

1963

The Urban Renewal Story: Bangor, Maine

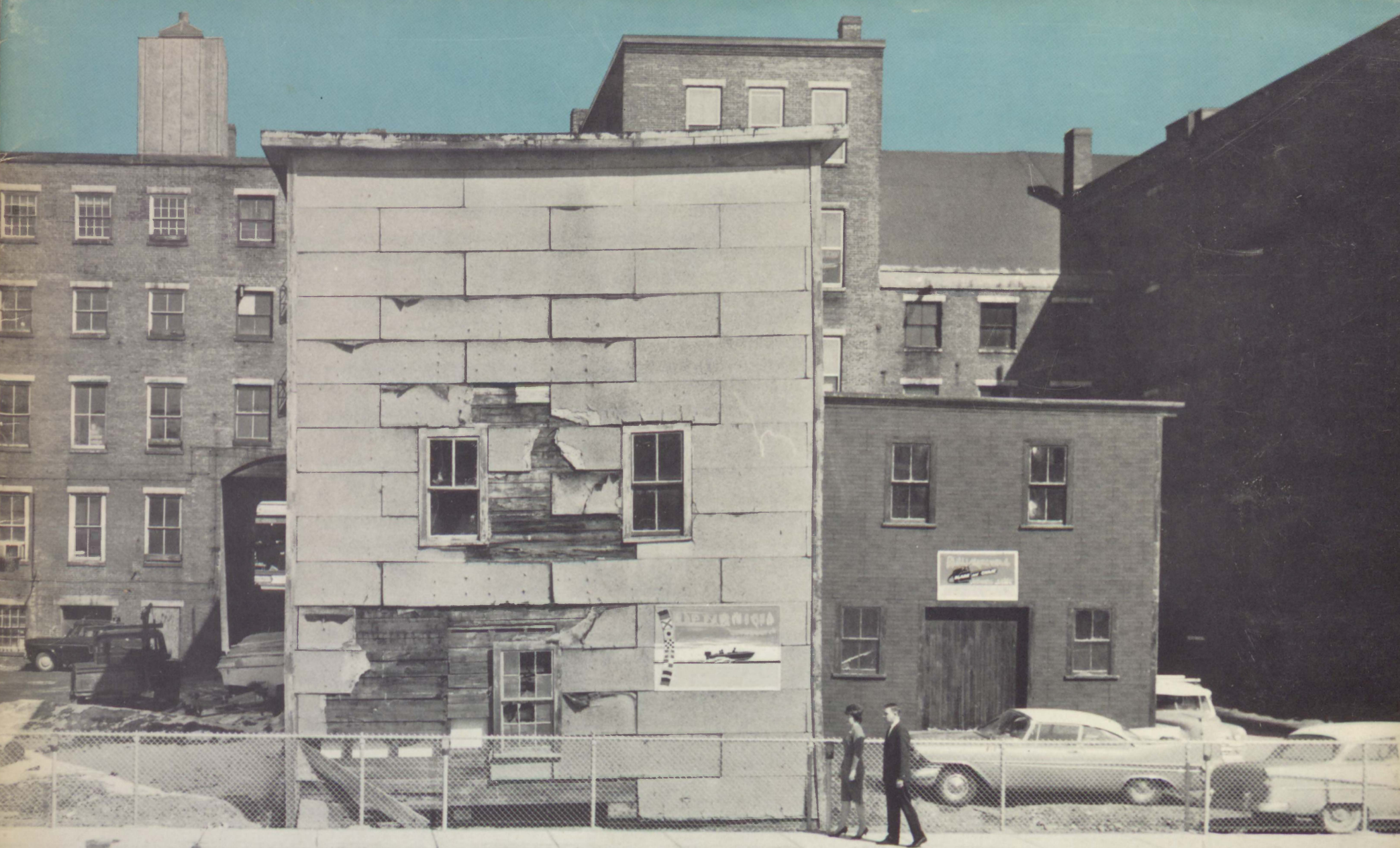
Bangor Urban Renewal Authority

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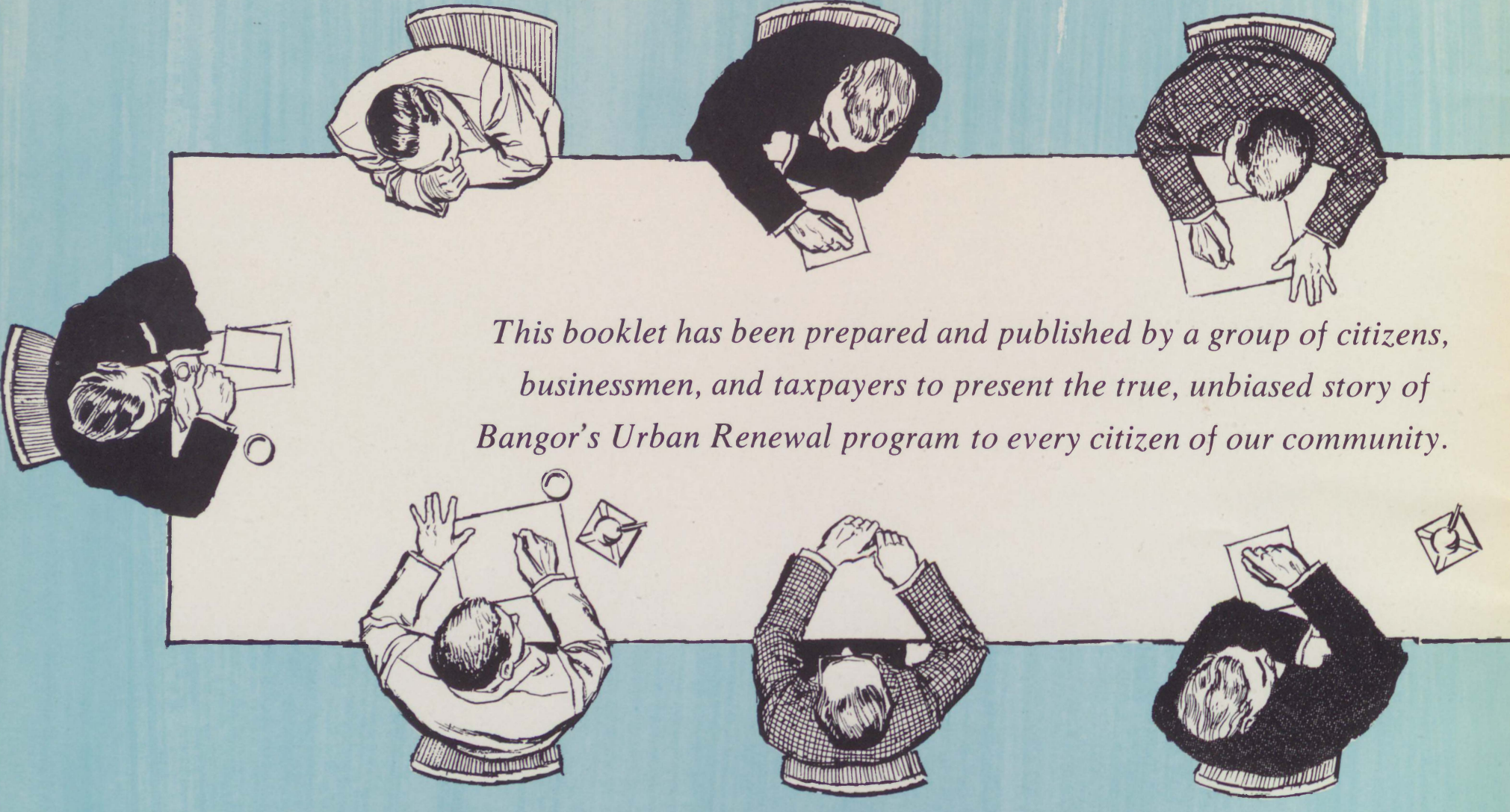
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The **URBAN RENEWAL** *Story*
BANGOR, MAINE



This booklet has been prepared and published by a group of citizens, businessmen, and taxpayers to present the true, unbiased story of Bangor's Urban Renewal program to every citizen of our community.

