



**Presque Isle City Council Meeting**  
**Wednesday, August 5<sup>th</sup>, 2020**  
**6:00 PM**  
**Presque Isle Council Chambers**

**AGENDA**

**Roll Call**

**Pledge of Allegiance**

**Citizen Comments**

**Public Hearing**

1. Approval for a Marijuana License to Steve and April Rusnack, d/b/a Full Bloom Cannabis with location to 483 Main Street (Single Hearing)

**Consent Agenda**

2. Approve Minutes from July 1, 2020
3. Approve 2020 Warrants #25 - #29, totaling \$ 2,048,649.53
4. Approve Appointment to the Presque Isle Downtown Revitalization Committee
5. Approve Return of Votes Casts held on July 14, 2020

**Old Business**

6. City Hall Update

**New Business**

7. Annual Tax Commitment
8. Downtown TIF District
9. EV Charging Station

**Manager's Report**

**Announcements**

**Executive Session**

Pursuant to 1 M.R.S.A. § 405(6)(D) to discuss Negotiations  
Pursuant to 1 M.R.S.A. § 405(6)(C) to discuss Real Estate  
Pursuant to 1 M.R.S.A. § 405(6)(C) to discuss Real Estate

**Adjournment**

The Office of the City Manager  
**Martin Puckett**  
Email: mpuckett@presqueisleme.us

## MEMORANDUM

<b>TO:</b>	<b>Honorable City Council</b>
<b>FROM:</b>	Martin Puckett, City Manager
<b>DATE:</b>	July 29, 2020
<b>RE:</b>	<b>August 5th Council Meeting starting at 6pm, City Council Chambers</b>

### AGENDA

#### Roll Call

#### Pledge of Allegiance

**Public Hearings:** Staff has reviewed and recommends approval

1. Approval for a Marijuana License to Steve and April Rusnack, d/b/a Full Bloom Cannabis with location to 483 Main Street (Single Hearing)

#### Citizen Comments

**Consent Agenda:** Staff recommends approving in one motion, unless Council wants to discuss items individually

2. Approve Minutes from July 1, 2020
3. Approve Warrants
4. Approve Appointment (Brandon McDonald) to the Presque Isle Downtown Revitalization Committee
5. Approve Return of Votes Casts held on July 14, 2020

#### Old Business

6. City Hall Update: Committee members will provide update on recent scope of work meeting with Aviest Engineering/Lagasse Drafting services.

#### New Business

7. Annual Tax Commitment: Brad has provided the resolves for the meeting and Lewis will lead the discussion about the assessment to provide the Council with the information needed to commitment. Materials will be distributed. Staff recommends approving resolves.
8. Downtown TIF District: Galen has provided a memo and time frame for next steps to move with the process. No action is required at this time but will require a future public hearing.
9. EV Charging Station: An individual is willing to donate an electronic vehicle charging station and the cost of installation. After various discussion with committees, we would like to install it at the Riverside Pavilion. For discussion.

## **Manager's Report**

### **Executive Session**

Pursuant to 1 M.R.S.A. § 405(6)(A) to discuss Negotiations

Pursuant to 1 M.R.S.A. § 405(6)(C) to discuss Real Estate

Pursuant to 1 M.R.S.A. § 405(6)(C) to discuss Real Estate

### **Announcements**

### **Adjournment**

# **PRESQUE ISLE CITY COUNCIL MEETING**

**For:**

August 5, 2020

## **AGENDA ITEM # 1**

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### **SUBJECT**

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**PUBLIC HEARING:** Approval of a Marijuana License to Steve & April Rusnack, d/b/a Full Bloom Cannabis with location to 483 Main Street (Single Hearing)

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### **INFORMATION**

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- 1) Memo from George Howe, dated July 21, 2020
- 2) Application
- 3) Public Hearing Notice

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### **REQUESTED ACTION**

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**BE IT RESOLVED** by Councilor \_\_\_\_\_, seconded by Councilor \_\_\_\_\_ to approve a Marijuana License to Steve & April Rusnack, d/b/a Full Bloom Cannabis with location to 483 Main Street.





## *City of Presque Isle, Maine*

From the desk of:

George Howe

Email: [ghowe@presqueisle.me.us](mailto:ghowe@presqueisle.me.us)

### MEMORANDUM

<b>TO:</b>	<b>Honorable City Council</b>
<b>CC:</b>	Martin Puckett, City Manager; Galen Weibley, Director of Economic & Community Development Tom King, City Clerk Chelsea Stratton
<b>DATE:</b>	July 21, 2020
<b>RE:</b>	<b>Recommendation for MJ license</b>

I have reviewed the application and documents submitted by Steve and April Rusnack, operating as Full Bloom Cannabis, requesting a license to sell Medical Marijuana (MJ) at the location known as 483 Main Street, Presque Isle. I have also held a review with the City Department Heads and all concerns have been addressed.

Therefore, I have determined this application is complete and is consistent with the guidelines of the State of Maine rules and the City of Presque Isle's "Marijuana Ordinance".

Motion made by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

To grant a Medical Marijuana license to Steve and April Rusnack, dba Full Bloom Cannabis at 483 Main St.



CITY OF PRESQUE ISLE  
12 SECOND STREET  
PRESQUE ISLE, ME 04769  
TEL: (207) 760-2703 OR (207) 760-2770  
FAX: (207) 764-2501

E-MAIL: [panderson@presqueisle.me](mailto:panderson@presqueisle.me) or [glowcz@presqueisle.me](mailto:glowcz@presqueisle.me)

APPLICATION FOR ADULT USE AND MEDICAL MARIJUANA BUSINESS

**PLEASE FILL-OUT APPLICATION COMPLETELY**

- Date: 6/12/20 Permit No: S-2020
1. **Owner of Property:** (If more than one attach a separate page listing all owner's information, see section G.C., must be a Maine Resident) Steve Rusnack, April Rusnack
- Physical Location** (number of street or road): 483 Main St, Presque Isle, ME 04769
- Mailing Address** (if different from above): 2270 St John Rd, St John Pk, ME 04743
- Home Phone:** 207-834-4161 **Work Phone:** 207-845-8003 **Cell Phone:** 207-436-4909
- E-Mail:** Fullbloomcannabis@gmail.com
2. **Contractor:** TH Enterprises **Phone:** 207-895-1007 **Cell Phone:** 207-227-4615
3. **Zone** \_\_\_\_\_ **Map No.** \_\_\_\_\_ **Street No.** \_\_\_\_\_ **Lot No.** \_\_\_\_\_ **Lot Size.** \_\_\_\_\_ **Acre(s)** \_\_\_\_\_
4. **Existing use of Property:** Cafe/bakery
5. **Marijuana Business Classification:** Medical Retail Storefront
6. **Maine License Certification #:** CCR #27455
7. **Registered Business Name to be used:** Full Bloom Cannabis
8. **PRIOR Criminal Conviction History of all Owners, Officers, Members, or Employee's:** (attach separate Pg. if necessary)
- Criminal Activity:** n/a
- Date:** \_\_\_\_\_
- Place:** \_\_\_\_\_
- Jurisdiction:** \_\_\_\_\_
9. **Proof of Right, Title, or Interest Documentation:** (Attach as necessary) see attachment

**PLEASE READ THE FOLLOWING CAREFULLY BEFORE SIGNING APPLICATION**

"I hereby apply for a permit for a marijuana business. I agree, prior to starting any electrical or plumbing work, to secure permits from the electrical and plumbing inspector. I understand that there may be other permits required from other agencies that I must obtain before being allowed to operate. Under MRSA 25, Section 2357 and the City of Presque Isle's Land Use and Development Code a Certificate of Occupancy **MUST** be obtained before the business hereby permitted is used or occupied. I understand that this permit application may be denied if not complete. A complete application may include construction documents as required by the City of Presque Isle. I understand that if the above information is not accurate this application will be invalid, a Stop Work Order issued, and the City of Presque Isle could levy fines against me for giving false information."

[Signature]  
Signature of Applicant

6/12/2020  
Date

## CHECKLIST

All lines must be completed

	YES	NO	Not Applicable	CEO Initials
Application Fee Submitted:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>PH</u>
All Owners / Partners Listed:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>PH</u>
Contractor Listed:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>PH</u>
License Type Listed:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>PH</u>
Me License Certified:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>PH</u>
Criminal History Listed:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>PH</u>
Right, Title, Interest Verified:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>PH</u>
Photo's Attached:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>PH</u>
Driver's License Attached:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>PH</u>
Sketch Attached:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>PH</u>
City Map Attached:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>PH</u>

### Standards

School Setback:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>PH</u>
Marijuana Business Setback:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>PH</u>
Security Standards:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>PH</u>
Odor Plan:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>PH</u>
Operating Plan:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>PH</u>
Notices:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>PH</u>
Signs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>PH</u>
Police Dept. Approval:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>PH</u>
Fire Dept. Approval:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>PH</u>

\*\*\*\*\* Office Use Only \*\*\*\*\*

Date Application Received: 6-12-20 Date CEO Planning Bd. Review: \_\_\_\_\_ Approved ☒ Denied \_\_\_\_\_

Reason for Denial: \_\_\_\_\_

CEO Signature: George Home

**NOTICE OF PUBLIC HEARING  
CITY OF PRESQUE ISLE**

**NOTICE IS HEREBY** given that the Presque Isle City Council will be hold a **PUBLIC HEARING** on **August 5, 2020**, at **6:00 PM** in the City Council Chambers, City Hall at 12 Second Street, to consider a **Marijuana License** from:

**Steve and April Rusnack, d/b/a Full Bloom Cannabis  
483 Main Street, Presque Isle**

The public may attend the public hearing or submit written comments. You can obtain more information by contacting the City Clerk's Office at City Hall, 12 Second Street, Presque Isle, ME 04769 or call at 760-2720.

**ADA ASSISTANCE:** Anyone needing special assistance at the public hearing due to a disability should contact the City of Presque Isle's City Clerk at 760-2720 at least two (2) business days prior to the meeting date.

Per City Council  
Thomas C. King, City Clerk

Published on: July 29, 2020.

# PRESQUE ISLE CITY COUNCIL MEETING

**For:**

August 5, 2020

## AGENDA ITEM # 2

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### SUBJECT

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**CONSENT AGENDA:** 2020 Minutes

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### INFORMATION

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1) July 1, 2020 Minutes

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### REQUESTED ACTION

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**BE IT RESOLVED** by Councilor \_\_\_\_\_, seconded by Councilor \_\_\_\_\_ to approve minutes from July 1, 2020.



## Presque Isle City Council Meeting

July 1, 2020

6:00 PM

Presque Isle City Council Chambers

### Call to Order – Roll Call

Present: Chairman K. Freeman, Deputy Chairman M. Chasse, Councilors D. Cyr, C. Green, R. Smith, and J. Willette.

Absent: Councilor J. Shaw

City Manager Martin Puckett and City Clerk Thomas King were also present.

### Pledge of Allegiance

Chairman M. Chasse called the meeting to order at 6:00 PM and led those present in the Pledge of Allegiance.

### Public Hearing

1. Approval of a Special Permit for Music, Dancing, & Entertainment for KBS Enterprises, Inc. d/b/a Presque Isle Inn and Convention Center with a location of 116 Main Street (Single Hearing)

**BE IT RESOLVED** by Deputy Chairman M. Chasse, seconded by Councilor J. Willette to approve a Special Permit for Music, Dancing, & Entertainment for KBS Enterprises, Inc. d/b/a Presque Isle Inn and Convention Center, with a location of 116 Main St.

**Vote: 6 – 0**

2. Approval of a Marijuana License to Joe Pelkey and Chase Norton, d/b/a Star City Wellness, with a location of 694 Main Street

**BE IT RESOLVED** by Councilor J. Willette, seconded by Councilor C. Green to approve a Marijuana License to Joe Pelkey and Chase Norton, d/b/a Star City Wellness, with a location of 694 Main Street.

**Vote: 6 - 0**

### **Citizen Comments**

There were no Citizen Comments.

### **Consent Agenda**

#### **3. Minutes and Warrants**

**BE IT RESOLVED** by Chairman K. Freeman, seconded by Councilor C. Green to approve the June 3, 2020 Minutes and 2020 Warrants #21 - #24, totaling \$1,608,518.91.

