

1968

Bangor & Urban Renewal: A Report 1958-1968

Bangor Urban Renewal Authority

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BANGLOR

& urban renewal

a report 1958-1968



The Director Reports ...

To the Urban Renewal Authority and Citizens of Bangor:

This report presents a condensed summary of activities in the Urban Renewal program in Bangor from the time of its inception in 1958 to the present day—a span of ten years.

Bangor's program has been ambitious in scale; in attempting to renew the major portion of the central business district through the Kenduskeag Stream Project and in providing a new 130-acre subdivision development in the Stillwater Park Project area. Both projects have required a great amount of detailed planning and several innovative approaches have been developed to deal with the many unique aspects of these projects.

Progress has been steadily maintained in both projects. The Stillwater Park Project is, for all intents and purposes, complete with the exception of land disposition. The demand for residential building lots has been slow since the first offering of land was made in 1966. However, the market picked up substantially during the current year and it is hoped that sufficient development will take place in 1969 to enable the Authority to make application for a major completion Grant from the Department of Housing and Urban Development.



Progress in the downtown project has continued to the point wherein the original Grant funds committed to this project have been expended. An application for additional Grant funds is being processed by the Department of Housing and Urban Development to enable the Authority to complete the project.

The relocation program for families and businesses has been very successful with all of the Stillwater Park family relocatees relocated into standard housing and two-thirds of the downtown businesses reestablished in modern facilities.

In looking ahead, the completion of these projects is expected in the next two to three years. Redevelopment has already commenced and the potential for ultimate redevelopment appears promising.

The Urban Renewal program is making its contribution to the overall development goals of the City by adding to the City's tax base, providing new jobs, and bringing new life to the community.

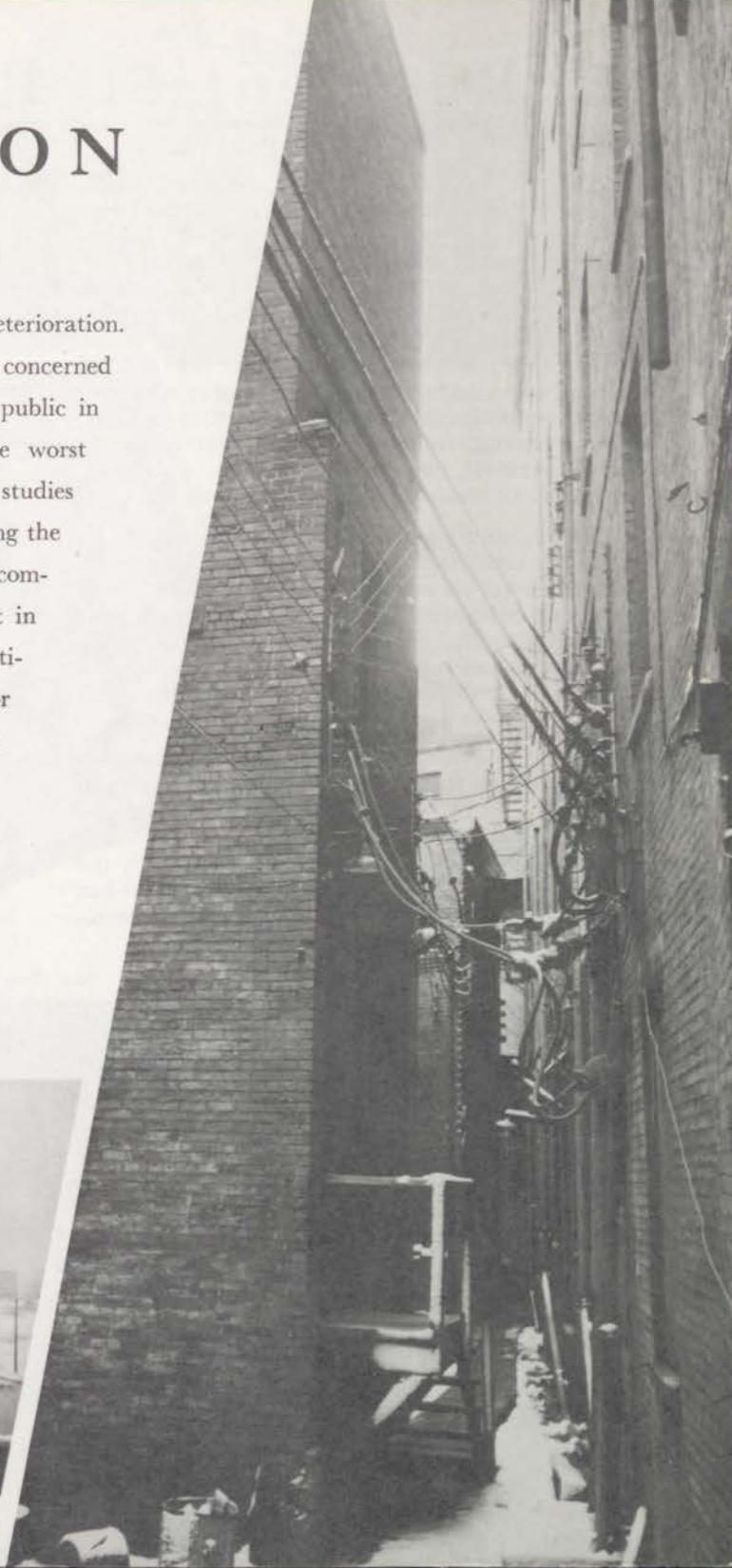
Sincerely,

HAROLD L. THURLOW,
Director

REPORT: 1958-1968—Bangor citizens established an Urban Renewal Authority 10 years ago. In this expanded annual report, the URA provides a brief review and progress report of its renewal program. The publication was made possible, in part, through federal grant assistance of the U. S. Housing and Urban Development Department.

