



CITY COUNCIL ACTION

Council Meeting Date: 11/27/2023

Item No: 24-032

Responsible Dept: Legal

Requested Action: Order

Map/Lot: 041-089

Title, Order

Authorizing the Execution of an Acquisition and Development Agreement and a Municipal Quitclaim Deed for 8 Harlow Street

Summary

This Order would authorize the City Manager to execute an acquisition and development agreement with Lewis M. Morrison, and a municipal quitclaim deed for the property located at 8 Harlow Street.

This property, on which is the building commonly known as the Pearl Building, is in a prominent downtown location within the Bangor Central Revitalization Area and the Historic District. It is part of a block area that is undergoing internal building improvements. The City has acquired an interest in the property as a result of matured tax liens, and significant construction improvements are needed to bring the building up to code. Mr. Morrison has expressed an interest in acquiring and developing the property; he has acquired and developed other properties within the City and has a reliable track record in this regard. The development of this property by bringing it up to code is in the best interests of the City, particularly considering the historic significance and central location of the Pearl Building and the resulting benefit to the downtown business community.

The proposed development of this property includes repair of the exterior brick, mortar, and lintels; work that will bring the entire electrical, heating, and plumbing systems to safe functioning; repair, removal, or replacement of the property's elevator; repair of all damaged interior walls and ceilings; repair of any trip hazards and buckling in the flooring; providing an energy source for the stove, a sink, a place and receptacle for a refrigerator, and a space for the preparation of food, in any kitchen; and the removal of the vast fire load from the basement.

The developer will complete the sale within a short period of time after this Order becomes effective, obtain the necessary permits by January 31, 2024, and obtain a final certificate of completion within one year of obtaining the required permits. The property will remain taxable in perpetuity, and the municipal quitclaim deed will contain a reverter clause to ensure compliance with the terms of the development agreement. The Acquisition and Development Agreement and the municipal quitclaim deed will be in a final form as approved by the City Solicitor's office.

Committee Action

Committee:

Action: Recommend for passage

Meeting Date:

For:

Against:

Staff Comments & Approvals

Staff recommends approval.

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

Date: 11/27/2023

Item No: 24-032

Assigned to Councilor: Tremble

Authorizing the Execution of an Acquisition and Development Agreement and a Municipal Quitclaim Deed for 8 Harlow Street

WHEREAS, the City has an interest in the property located at 8 Harlow Street (Map and Lot 041-089) due to matured tax liens; and

WHEREAS, the property, on which is the building commonly known as the Pearl Building, is in a prominent downtown location within the Bangor Central Revitalization Area and the Historic District; and

WHEREAS, Lewis M. Morrison has expressed an interest in acquiring and developing the property; he has acquired and developed other properties within the City and has a reliable track record in this regard; and

WHEREAS, the development of this property by bringing it up to code is in the best interests of the City, particularly considering the historic significance of the Pearl Building and the resulting benefit to the downtown business community; and

WHEREAS, the property is to be transferred to Lewis M. Morrison, with the closing to be held shortly;

BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF BANGOR, THAT

The City Manager is hereby authorized, on behalf of the City of Bangor, to execute those documents necessary for the transfer and development of the property located at 8 Harlow Street (Map and Lot 041-089) to Lewis M. Morrison. The agreement will include the following terms and conditions: the buyer shall obtain a building permit and other necessary permits on or before January 31, 2024; the buyer shall complete the required development and obtain a final certificate of completion within one year of obtaining the necessary permits; and the property shall remain taxable in perpetuity. The agreement shall be in a final form as approved by the City Solicitor's Office.

IN CITY COUNCIL

**NOVEMBER 27, 2023
CO 24-032**

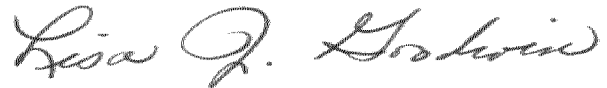
Motion made and seconded for Passage of Consent Agenda

Vote: 9 – 0

Councilors Voting Yes: Deane, Fish, Fournier, Hawes, Leonard, Schaefer, Tremble, Yacoubagha, Pelletier

Councilors Voting No: None

Passed

A handwritten signature in cursive script, reading "Lisa J. Goshorn". The signature is written in dark ink and is positioned above a horizontal line.

CITY CLERK