Read this booklet from cover to cover. You will then have the true facts and figures as well as a clear picture of Bangor's downtown Urban Renewal Plan. You will then be prepared to vote in your own best interest as well as the interest of your city - now and for the future.

BASIC FACTS

- 1 In recent years taxable valuations in Bangor's downtown business district have declined sharply.
- 2 As taxable valuations in this area go down a greater share of the tax load must be borne by the remaining area of the city including our homes.
- 3 Something must be done to correct this condition; the sooner the better.

Here are our choices:

Do nothing. Wait and hope that conditions may not get worse and taxes on our homes get higher and higher.

OR

Halt deterioration and restore a proper ratio between downtown-residential taxable valuations by doing something.


THE OBVIOUS AND PRACTICAL SOLUTION TO THIS PROBLEM IS URBAN RENEWAL.

Here are the reasons why.

- 1 Federal funds are now available to help solve our problem.
- 2 If we act now Bangor's Urban Renewal project can be accomplished with Federal Funds without drawing on local tax dollars!
In essence, the question you will be asked to vote on in the coming referendum is this:

**“WILL BANGOR ACCEPT AN OUTRIGHT GIFT OF \$5,500,000
TO REBUILD ITS DOWNTOWN BUSINESS DISTRICT?”**

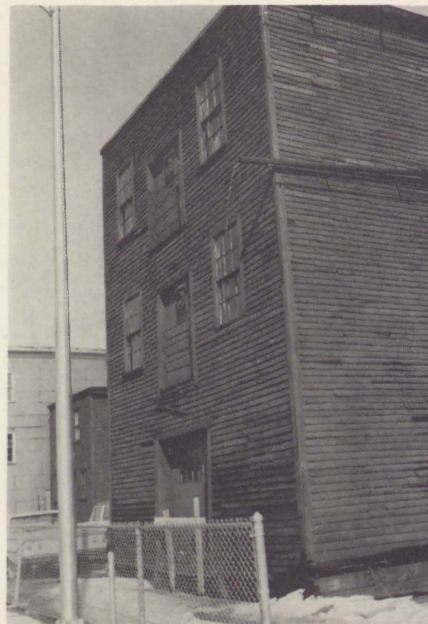




*Is URBAN RENEWAL
really necessary?*

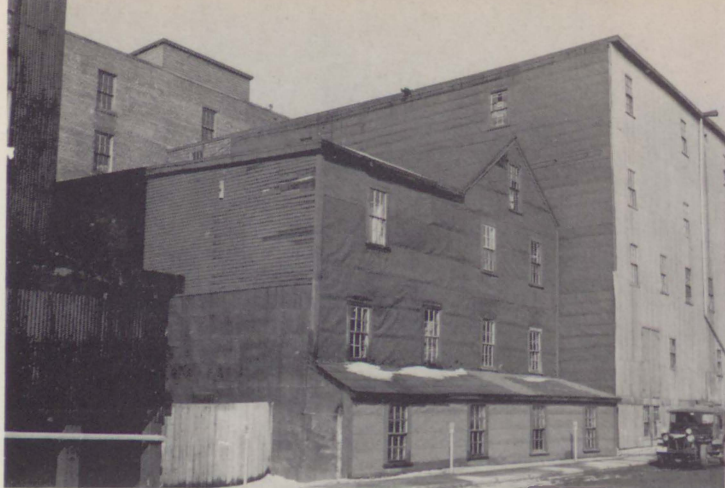
*Well...to answer that,
let's take a look at the
present condition of the
proposed area*

Over a period of years, property in the downtown Bangor business district has deteriorated both physically and economically in relation to other sections of the city. The point has now been reached where urgent measures are imperative to halt the rapid downward trend in downtown property valuations. For example, in 1953 the valuation of real estate in the Urban Renewal area was 14.7% of the total real estate valuation of the city; in 1963 it had dropped to 8.6%; a net drop of 6.1%.



Here are some close-up views of unsightly buildings in the rear of Exchange and Broad Streets. This decay borders the beautiful Kenduskeag Plaza parking area in the very heart of Bangor's business district. Can we continue to live with these conditions indefinitely? Note the forbidding alleyways leading from the parking area. Bangor's Urban Renewal Plan proposes replacement of these eyesores with attractive, productive buildings for commercial use.





More unsightly scenes blocking the pathway to progress in our vital retail business district. Urban Renewal is the one and only solution to this problem.

Note the antiquated maze of overhead wiring detracting from the appearance of our downtown streets. Urban Renewal proposes underground wiring to correct this objectionable condition.





More decay along the stream; the traffic condition on Broad Street and one of the main exits from the Kenduskeag Plaza. Can we allow these conditions to continue to exist? Can Bangor's retail business district grow and prosper if we do not correct these conditions? **Urban Renewal is the practical solution.**





These are familiar scenes in Bangor's business district attesting to the need for correction if Bangor is to move ahead. **The practical, economical solution to the problem is Urban Renewal.**



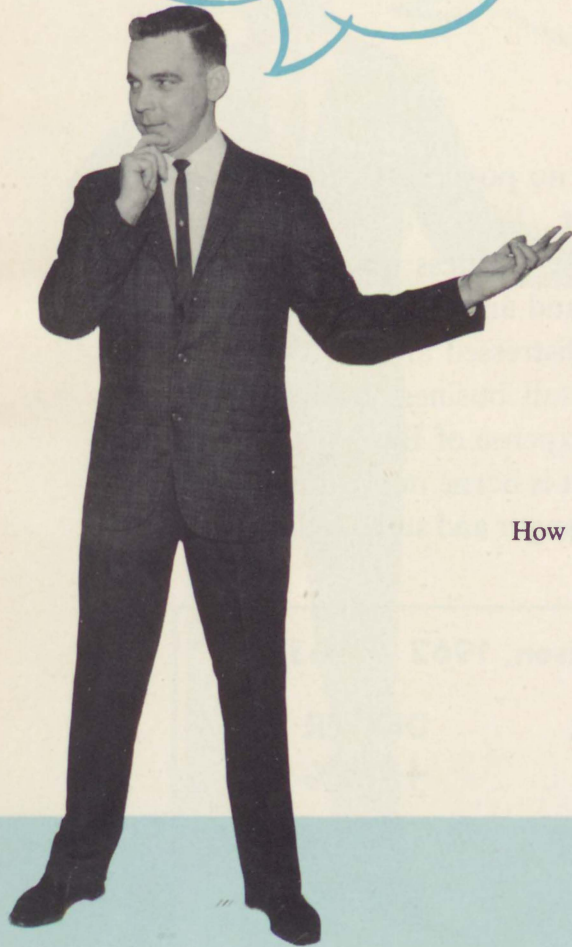
If this trend continues, an ever greater share of the city's total tax burden must be absorbed by property outside the downtown business district. Unless something is done to correct this decline — and at once — the inevitable result will be continued and accelerated depreciation with dangerous results, not only to the central business district, but to the tax structure of the city of Bangor as a whole.



But won't these conditions change gradually without Urban Renewal?



*I doubt it...
for example...*



At right is a scene
of Bangor's
Pickering Square area
taken in the early
years of this century.