A PROGRAM OF ACTION

The year 1958 was an important one in Bangor's move against poor housing and commercial deterioration. Concerned about structural and living conditions, the Bangor City Council had gathered a group of concerned citizens into a Bangor Action Committee to investigate housing problems. Their findings, made public in 1958, were startling. Ten percent of the community's dwelling structures were "blighted." In the worst areas, nearly 20 percent blight existed. Other truths emerging from the 25-member committee's studies showed that true slum conditions existed and they followed the classical patterns. From them sprung the city's greatest numbers of police, economic, social and educational problems. Like most American communities in the post World War Two era, Bangor was taking an honest look at the environment in which it lived and worked. Commercial deterioration in the downtown section brought on by a multitude of causes was another area of concern. The business district, a commercial marketing basket for a six-county region, was in trouble. The constant battle by city code enforcement people was proving insufficient. Strong action was needed to reverse the trends and city officials decided to move. Proposed was the establishment of an Urban Renewal agency and launching of a redevelopment program in partnership with the federal government. In a mid-1958, city-wide referendum, citizens backed the move.



A Residential Plan Emerges . . .

Bangor's problems of blighted and sub-standard housing were not insignificant. Three different sections of the city were under consideration for redevelopment, but municipal dollar resources were limited. Urban Renewal, too, was a new venture in Bangor, almost experimental from a local standpoint. Among the problems of undertaking large-scale residential redevelopment was the lack of sufficient available standard housing in which to move great numbers of families. One answer, public housing construction, as a prerequisite to urban renewal, would have meant a delayed, round-about route to the immediate goal.

The Urban Renewal Authority, working with its planning consultant and city officials, chose as its initial project an area between Mount Hope Avenue and Stillwater Avenue. Of the projects contemplated, it had the smallest workload of family relocations, and would provide the Authority and staff the experience required before tackling even larger redevelopment ventures at a future date.

The Stillwater Park Project, once delineated, contained 132 acres and was composed of both built-up sections and rural land. Spotted throughout was a large number of blighted or sub-standard dwellings. City sewer service touched only the edges of some streets. Water lines served most but not all of the area. Privies, cesspools and septic

tanks were prevalent. A disconnected traffic pattern and poor street conditions existed in many parts of the project area. And a confused lot layout which left much land undeveloped was another handicap toward proper land use. These conditions prevailed at a time when fully-serviced house lots in Bangor were at a premium. Because of its proximity to schools, parks and downtown shopping, the area would make an ideal housing development.

STILLWATER PARK

There were 208 buildings in the project area. Existing on many streets were excellent housing and numerous dwellings that could be easily brought up to code standards. Thus, a two-pronged plan combining about 40 percent demolition with a concerted rehabilitation program for the properties to be conserved was worked out. In January, 1962, upon the recommendation of the URA, the City Council placed the question of redeveloping the area to voters, asking for a \$340,000 local commitment. It was approved 1,029 to 750, and the project officially got underway in October,

1962. It was nearly unique in that it was only one of very few single-family redevelopments under the U. S. Urban Renewal program.

In the build up of the area over the years, most properties were never mortgaged through banks. Acquisition work ran into numerous title defects. Time consuming title curative work was required. The 218 land parcels acquired by the URA included five for failure to rehabilitate. Relocation of 70 families and individuals along with four business firms was carried out, and 95 buildings in all were demolished. A \$940,000 program of public improvements was launched. This included several miles of streets, sidewalks, sewers and water mains. Trees were planted, fire alarm hydrants and boxes installed and a 9-acre park was laid out for later city development.

Inspection surveys of the 113 buildings remaining in the project area after clearance turned up 532 Housing Code deficiencies and failures to meet Urban Renewal requirements. Only 10 needed no corrective work, although the majority of violations were minor. Major rehabilitation required new foundations, central heating or full baths. The URA's "rehab" program to date has resulted in 101 of the properties completing all requirements and 489 of the deficiencies corrected. Voluntary rehabilitation work by property owners is evidenced by frequent painting, installation of permanent siding, landscaping and similar improvements. This denotes a growing individual pride by owners in their properties once neighboring blight was removed. This is one of the major objectives of the program.

While new housing starts in Bangor have dropped sharply over the past half a decade, the majority of residential construction units in 1968 took place at Stillwater Park where 203 lots were becoming available, ranging in price from \$600 to \$2,500. The first home was started in 1966. Since, 30 lots have been sold or optioned, and 18 new homes completed or started, including four multi-family units. The Federal Housing Administration, which once declined to extend its mortgage loan guarantee program into Stillwater Park area is now active there. Already, the \$458,500 of estimated value placed on new homes and lots exceeds the total value of land and buildings originally acquired by the URA, a tax gain for the city.

THE STILLWATER PARK area from Mt. Hope Avenue.