**Vote: 6 - 0**

#### **4. Approve Appointment to the Downtown Revitalization Committee**

**BE IT RESOLVED** by Deputy Chairman M. Chasse, seconded by Councilor C. Green to appoint Shawn Cunningham to the Presque Isle Downtown Revitalization Committee for a four-year term (expires 12/31/2023).

**Vote: 6 - 0**

#### **5. Approve Appointment to Planning Board**

**BE IT RESOLVED** by Councilor C. Green, seconded by Councilor R. Smith to appoint Olivia Engstrom to the Planning Board for a two-year term (expires 12/31/2021).

**Vote: 6 - 0**

#### **6. Approve Appointment to the Presque Isle Development Fund Board of Trustees**

**BE IT RESOLVED** by Deputy Chairman M. Chasse, seconded by Councilor J. Willette to appoint Sarah Gardiner to the Presque Isle Development Fund Board of Trustees for a one-year term (expires 12/30/2020).

**Vote: 6 - 0**

### **Old Business**

#### **7. City Hall Renovations**

Assessor Lewis Cousins, Councilors M. Chasse and D. Cyr discussed the progress of the project and the recent proposal opening.

**BE IT RESOLVED** by Deputy Chairman M. Chasse, seconded by Chairman K. Freeman to select Aviest Engineering and Lagasse Drafting Services of Caribou as the engineering and drafting contractor for the project.

**Vote: 6 - 0**

8. Tabled: A hearing to condemn dangerous buildings pursuant to M.R.S.A. Title 17 § 2851 owned by:

Fernand Martin – 23 Howard Street & 71 Dyer Street

**BE IT RESOLVED** by Deputy Chairman M. Chasse, seconded by Councilor R. Smith that based upon the evidence presented and the testimony of the Code Enforcement Officer concerning the condition(s) of the premise(s) owned by **Fernand Martin** located at 23 Howard Street and 71 Dyer Street:

- That the Council adjudge these properties to be a nuisance and dangerous to life or property;
- That the Council make and record an Order stating that the owner shall, within (30) days of service of this Order, abate all conditions creating a nuisance or dangerous condition to the satisfaction of the Code Enforcement Officer;
- That should the owner fail to comply with the specified time, the owner shall be assessed a civil penalty of \$100.00 per day and the City Council further directs the City Manager to cause the structure(s) to be demolished and removed. The cost of such demolition and removal shall be charged against the real estate upon which the structure sets and shall constitute a lien on such real estate.

**Vote: 6 - 0**

### **New Business**

9. Introduction of the new Director of Recreation and Parks, Gene Cronin.

10. Fire Department Equipment

Chief White informed the Council of recent mechanical issues with Tanker 1 and a possible solution to that problem. He also presented an update on EMS.



**BE IT RESOLVED** by Councilor C. Green, seconded by Councilor J. Willette to authorize the City Manager to purchase a replacement Tanker if one becomes available, using funds from the reserve account.

**Vote: 6 - 0**

11. Approve Tax Acquired Bids

**BE IT RESOLVED** by Deputy Chairman M. Chasse, seconded by Councilor R. Smith to accept the following bids on Tax Acquired Properties:

126 Mechanic Street.....	\$5,601.00
132 Mechanic Street.....	\$501.00
23 Park Street.....	\$17,500.00
9 Water Street.....	\$8,125.00
79 Henderson Road.....	\$500.00

**Vote: 6 - 0**

12. Schedule a Public Hearing for Dangerous Buildings

**BE IT RESOLVED** by Deputy Chairman M. Chasse, seconded by Councilor J. Willette to schedule a Public Hearing for September 2, 2020.

**Vote: 6 - 0**

13. Rental Ordinance

Economic and Community Development Director G. Weibley presented information on the possibility of a “Rental Ordinance” in the City as one avenue to prevent blight.

Discussion only.

14. 5 Year Crash Data

Economic and Community Development Director G. Weibley made a presentation to the Council regarding 5 year Crash Data in the City.

Discussion only.

**Manager’s Report**

City Manager Puckett reports he received an Over-Weight Permit request from MDOT for ongoing construction, Route 1, project Number 2372300. Council Approved.

### **Announcements**

The 4<sup>th</sup> of July is upon us. Be Safe.

Fireworks in City Limits require a permit from the Fire Department.

The next regular meeting of the City Council will be August 5, 2020 at 6:00 PM in City Council Chambers.

### **Executive Session**

**BE IT RESOLVED** by Chairman K. Freeman, seconded by Councilor R. Smith to enter into Executive session pursuant to 1 M.R.S.A. § 405(6)(E) to discuss a Negotiations matter.

**Vote: 6 - 0**

Councilors exited Executive Session at 8:51 PM.

**BE IT RESOLVED** by Chairman K. Freeman, seconded by Councilor C. Green to purchase 74 Chapman St for \$6,000.00.

**Vote: 6 - 0**

### **Adjournment**

**BE IT RESOLVED** by Chairman K. Freeman, seconded by Councilor C. green to ddjourn the meeting at 8:51 PM.

**Vote 6 - 0**

Attested by: \_\_\_\_\_  
Thomas C. King, City Clerk

# PRESQUE ISLE CITY COUNCIL MEETING

**For:**

August 5, 2020

## AGENDA ITEM # 3

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### SUBJECT

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**CONSENT AGENDA:** 2020 Warrants #25 - #29, totaling  
\$ 2,048,649.53

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### INFORMATION

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1) Warrant #25	\$ 98,911.47
2) Warrant #26	\$ 532,754.99
3) Warrant #27	\$ 354,601.88
4) Warrant #28	\$ 979,380.21
5) Warrant # 29	\$ 83,000.98

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### REQUESTED ACTION

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**BE IT RESOLVED** by Councilor \_\_\_\_\_, seconded by  
Councilor \_\_\_\_\_ to approve 2020 Warrant #25 - #29,  
totaling \$ 2,048,649.53.

# PRESQUE ISLE CITY COUNCIL MEETING

**For:**

August 5, 2020

## AGENDA ITEM # 4

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### SUBJECT

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**CONSENT AGENDA:** Approve Appointment to PIDRC

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### INFORMATION

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1) Application

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### REQUESTED ACTION

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**BE IT RESOLVED** by Councilor \_\_\_\_\_, seconded by Councilor \_\_\_\_\_ to appoint Brandon McDonald to the Presque Isle Downtown Revitalization Committee for a four-year term (expires 12/31/2023).

**City of Presque Isle**

Application for Appointment to City Board/Commission/Committee

Full Name: **Brandon McDonald**

Street Address: **56C Carmichael St**

Mailing Address (if different):

Telephone Number: **207-493-5770** (daytime) **207-544-0693** (evening)

Email Address: **bmcdonald@nmdc.org**

Length of time as a Presque Isle Resident: **8 Years**

I wish to be considered for appointment to the:

**Presque Isle Downtown Revitalization Committee**

(Name of Board/Commission/Committee)

Check one or both: ☒ Full Membership Status ☐ Associate Membership Status

Educational Background: **B.S. Business Admin - Husson University (2018)**

**MBA - Husson University (2020)**

Employment History: **Northern ME Development Commission (Program Mgr.), Maine SBDC (Bus. Advisor) - (cont. below)**

Community Service: **Presque Isle Planning, Former PIDRC - (cont. below)**

Please note any prior experience, knowledge or abilities that you have which would contribute to the activities of the Board/Commission/Committee:

**Former PIDRC member, I have worked w/ joint PIDRC/Planning meetings**

Date: **7/13/2020** Signature:

(Experience, knowledge, abilities, continued)

Employment: Northern Maine Community College (Admin Asst.), PI Housing Authority (Intern)

Community Service: Momentum Aroostook, United Nations Office - Drugs &amp; Crime

## Community Service: Crisis Text Line, Young Government Leaders

Community Service: Public Health Aid Awareness & Education (PHAAE Nigeria)

[illegible]

*Thank you for your interest in serving the City of Presque Isle.*

**Please return form to: City Clerk's Office, 12 Second St., Presque Isle, ME 04769**

**FOR USE BY CITY CLERK'S OFFICE:**

Date application received: \_\_\_\_\_

Received by: \_\_\_\_\_

Application submitted to:    City Council Chairperson    City Manager    other

Date application submitted to above office: \_\_\_\_\_

Date appointed by Council: \_\_\_\_\_

Date applicant notified by City Clerk's Office: \_\_\_\_\_

Date applicant sworn in: \_\_\_\_\_

Term to begin: \_\_\_\_\_

Term to expire: \_\_\_\_\_

Length of term: \_\_\_\_\_

If filling a vacancy, please note:

If no openings available at time of application, please note:

# **PRESQUE ISLE CITY COUNCIL MEETING**

**For:**

August 5, 2019

**AGENDA ITEM # 5**

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## **SUBJECT**

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**CONSENT AGENDA:** Return of Votes Casts held on July 14,  
2020

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## **INFORMATION**

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1) Return of Votes Cast

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## **REQUESTED ACTION**

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**BE IT RESOLVED** by Councilor \_\_\_\_\_, seconded by  
Councilor \_\_\_\_\_ to approve the Return of Votes Casts  
held on July 14, 2020



STATE OF MAINE RETURN OF VOTES CAST - DEMOCRATIC

MUNICIPALITY: PRESQUE ISLE - 1 (1-1)

REP. TO CONGRESS (District 2)

433 GOLDEN, JARED F.

52 BLANK

STATE SENATOR (District 2)

448 CARPENTER, MICHAEL E.

37 BLANK

REP. TO THE LEGISLATURE (District 147)

378 LAVADO, LILLIE N.

82 BLANK

REP. TO THE LEGISLATURE (District 148)

22 MCCREA, DAVID HAROLD

3 BLANK

JUDGE OF PROBATE

430 DUNLEAVY, JAMES PATRICK

55 BLANK

UNITED STATES SENATOR

351 GIDEON, SARA I.

20 KIDMAN, BRE

75 SWEET, ELIZABETH A.

39 BLANK

Certified by the Municipal Clerk:

Bhrona C. King  
Signature of Clerk

7-16-2020  
Date

STATE OF MAINE RETURN OF VOTES CAST - REPUBLICAN

MUNICIPALITY: PRESQUE ISLE - 1 (1-1)

UNITED STATES SENATOR

500 COLLINS, SUSAN MARGARET  
0 COLTER, AMY (Declared Write-In)  
67 BLANK

STATE SENATOR (District 2)

524 STEWART, HAROLD L. III  
43 BLANK

REP. TO THE LEGISLATURE (District 147)

445 UNDERWOOD, JOSEPH F.  
66 BLANK

REP. TO THE LEGISLATURE (District 148)

47 REDMOND, BRIAN J.  
9 BLANK

COUNTY COMMISSIONER (District 2)

520 UNDERWOOD, PAUL J.  
47 BLANK

REP. TO CONGRESS (District 2)

169 BENNETT, ADRIENNE  
136 BRAKEY, ERIC L.  
236 CRAFTS, DALE JOHN  
26 BLANK

Certified by the Municipal Clerk:

Shawn C. King  
Signature of Clerk

7-16-2020  
Date

STATE OF MAINE RETURN OF VOTES CAST

MUNICIPALITY: PRESQUE ISLE - 1 (1-1)

QUESTION 1: BOND ISSUE

898 YES

297 NO

13 BLANK

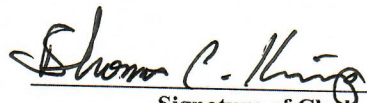
QUESTION 2: BOND ISSUE

927 YES

272 NO

9 BLANK

Certified by the Municipal Clerk:

  
\_\_\_\_\_  
Signature of Clerk

7-16-2020

\_\_\_\_\_  
Date

# **PRESQUE ISLE CITY COUNCIL MEETING**

**For:**

August 5, 2020

## **AGENDA ITEM # 6**

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### **SUBJECT**

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**OLD BUSINESS:** City Hall Update

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### **INFORMATION**

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Information will be provided at the meeting verbally.