This scene at right
was photographed recently,
shows the same
area as above.
Little has changed
other than the mode of
transportation.
How much change can we expect
in the next 60 years
unless we **vote YES**
for **Urban Renewal**.






*The condition
is serious
isn't it?*

Under present conditions, there is virtually no possibility of attracting new retail enterprise to downtown Bangor. Who wants to board a sinking ship? Neither is there incentive nor business justification for present retail enterprise to renovate or expand amid decay and desolation in the heart of our business district. Distressed areas with vacant shops give stark evidence of Bangor's retail business decline while surrounding communities prosper at the expense of Bangor's lost opportunities. Irrefutable evidence of this fact is borne out by the following sales tax trend, 1962-1963 between Bangor and surrounding communities.

A sales tax percentage comparison, 1962 - 1963


BANGOR - 0.3%	BAR HARBOR + 4.1%	DEXTER + 4.6%
DOVER FOXCROFT + 1.2%	ELLSWORTH + 6.2%	WATERVILLE + 5.1%

A black and white illustration of a man in a dark suit, white shirt, and dark tie. He is standing with his left hand on his hip and his right arm extended, gesturing towards the text on the right. A large, light blue speech bubble is positioned above his head, containing the text "Serious yes, but not hopeless".

*Serious yes,
but not hopeless*

No one can deny that these signs portend serious trouble unless we take immediate corrective action. Complacency at this time is unthinkable and opposition can come only from purely selfish motives without regard for the welfare of the community as a whole.

Fortunately there *is* a practical solution. But it is now or never: The solution is Bangor's Urban Renewal Plan! We cannot, we must not, fail to accept this once-in-a-lifetime opportunity to restore Bangor's vital retail business district . . . to recapture Bangor's dominant position as the shopping center of northern and eastern Maine. It can be done but only if we act now and accept Bangor's Urban Renewal Plan. To miss this opportunity is to invite the necessity of doing it at a later date out of local tax dollars, in large part from increased taxes on our homes.



A man in a dark suit and a woman in a grey dress stand behind a large, circular, white-rimmed model of a city. The man is pointing at a specific area within the model, while the woman looks on with interest. The model itself is a detailed miniature of a city, showing various buildings, streets, and a river. The background is a plain, light blue wall.

*Here is the real solution...
Bangor's downtown
URBAN RENEWAL
plan*

***BEAUTIFUL!**
but, is it
possible?*

YES it can be done and at no cost to Bangor taxpayers

The proposed Urban Renewal Program which operates on a 75% Federal—25% City cost-sharing basis, ordinarily requires that the city put up the 25% in cash or raise that amount of money to purchase supporting facilities such as parks, parking areas, or other pertinent improvements. However, the Kenduskeag Plaza parking facility already completed is acceptable to Federal Authorities as \$1,500,000 toward our share of the proposed project. This, plus an additional \$200,000 will qualify us for a total Federal Gift of \$5,500,000. Of this \$200,000, about \$120,000 will be accounted for by the State to complete the proposed Oak St. highway project. The only additional funds necessary to qualify us, therefore, are approximately \$120,000 to construct new parking spaces in the expanded Pickering Square area. This expenditure which actually could be considered a normal item in any years budget becomes relatively insignificant in view of the following:

Between \$800,000 and \$900,000 of the Federal money that will go into this Urban Renewal project can be used for sorely needed public improvements in the Urban Renewal area. These improvements include such things as new streets, sidewalks, curbs, storm drains, sewers, underground conduit, modern street lighting, parks and parking facilities. Many of these improvements, if they are not done in conjunction with the Urban Renewal project would have to be done out of local funds at a later date. Thus the city saves between \$720,000 to \$820,000 in this one consideration alone.




Well...what
are we
waiting for?

But wait . . .
There are many other advantages,
for example:

Under the Urban Renewal Plan the city has the opportunity to sell its present obsolete City Hall for substantially more than could be expected from any other potential purchaser. Funds made available to the city from this sale plus sale of Abbott Square parking lot would be ample to convert the present Post Office (which can be acquired by the city from the Federal Government) into the most beautiful and functional City Hall in the State of Maine without one penny cost to the Bangor Tax Payer. Only selfish interests could possibly find a flaw in this fantastic transaction.

The sale of the present Central Fire Station provides a similar opportunity. The relocation of this station has been under consideration by city officials for many years. Urban Renewal offers an excellent opportunity to make a move in this direction. However, this part of the project will not be done without approval of the Bangor City Council.




**We must not wait
we must act
NOW!**

Here's why we must act now.

To qualify for Federal Funds we must have a signed contract with the Federal Government not later than October 1964 or we lose the Kenduskeag parking lot credit. After October 1964, if we wish to take up this project (as we must sooner or later) we would have to raise \$1,500,000 out of local tax dollars to qualify for the Federal Gift of \$5,500,000.

Who, except from purely selfish motives, can fail to recognize the fact that this is Bangor's big opportunity, perhaps Bangor's final opportunity to become once again a thriving city with bright prospects for the future, with opportunities for greater growth and progress not only for this present generation, but for generations yet to come.

It is estimated on the basis of other Urban Renewal projects that have taken place throughout the country, that as much as ten to fifteen million dollars worth of new valuation can reasonably be anticipated to replace the four and one half million dollars in sub-standard real estate that will be eliminated.



*But are we sure
there will be
customers for these
new land sites?*

Definitely!

At the present moment there is definite interest on the part of many reliable firms to acquire land sites in the Urban Renewal area. Already the amount of land sought by these serious interests exceeds the amount of land that will be made available by the project. This can mean further expansion in areas adjacent to the area, financed with private capital, adding greatly

to increased valuations in the downtown district with subsequent relief in taxes to residential and other properties outside the area.

It should be pointed out here that the demolition of old property and reconstruction of new property will take place over a period of years, therefore, new valuation will take the place of old valuation as fast or faster than valuations are diminished by the demolition of old sub-standard property.


In a project of this size and importance it is inevitable that some business firms within the project area will be subject to inconveniences. In most instances in Bangor's plan those affected are in the wholesale trade, operating in prime retail area.

In exhaustive planning of this project every consideration has been exercised to avoid injustice. New and extremely desirable areas for wholesale use have been provided in the plan with priorities of land sites assured to displaced firms. Other considerations include: *Full market value* paid for property acquired. *Up to \$25,000 for moving* expenses and long term, low interest, SBA (Small Business Administration) loans for financing new construction within the proj-

ect area. An exodus of business firms to other cities would seem unlikely since it would mean leaving one of the most modern, vigorous market areas in New England.

Both the experience of local wholesalers in moving from the now congested retail district and the experience of similar companies in other communities prove that in this forward looking-plan, even the most strongly now opposed would ultimately benefit. The reaction of the group affected, ranges all the way from complete acceptance and cooperation to outright opposition depending on the circumstances involved. In the final analysis, the welfare of the entire community must be the determining factor. Objective, impartial citizens should be strongly in favor of this project.

It must now be apparent that Bangor's Urban Renewal Plan is the one practical solution to a most pressing and serious situation. Bangor's business district can rise once again to become the vital trading center of northeastern Maine provided its citizens recognize the urgency of the problem and accept this opportunity to correct it by voting in favor of Urban Renewal.



*This will be
tremendous
for Bangor!*

It certainly will be!