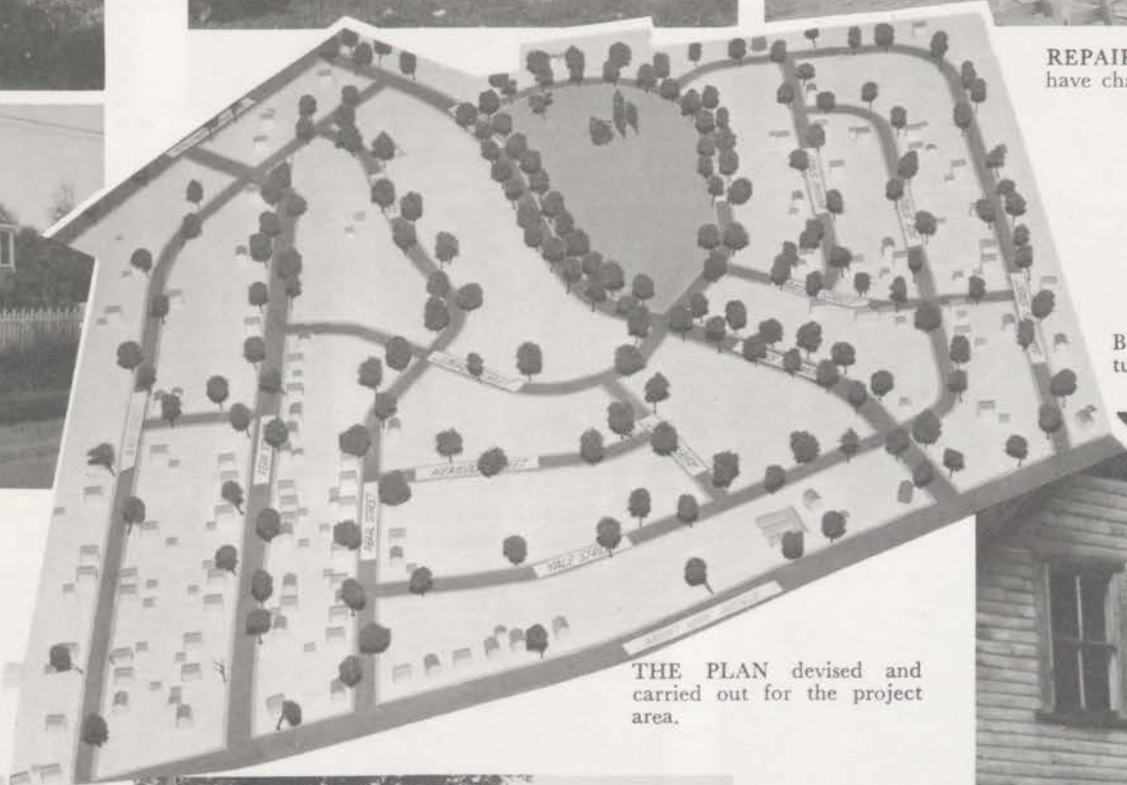


HOUSING IMPROVEMENT was dramatic for this Stillwater Park family relocated from the area, as seen in two photographs.

NEARLY \$900,000 was spent for new sewers, roads and various public improvements.



REPAIRS, ADDITIONS and new construction have changed the face of Stillwater Park.



THE PLAN devised and carried out for the project area.

BULLDOZERS cleared nearly 100 structures, determined beyond saving.



STILLWATER PARK REBUILDS



SINCE starting in 1967, home construction in the Stillwater Park project has increased in pace. In 1968, the city issued 14 building permits for homes there. In total, the Urban Renewal Authority has sold or optioned 30 lots through December, 1968. More than 50 percent of Bangor's housing starts are now taking place in the redeveloped zone.



ACQUISITION

Of 218 land parcels to be acquired, 125 were purchased by direct negotiations with owners and 93 taken by condemnation, mostly to clear titles. No court suits were initiated by owners. The URA has paid out \$437,377 of the \$502,570 budgeted for property acquisitions.

RELOCATION

The successful relocation of 69 of the 70 families or individuals and four businesses under the URA's schedule has been carried out. All families moved into standard housing, about half within the Bangor city limits. Of \$43,000 budgeted for relocation expenses, \$22,500 has been paid for moving costs, \$600 for personal property loss, \$4,500 in small business displacement claims and \$5,300 for family relocation adjustment awards.

DEMOLITION

All but three of the 95 buildings finally scheduled for demolition have been cleared. Demolition contracts totaled \$32,467 of the \$35,467 budgeted.

PUBLIC IMPROVEMENTS

A \$894,000 program of public improvements has been completed. This included construction of a new road pattern requiring building of 3.4 miles of streets, 5.3 miles of sidewalk, 2.3 miles of sanitary sewer, 2.4 miles of storm sewerage, 3 miles of water mains. There were 144 modern street lights installed and 9 fire alarm boxes. 281 trees were planted on 8 streets and a 9-acre park was graded and loamed for later city development. The engineering-construction budget was \$940,000.

REHABILITATION

A program to rehabilitate housing exempted from the clearance work is still underway. It has been geared to the economic ability of owners to comply. Low-cost federal rehabilitation loans were granted to three owners. Inspections showed that 532 violations of the Bangor Housing Code existed in 103 of the 113 homes remaining in the project area. As of the end of 1968, there were 489 of them in 101 homes corrected. Five properties had to be added to the clearance list for failure to rehabilitate.

RECONSTRUCTION

Of the 203 house lots to be resold at Stillwater Park, 22 are now disposed of and eight more are under option. There have been 18 homes completed or started, including four multi-family units. An estimated \$434,000 value has been placed on new and proposed houses. The URA has received \$23,500 in revenue from sale of lots against \$228,250 estimated for the 204 lots available.





WAS DOWNTOWN DYING?

Competitively, a central business district can lose ground in the fast-changing retail economics of the mid-20th century. Bangor's downtown was faced with this reality as it entered the 1960's.

In-town merchants were going to have to compete with suburban shopping centers which had the advantage of cheaper land in undeveloped areas, multi-rental type of construction and ample space for free parking.

The downtown picture was one of congested traffic, insufficient customer parking, a slow rate of modernization partially perpetuated by absentee ownerships, and the bind of mixed wholesale and distribution operations doing business side by side with retail-service stores, both striving for expansion and vehicular space in the limited commercial section.

This area, with its diverse services, historically and potentially was the city's greatest source of tax revenue. It was the very heart of a seven-county economic region, and the city's "market basket" commerce.

Bangor's economic health was good, but it foresaw trouble ahead. Twentieth-century action was required to help prepare for the demands of the public over the next 25 to 50 years. Joined by downtown merchants and city officials, the Urban Renewal Authority found an ideal opportunity to assist. A change in the federal law now qualified the 315-space Kenduskeag Parking Plaza to be used as a local "improvement credit" toward a commercial redevelopment project.

Contracting the firm of Planning and Renewal Associates of Cambridge, Mass., the URA worked out a dramatic plan for the downtown. Citizens, following a strong pro and con public debate, approved a redevelopment project in June of 1964. In December of 1964, following local and federal contract approvals, the project was launched.

The URA originally hoped to modernize the downtown core at little additional local cost beyond the \$1.6 million investment in the parking plaza. Several factors emerged later requiring an additional local commitment. More extensive parking was sought. Detailed engineering estimates for public improvement work were higher than preliminary budgeting had conceived. More important, it was found necessary to add 13 more property parcels containing 17 buildings to the acquisition program because of the unfeasible economics of rehabilitating the structures. This increased acquisition costs by about \$1 million and added related costs such as demolition, relocations and project improvements.

The URA contracted with the firm of Design Associates of Ithaca, N. Y., for project design work and to plan for additional land use. This planning work was continued as the project, itself, was being carried out. At the end of 1968, the URA was awaiting final federal approvals of the amended plan and new financing.