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### **REQUESTED ACTION**

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**Discussion only.**

# **PRESQUE ISLE CITY COUNCIL MEETING**

**For:**

August 5, 2020

## **AGENDA ITEM # 7**

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### **SUBJECT**

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**NEW BUSINESS:** Annual Tax Commitment

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### **INFORMATION**

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1) Memo from Brad Turner, dated July 29, 2020

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### **REQUESTED ACTION**

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Please see attached resolves.



## *City of Presque Isle, Maine*

Finance Department

From the desk of:

**Bradley Turner**

Email: [bturner@presqueisleme.us](mailto:bturner@presqueisleme.us)

### **MEMORANDUM**

<b>TO:</b>	<b>Presque Isle City Council</b>
<b>FROM:</b>	<b>Bradley Turner, Finance Director</b>
<b>DATE:</b>	<b>July 30, 2020</b>
<b>RE:</b>	<b>Set 2020 mil rate</b>

BE IT RESOLVED by.....and seconded by ....., that the City Council authorize the Tax Collector to collect payments of year 2020 taxes in advance.

BE IT RESOLVED by.....and seconded by....., that the Tax Commitment Date for 2020 is August 05, 2020.

BE IT RESOLVED by.....and seconded by....., that the 2020 taxes are due and payable on August 05, 2020.

BE IT RESOLVED by.....and seconded by....., that interest to be paid by the City of Presque Isle shall be at the rate of 3.00 percent per annum on reimbursements due to overpayment (abatement) of taxes.

BE IT RESOLVED by.....and seconded by ....., that interest on unpaid taxes shall be at the rate of 7.00 percent per annum. Interest on unpaid taxes will begin to accrue on October 15, 2020.

BE IT RESOLVED by.....and seconded by ....., that abatements shall be appropriated from the 2020 overlay.

BE IT RESOLVED by.....and seconded by ....., that the mill rate for 2020 to be assessed against all taxable real and personal property shall be \_\_\_\_\_mils.

# **PRESQUE ISLE CITY COUNCIL MEETING**

**For:**

August 5, 2020

## **AGENDA ITEM # 8**

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### **SUBJECT**

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**NEW BUSINESS:** Downtown TIF District

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### **INFORMATION**

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- 1) Memo from Galen Weibley, dated August 5, 2020
- 2) Downtown Redevelopment Plan Checklist
- 3) Draft Downtown TIF

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### **REQUESTED ACTION**

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**Discussion only.**



# *City of Presque Isle, Maine*

The Office of  
Director of Economic & Community Development  
**Galen Weibley**  
Email: gweibley@presqueisleme.us

## MEMORANDUM

<b>TO:</b>	<b>City Council &amp; City Manager</b>
<b>FROM:</b>	Galen Weibley, Director of Economic & Community Development
<b>DATE:</b>	August 5, 2020
<b>RE:</b>	<b>Downtown TIF District Redevelopment Plan and Project List</b>

As requested by the City Council, the draft Downtown Redevelopment Plan (DRP) is enclosed for your view and consideration. The Downtown TIF District Working Group comprised of community leaders and business owners met over a period of two months to discuss the draft outline and develop potential projects.

The working group is confident the draft plan before you will address economic development for our downtown areas located within Presque Isle's Urban Compact Zone.

The following timeline is proposed to complete this project for submission to the Maine DECD & other state agencies for final approval:

**Aug. 5, 2020:** City Council reviews DRC & Project List & asks question to staff

**Sept. 2, 2020:** City Council make changes to DRC & TIF Application & schedule a public hearing

**Oct. 7, 2020:** City Council holds a public hearing & vote on DRC & TIF Application

**Oct. 14, 2020:** TIF Application and DRC submitted to the state agencies for approval

**Spring 2021:** Correspondence received from state approving Downtown TIF District

**April 1, 2021:** Downtown TIF District takes effect

### Enclosures

\*Maine DECD's Checklist of a Downtown Revitalization Plan with staff progress updates

\*Draft Downtown Revitalization Plan



### Downtown Redevelopment Plan Criteria Checklist

Downtown Plans may vary somewhat in their format and size. However, effective plans have some common components. Ensure your municipal Downtown Redevelopment Plan has the following components.

For a Downtown designed municipal financing tax increment district, the downtown redevelopment plan must be adopted by municipal legislative body that describes the municipality's comprehensive plan for the physical and economic redevelopment of its Downtown (Rule 19-100, Chapter 1, Section 1 (B)).

Completed?	Page number(s) Component specifically addressed	Downtown Plan Component
<input checked="" type="checkbox"/>	Added to Page 25 & Appendix for greater detail	Capital Improvements Program – How does the community's capital improvement program relate to existing and planned developments in the downtown? What is planned, when, where and how? Describe existing maintenance programs and schedules and any potential new funding source to accomplish the goals.
<input checked="" type="checkbox"/>	Employment Map in Appendix and discussion on page 15	Employment opportunities – Part of TIF Statue definition of "downtown," includes, "the central business district of a community that serves as the center for socioeconomic interaction in the community." <u>This means jobs.</u> Articulate the types of employment and calculate the approximate number of employment opportunities, or positions, in the downtown.
<input checked="" type="checkbox"/>	On page 11 and map in appendix	Inventory of retail/commercial space – The plan should contain an inventory of retail/commercial space. This is assembled using the information that you obtain as part of your building survey. This inventory needs to include ownership of each building.
<input checked="" type="checkbox"/>	Discussion on Pages 16 -18 with maps in appendix	Infrastructure – describe availability, size, and condition of public infrastructure (sewer lines, pump stations, and treatment plant, water lines and treatment facilities, street lighting, electrical lines, cable, and phone lines). Include an estimate of costs of utility line undergrounding or relocating off Main Street, if possible.
<input checked="" type="checkbox"/>	In appendix	Maps – A Downtown Plan must include a map that conveys the downtown area and defines the geographic boundaries of your downtown. Several maps, and possibly overlay maps, are necessary to effectively convey the various plan components.
<input checked="" type="checkbox"/>	Map in Appendix and discussion on Page 12	Parking – The Downtown Plan needs to identify the number of parking spaces and their locations. Include public and private lots, and any timesharing arrangements. If you have a parking management plan attach it as an appendix. Consistency with Comprehensive Plan - Your Downtown Redevelopment Plan must be consistent with your community's comprehensive plan.
<input checked="" type="checkbox"/>	Page 5 of introduction and minutes in appendix	Public input – The plan must describe how the public was involved in the planning process and how the public will continue to be engaged in its implementation.
<input checked="" type="checkbox"/>	Map of bike trails, green spaces in appendix. Discussion on Page 13	Recreation – identify areas of recreation, greenways, green space, parks, and their amenities and maintenance, etc. A map is required.
<input checked="" type="checkbox"/>	Page 10 for residential overview and zoning covered on pages 7-9	Residential – the Downtown Plan should identify the number of apartments or housing units available in your downtown. It should also identify adjacent residential zones. The plan will examine pedestrian routes from the adjacent residential to the downtown.

<input checked="" type="checkbox"/>	Sign ordinance to be added to appendix	Signage – Does the community have a sign ordinance? If so, describe how it is applied and enforced. Describe the condition of, or lack of, business signs, way-finding signage, historic and cultural signage.
<input checked="" type="checkbox"/>	Page 10 for building condition. Historical is discussed on page 14.	Survey of buildings and their conditions – The Downtown Plan needs to convey what buildings make up the downtown, and what condition those structures are in. To adequately market your downtown, you'll need to know the square footage of each commercial structure. You will also need to identify how many floors are in the structure, general condition of the building (e.g. does it meet code?); whether one or more elevators access which floors, and current and/or potential uses (e.g. whether there are housing units on the upper floors, office space, or some combination.) This will allow you to calculate the square footage of available retail space, office space, etc. Document the year the structure was built. Determine if it is listed in the National Register of Historic Places, if it has determined formally eligible for listing in the National Register of Historic Places, and/or if it is protected though a local historic preservation ordinance. Indicate whether Design Guidelines or Design Standards have been adopted and, if so, how they are managed.
<input checked="" type="checkbox"/>	Discussion on Page 12 Map of Transportation sidewalk and streets in Appendix	Transportation, gateways and traffic circulation – Include information regarding public transportation access and routes, if applicable. Identify gateways, one-way streets, pedestrian malls and traffic circulation patterns. Assess the condition of the streets, sidewalks, curbing and the degree to which they are ADA compliant.
<input checked="" type="checkbox"/>	Outdoor Recreation trails Map in Appendix highlighting sidewalks and trail system	Active transportation/Walkability-pedestrianism, bike paths and pedestrian trails and walkways. Indicate any trail access, or potential linkage, into downtown. A map is necessary to show location and linkages of existing and proposed trail, path, and walkway improvements.
<input checked="" type="checkbox"/>	Zoning Ordinance attached in Appendix	Zoning and ordinances – A Downtown Plan should include information on the community's zoning regulations and ordinances as it effects the downtown district. These may be included in their entirety in an appendix and referenced in sections that discuss potential changes to existing ordinances or zones.

\*All components compiled with input from the State Planning Office, the Maine Downtown Center and members of the Downtown Coalition, Terri-Ann Holden with DECD, with MDOT input.





# Downtown Redevelopment Plan 2020



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## **Acknowledgements**

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# Executive Summary

This redevelopment plan was created to identify public infrastructure and aesthetic improvement projects for Presque Isle's Downtown areas while also addressing the challenges of revitalization efforts in Maine. The focus area for this plan centers around the Downtown areas of Presque Isle specifically the major transportation arterials of Main Street, Maysville Street, Chapman Road, State Road, Parsons Street, Industrial Street, and other minor arterial roadways that converge into the downtown.

The Downtown Redevelopment Plan is an updated version from the 2009 edition that combines components of updated data from the proposed 2019 Comprehensive Plan and addresses new challenges facing economic development for 2020 and beyond. Areas discussed include residential housing, commercial space, zoning uses, parking, transportation, recreation, historic/cultural features, economic overview, public infrastructure and pedestrian safety.

Work was completed in a collaborative approach between the Presque Isle Downtown Revitalization Committee, Presque Isle Planning Board, and Presque Isle City Departments to reenergize redevelopment efforts within the downtown areas. Many of the productive conversations occurred over the course of two years in addressing the challenges of revitalizing the city's Downtown area while working on the City's proposed 2019 Comprehensive Plan.

The Downtown areas consist of 201 parcels containing 2,610,194 square feet of commercial space available. Based upon a U.S. trends of average retail floor space, it is estimated Presque Isle is positioned to expanding its role as a retail and service hub for Aroostook County and the surrounding New Brunswick & Quebec markets by developing marketing strategies to promote migration of new residents and private investment.

There are 102 residential parcels containing 571 dwelling units within the Downtown areas. The City has been experiencing an increase use of public funds to demolish blighted properties especially within the Downtown areas and is exploring opportunities to revitalize blighted properties using a multiprong approach of encouraging private investment in combination with rental and property maintenance educational efforts.

Branding insights about Downtown Presque Isle include the historic buildings, the intense traffic and visibility, and the potential for an entertainment/restaurant cluster. Several branding/slogan ideas have been implemented by the Downtown Revitalization Committee and the city is proactively exploring new public projects to utilize the Presque Isle Stream as an epicenter for arts, culture, and outdoor recreation.

Updated goals will be implemented using the Main Street 4-Point approach of Design, Economic Vitality, Organization and Promotion over a time line of short (less than 5 years), intermediate (completed in ten years), and long (completed within 30 years).

# Introduction

## Origin of Goals & Policy Vision

Presque Isle's Downtown district serves as the city's center for social, civic, and cultural activity since the city's incorporation in 1859. This designation has been challenged as early as the 1980's with an increase in blighted properties and outward migration.

In early 2006, a group of Presque Isle citizens formed the Presque Isle Downtown Revitalization Committee (PIDRC). This committee developed by-laws and is a publicly charged body appointed and partially funded by the City of Presque Isle. The PIDRC also recognizes and utilizes the four-point Main Street approach to revitalization: organization, economic restructuring, design, and promotion. This has its initial origins in the City's 2009 Downtown Revitalization Plan.