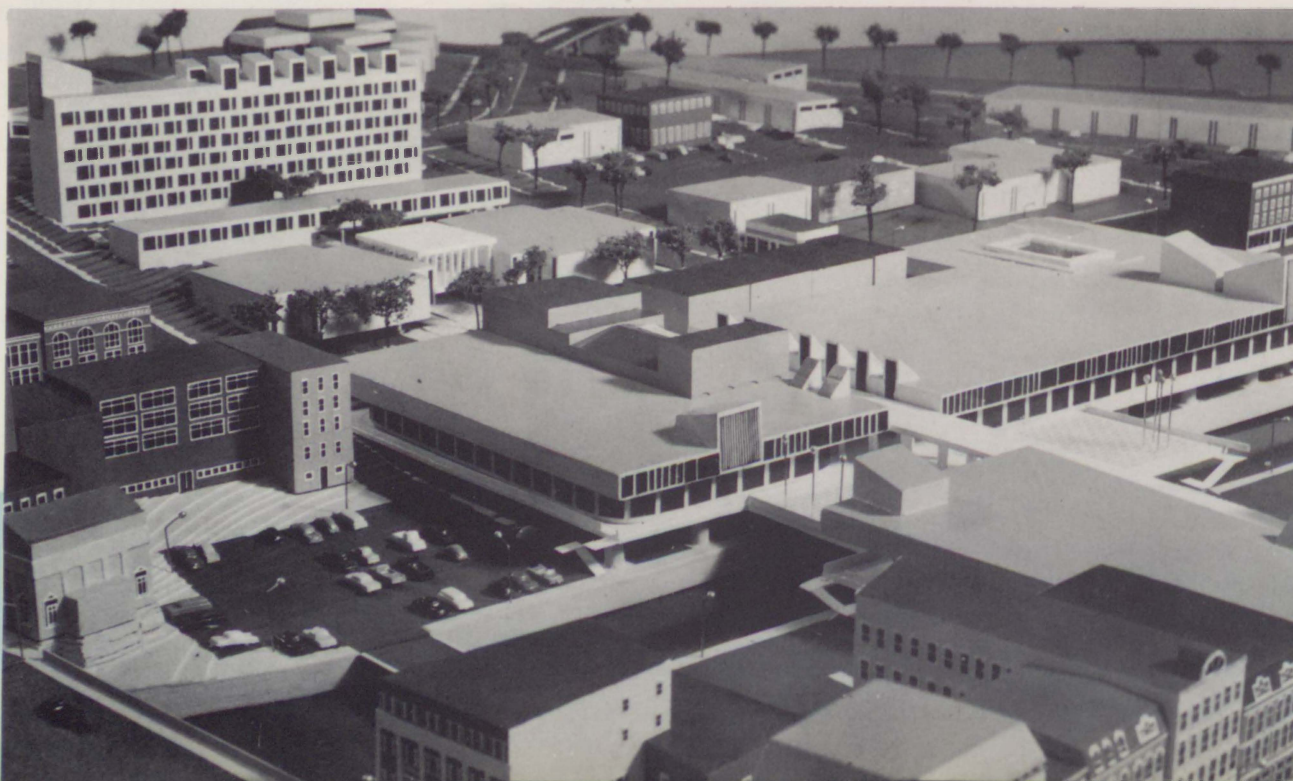
Stop and think of the tremendous impact a revitalized business district will have on the City of Bangor. Think of the results of new incentives, new business attitudes that will inspire Bangor Merchants. Think of the results of millions of dollars in new payrolls from new shops and from the building trades being poured into Bangor's economy. Think of the attraction value of Bangor's new look to people of surrounding communities; think of the effect a beautified and revitalized Bangor will have on the fantastic tourist trade. Think of the millions of dollars added to downtown valuation; each new tax dollar tending to reduce the tax burden on residential real estate.

View of Bangor from the corner of Washington and Broad Streets showing the beautiful Kenduskeag Plaza and rear of Exchange Street. Note the unsightly buildings. How much longer can Bangor accept this condition?



Here is the solution offered by Urban Renewal. Which do you prefer? This new and beautiful Bangor can be yours without increase in taxes.
VOTE YES for Urban Renewal.

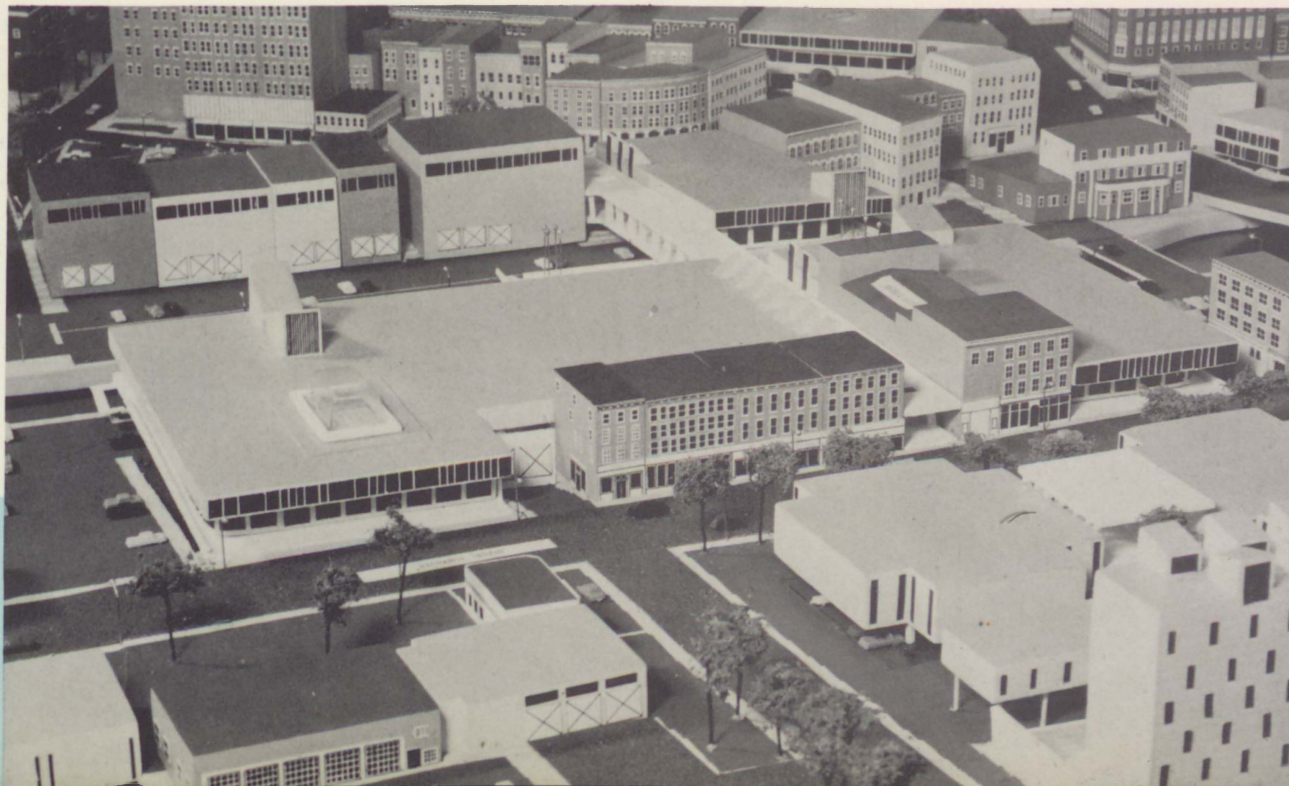
This is Bangor today viewed from City Hall tower looking East. It shows some of Bangor's fine business blocks surrounding the decay along the stream.



Here is the Urban Renewal concept showing the modern arcade joining the Main Street, Broad Street, Exchange Street areas into one modern retail shopping district. The proposed motel complex appears in the background. You'll enjoy living in a fine modern city like this, and you can without increase in taxes.

