \$80,000 is being retired from proceeds of project land leaving a balance of \$440,000 to refinance for a period of six months. It is anticipated that prior to the maturity date of these notes in June, the Authority will be in a position to receive a major completion grant from HUD by virtue of having completed 90% of land sales activity; one of the criteria for becoming eligible for the completion grant. All other project activities have been completed.

KENDUSKEAG STREAM PROJECT

Property Acquisition

Four parcels remain to be acquired as follows: Dakins Warehouse (building only); Rapaport; City Fire Station; and a portion of the former Skoufis Block on Main Street. All cases placed in condemnation have been settled. Unquestionably, there will be some curative work necessary to perfect some titles. A budgetary surplus will be evident in this category.

Relocation

Eleven more business firms were relocated during 1970 with 14 remaining on the workload. Nine individuals being housed at the New Waverly Hotel are also eligible for relocation services. Those businesses desiring new locations in the project area are the most difficult to resolve because of the lack of new facilities. Because of the liberalized benefits enacted by Congress for relocation payments, a deficit exists in this account. An amendatory order will have to be approved by HUD to encompass these additional costs.

Demolition & Property Management

Nineteen buildings remain on the workload most of which can be cleared during 1971. At year's end 18 tenants remained on the property management workload in ten buildings. Approximately \$73,000 surplus has been accumulated in the property management account.

Project Improvements & Site Clearance

Four contracts have been let to the City Public Works Department, none of which have been completed. These include Washington Street and Kenduskeag Park East, lower Broad and Independent Streets, Main Street and Kenduskeag Park West. Of these projects the Main Street project is exceeding the budgeted allotment.

Other contracts anticipated for execution in 1971 include Broad Street, Bangor alley and Water Street from Main to Pickering Square.

Parking areas scheduled for construction in 1971 by the City as Non-Cash Grants-in-Aid include Pickering Square Extension and the City Hall lot.

Rehabilitation

Although the rehabilitation of the 43 conservation properties has been disappointing to a degree thus far, 1970 saw the beginning of exterior renovations which consisted of repainting and repointing of brickwork, new signs and elimination of many non-conforming signs, new store fronts and new service facilities in conjunction with the sidewalk construction program such as installation of oil filler pipe and heated sidewalk elements. Progress was made on the elimination of code deficiencies so that this phase of the work can now be considered about 60% complete. It is still hoped and anticipated that the redevelopment of the area will serve as a catalytic agent in the restoration and rehabilitation of the existing commercial establishment.

Land Disposition & Redevelopment

1970 saw the completion of the Baldacci's Restaurant project, which constitutes a significant addition to the redevelopment of the area. The Bangor Savings Bank project neared completion which also is helping to turn the tide toward a revitalized downtown.

Although the long-awaited development of major proportions did not materialize in 1970, there is reason to be optimistic during the coming year concerning the hotel development, apartment building and office building.

Several minor development projects long in the discussion stages but yet to bear fruit include the following:

- Rapaport Auto expansion
- Disposition of the former Emerson property
- Rebuilding of Dakins warehouse
- Revelopment of the Adams Realty property
- Redevelopment of Parcel GB-3
- Bus terminal expansion

Efforts must be increased to resolve these problem areas.

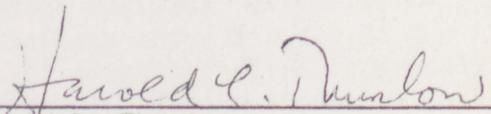
Financial

\$175,000 of the outstanding project notes are being retired leaving a balance of \$2,275,000 to refinance. Again, proceeds from sale of land were used to retire these notes. The financing period is for one year and a much more favorable interest rate has been obtained as compared with previous years.

YORK-HANCOCK STREET PROJECT

The Application for Survey & Planning was completed and submitted to HUD in December. Due to the reorganization of HUD offices, the processing of applications is being delayed although sometime in 1971 the Authority should learn whether planning funds are to be made available.