The PIDRC was later tasked to assist with addressing revitalization vision for Presque Isle's Downtown by contributing heavily to the proposed 2019 Comprehensive Plan which highlighted the need to:

- ✪ Establish an economic development program that restores the Downtown as the heart and soul of community life.
- ✪ Stimulate the Downtown area to be the crucial economic health and civic pride center of the entire community.
- ✪ The development of private & public partnering is needed for a successful downtown redevelopment effort, which may and likely will mean a focused public investment strategy for the Main Street growth area.
- ✪ Encourage economic growth & development within the context of historic preservation which is appropriate to today's marketplace.
- ✪ Focus new growth efforts by first "filling-in" existing developed blighted properties within the designated Downtown.

## Public Participation

Through collaborative efforts, Presque Isle's Planning Board and City Council approved sending the proposed 2019 Comprehensive Plan for state review. It was during this time that the city desired to update the city's Downtown Redevelopment Plans that address the many changes in the local economy as well as updates to community projects.

City of Presque Isle staff began the endeavor of initially drafting the preliminary updates with rigorous revisions made through public participation at Planning Board and City Council meetings. The final plan was finally approved by City Council on XXX.



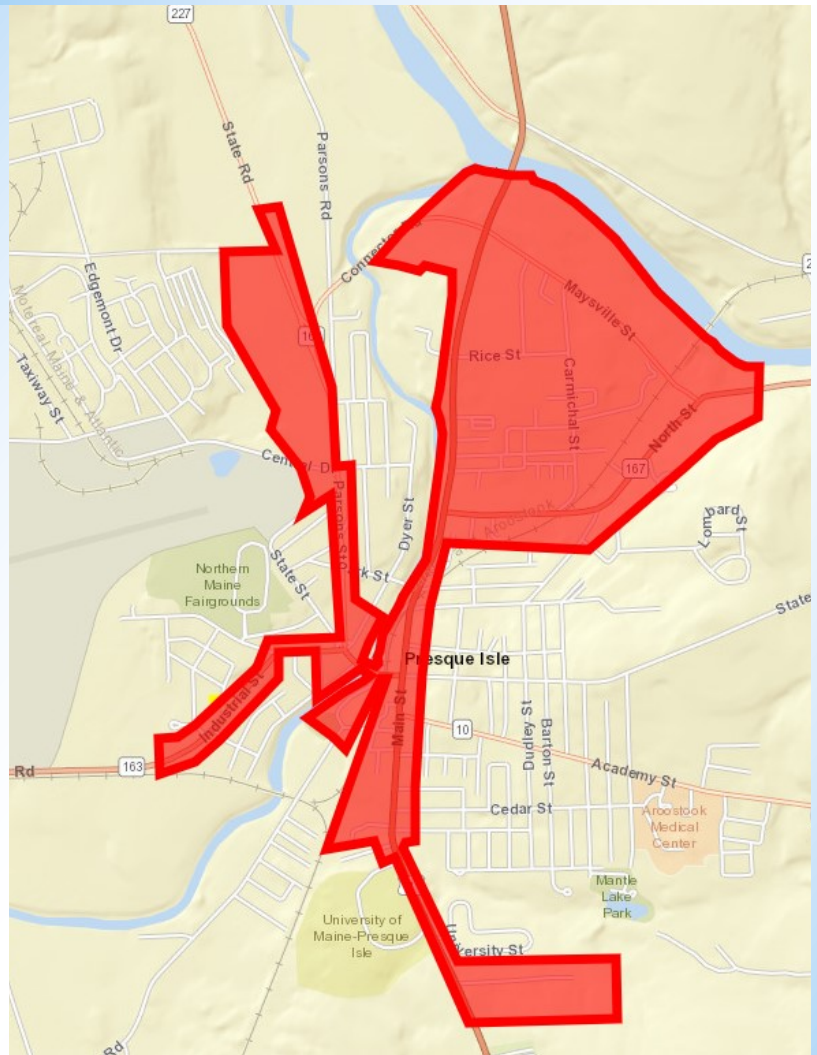


# Downtown Assessment

## About Presque Isle's Downtown

Presque Isle's Downtown district is centrally located within the city's defined Urban Compact Area as designated by Maine Department of Transportation. The area consists of major arterial and collector roadways that form the heart of the community. These roads include:

- ★ Main Street
- ★ Chapman Rd
- ★ Maysville Street
- ★ North Street
- ★ Rice Street
- ★ State Road & Street
- ★ Industrial Street
- ★ Second Street
- ★ Parsons Street
- ★ Riverside Drive
- ★ Green Hill Drive
- ★ Mechanic Street
- ★ And portions of minor collector roadways



Most commercial, social, and retail, services are located within this geographical area. The composition of properties within the Downtown area are diverse and well suited for mixed business and commercial use given the compact size of parcels and location near primary residential neighborhoods. Parcels in the northern Downtown area are generally larger and occupy many of the city's larger commercial space where adequate parking is required. Because of the factors mentioned above, the zoning within the Downtown Area consists of Business, Downtown Retail, Urban Residential and Residential Office zones.

## **Downtown Vision**

*Inspired by the proposed 2019 Comprehensive and 2009 Downtown Revitalization Master Plans*

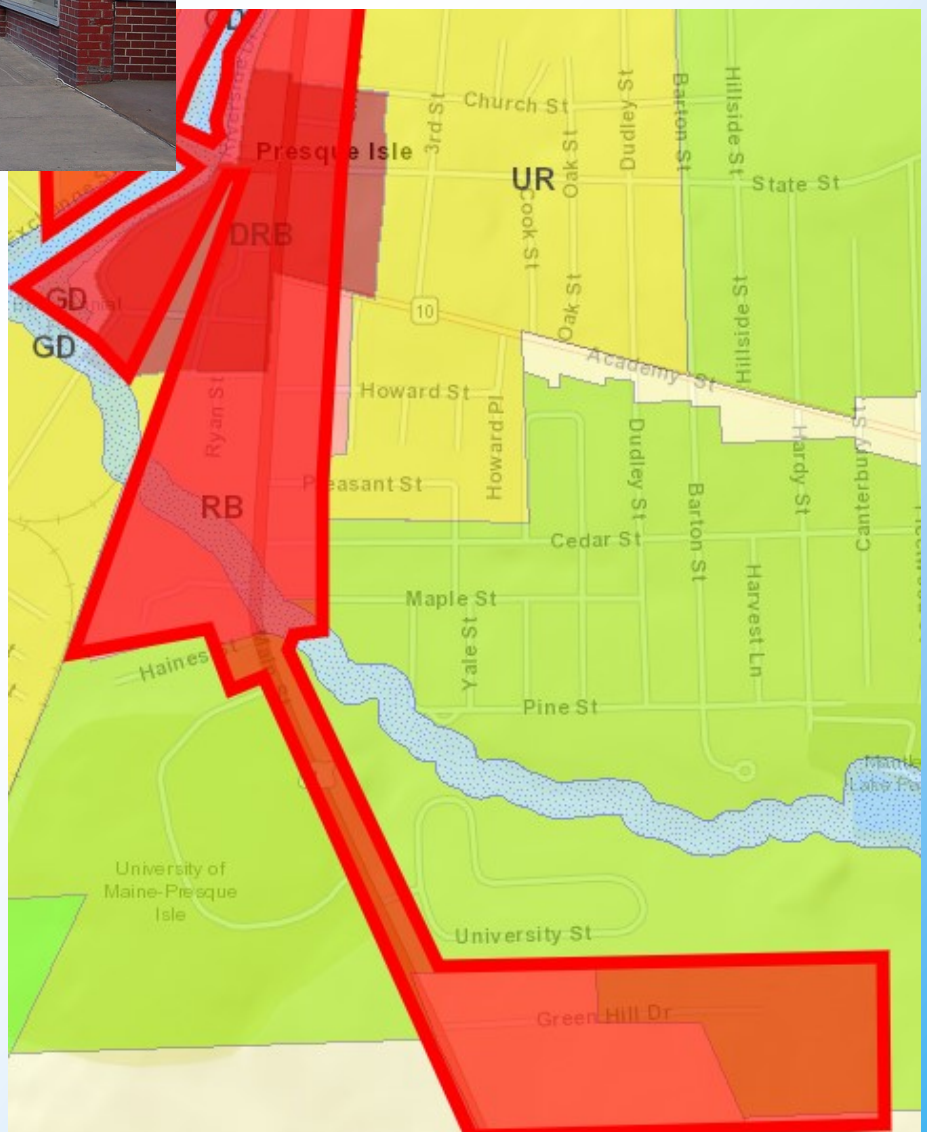
Presque Isle's Downtown is historically enriched as being a major center for services and commerce for a rural agricultural community. Many of the buildings within the Downtown still offer important cultural, retail, and recreational services to the surrounding central Aroostook County towns and unincorporated territories. It is the City's vision to revitalize the downtown into the primary destination for residents and visitors of Aroostook County by not only incorporating our agricultural and service-based economies but also welcoming our growing outdoor recreation sector into our historic downtown.

## Zoning Study of the Downtown Areas

The Downtown Plan highlights important sections of the downtown based on geographic location, history, and importance to the overall economy of Presque Isle.

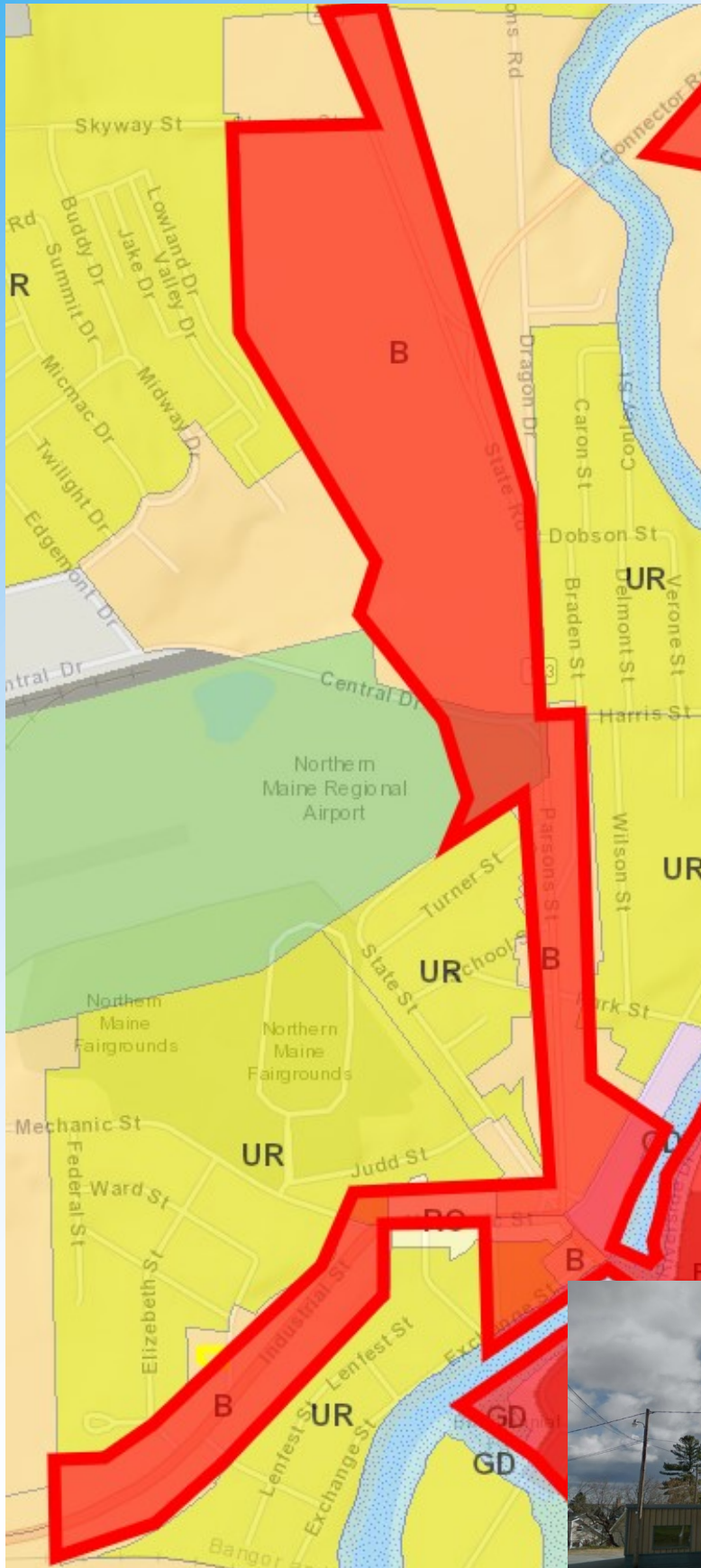
### **Downtown Business Area**

The first area to study consists of the downtown business area where many important historical and cultural features are located around supporting residential neighborhoods. Parcels at these locations are general compact with multiple uses integrated within the same building, i.e. residential, light commercial and retail services. The City of Presque Isle has identified this area as an important heart of the downtown given the central location to US Route 1 being the main corridor for traffic and commerce. Because of this special designation, the city has zoned most portions of this area as General Development, Retail Business, and Downtown Retail Business Zones.