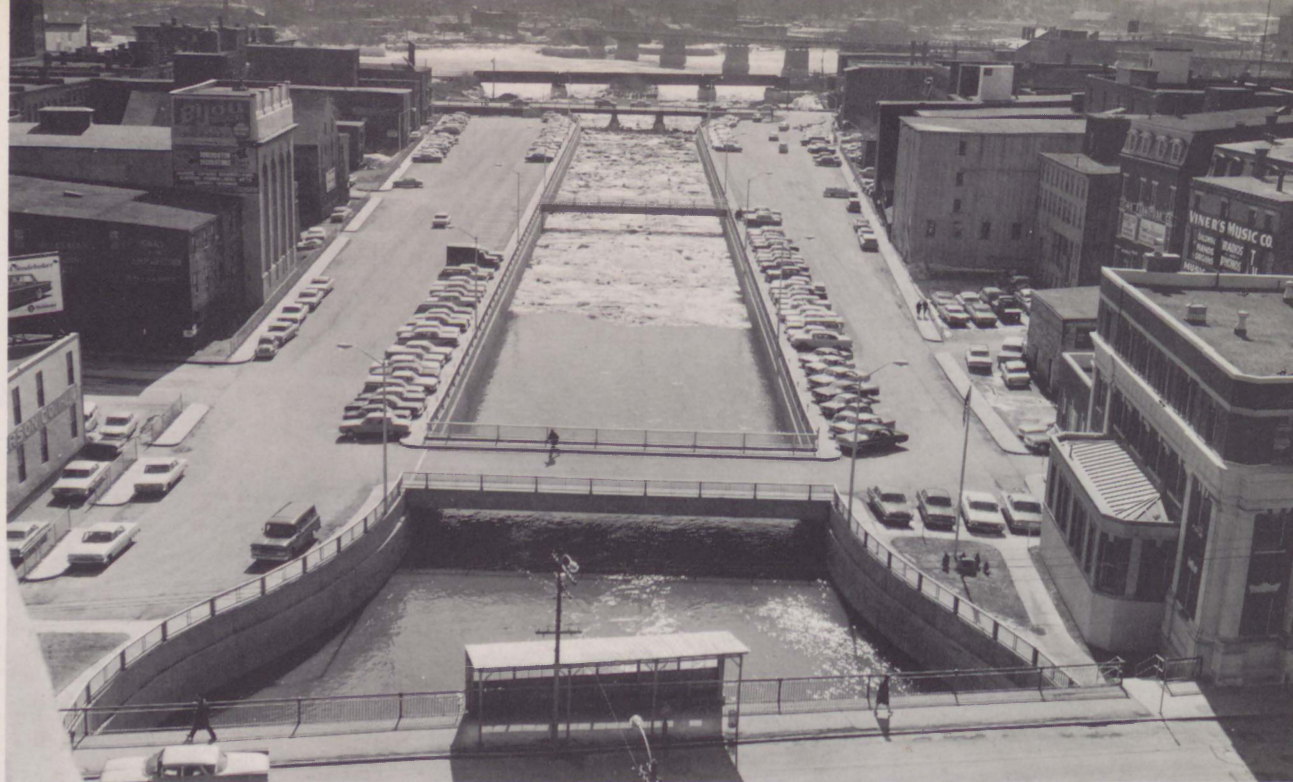
VOTE YES for Urban Renewal.

This is Bangor looking across town from Oak Street. Note the drab appearance caused by the unsightly warehousing in back of Broad Street.



Urban Renewal presents this practical solution. Beautiful? This can be your city and without increase in taxes.
VOTE YES for Urban Renewal.

This is Bangor looking down the beautiful Kenduskeag Plaza. A very impressive view of one of Bangor's fine assets. But look at the dilapidated buildings along each side. How can a city grow with this decay in the heart of its business district?

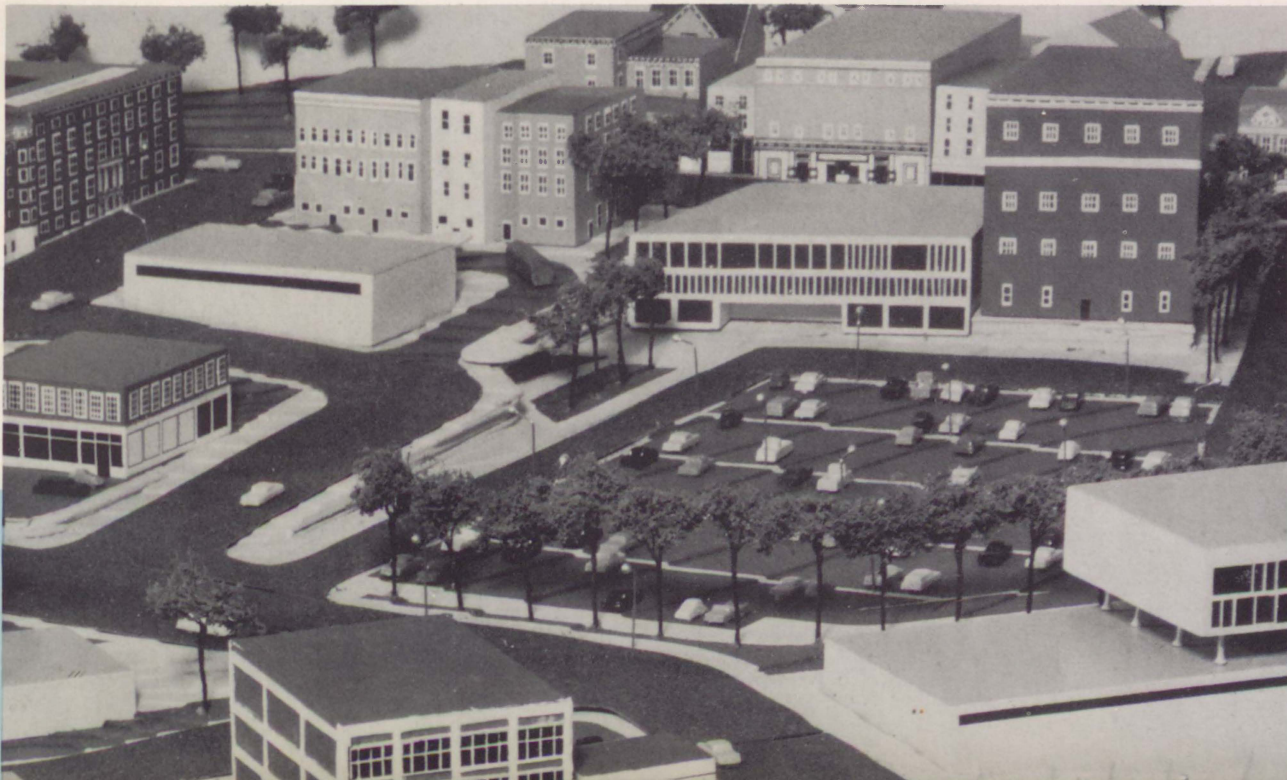


Here is the Urban Renewal plan to correct this condition. This view shows the functional arcade crossing the stream yet retaining all the parking area. This can be your city without affecting local taxes.

VOTE YES for Urban Renewal.