The downtown plan envisions a dramatic and beneficial change, providing 613,000 square feet of cleared land for private development. A \$1.5 million combined city-URA construction program of public facilities is about to start, designed for both vehicles and pedestrians. Open spaces and small rest parks are included. There will be an increased availability of parking to support new development. A "key" step will be interior and exterior modernization of buildings by their private owners.

The new downtown will be "people oriented," a place of stores and shops, offices, restaurants, hotels, a convention center, banks, parking lots and parks, aesthetics and landscaping. It has now been designed to eliminate the mixture of wholesale with retail uses, and to tie together the historically separated two commercial streets—Main and Exchange—into a single shopping district.





A major goal of the downtown renewal project is to revitalize the city's economy. One effect will be to return the business district to a primary and growing role as a source of tax revenues.

A writer in 1964 described this picture of the project area: A decay of decades has settled like attic dust over its buildings, a deterioration that seems unrelenting." While too drastic a picture can be drawn, a strong modernization program was needed. Of the 200 buildings in the area, several were well maintained, but many more had reached an advanced state of deterioration. Many upper levels of multi-story business blocks were vacant.

In the five-year period leading up to the start of the project, the city's assessors figured the loss in taxable valuation on one side of Main Street and both sides of Exchange Street at \$1.6 million. They reported that 35 of 37 properties were decreased in assessments because of vacancies.

While the urban renewal project will remove \$5.2 million in land and buildings from the tax roles all told, it is expected to return well over \$13 million in new valuation to the city through redevelopment.







THE

CHALLENGE

A dramatic plan of renewal is being carried out in Bangor's downtown commercial section. The project stretches between Chamberlain and Washington Street bridges and ranges from the busy Main-Hammond-State Street arteries to the Penobscot River, a 51-acre area. It was the seventh largest urban renewal project in New England when it was undertaken and is designed to provide space for retail development and expansion.

The job is big: acquisition of 119 properties, razing of 153 structures, relocation of 110 businesses and families, rehabilitation of 43 buildings, construction by the city and the Urban Renewal Authority of \$1.5 million in public improvements, resale of 26 land parcels for new private construction. In sum and total: the creation of a "new" downtown Bangor.

MODEL of the "new" look below compares with the aerial view of downtown.





SEVEN NEW buildings were constructed in the city's Industrial Park by major wholesalers relocating from the downtown renewal project. The moves were highly successful



RELOCATIONS:

One of the most successful phases of the downtown Kenduskeag Stream project is the relocation of businesses. A massive task, the work thus far has resulted in a beneficial impact on the city's economy. A survey by the URA staff compiled in December, 1968, showed these results:

Of 109 firms in the relocation "work load," 45 moved to locations within the city; 9 have moved outside the city limits; 12, because of marginal operating conditions or factors not contributable to urban renewal, ceased operation. Of the 43 firms left to relocate, most have location plans under-way.

Among the 45 firms relocating within Bangor, although it was too early for some to properly measure, 15 reported increased sales in the first year of operation, one a decrease and 29 no appreciable change. At least two large companies reported annual increases in dollar volume of 9.9 and 10 percent. One third increased their plant space, the additional totaling 70,575 square feet; 14 decreased it using 73,875 square feet less; 16 have about the same. The net decrease of only 3,300 square feet is remarkable in that many of the large operations left multi-story buildings containing uneconomical, unutilized space.

Twelve firms increased the number of employees (31); seven decreased their payroll list (13); and 26 showed no change. The net increase in new jobs is 18. The number of employees in small businesses did not change, as was expected. In larger ones, initial decreases became increases as business volume grew.

economic impact

A big boost to the city's economy was the construction by seven firms of new buildings, broadening the city's tax valuation base by \$1,267,000. Relocations by 10 firms into three industrial parks in Bangor indicated the important role these planned developments played in easing urban renewal relocation problems.

Twenty-four of the firms, moving to existing buildings, spent an estimated \$373,760 in remodeling costs. Thirteen, most not applicable to this question, reported no investment in renovations.

While urban renewal removes some taxable properties from the assessment rolls temporarily, it also returns money to the economy. Besides the total \$6 million it has already spent to advance the downtown project—\$5,081,000 to property owners for acquisitions—it has paid out \$320,000 in relocation costs. These include \$222,758 in moving costs; \$21,000 paid to firms for loss of personal property; 28 small business displacements payments of \$2,500 each along with 4 for \$1,500 each, totaling \$76,000. Relocation plans of five firms were assisted when they qualified for low-cost Small Business Administration loans totaling \$820,000, thus far. More are planned.

Perhaps the greatest evidence of success in the relocation program are the statements of the businessmen themselves who, almost unanimously, declare they are satisfied and happy with their new addresses.

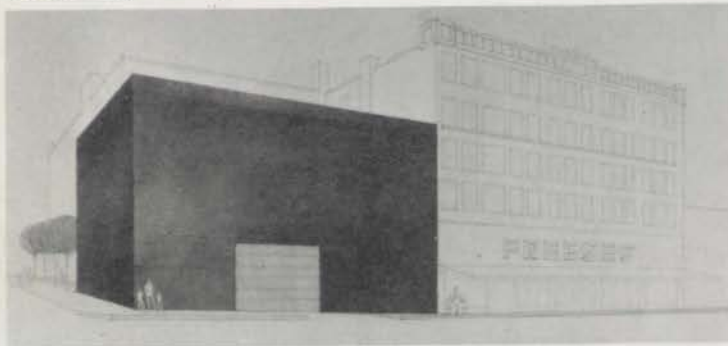


The year 1969 will see the availability of more than 14 acres of downtown land for private redevelopment. Reconstruction, which started in 1968 with the Penobscot Plaza Development is expected to continue this year with development of the new Baltimore Restaurant and Bangor Savings Bank addition. Various other proposals have been presented the local planning agency involving a variety of new facilities. Estimates for full development of all private lots range to more than \$13 million in new value to the downtown. Some of the major proposals, in varying stages of planning, are depicted on these two pages.