## Downtown Industrial Area



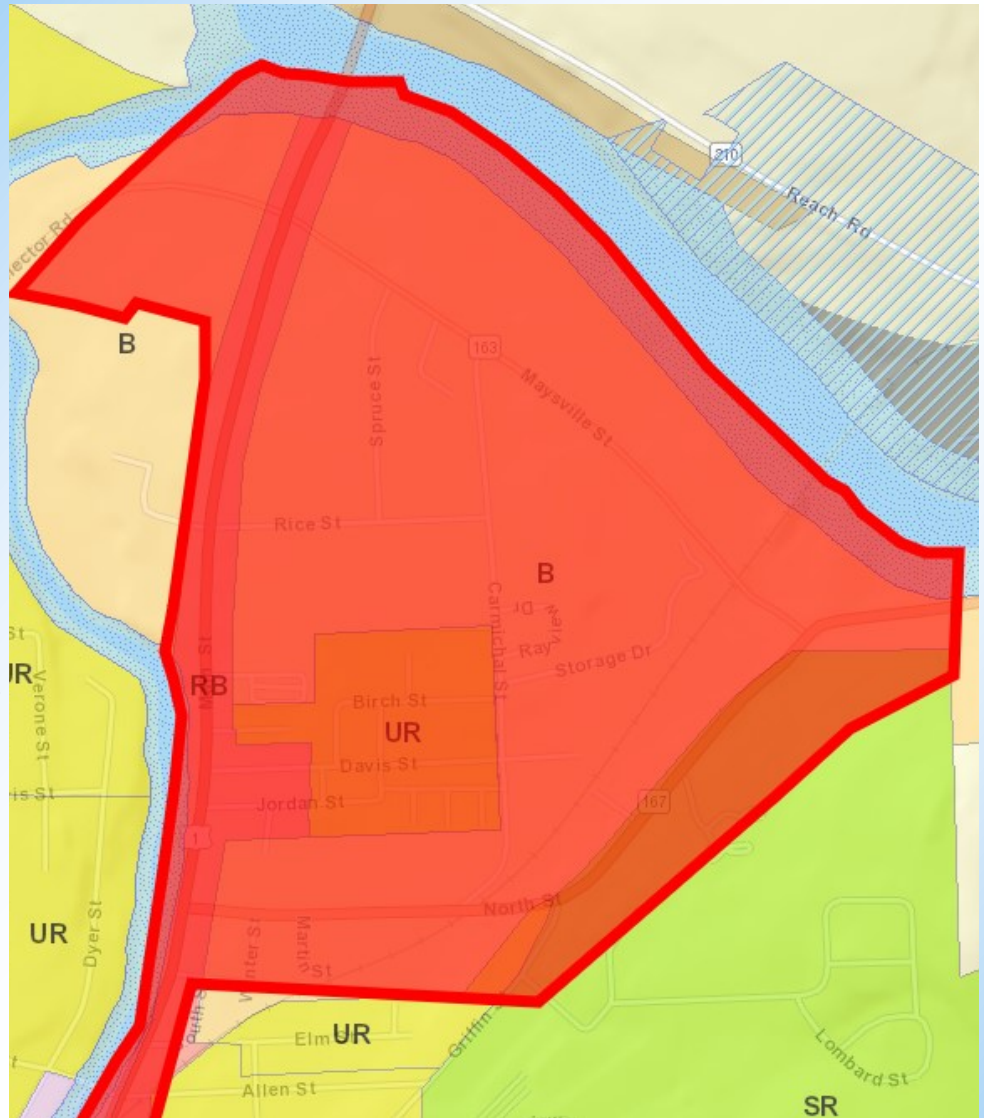
The next area to study serves as an important conduit for the economic region centered based on this area's close proximity to distribution and manufacturing businesses with supporting Urban Residential neighborhoods abutting around. Parcels within these zones are generally larger with single uses given the importance of buffering sound, light and odor impact on residential neighborhoods. The City of Presque Isle has identified this area as an important scaffolding to commerce given the close proximity of employees to commute with ease to employers located in the business and residential office zones.





## Downtown Retail Area

The final area to study serves as an important center for retail and support services for Central Aroostook County. Parcels within this area are larger with single uses given the importance of buffering sound, light and odor impact on residential neighborhoods. US. Route 1 and Route 163 intersect in this vital region of Presque Isle's Downtown. Many employers that provide residents with jobs are located within this area. The City of Presque Isle has identified this area as a critical part of the County's economy and has designated most area as Business and Retail Business zones.



## Housing & Building Conditions in the Downtown Areas

In Downtown Presque Isle there are 102 parcels that host a variety of buildings that offer both commercial and residential uses on the same property. Within the Downtown areas, there are 571 multi-family residential and single family dwellings. The City of Presque Isle only has one Elderly Housing (55+ Community) available within the downtown areas.

Building Condition	Number of Parcels
Excellent	4
Very Good	32
Good	62
Above Average	102
Average	165
Below Average	25
Fair	6
Poor	5

The average built date of all buildings within the downtown is 1946. This condition poses property maintenance significant challenges to maintain the structural integrity of older buildings. Despite the age of buildings, the majority of parcels are of average condition or better when comparing buildings of similar age according to data collected from the City's Assessor's Office.

When analyzing the buildings rated below average (Below Average, Fair, & Poor), 69% of buildings under these categories fall under residential dwellings (Single Family Homes, Mobile Homes, or Multi-Family Residential). In reviewing ownership of below average condition properties, 21% of buildings are owned by landowners outside the city limits and 62% of properties are defined as residential rentals. The total building assessed value of these properties is currently \$720,400.00. The City's Assessing Department performed a scenario where building values were all increased to Good condition by promoting adequate education and incentive programming within the downtown areas would potentially increase the tax value of these blighted properties by 383% or \$ 3,994,736 in new taxable revenue.

Building Height	Number of Buildings
1 Story	221
1.5 Stories	38
1.75 Stories	44
2 Stories	89
2.5 Stories	1
3 Stories	7
4 Stories	2

The majority of buildings within the downtown are no taller than 1-story with an average building year of 1966. There are also a significant number of 1 1/2 to 1 3/4 single-family dwellings within the downtown areas that comprise the residential population.



### **Given the facts of building condition, the city should explore:**

- ✪ Establish a Downtown Tax Incremental Financing District to financially support marketing and reinvestment in downtown areas
- ✪ Explore a Rental/Property Maintenance Ordinance to maintain and improve property conditions
- ✪ Consider a Forgiveness Credit Program where major renovation improvements in neighborhood appearances do not experience significant tax increases
- ✪ Design a new Elderly Community Village especially near Rice & Carmichael Streets that will support residents with pedestrian friendly access

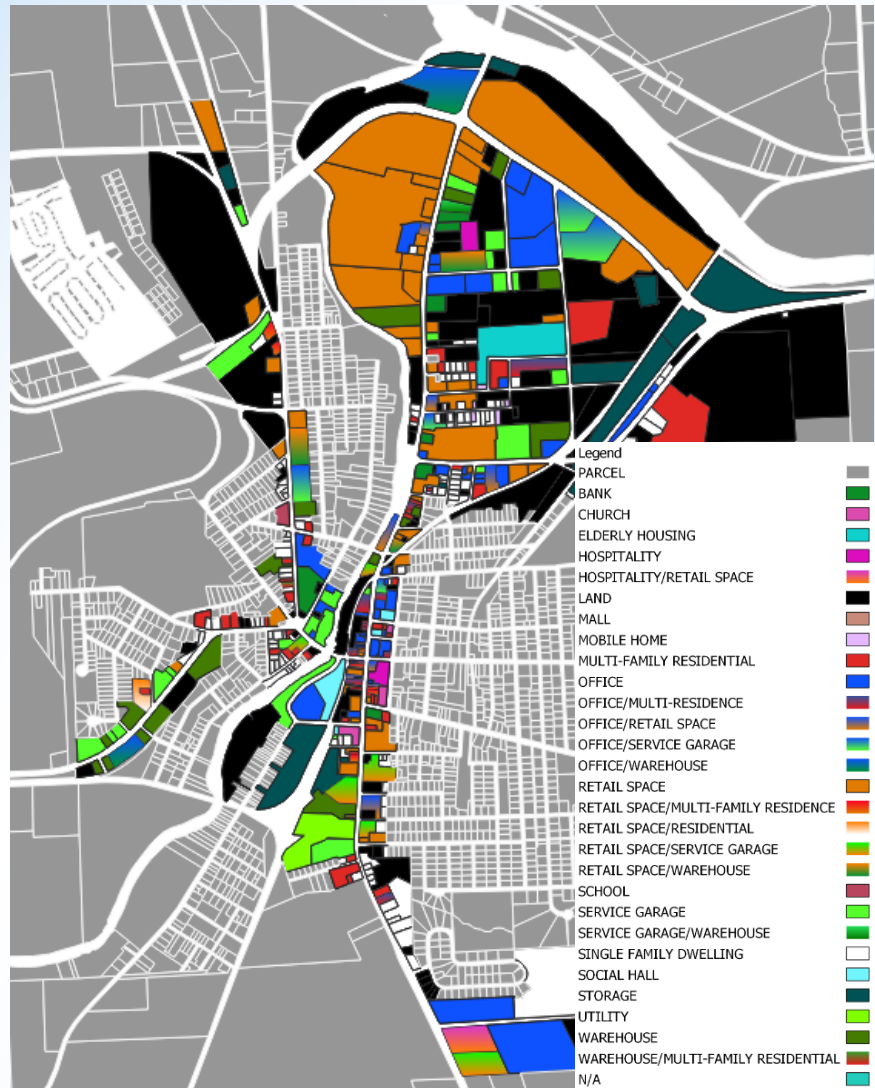


## Commercial Space in the Downtown Areas

Presque Isle's Downtown Commercial land composition is comprised predominantly of Retail Space (17%), followed by Office (8%), Mixed-Uses (7%), Storage (7%), Service Garage (4%), and Warehouse facilities (3%). The city is blessed to also have a significant amount of undeveloped land available for new development once fill-in has been accomplished. Given recent trends in working from home, Presque Isle is situated to expand its designation as the economic and service hub for Aroostook County should migration occur to northern Maine.

There is currently 201 parcels containing 2,610,194 square feet of commercial space (Banks, Hospitality, Mixed-Use, Office, Retail, Service Garage, & Warehouse) available within Presque Isle's Downtown areas. Of these properties, 38% are rentals and 62% owned by the business or sole proprietor.

The total square footage for retail space within the downtown is 1,349,842 sq. ft. As a general rule of thumb, the average sq. footage per capita is 24.5 sq. feet. Since many surrounding communities rely on Presque Isle as a major service destination, the city has 25.42 sq. ft. per capita when calculating the city's 25-mile market population. Given recent trends and decline of brick & mortar stores and expansion of online sales, the city should target a goal of filling-in vacant retail spaces especially at the Aroostook Centre Mall. This will require the city to aggressively market the opportunities available for businesses to open within the community.