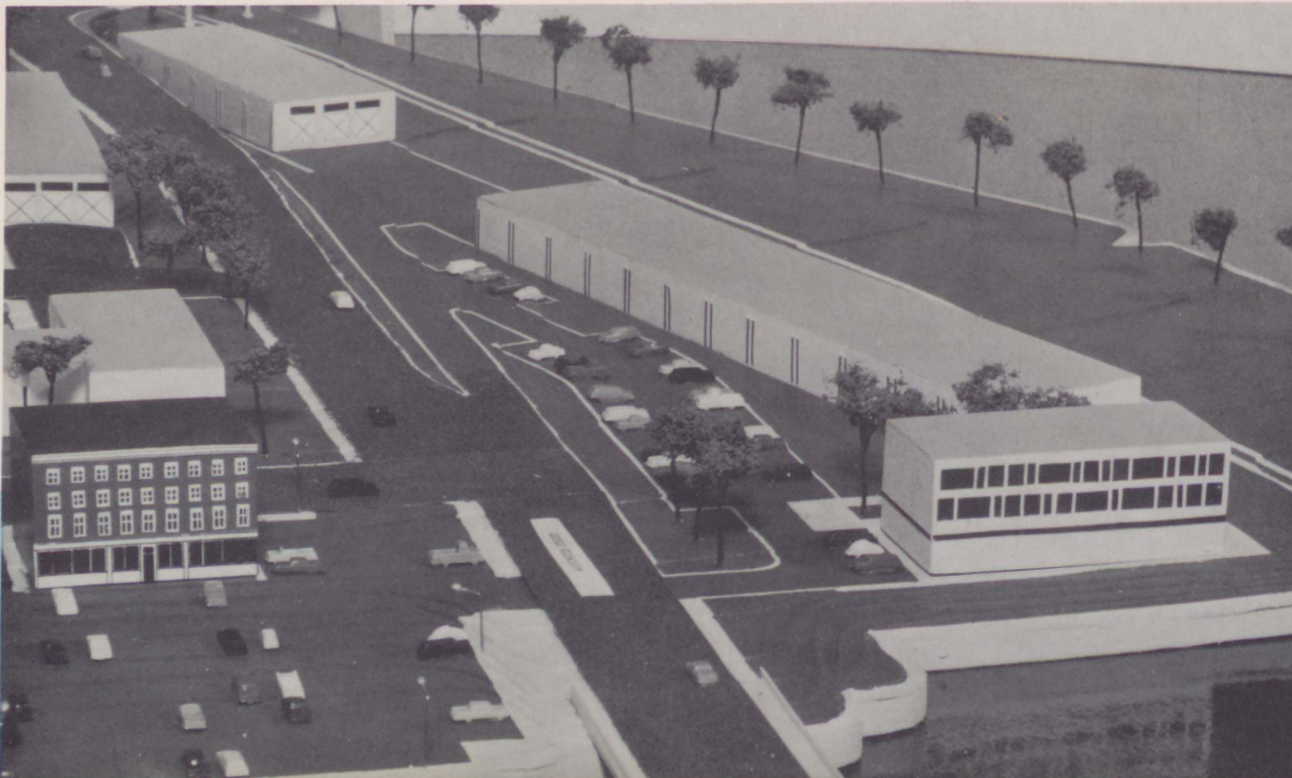


This is the Pickering Square area as it is today.



This is the Urban Renewal Plan for this area, a beautifully landscaped parking area with wide approaches from Main Street. This can be your city without increasing local taxes.
VOTE YES for Urban Renewal.

This is lower Broad Street at the present time. Note the ramshackle buildings along the stream; the desolate appearance of the old Union Station site.



This is what this area of your city can, and should, look like. This is what your city **will** look like, and without increase in TAXES.

VOTE YES for Urban Renewal.

What happens if we reject Urban Renewal?

Before we answer this question let's recognize the fact that Bangor has many beautiful assets with more in immediate prospect. The Kenduskeag Plaza, The Two Malls, Cascade Park, Municipal Auditorium, our schools, churches, and many more. Now, how can we allow our central business district to continue to include an area of archaic and decaying buildings, an intolerable traffic situation, and other conditions that contribute to business strangulation and accelerated depreciation? Since nothing has been done in this area for the past half century how can we expect anything to be done in the next half century or more unless we take advantage of this Urban Renewal plan and do something now! And especially now when it can be done without calling on local tax dollars to do it. Before you try to decide how to vote on Urban Renewal, take a walk or a drive around the Urban Renewal Area. Drive up Broad Street, if it is not blocked by trucks. Drive around the beautiful Kenduskeag Plaza parking area. Be sure to look at the buildings on both sides; look carefully. Now ride down Exchange Street; up Washington, French, Hancock and Oak. Be sure to take a little time and look carefully. If you have taken this tour, and if you have read this booklet you are prepared to answer the question.



Things you should know to understand Bangor's Urban Renewal Plan

What is the Urban Renewal Law?

Urban Renewal is a joint Federal-local action designed to improve communities by restoring sub-standard housing and properties in blighted residential and commercial areas.

How Does it Work?

A local Urban Renewal program is established under a special state legislative act. Projects planned by the local office are submitted for Federal approval. When approved, the office then may acquire and demolish non-conforming properties in the designated Urban Renewal area, sell the cleaned land for private development and construct pertinent improvements such as streets, lighting, parks, sewers etc. Costs of projects are shared 75% Federal money, 25% local money or comparable credits.

When did Urban Renewal Thinking come to Bangor?

In 1955 and 1956 when a survey of the city showed a substantial amount of sub-standard property in certain residential districts.

When did Urban Renewal for downtown Bangor come into the Picture?

In 1961 when the Federal Government included commercial areas as eligible for Urban Renewal. At that time it was learned that \$1,500,000 of the cost of Bangor's Kenduskeag Plaza project could be applied as a credit toward a downtown Urban Renewal project entitling the city to a \$5,500,000 Federal grant, or gift; not a loan.

What has been done to date?

An advance planning grant application has been made and approved by the Federal Government assuring the city's eligibility for \$1,500,000 credit in the Urban Renewal proposal.

What happens next?

The plan has been drawn up and submitted to the Federal Government. Pending approval, a public meeting is required by the plan-

ning board and the City Council. The question will then be brought to the voters in a referendum.

Is there a deadline?

Yes . . . all approvals must be finalized by October 1964, otherwise the Stream Project credit of \$1,500,000 will be forfeited.

How much territory is covered by the plan?

The plan covers an area of 52 acres. Included in this area are 200 buildings housing approximately 300 separate business firms. 106 buildings are scheduled for demolition. The assessed valuation of real estate that would be acquired is \$4,200,000.

How much tax loss does this represent?

If all this real estate were to be acquired and demolished at one time and no redevelopment took place, the annual loss in taxes would be \$138,000 representing a little less than \$1. per thousand dollars on the tax rate.

What is the possibility of this tax loss taking place?

Practically no possibility at all. At the present time there is much interest by developers, both local and outside, in acquiring land for redevelopment in this area. Demolition will take place over a period of up to five years. Thus, present tax revenues will be retained as new and greater tax revenues are acquired.

How much Federal money will be given us outright for this project?

The Federal Government will make us an outright gift of \$5,300,000 on the shared program. In addition they will give us up to \$264,000 for relocation grants. Of this total nearly \$1,000,000 will be used for public improvements which in all probability would have to be done at some future time and paid for with local funds.

How much new retail space will be provided by this project?

The plan contemplates 150,000 to 200,000 sq. ft. of new and replacement space in the next five years.

Is there enough new business to support this new increase?

Professional market studies and actual investigation indicate that this increase can **definitely** be expected.

Why must some wholesale firms be required to move?

Some wholesale firms occupy key locations in the Urban Renewal area designated as essential for retail use. The plan, however, has provided prime space within the project for relocation of these firms. The new wholesale districts designated are on Washington St. and on lower Broad St.

Are there any prospective customers for land sites acquired?

Yes; there is definite interest. At the present time there are more prospects than there will be land available. These include both local and outside interests. One national chain has expressed definite interest in a site for a 60,000 sq. ft. operation; another for 100,000 to 130,000 sq. ft.; three developers are interested in the proposed motel complex. Several food chains have expressed definite interest; eleven firms now in this area are planning to rebuild or expand within the area. Undoubtedly many more prospects will be generated as the plan develops.