PROSPECTS AND PROPOSALS

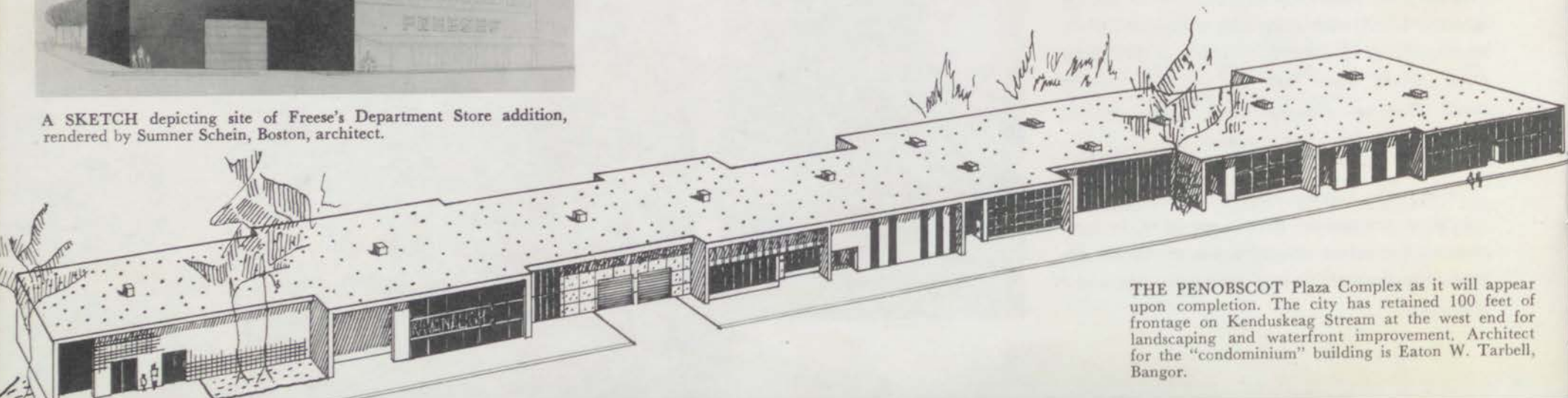


AN ARCHITECTURAL rendering of the addition and remodeling of the Bangor Savings Bank.

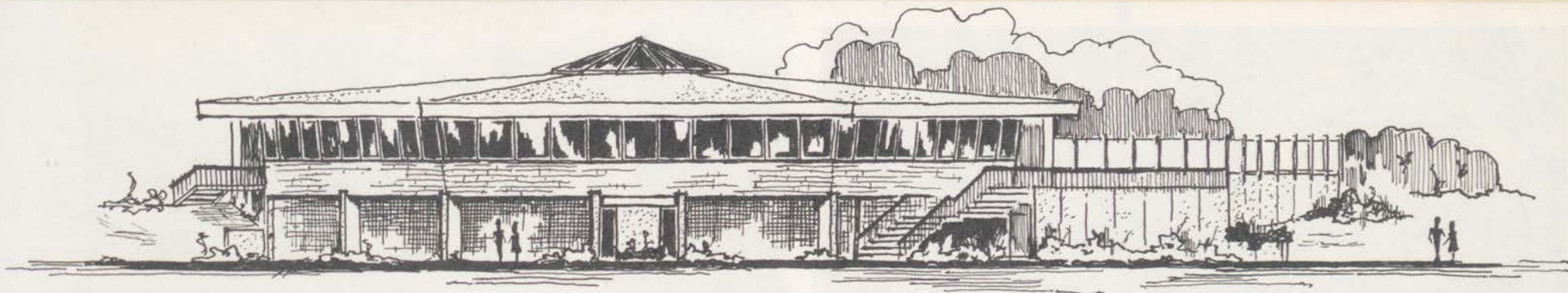


A SKETCH depicting site of Freese's Department Store addition, rendered by Sumner Schein, Boston, architect.

THE FIRST reconstruction to begin in the downtown project is expected to be readied for occupancy in February of 1969: the Penobscot Plaza Development of 10 shops. Several house relocates from other project areas. The total land-building investment is about \$600,000. The site is that of the city's former railroad terminal.



THE PENOBSCOT Plaza Complex as it will appear upon completion. The city has retained 100 feet of frontage on Kenduskeag Stream at the west end for landscaping and waterfront improvement. Architect for the "condominium" building is Eaton W. Tarbell, Bangor.