### **Given the facts of commercial space availability, the city should explore:**

- ✳ Rigorous promotion of Presque Isle's Economic Development programming and promotion to attract new investment to fill-in vacant retail properties
- ✳ Reform the city's Development Fund to encourage lending to small-businesses for property ownership
- ✳ Preparing development and design standards to help guide downtown development in more specific and appropriate ways by using Form Based Codes

## **Parking & Transportation within the Downtown Area**

### **Parking**

Presque Isle is fortunate to have over 21,000 parking spaces both public and business spaces available within the downtown area to accommodate vehicle parking within the downtown area. During conversations focused on parking, there was concern about addressing the lack of parking close to essential services within the downtown given the limited mobility of an aging population.

Given the rural nature of Aroostook County, car travel is now essential to commute, shop, or drive to important medical or service related appointments. It has been highlighted by the city and community at large that this reliance on one form of transportation has created a barrier for economic and social mobility for area residents who lack the financial means or ability to use personal vehicle for transportation. As such, the city has been part of conversations to explore increase transportation options into the downtown area to allow for economic and social mobility of area residents. The city has not explored linking transportation for residents and businesses

### **Transportation Infrastructure**

Presque Isle has a mixture of city & state-owned roadways. Maintenance is generally under the responsibility of the city with maintenance agreements by the Maine Department of Transportation to help fund the costs of state road repairs within the Presque Isle Urban Compact area.

Transportation concerns within the downtown areas are unique with their own set of challenges. One primary concern is regarding the rapid degradation of Main Street (U.S. Route 1). Since major repair efforts were completed four years ago, Main Streets road conditions is at the point of repair which is concerning given that the average lifespan of roads in Presque Isle are twelve years. Attention should be given to study why the sudden decline in road condition. There are also concerns with commercial truck traffic turning onto Main Street and egressing onto Academy Street within the Downtown area. Multiple incidents have occurred with damage to vehicles and city-owned property from commercial trucks unable to make the sharp left and right turns. Additionally the five-point intersection at Mechanic Street is in need of improvement to aid in traffic flow on the west side of the Presque Isle Stream and to better utilize the Presque Isle by-pass that is currently in the design phase of the second connector. Another trouble intersection is at Blake Street & Riverside Drive intersect with Main Street. The area at Riverside Drive is troublesome for lack of sight clearance in a busy intersection and need to cross railroad tracks onto Main Street during peak hours. At present state, the benefit of this section of Riverside Drive to the city is minimum as it currently serves as a thoroughfare for commuter traffic and commercial truck parking spot.

It is recommended the city should complete the following project goals regarding transportation of the downtown:

- ✪ Develop transportation programming for the downtown area for visitors and residents using the city Airport
- ✪ Explore traffic solutions for the five-point Mechanic Street intersection and designate a commercial truck route to alleviate congestion into the Downtown Retail Business Area
- ✪ Discontinue Riverside Drive north of State Street intersecting with Main Street to aid in development of Riverside Art & Cultural District

**5-Point Parsons Street Intersection**





## **Recreation within the Downtown Area**

### **The City's Recreational Offerings**

Presque Isle currently offers many opportunities for residents and visitors to take part in recreation within the Downtown area. The city currently offers three city-owned parks, a bike loop, and 6.34 miles of pedestrian sidewalks. In 2020, Presque Isle is exploring opportunities to expand recreational trail access along the Presque Isle Stream, expansion of a new bike loop, and to connect recreational trails from Mantle Lake Park to A.R. Gould Northern Lights Hospital property to allow residents to connect with nature in new ways.

In coordinating with the city's Recreation Department, it was discovered that there is no inventory list of all recreational amenities owned by the city (i.e. benches, pavilions, picnic tables, trails, etc.) with a corresponding maintenance schedule to increase the lifespan of current assets and to plan for recreational programming.

### **Market Trends & Underutilized Assets**

Recreational tourism serves as an important economic driver for the City's Downtown businesses. Many businesses offer recreational repair services and supplies for visitors and residents of Presque Isle. When completing an assessment of recreational offerings, DECD staff noticed a lack of new programming linked to the Presque Isle stream. This dammed tributary offers deep slow moving waters that can offer tremendous opportunities in paddle boarding, kayaking, water tubing, and ice skating in the winter. In addition, according to the latest 2019 figures collected by Aroostook County Tourism, snowmobilers and ATV provide hundreds of millions of direct spending across the state including within the local economy. One challenge facing Presque Isle is a lack of direct access to the Downtown Retail Business area for snowmobilers to shop, rest, or eat. This could be remedied by constructing all purpose bridge over the Presque Isle Stream for the purpose of capturing more of this important market share for the downtown.



Another area to explore is increased programming and marketing of pet-friendly vacationing to the city. Market trends state that 68% of U.S. Households (85 million families) own a pet and spend a combined \$95.7 billion in the U.S. economy. Many people consider their pets as part of their vacation plans, which is confirmed with statistics by the city's airline provider (United Airlines) which transported 138,000 animals in 2017. The city should utilize its strength of housing Aroostook County's only pet-friendly hotel by developing pet-friendly programming and marketing plan complete with a city-owned unleashed dog center.

As such, the city should explore innovative ways to tie recreation into Downtown life including:

- ✧ Establish a City Recreational Inventory & Maintenance Plan for Department Operations
- ✧ Building an ATV/Snowmobile bridge to offer access to the downtown area
- ✧ Design new water recreational programming along the Presque Isle Stream
- ✧ Designate pet-friendly recreation opportunities within the downtown
- ✧ Initiate new age-friendly urban trails and wellness programs
- ✧ Expand recreational trail offerings by exploring private-public partnerships



## Historic & Cultural Features within the Downtown Area

The Downtown Area hosts a range of historic properties some even qualifying for the National Registry of Historic Places. Two properties are currently listed on the NRHP including the Presque Isle National Bank and the city's Post Office. In addition, Presque Isle was recently awarded a Distinctive Designation as part of the National Trust for Historic Preservation for the Maysville Museum and 1875 Vera Estey House Museum.



In addition, Presque Isle offers a wide range of cultural activities for area residents. Recently the city renovated the City's library which has expanded service and their inventory of books for all ages. In addition, the city built a new community center to enrich the lives of families and senior citizen residents with new opportunities to grow and learn while living in Presque Isle. The City has also expanded new cultural programs to increase a sense of community within the downtown by offering a summer concert series, a downtown farmers market and multiple parades through the downtown area.



The City of Presque Isle highlighted the importance in preserving the city's historic and cultural features as part of the proposed 2019 Comprehensive Plan. With an increase trend in cultural and historic tourism, the city envisions revitalization of the downtown area that exemplifies the charm of Presque Isle while also looking towards the future by expanding cultural programming and street aesthetics of our downtown area by:

- ★ Continue the beautification redesign efforts for the Downtown Revitalization Plan of 2009
- ★ Increase Downtown promotion and marketing operations
- ★ Redevelop a robust facade program for historic building preservation
- ★ Establish a Riverside Drive Arts & Cultural District



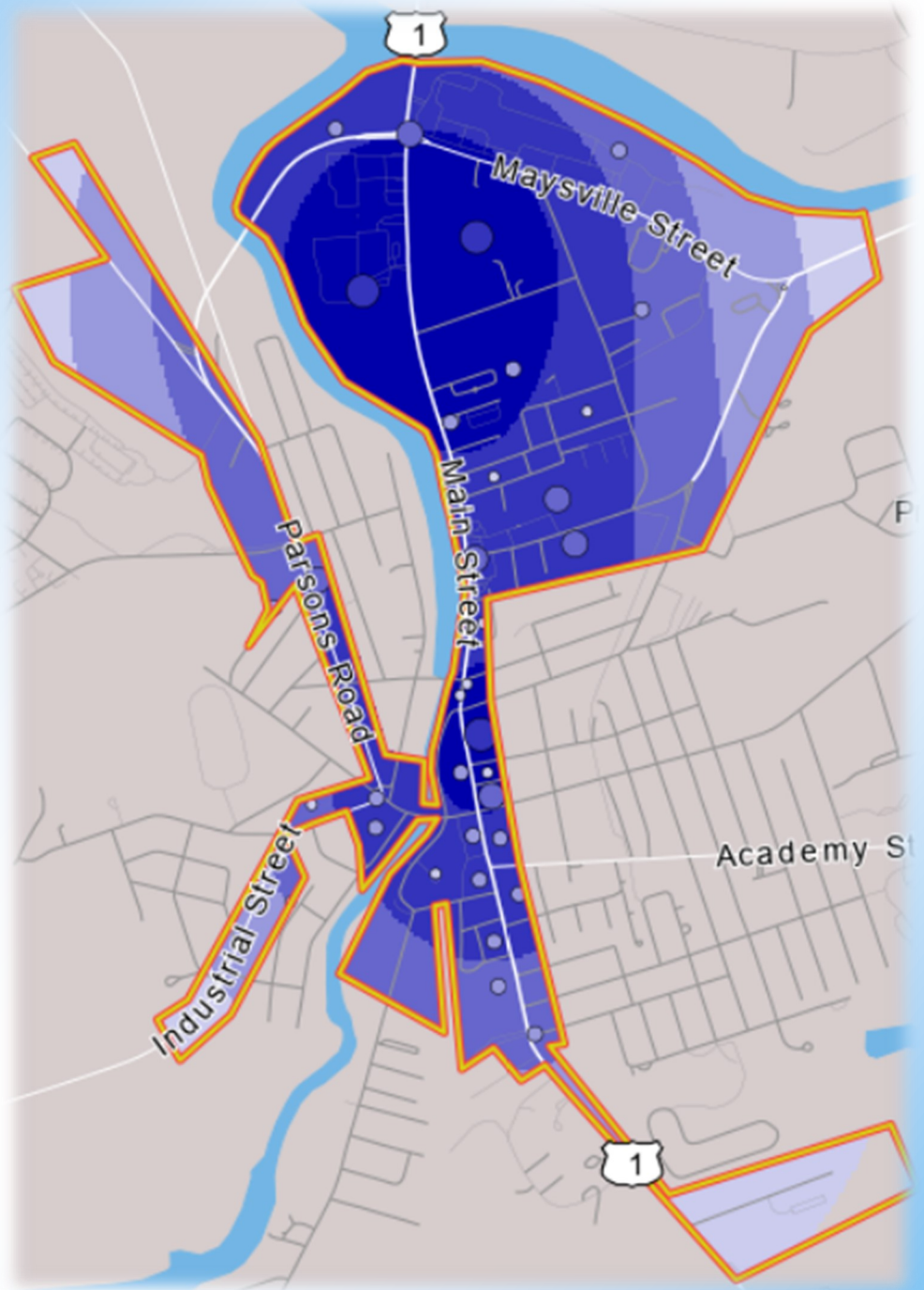


## Employment within the Downtown Area

The Downtown Area offers a variety of economic activity for the City of Presque Isle. Each of the three areas of the Downtown offer varying employment opportunities for residents and the surrounding communities.

### **Job Demographics**

There are currently 2,685 jobs within the Downtown area with a majority of the positions are in the industries of retail trade, finance & insurance, education services, health care & social services and accommodation & food services. 29.8% of jobs pay less than \$1,250 per month, 42.9% of jobs are between \$1,251-\$3,333 per month and 27.2% of jobs pay over \$3,333 per month. Sex of Employees scale more to female at 54.1% compared with male counterparts at 45.9%. Educational levels of workers vary with 25.4% with a high school degree, 27.2% with some college or associate degree, 16.8% with bachelor's degree or advance degree, and 25% educational attainment not available (for workers younger than 29 years old).



With this demographic information regarding the workforce within the Downtown area, Presque Isle should explore:

- ✱ Develop a marketing strategy to discover ancillary businesses opportunities to support employment market (i.e. retail and food services)
- ✱ Partner with educational institutions to develop certification programs
- ✱ Create new programs and events to attract young workers to socialize after work

## **Public Infrastructure Assessment of Downtown Presque Isle**

### **Wastewater & Sewer Infrastructure**

In conjunction with the Presque Isle Public Utility District, the Presque Isle Department of Economic & Community Development assessed current capacities of the City's Downtown public infrastructure capabilities. Currently, the Public Utility Wastewater Treatment Plant is able to process 5.2 million gallons per day (MGD) and can store up to 3,000,000 gallons in three storage tanks. The district is working on expanding capacity to 9.6 MGD as the plant is out of compliance with their DEP Discharge Permit. This issue has been present for some time however, with changes in environmental regulations, all flows are required to receive secondary treatment. Normally this is not an issue in the summer and winter when flows average 800,000 to 1,000,000 gallons per day. However, during high flows in the spring and fall, gallons needed to be processed peak to 13-14 MGD. Project costs for the design and construction of the wastewater treatment plant upgrades are estimated at \$15.6 million.