Respectfully submitted,


Harold L. Thurlow

BANGOR URBAN RENEWAL AUTHORITY

Project No. Me. R-4
Stillwater Park

Balance Sheet as of
December 31, 1970

Assets

Current Assets:

Cash	\$	29,276.23
Proj. Temp. Loan Repay. Fund		20,212.99
Still. Land Deposit, Escrow		3,103.00
Reloc. Grants due from Fed'l Gov't		13,674.02
Accts. Receivable-Rev. Fund		1,000.00
Investments Held		63,119.29
Project Cost Control		1,814,764.79
Relocation Payments		<u>33,074.02</u>
Total Assets		

\$1,978,224.34

Liabilities, Reserve & Capital

Liabilities:

Accts. Payable	\$	167.00
Accts. Payable-Retainage on Contracts		64.00
Accts. Payable-Rev. Fund		1,167.35
Deposits on Project Land Sales		3,553.00
Notes and Loans Payable		520,000.00
Accrued Interest		<u>15,808.73</u>
Total Liabilities		

\$ 540,760.08

Reserve:

Sales Price of Land Sold		132,170.00
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Capital:

Cash Local Grants-in-Aid		161,435.00
Non-Cash Local Grants-in-Aid		223,328.24
Project Capital Grant		887,457.00
Relocation Grant		<u>33,074.02</u>
Total Liabilities, Reserve & Capital		<u>\$1,978,224.34</u>

BANGOR URBAN RENEWAL AUTHORITY

Project No. Me. R-4
Stillwater Park

Expense Statement as
of December 31, 1970

Item	December Expense	Spent To Date	Budget	Unexpended (Overexpended)
Survey and Planning	\$ 0	\$ 80,139.80	\$ 80,140.00	\$.20
LPA Overhead	381.59	163,611.79	162,947.00	(664.79)
Legal Fees and Expenses	0	1,874.95	1,688.00	(186.95)
Project Inspection	0	11,208.00	11,208.00	0
Interest Expense	1,810.16	120,075.72	112,000.00	(8,075.72)
Real Estate Purchases	0	461,892.16	473,253.00	11,360.84
Appraisals for Acq.	0	23,780.00	23,950.00	170.00
Title Information	0	8,985.00	9,000.00	15.00
Sund. Acq. Costs-Dir.Pur.	0	700.26	700.00	(.26)
Sund. Acq. Costs-Cond.	0	6,504.36	6,135.00	(369.36)
Disposal, Lease, Retention	242.14	9,958.52	7,361.00	(2,597.52)
Oper. of Acq. Prop.	0	8,351.97	11,017.00	2,665.03
Site Clearance	0	33,754.89	34,251.00	496.11
Project Improvements	0	664,436.50	622,037.00	(42,399.50)
Rehab.-Contracts for Admin.	0	1,625.00	1,625.00	0
Office Furn. & Equip.	0	3,131.40	3,147.00	15.60
Total Expenditures	<u>\$2,433.89</u>	<u>\$1,600,030.32</u>	<u>\$1,560,459.00</u>	<u>\$ (39,571.32)</u>
Less Int. 90-Day Notes	0	(8,593.77)	(18,000.00)	(9,406.23)
	<u>\$2,433.89</u>	<u>\$1,591,436.55</u>	<u>\$1,542,459.00</u>	<u>\$ (48,977.50)</u>

Total Spent to Date-Item I of Project Costs	\$1,591,436.55
Item II of Project Cost-Project Improvements	209,593.24
Item II of Project Cost-Donated Land	13,735.00
	<u>\$1,814,764.79</u>

BANGOR URBAN RENEWAL AUTHORITY

Project Me. R-7
Kenduskeag Stream

Balance Sheet as of
December 31, 1970

Assets

Current Assets:

Cash	\$ 120,359.85	
Proj. Temp. Loan Repay. Fund	13,138.29	
Kend. Land Deposit, Escrow	4,000.00	
Reloc. Grants due from Fed'l Gov't	102,688.02	
Accts. Receivable-Tenants	3,960.25	
Accts. Receivable-Rev. Fund	8,000.00	
Investments Held	98,505.86	
Project Cost Control	7,560,746.18	
Relocation Payments	<u>508,295.02</u>	
Total Assets		<u>\$8,419,693.47</u>

Liabilities, Reserve & Capital

Liabilities:

Accts. Pay.-Retainage	\$ 16,340.14	
Accts. Pay.-Rev. Fund	12,746.83	
Deposits on Proj. Land Sales	4,000.00	
Other Notes & Loans Pay.	2,900,000.00	
Accrued Interest	<u>88,163.87</u>	
Total Liabilities		\$3,021,250.84

Reserve:

Sales Price of Land Sold		170,000.00
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Capital:

Cash Local Grants-in-Aid		224,000.00
Non Cash Local Grants-in-Aid		9,465.61
Project Capital Grant		4,486,682.00
Relocation Grant		<u>508,295.02</u>
Total Liabilities, Reserve & Capital		<u>\$8,419,693.47</u>

BANGOR URBAN RENEWAL AUTHORITY

Project Me. R-7
Kenduskeag Stream

Expense Statement as of
December 31, 1970

Item	December Expense	Spent To Date	Budget	Unexpended (Overexpended)
Survey and Planning	\$ 0	\$ 144,592.65	\$ 144,593.00	\$.35
LPA Overhead	6,592.02	431,853.91	423,153.00	(8,700.91)
Legal Fees & Expenses	0	6,568.25	4,000.00	(2,568.25)
Project Inspection	0	68,289.00	68,289.00	0
Interest on Advances	0	2,581.39	2,581.39	0
Interest to Others	10,095.10	602,635.95	447,418.61	(155,217.34)
Survey and Planning	0	15,986.07	5,000.00	(10,986.07)
Real Estate Purchases	0	5,836,001.12	6,124,402.00	288,400.88
Appraisal for Acq.	0	17,063.00	15,000.00	(2,063.00)
Title Information	0	5,589.00	5,700.00	111.00
Sund. Acq. Costs-Dir.Pur.	0	15,777.39	3,500.00	(12,277.39)
Sund. Acq. Costs-Cond.	0	4,705.56	2,000.00	(2,705.56)
Reloc. Planning & Exec.	0	702.25	500.00	(202.25)
Disp. App., Boundary				
Survey & Maps	2.00	21,626.01	26,000.00	4,373.99
Sundry Disp. Costs	0	640.88	0	(640.88)
Oper. of Acq. Prop.	308.53	222,349.86	177,000.00	(45,349.86)
Operating Income	(2,335.00)	(295,607.97)	(179,000.00)	116,607.97
Site Clearance	0	535,433.89	703,900.00	168,466.11
Project Improvements	0	58,816.81	778,518.00	719,701.19
Rehab. Fees & Expenses	0	2,000.00	3,000.00	1,000.00
Office Furn. & Equip.	0	2,516.50	1,847.00	(669.50)
Contingencies	0	0	243,527.00	243,527.00
	<u>\$14,662.65</u>	<u>\$7,700,121.52</u>	<u>\$9,000,929.00</u>	<u>\$1,300,807.48</u>
Less Int. 90-Day Notes	(220.00)	(148,840.95)	(150,000.00)	(1,159.05)
	<u>\$14,442.65</u>	<u>\$7,551,280.57</u>	<u>\$8,850,929.00</u>	<u>\$1,299,648.43</u>

Total Spent to Date-Item I of Project Cost
Item II of Project Cost-Project Improvements

\$7,551,280.57
9,465.61
\$7,560,746.18

BANGOR URBAN RENEWAL AUTHORITY

Revolving Fund
Administration

Balance Sheet as of
December 31, 1970

Assets

Current Assets:

Petty Cash	\$ 25.00		
Cash	<u>30,459.33</u>	\$30,484.33	
Accts. Receivable-Still.		1,167.35	
Accts. Receivable-Kend.		12,746.83	
Prepaid Expenses		<u>21.35</u>	
Total Assets			<u>\$44,419.86</u>

Liabilities

Liabilities:

Accts. Payable-Still.	\$ 1,000.00		
Accts. Payable-Kend.		8,000.00	
Accrued Payroll		<u>35,419.86</u>	
Total Liabilities			<u>\$44,419.86</u>

BANGOR URBAN RENEWAL AUTHORITY

Revolving Fund
Administration

Expense Statement as
of December 31, 1970

Item	December Expense	Spent To Date	Budget	Unexpended (Overexpended)
Personal Services	\$6,463.40	\$86,099.76	\$ 81,930.00	\$(4,169.76)
Travel	87.36	2,588.36	3,400.00	811.64
Publications	0	0	2,500.00	2,500.00
Contracts for Services	0	100.00	0	(100.00)
Other Costs	422.85	5,275.76	7,900.00	2,624.24
Non-Expend. Equip.	0	309.13	300.00	(9.13)
Contingencies	0	0	4,802.00	4,802.00
	<u>\$6,973.61</u>	<u>\$94,373.01</u>	<u>\$100,832.00</u>	<u>\$ 6,458.99</u>