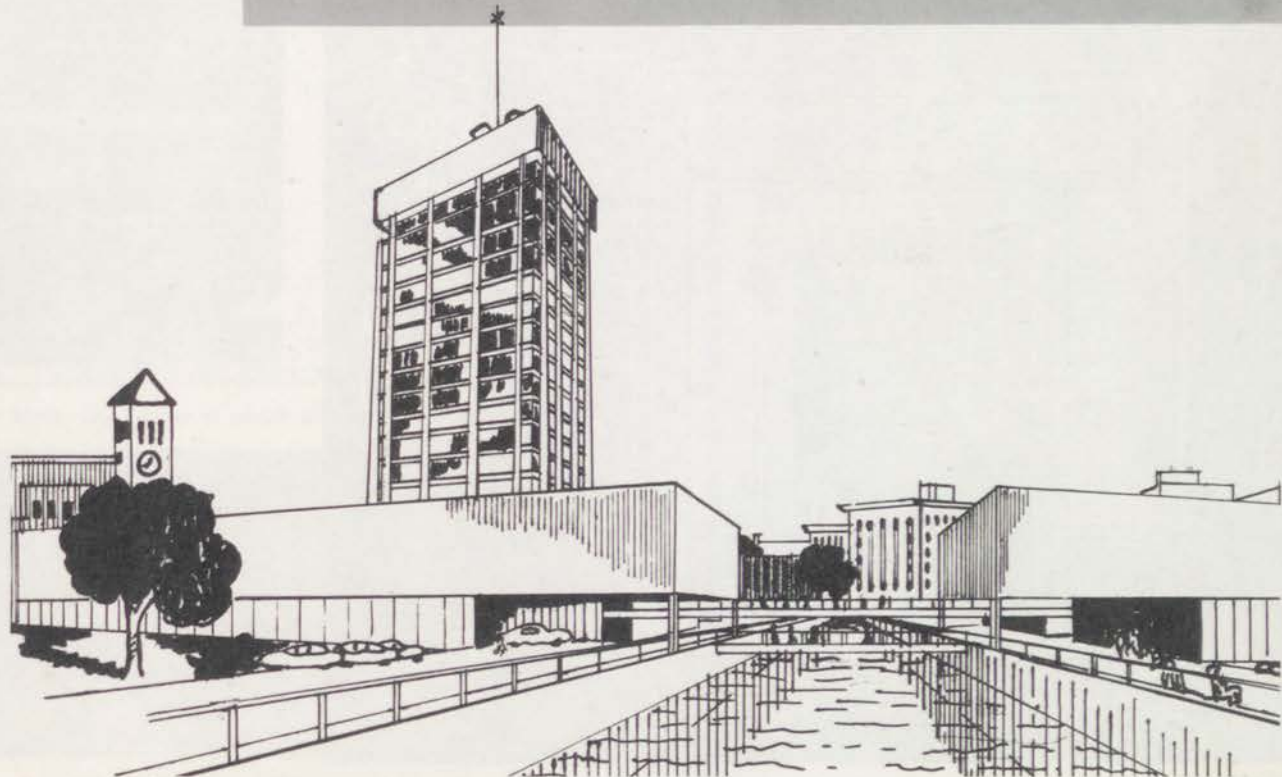
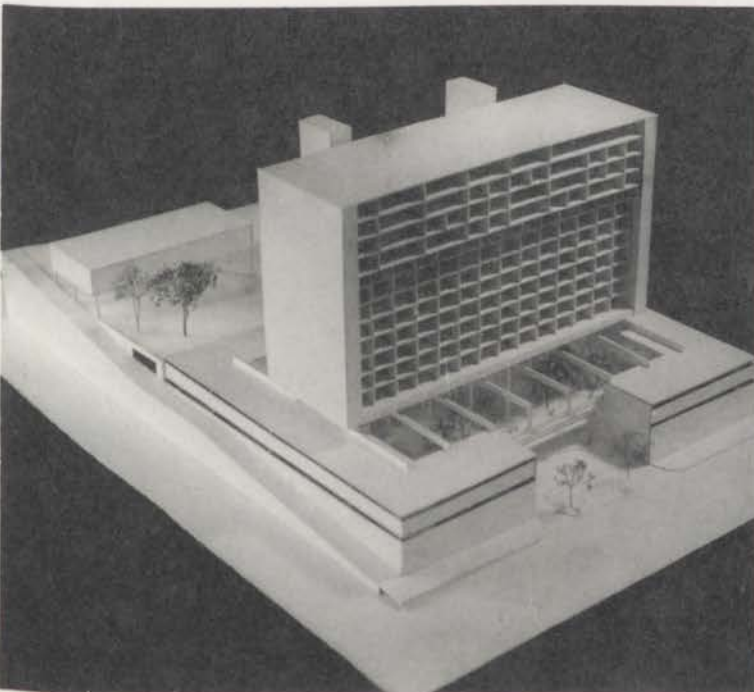
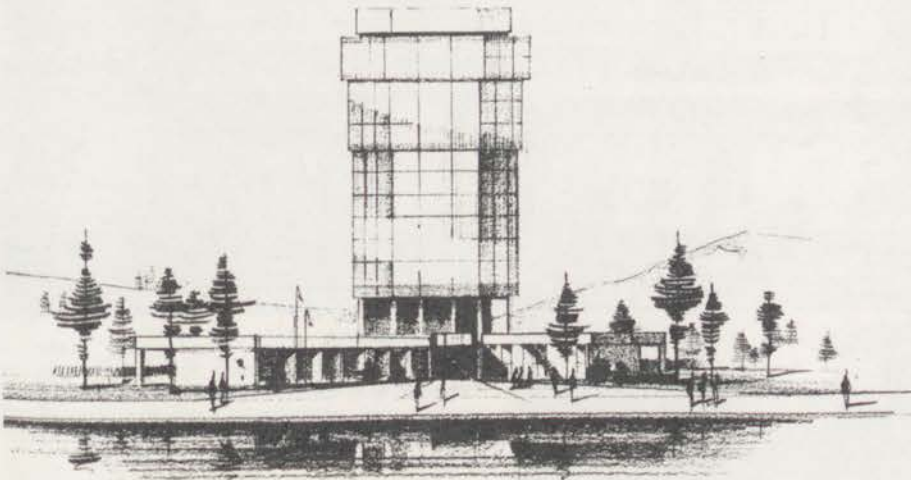


THE TWO-LEVEL building that will be the new Baltimore restaurant is seen above as prepared by Architect Francis Zelz, Bangor.

A SKETCH prepared by Higgins, Webster and Lloyd, architects, Bangor, for Development Associates of Bangor, pictures a proposed high-rise apartment house on Washington Street.

A MODEL of the multi-level hotel and adjoining convention center, proposed between Exchange and Oak Streets is seen at lower left.

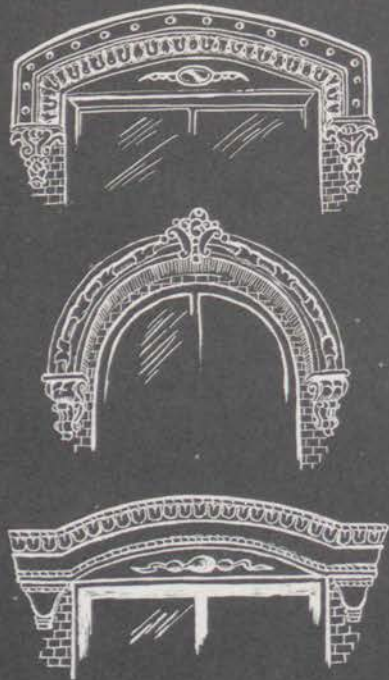
PROPOSED for development on Broad Street is this "Tower" office building and shopping complex, as rendered by Architect Eaton W. Tarbell, Bangor, below. Advancing the proposal is Development Associates of Bangor.