Who will finance redevelopment?

It is expected that about 50% of redevelopment will be accomplished with local capital and the other 50% will undoubtedly be financed by outside developers.

What about business firms now on rental-lease basis who will be required to move?

These firms will be eligible for moving expenses up to \$25,000. If qualified they will also be entitled to Small Business Administration loans at low interest rates to build in this area.

What about marginal business firms displaced?

Some small business thrives in low-rent districts and debilitated

areas. Some of these may upgrade to conform to a better environment. Others will seek locations in other areas of the city.

How about properties in the area not demolished?

There are 94 properties in the area that will be required to rehabilitate to meet the required standards of present building codes.

What about parking for anticipated business growth?

Public parking proposed will provide approximately 350 additional spaces in the area. The plan also includes a substantial amount of private parking, in addition, to further improve the parking situation.

Why the parks and walk-ways?

These are integrated into the plan to provide easy access, making the project area, Main Street, Broad Street and Exchange Street, a unified shopping center, with easy auto and pedestrian accessibility.

Does Federal Authority dictate regulations?

Not beyond approval of the plan. Once approved, the project is expedited locally within the framework of the plan.

Can the plan be changed after approval?

Yes, for reason, and with consent of all parties concerned; that is, the Federal Government, the city and the party concerned.

Who has priority on land sites?

The prior occupant or owner unless that particular parcel is dedicated to public use such as a parking area, street widening, etc.

Who determines values of properties acquired?

Fair market values will be determined by two separate appraisals by outside, neutral appraisers. In case of a wide disparity, a third appraisal will be made. Appraisals are reviewed by URA and are confidential until final.

What about the \$350,000 pledged by private downtown business firms toward the Kenduskeag Plaza Project?

These 20-year pledges were, and continue to be, a legal obligation. The one release clause affects a firm in the event it were to discontinue business.

POSITIVE PROOF THAT BANGOR CAN AND WILL REBUILD

FRIEDMAN FURNITURE COMPANY

BANGOR, MAINE
May 15, 1964

CITIZENS OF BANGOR

With a view toward the forthcoming city referendum for a federal urban renewal in the downtown central business district, I should like to express to the people of Bangor the views of both Friedman Furniture Company and the Eastern Industries, a real estate corporation, which houses the former company.

If the downtown Urban Renewal project is successfully voted in, it is the intention of these corporations to rehabilitate all remaining buildings not taken by eminent domain, or in the event that all are taken, to rebuild in the downtown project area. Either case will result in substantially better and more modern buildings for the central business district.

We believe in Bangor, and are proud to be a part of it. We further feel that passage of downtown Urban Renewal is absolute insurance against the steady increase of taxes being levied annually in the residential district of the city.

FRIEDMAN FURNITURE CO.
Adolph B. Friedman
Adolph B. Friedman
President

TAKING CITIZENS OF BANGOR

As a business concern in downtown Bangor, although not directly in the Downtown Urban Renewal Project area, I am enthusiastically in favor of a renewal project in the downtown area.

If the citizens of Bangor vote in this Downtown Urban Renewal Project, it is my firm intention to spend many thousands of dollars to renovate both the interior and exterior of our building, which now sits on the corner of State and French Streets. The entrance will be moved to the corner of State and French Streets, and curb service will be provided under a marquee, which will run all the way around the building on French and State Streets.

Again, I repeat that this planned expenditure is conditioned on the successful vote when this issue comes up during the referendum in mid-June.

HILLSIDE CLEANERS
Mark L. Pooler, President
Mark L. Pooler
Signature

Hannaford Bros. Co.

Hannaford Bros. Co.
Mailing Address: P. O. Box 1200, Portland, Maine 04102
54 Hannaford Street, Rumney Park, South Portland, Maine
Telephone: Area Code 207-772-2811

May 18, 1964



Urban Renewal Authority
Urban Renewal Department
City Hall
Bangor, Maine

Gentlemen:

This is to advise you that we have watched with a great deal of interest the development of the Urban Downtown Development Plans for the city of Bangor. We feel that the plans, as they have been outlined to us, would be a distinct advantage for the city of Bangor in its competition with other cities as a trading center. Certainly we know that Waterville is going ahead with its downtown Urban Redevelopment and we strongly feel that if Bangor does not go through with the present plans, it will be missing a golden opportunity.

If the Urban Downtown Development plan goes through, it will greatly enhance Bangor as a trading center. This in itself will greatly benefit the Supermarket Business in the area. We certainly will be interested in looking at possible locations that will develop for a new supermarket in the downtown area.

We strongly endorse the present plans for a new and stronger Bangor retail business district downtown.

Sincerely yours,
Arthur P. Brountas
Chairman of the Board

BS/EP

Greyhound



EASTERN GREYHOUND LINES
Division of The Greyhound Corporation
152 Main Street
Bangor, Maine
May 16, 1964

Urban Renewal Authority
City Hall
Bangor, Maine

Gentlemen:

If the Downtown Urban Renewal Project is passed it is our intent to improve and to expand our present bus terminal facilities.

Very truly yours,
George & Arthur P. Brountas
George & Arthur P. Brountas

PORTLAND 77-2-0145

LEWISTON 78-4-5419

BANGOR 943-9481

SOULE GLASS & PAINT CO.

GLASS ~ MIRRORS ~ PAINTS
80 HILDRETH STREET
BANGOR, MAINE

May 18, 1964

Peter A. D'Erice
Industrial Development Director
City Hall
Bangor, Maine

Dear Mr. D'Erice:

This is to inform you that the Soule Glass & Paint Company is interested in developing property in the downtown Urban Renewal Project area. My company plans to construct a building of 30,000 square feet to house our wholesale & retail operations.

For sometime, we have attempted to find a suitable location in the downtown area, but have not been able to purchase a site suited to our needs. We feel that the building sites made available by the adoption of this project will allow us to find a location which meets our requirements.

Very truly yours,

Paul F. MacLeod
Paul F. MacLeod, Mgr.
SOULE GLASS & PAINT CO.

TELEPHONE 943-8237-943-8238

34-46 FRENCH STREET
BANGOR, MAINE

May 15, 1964

BRAKE SERVICE, INC.

DISTRIBUTORS
BENDIX-WESTINGHOUSE
AIR BRAKES
BENDIX HYDROVAC
AND
J-W BRAKE LININGS
INDUSTRIAL FRICTIONS
COMPLETE FRONT END
AND FRAME SERVICE
ON PASSENGER CARS,
TRUCKS, TRAILERS
AND BUSES

City of Bangor Urban Renewal Authority,
City Hall,
Bangor, Maine
Att. Mr. Thurlow
Gentlemen:

In line with our previous conferences we wish to confirm that we intend to expand our facilities here at 34 French Street, if and when, we are able to acquire more land.

We have detailed plans prepared and have established an informal cost of about \$75,000. for additional construction, which will more than double our present floor space. This expansion will of course increase our inventory accordingly, and we expect to increase our staff from twenty-two to about thirty people.

Yours very truly,
R.B. Harrison
R.B. Harrison
Brake Service, Inc.



March 13, 1964

Mr. Francis Finnigan, Chairman
Bangor Urban Authority
City Hall
Bangor, Maine

Dear Sir:

We have been following with great interest the information regarding the Urban Renewal.

As a citizen of Bangor I am, personally, greatly enthused. As a principal of a local business I would like to go on record as being interested in enough land to accommodate a seven thousand square foot building within the boundaries designated as part of the Urban Renewal.

If there is anything we can do to assist in making this program a reality please do not hesitate to call upon us.