The utility district is also working to explore the conditions of pipe infrastructure to help in mitigating wastewater challenge while also obtaining a clear assessment of all underground water infrastructure. After assessment, the District will establish a maintenance and repair schedule of dilapidated pipes within the downtown area. It is anticipated that the costs of engineering, excavating, pipe repair/installation, paving, etc. are approximately \$1,000,000.00 per mile of pipe. The city should take proactive measures to help in planning efforts to replace poor public infrastructure.

### **Telephone/Electric Line Infrastructure**

The City currently has over 8.5 miles of overhead electric wires within its downtown with approximately 11,100 feet of overhead wires located in two sections to relocate all electric and telephone wires off Main Street. These sections are divided from the geographic regions of Aroostook River to Park Street and from Chapman Road to Green Hill Road. The estimate cost of relocation for both sections to be complete is \$.

**It is recommended the City of Presque Isle adopt the following goals for public infrastructure improvement:**

- ✱ Coordinate with Public Utility District to complete a mapped assessment of all wastewater and storm-water infrastructure within the downtown areas
- ✱ Develop a maintenance schedule with the Utility District to plan coordinated projects that will improve wastewater operations and move telephone/electric lines underground at the same time



## Sidewalks & Pedestrian Safety

According to the 2008 Presque Isle Curb Survey & Map project, the city has over 29,123 feet of sidewalk throughout the downtown areas. 84% of sidewalk composition is asphalt followed by concrete at 16%. 76% of the sidewalks are in good condition, 8% are in fair condition, 15% are in poor condition, and 1% have no condition assigned as the sidewalk portions were under construction at the time of the survey. Based on the data, areas of improvement include the sidewalks of Second Street, Chapman Road, Main Street, Dyer Street and Intersection of Academy Street onto Main. According to the U.S. Department of Transportation's ***Guide for Maintaining Pedestrian Facilities for Enhanced Safety***, USDOT estimates the lifespan of concrete sidewalks at approximately 80 years and 40 years for asphalt sidewalks. Actual lifespans vary depending on weather conditions, base of soils, and how the sidewalks were constructed.

The Presque Isle Police Department tabulated incident report data over the past five years to assist in strategic planning of pedestrian safety improvement projects. According to the data, there were 902 incidents within the downtown areas. Specific high volume pedestrian incidents were centered on the Main Street intersections at Walmart, Maysville/Connector Roads, State Street, Academy Street, Park Street, North Street & Chapman Road. The top pedestrian safety issues are highest among 5-way intersection of Mechanic, Parsons, Dyer, & State, followed by the intersections of State & Riverside, Main & Ryan, Main & Blake, and Bradley Carwash business egress onto North Street. The city should also explore the bike collision cases with vehicles at Main & Cedar Streets, and State & Whitney Alley to prevent future incidents.

**It is recommended the City of Presque Isle adopt the following goals for public safety improvement:**

- ✪ Utilize Downtown TIF revenues to fund improved conditions of sidewalk and pedestrian safety that are in compliance with U.S. DOT & Maine DOT guidelines
- ✪ Establish a maintenance and replacement plan for sidewalks in fair & poor conditions

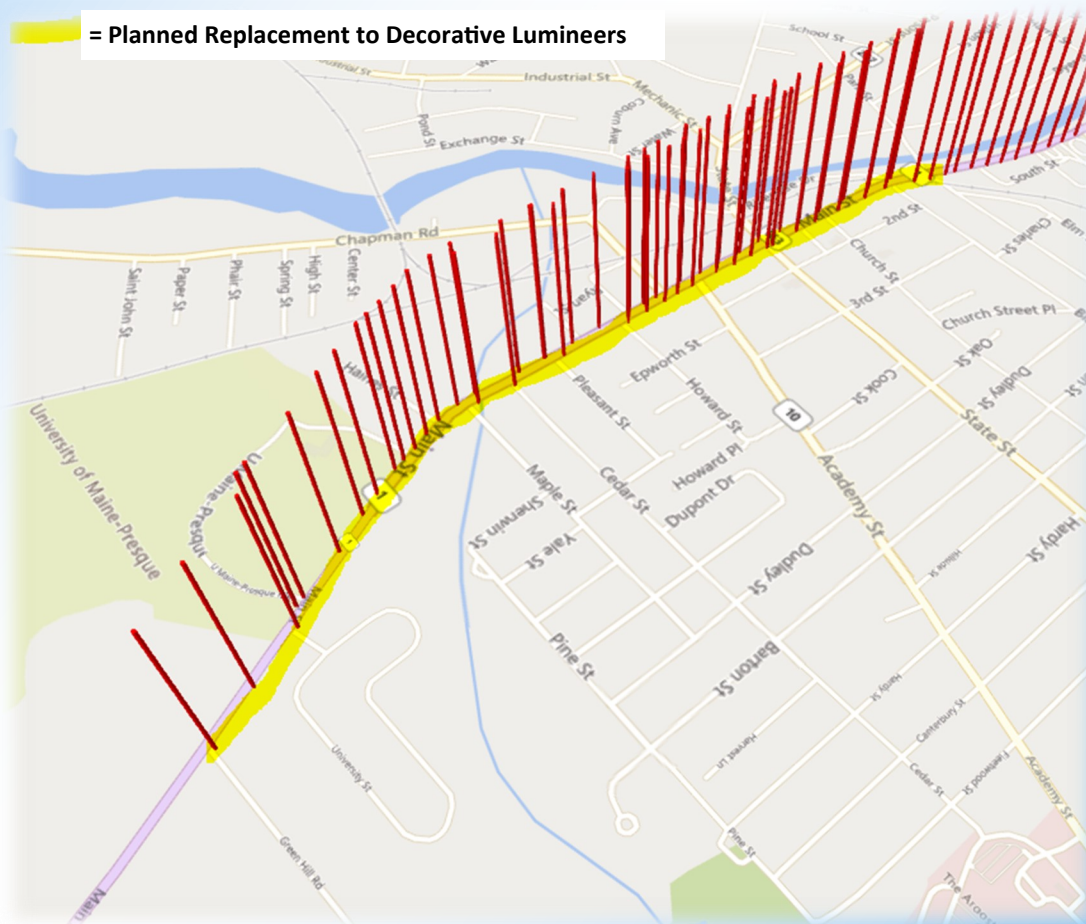


## Electric Poles and Light Fixtures

The City of Presque Isle's light poles and fixtures were surveyed in partnership with the University of Maine Presque Isle's GIS Department in 2018. This data was analyzed to determine the current light assets of the downtown and how best to improve the aesthetics of the downtown area for the future. There are 325 light poles throughout the downtown areas. In reviewing the composition of pole material, the majority (78%) are comprised of wood with the reminder (22%) metal. The Electric Power Research Institute estimates the longevity of pressurized wood poles at 40-50 years. The age of the poles were not cataloged during survey work and it remains to be seen if any entity has data on this. In analyzing the light fixtures of the downtown area the majority of luminaires are cobra head (contemporary) style lighting at 96% compared with decorative (aesthetic) lighting at less than 2%. All decorative lighting is located in the Downtown Retail Business Area where downtown revitalization efforts have been focused in the 1980's to present. There are 52 cobra head luminaires within this area which if relocated will enhance the city's downtown historic charm.

One challenge in relocating luminaire fixtures and electric lines on Main Street in the Downtown Retail Business Area is the uncertainty of current electric lines underground. The City's Public Work's Department mentions past conversations with Emera regarding the location of underground electric lines on Main Street.

- ★ Installation of decorative lighting in the Downtown Retail Business Area on Main Street from Chapman Road to Park Street





## Internet Infrastructure in Downtown Areas

Presque Isle's internet capabilities are currently a mix of broadband fiber and wireless infrastructure. According to the Federal Communication Commission, Presque Isle has approximately 7.32% of residents with access to internet speeds of 1 Gigabyte/100 megabytes per second (mbps) upload and download speeds. These services are offered by Pioneer Communications, where 51.1 miles of gigabyte-capable fiber throughout the City of Presque Isle. Most of these lines are located on Main Street, Maysville, North, Parsons, Mechanic, State and Dyer Streets. The majority of residents (96.66%) have access to speeds 250 mbps/25mbps download and upload speeds. This is by and large because of the offerings by Spectrum Cable which offers high-speed internet through cable fiber that run through many areas of the city. While the city has data regarding speeds from the federal level, internet congestion continues to be a challenge for residents and businesses. This is an issue nationwide but one of importance for the city to explore as economic revitalization will be connected to strong broadband coverage and infrastructure.

It is recommended the City of Presque Isle adopt the following goals for improving internet capabilities within the downtown areas:

- ★ Study internet coverages and speeds at a micro-level to determine where improvements can be made
- ★ Develop a Downtown free WiFi program with a sign-in webpage for promoting the Downtown brand and events
- ★ Begin studying and coordinating efforts of planning 5G projects with cellular providers in the downtown



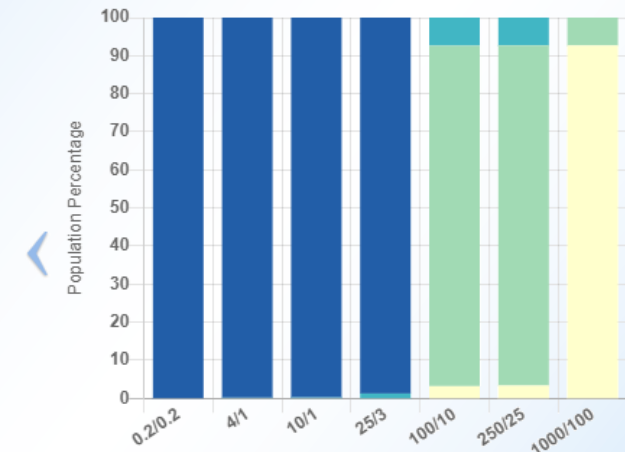
### Presque Isle, ME

#### Number of Fixed Residential Broadband Providers

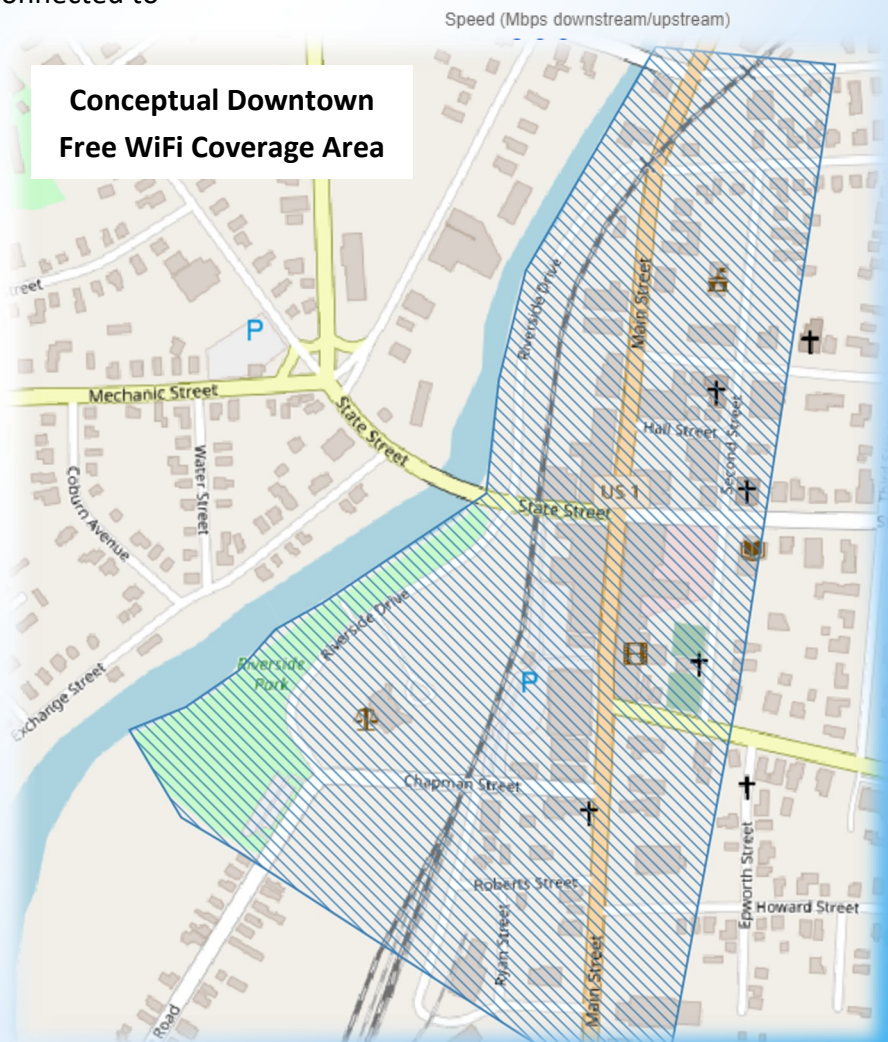


#### Broadband

**Technology** ADSL, Cable, Fiber, Fixed Wireless, Satellite, Other  
**Speed** ≥ 1000/100 Mbps  
**Date** June 2019 (latest public release)