Past And Future

Strongly suggested in all the planning thinking that has evolved from engineering and architectural studies of the downtown is the "melding" of the old with the new. A volunteer Design Review Committee of professionals checks construction proposals, keeping in mind site environment.

Bangor's downtown is a picture of the past in many instances, of the intricate and diverse designs that went into buildings during the late 19th and early 20th centuries. Much can be done during rehabilitation work of downtown structures by owners to enhance this diversity. Architecture above the marquees is often as interesting as the choices within the bright shop windows below.



THE SKETCH above of a typical Main Street store was prepared for the Bangor Chamber of Commerce for an informational program on rehabilitation as a suggested illustration of the effect of rehabilitation. At left is the existing store.

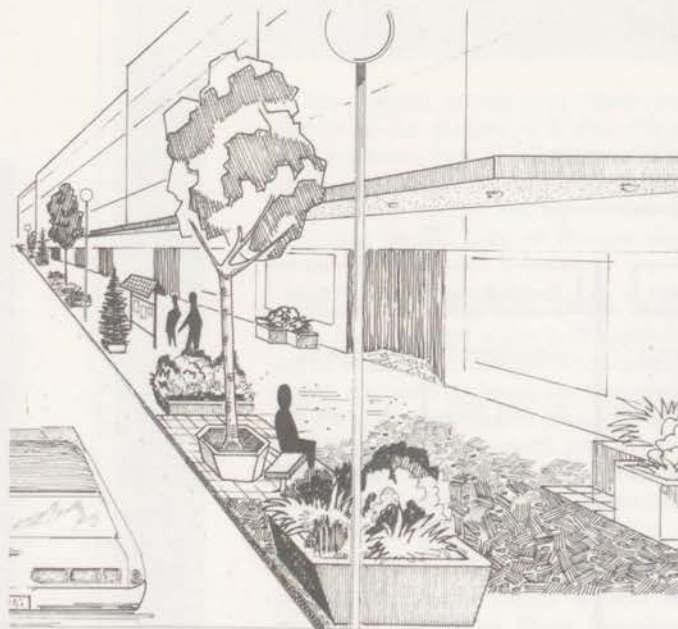
NEW LOOK FOR DOWNTOWN

PARTNERSHIP—Inherent in an urban renewal venture is the partnership of governmental and private effort. Public funds are utilized to renew and add public utilities and services. Private owners, encouraged by this interest, are expected to follow up with redevelopment construction and improvement of the exterior and interior faces of remaining properties. Low cost loans for rehabilitation of properties may be applied for by eligible owners.

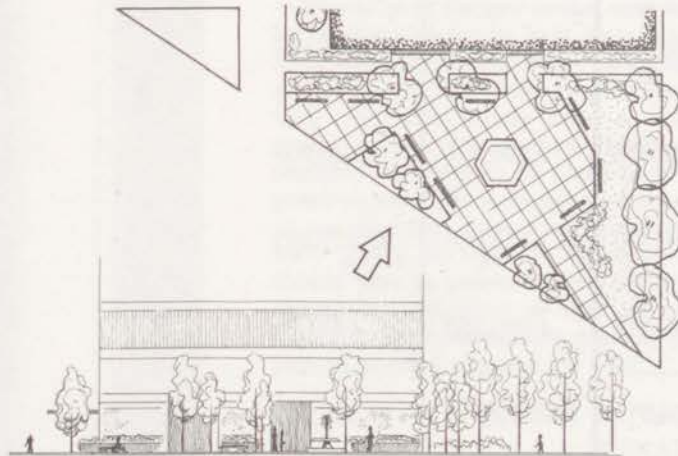
Work along Main, Broad and Washington Streets will begin in 1969; the parking construction will run over a three year period. The rehabilitation program, carried out in three categories, will include the required correction of city code deficiencies, already under way; compliance with the Minimum Property Standards of the Urban Renewal Plan in relation to which preliminary work to itemize individual property requirements is in progress; and voluntary modernization in excess of the plan's required standards. Recommendations for this are being drawn up. A design review committee including two architects appointed in 1968 to review both public and private proposals for rehabilitation and construction is expected to prove valuable to owners and merchants.

The Bangor downtown renewal project will see start of a \$1.5 million program of public improvements in 1969. The renewal Authority and downtown business representatives will coordinate a program in urging rehabilitation of private properties to coincide with the public construction.

Ultimately, the success of a redevelopment project in making a business center truly attractive to shoppers rests heavily with the "cosmetics" of renewal. An attractive design for the public work is being created to better orient the downtown to the motorist and pedestrian. Planned are small "parks" for resting or meeting friends, spacious sidewalks with plantings, a \$116,000 pedestrian arcade bridging Kenduskeag Stream on grade with Broad and Exchange Streets, covered for all-weather traversing. Overhead wiring will be buried, streets re-curbed and re-surfaced. An easier traffic flow system will be introduced; modern pole street lighting installed. Most important, where 483 off-street parking spaces now exist, a total of 1,277 will be available throughout the project area.



POSSIBLE DESIGNS for a Main Street sidewalk, above, and Broad Street pedestrian "parklette," below, as prepared by the Bangor Planning Department. Sketch below shows both aerial and side views.



A VIEW of a downtown block, one section of which was repainted prior to the project.



KENDUSKEAG:

Progress Report

ACQUISITION

83%

The URA has acquired 99 properties of 119 to be purchased under revised plan. Thus far, 57 parcels were acquired by direct negotiations and 42 by condemnation. Four court judgments were necessitated. \$5,081,263 has been spent for acquisitions to the end of 1968 from \$6,124,402 estimated.

RELOCATION

60%

Of 110 businesses and 30 families or individuals being displaced, 57 businesses are re-established in new locations along with 26 families. There are 43 businesses remaining to relocate. The URA has spent \$320,000 of \$467,000 budgeted.

DEMOLITION

43%

A total of 153 structures will be removed of which 66 are now demolished. A sum of \$226,303 has been paid in clearance work from a budget of \$703,900.

IMPROVEMENTS

START—1969

The program of construction of public improvements including streets and parking lots gets underway in 1969 with initial-work to be concentrated in the Broad, Washington and Main Street areas. A total of \$1,567,000 is scheduled in new improvements.