Very sincerely yours,

STEVENS STUDIOS

Morris I. Ollve

MIO/bk

Penobscot Beef & Provision Co.

Sausage Manufacturers
Wholesalers of BEEF - PORK - LAMB - VEAL - BUTTER - EGGS - CHEESE - POULTRY

64 PICKERING SQUARE - 87 BROAD STREET
BANGOR, MAINE
TELEPHONE 445-9835

May 15, 1964

Bangor Urban Renewal Authority
Bangor, Maine

Gentlemen:

In reference to our various conversations, I wish to advise you that we have made the following decisions:

1. We are planning to re-locate our wholesale food business, within the designated Urban Renewal wholesale area, due to the offered advantages of rail and truck facilities.
2. Our scope of operations will be much larger, because our plans are to merge several other food wholesalers into an integrated unit. The savings and economies of this plan will enhance our position for a more competitive and profitable growth operation.
3. We have discussed our plans with one of the largest national food processors, and they have indicated their willingness to help both in an advisory and financial capacity.
4. Having been in the wholesale food business in the Bangor area for the past 30 years, we personally feel that the congestion of traffic and the limited use of modern handling facilities in present buildings, will eventually force a re-location by most wholesalers in order to remain in business.
5. We will be very pleased to disclose our plans to you on a confidential basis.

LC/lmf

Yours very truly,
Louis Codrington
Louis Codrington



A Chapman Hotel Since 1888

Main Street at Union Bangor, Maine Dial 947-7321

May 15, 1964

Urban Renewal Authority
City Hall
Bangor, Maine

Gentlemen:

The Bangor House is very much interested in constructing a motor hotel in the area defined by the Bangor Urban Renewal Authority.

We have had many years experience in hotel operation. This is extremely important as an outstanding motor hotel which will be a credit to Bangor should boast a full line of hotel facilities and activities, e. g. guest rooms, food service, banquet and meeting rooms.

We have made some preliminary investigations. Bangor needs an operation with a good local reputation and a national referral system. This can be arranged. We would like to put together a package with local ownership, operation, financing, and an interest in local welfare.

Very truly yours,
BANGOR HOUSE

John Chapman

John G. Chapman
Manager

JGC/jem

SEARS

SEARS, ROEBUCK AND CO.

May 15, 1964

Urban Renewal Authority
City Hall
Bangor, Maine

Dear Sir:

Provided the Downtown Urban Renewal Project is voted affirmative, Sears, Roebuck and Company would be interested in a possible site for a major Automobile Service Station with suitable private parking area available.

Very truly yours,

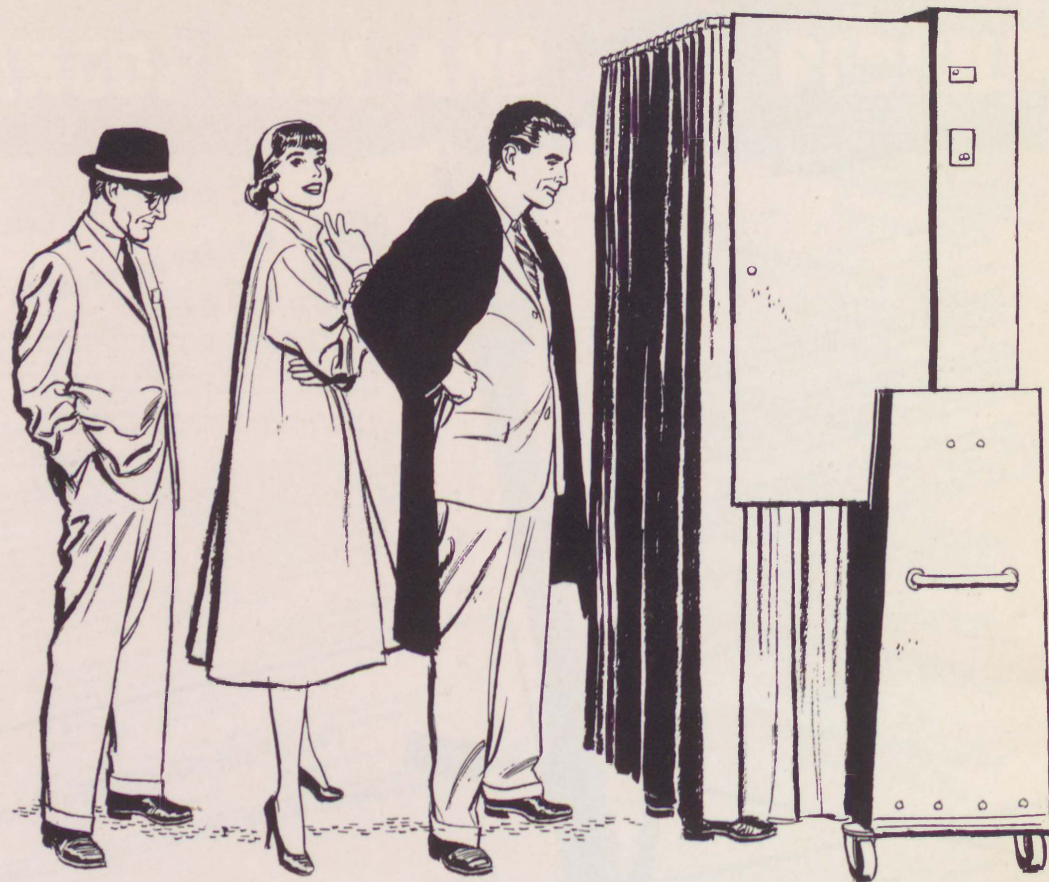
Sears, Roebuck and Co.

London Chase
Cordell Chase,
Manager

In addition to these signed statements there are a number of local and outside firms who have expressed positive interest in locations in the Urban Renewal area. These companies prefer however, not to make their plans public at this time for policy reasons. These firms include one national retail chain store definitely interested in a land site to accommodate a store of 60,000 square feet floor space. Another developer is positively interested in a site for 100,000 to 130,000 square feet floor space. A number of automotive firms have expressed positive interest in expanding within the area. Several local retail merchants have expansion plans in view while a number of local wholesalers have already declared themselves in favor of sites available in the Urban Renewal district. On the basis of indications at the present time there is definite interest in more land than will be made available by the Urban Renewal plan. There is certainly enough evidence to refute claims of opponents of Urban Renewal that there will be no market for land sites made available by the removal of dilapidated, substandard buildings slated for demolition. The actual problem, therefore, may very well be, which firms to accommodate rather than the necessity to seek firms to establish in the Urban Renewal areas.

On the basis of these facts it is a foregone conclusion that tax valuations, both real estate and inventory, far in excess of present valuations in the area will be realized as the Urban Renewal Program progresses. Thus local taxpayers may be assured of a sudden halt in the present downward trend of valuations in Bangor's downtown business district which now seriously endanger the tax structure of the city as a whole.

*This is the
BIG DAY
for Bangor!*



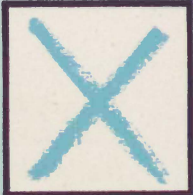
To the young we say: "Believe in Bangor". Vote for a city you'll be proud to live in. VOTE YES FOR URBAN RENEWAL.

To the middle aged we say: "Believe in Bangor". Enjoy the benefits of living in an alive, alert, economically healthy and thriving city. VOTE YES FOR URBAN RENEWAL.

To the elderly we say: "Believe in Bangor". Make your legacy to coming generations a thriving city they'll be proud to live in. VOTE YES FOR URBAN RENEWAL.

To every citizen and taxpayer we say:

"Believe in Bangor"

VOTE YES  **For URBAN RENEWAL**



Occupant
193 Leighton St.
Bangor, Maine

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