REDEVELOPMENT

6%

A shopping-service complex totaling \$600,000 including land costs is under construction on one 2.3 acre parcel, one of 16 parcels to be sold for private use. A restaurant and bank addition are being planned for starts in 1969. Other proposals for construction starts in late 1969 or 1970 are before the URA. \$90,000 has been received to date of \$1,040,000 estimated in disposition revenues.

REHABILITATION

10%

This phase of the project is now underway. Of 741 deficiencies in the city building codes uncovered in inspections, 204 have been corrected, under municipal programs.

RENEWAL DOLLARS

Cost Highlights	Stillwater Park Project		Kenduskeag Stream Project	
	Budgeted	Spent	Budgeted	Spent
Survey and Planning	\$ 80,140	\$ 80,140	\$ 144,593	\$ 144,593
Acquisition	502,570	437,377	6,124,402	5,081,263
Demolition and Site Clearance	35,467	31,506	703,900	182,300
Project Public Improvements	608,964	663,418	787,600	-0-
Administrative and Other	315,318	276,263	1,065,852	504,972
TOTAL	\$1,542,459	\$1,488,704	\$8,826,347	\$5,913,128
City Public Improvements	329,623	230,826	2,296,321	1,516,807
Gross Costs	\$1,872,082	\$1,719,530	\$11,122,668	\$7,429,935
Less: Land Sales Proceeds	228,250	23,515	1,040,350	90,000
TOTAL	\$1,643,832	\$1,696,015	\$10,082,318	\$7,339,935
City Share (1/4)	410,958	—	2,520,580	—
Federal Share (3/4)	1,232,874	—	7,561,738	—
Relocation Costs (100% Federal)	\$ 43,000	\$ 32,932	\$ 467,100	\$ 282,136

CHRONOLOGY —

June—1958: Voters of the City of Bangor approved the creation of the Bangor Urban Renewal Authority by referendum.

August—1958: Five Commissioners appointed to the Bangor Urban Renewal Authority by the City Council: Robert Haskell, Mabel Wadsworth, John E. Coney, Sr., Max S. Kominsky and Joseph R. Coupal, Jr.

April—1959: Survey and Planning Application for the Stillwater Park Project submitted to Housing and Home Finance Agency.

February—1960: Hired Consultant, planning and Renewal Associates to commence preparation of plans for Stillwater Park Project.

March—1961: Submitted Part I, Application for Loan and Grant to Housing and Home Finance Agency.

November—1961: Hired Consultant, Planning Services Group, to prepare plans for Kenduskeag Stream Urban Renewal Project and contracted with Housing and Home Finance Agency for a planning advance.

January—1962: Voters of the City of Bangor approved the Stillwater Park Project and authorized issuance of bonds in principal amount of \$340,000.

October—1962: Housing and Home Finance Agency approved Stillwater Park Project and the Loan and Grant Contract was received placing the Project in the "execution stage."

June—1963: Property acquisition commenced in Stillwater Park—first of 218 parcels acquired.

January—1964: Application for Loan and Grant filed with Housing and Home Finance Agency for Kenduskeag Stream Project.

May—1964: Housing and Home Finance Agency approved Application for Loan and Grant reserving \$5,400,000 for the project.

June—1964: Voters of the City of Bangor approved the Kenduskeag Stream Urban Renewal Project at referendum by vote of 4,044 for and 3,568 against.

1958 - 1968

December—1964: Housing and Home Finance Agency approved contract for Loan and Grant - Project now in "execution stage."

January—1965: Property acquisition commenced in downtown project. First of 119 parcels acquired.

December—1965: Relocation activities completed in Stillwater Park Project. Demolition of structures nearly completed.

January—1966: Contracted with Design Associates of Ithaca, New York for replanning of downtown project.

July—1966: Proposals for redevelopment in the downtown project received and tentative developers selected.

August—1966: First lot sold for residential redevelopment—Stillwater Park Project.

October—1966: Demolition activities commenced in downtown project.

July—1968: Replanning completed in downtown project and revised plan approved by City Council.

July—1968: First land sold for redevelopment in downtown project, housing ten (10) local businesses.

August—1968: Amended application for Loan and Grant forwarded to Department of Housing and Urban Development for approval in downtown project.

U R B A N R E N E W A L A U T H O R I T Y

Where Do We Go from here?

The report which you have just read gives a sketch of the history of Urban Renewal in Bangor and outlines some of its accomplishments and some of its problems. We are now faced with the question of the future course of the Urban Renewal program in the City of Bangor over the next few years.

The major emphasis of the Authority over the next two to three years will undoubtedly be placed upon completion of the downtown project. At this point we need to press for approval of our revised plan and our amended loan and grant application. Upon securing approval and acquiring the necessary funds we will be able to move ahead on acquisition of properties and proceed with the scheduling of our demolition program.

As shown in the report we have disposed of one parcel downtown which is now being developed by the Kenduskeag Plaza Development Corporation and the Authority hopes to be able to enter into contracts for disposition of at least two more downtown parcels during the next few months.

The City of Bangor in the next few years should be thinking about its next step in Urban Renewal after the completion of the downtown project. We are all aware that there are residential areas in the City that desperately need to be upgraded. It seems obvious that before too many years some thought will have to be given to developing a program to meet the relocation of those people living in our blighted areas. The officials of the City have been giving thought to these problems and we should plan to prosecute our present projects with the utmost efficiency so that we can move on to take care of those equally pressing problems which face us in other areas of the City.

Very truly yours,

EDWARD H. KEITH
Chairman

The Bangor Urban Renewal Authority Commissioners wish to recognize the past efforts of these persons in advancing the progress of the program: Robert N. Haskell, chairman (1958-1962); Francis A. Finnegan, chairman (1962-1965); Max S. Kominsky, past member; Joseph R. Coupal, Jr., past member; Walter A. G. Snook, former executive director. Also: Bangor City Manager Merle F. Goff, who presently serves as ex-officio member.



Edward H. Keith
Chairman



Mrs. Richard C. Wadsworth
Vice Chairman



John E. Coney
Treasurer



Edward I. Gross



Arthur E. McKenzie