#### Conceptual Downtown Free WiFi Coverage Area



# Strategy for Revitalization

## SWOT Analysis of Downtown Areas

*When assessing a vision for revitalization of the City's Downtown Areas, it is important to consider the Strengths, Weaknesses, Opportunities, & Threats from the survey results of the previous pages. Below is a SWOT analysis listing the Committee has highlighted from the survey data:*

### **Strengths**

- ★ Strategic location as economic & service hub for Aroostook County
- ★ Increase offerings in recreational amenities & community events
- ★ City diligently planning new projects that benefit downtown areas
- ★ Historical Downtown Main Street Aesthetics
- ★ Updated public infrastructure for size of city

### **Weaknesses**

- ★ Poor building conditions in certain areas
- ★ Sidewalks are in need of improvement
- ★ Lack of city brand and identity recognized within the state & country
- ★ Trend of more properties being taken off the tax-rolls
- ★ Declining population that is aging

### **Opportunities**

- ★ Establish a Downtown TIF District to support implementation of vision
- ★ Increase promotion of downtown programming/marketing
- ★ Potential for new growth given market trends working from home
- ★ For new elderly community village within the downtown
- ★ Establish 10-year strategic plans for city departments and utilities that bring cohesiveness in addressing community challenges in a uniformed approach

### **Threats**

- ★ Change in policy focus by governing body or management
- ★ Unavailable economic redevelopment funding by Federal, State, & Local Governments
- ★ Public opinion/support no longer focused on revitalization efforts

## **Main Street 4-Point Approach**

Presque Isle has adopted a Main Street 4-Point approach in addressing economic revitalization efforts as part of the City's proposed 2019 Comprehensive Plan. The goals over the next ten years using the Main Street 4-Point approach include:

### **Design**

*Supports a community's transformation by enhancing the physical and visual assets that set the commercial district apart.*

#### **Short Term (within 5 years)**

- ★ Continue the beautification redesign efforts for the Downtown Revitalization Plan of 2009
  1. Make pedestrian crosswalks more prominent in width and surface texture
  2. Add pedestrian islands at street centerline with bollards or pole-mounted lights at each end
  3. Add pole-mounted pedestrian-scale lighting on Main Street
  4. Add wall-mounted pedestrian-scale lighting in rear parking lots east of the railroad tracks
  5. Add pedestrian crossing lights and signage on Main Street
  6. Add decorative bollards to enhance pedestrian crossing at the railroad tracks
  7. Update street furniture and banners
  8. Add/replace trees on Main Street
- ★ Preparing development and design standards to help guide downtown development in more specific and appropriate ways by using Form Based Codes
- ★ Develop a Downtown free WiFi program with a sign-in webpage for promoting the Downtown brand and events

#### **Intermediate Term (Complete within 10 years)**

- ★ Further develop the Riverside parking lot area by enhancing the pedestrian walkways and group areas
- ★ Establish a Riverside Drive Arts & Cultural District
- ★ Create a designated truck route upon completion of the by-pass to reroute commercial trucking from downtown areas through Maysville Street

#### **Long Term (Complete within 30 years)**

- ★ Explore constructing a parking garage to serve the needs of this mixed-use Downtown Retail Business Area .
- ★ Design a new Elderly Community Village near Rice & Carmichael Streets that will support residents with pedestrian friendly access to local businesses
- ★ Installation of decorative lighting in the Downtown Retail Business Area on Main Street from Chapman Road to Park Street



## **Economic Vitality**

*Focuses on capital, incentives, and other economic and financial tools to assist new and existing businesses, catalyze property development, and create a supportive environment for entrepreneurs and innovators that drive local economies.*

### ***Short Term (within 5 years)***

- ★ Establish a Downtown Tax Incremental Financing District to financially support marketing and reinvestment in downtown areas
- ★ Partner with educational institutions to develop certification programs
- ★ Coordinate with Public Utility District to complete a mapped assessment of all wastewater and storm-water infrastructure within the downtown areas
- ★ Study internet coverages and speeds at a micro-level to determine where improvements can be made
- ★ Establish a maintenance and replacement plan for sidewalks in fair & poor conditions
- ★ Create a written City Recreational Inventory & Maintenance Plan for department operations

### ***Intermediate Term (Complete within 10 years)***

- ★ Utilize Downtown TIF revenues to fund improved conditions of sidewalk and pedestrian safety that are in compliance with U.S. DOT & Maine DOT guidelines
- ★ Develop a maintenance schedule with the Utility District to plan coordinated projects that will improve wastewater operations and move telephone/electric lines underground at the same time
- ★ Develop transportation programming for the downtown area for visitors and residents using the city Airport
- ★ Consider a Forgiveness Credit Program where major renovation improvements in neighborhood appearances do not experience significant tax increases
- ★ Repurpose Peace Park as a dog-friendly park

### ***Long Term (Complete within 30 years)***

- ★ Discontinue Riverside Drive north of State Street intersecting with Main Street to aid in development of Riverside Art & Cultural District
- ★ Explore traffic solutions for the five-point Mechanic Street intersection and designate a commercial truck route to alleviate congestion into the Downtown Retail Business Area
- ★ Building an ATV/Snowmobile bridge to offer access to the downtown area
- ★ Initiate new age-friendly urban trails and wellness programs
- ★ Expand recreational trail offerings by exploring private-public partnerships

## Organization

*Involves creating a strong foundation for a sustainable revitalization effort, including cultivating partnerships, community involvement, and resources for the district*

### **Short Term (within 5 years)**

- ★ Revise Downtown TIF District Policies to allow greater flexibility for the diverse downtown areas
- ★ Explore a Rental/Property Maintenance Ordinance to maintain and improve property conditions
- ★ Redevelop a robust facade program for historic building preservation
- ★ Establish a City Recreational Inventory & Maintenance Plan for Department Operations
- ★ Create new water recreational programming along the Presque Isle Stream

### **Intermediate Term (Complete within 10 years)**

- ★ Reform the City's Development Fund to encourage lending to small-businesses for property ownership
- ★ Study internet coverages and speeds at a micro-level to determine where improvements can be made
- ★ Complete traffic counts of city-owned collector streets & roads

### **Long Term (Complete within 30 years)**

- ★ Begin studying and coordinating efforts of planning 5G projects with cellular providers in the downtown
- ★ Coordinate with Public Utility District to complete a mapped assessment of all wastewater and storm-water infrastructure within the downtown areas
- ★ Develop a maintenance schedule with the Utility District to plan coordinated projects that will improve wastewater operations and move telephone/electric lines underground at the same time





## Promotion

*Positions the downtown or commercial district as the center of the community and hub of economic activity, while creating a positive image that showcases a community's unique characteristics.*

### **Short Term (within 5 years)**

- ★ Design a promotional strategy for the downtown brand that is easily recognizable at state & national level
- ★ Increase Downtown promotion and marketing operations to create new programs and events to attract young employees to socialize after work

### **Intermediate Term (Complete within 10 years)**

- ★ Develop and implement a marketing strategy to discover ancillary businesses opportunities to support employment market
- ★ Create 4-season event programming that highlights Presque Isle as a tourism destination for arts, culture, & recreation
- ★ Continue progress made at the Farmer's Market Pavilion area to expand the operations and usage

### **Long Term (Complete within 30 years)**

- ★ Rigorous promotion of Presque Isle's Economic Development programming and promotion to attract new investment to fill-in vacant retail properties
- ★ Develop and improve signage to Downtown Presque Isle that is uniform and inviting for visitors to the area



# Projects

## The City's Capital Improvement Program Analysis for Downtown Presque Isle

The City of Presque Isle has adopted an annual Capital Improvement Program to provide economic revitalization within the Downtown Area. In total, the city anticipates spending \$ 6,285,720.00 for the next five years in projects that will benefit downtown Presque Isle. Most of the revenue sources to accomplish these projects are estimated to be paid for through General Fund appropriations.

The city's share of funding these projects include:

- ✪Technology Upgrades for City Hall Operations (\$ 73,500.00)
- ✪City Hall Renovations (\$ 250,000.00)
- ✪Planning/Consultant Services (\$ 30,000.00)
- ✪A Downtown Area Master & Municipal Comprehensive Plans (\$ 187,000.00)
- ✪Update Sidewalks, & Public Facilities in Downtown (\$ 800,000.00)
- ✪Replace Fire Tanker One (\$ 400,000.00)
- ✪Replace Ambulances Program (\$ 375,000.00)
- ✪Replace Police Cruisers Program (\$ 301,500.00)
- ✪Public Safety Building Maintenance Program (\$ 150,000.00)
- ✪Recreation Vehicle & Equipment Replacement (\$ 161,000.00)
- ✪The Forum Improvement Program (\$ 557,000.00)
- ✪General Park Improvement Program (\$ 145,000.00)
- ✪Bike Path Repaving Program (\$61,000.00)
- ✪Paving Maintenance Program (\$ 1, 269,670.00)
- ✪Public Works Equipment Replacement Program (\$ 1,525,050.00)

For a detailed listing of program features, please visit the appendix in the back of this plan. The majority of capital expenditures relating to the Capital Improvement Program for the City are towards public infrastructure improvements and public safety operations. Given that the majority of economic activity and transportation thoroughfares are located within Presque Isle's Downtown areas, it is anticipated the bulk of these projected programs are justified in revitalizing the downtown for the benefit the businesses and residents that reside in the Downtown Business, Retail and Industrial Areas. The majority of funding is intended to be from the City's General Fund, however there are revenues planned from the State, miscellaneous grants, and from another Tax Increment Financing District (BLD TIF).

**City of Presque Isle's Project Lists**

<b>Project</b>	<b>Cost Estimate</b>	<b>Statutory Citation</b>	<b><a href="#">Reference to DRC</a></b>
<b><u>Façade Grant Program for Downtown Storefront Aesthetics:</u></b> Fund costs associated with establishing a permanent economic development grant program for downtown storefront façade improvements to promote economic development.	\$300,000	30-A M.R.S.A. § 5225(1)(C) (1), (3)	Pages 14 & 24
<b><u>All-Purpose ATV, Snowmobile, Bike Trail &amp; Bridge Construction and Maintenance:</u></b> Fund costs associated with planning, design, construction, maintenance, grooming, and improvement to new or existing recreational trails that have significant potential to promote economic activity.	\$1,000,000	30-A M.R.S.A. § 5225(1)(C) (6)	Pages 13 & 23
<b><u>Downtown Event Programming:</u></b> Fund costs associated with economic development events and programming designed to promote the Downtown area.	\$30,000	30-A M.R.S.A. § 5225(1)(C) (1)	Pages 14 & 15
<b><u>Sidewalk Improvements:</u></b> Costs associated with improving and maintaining sidewalks in Downtown area.	\$800,000	30-A M.R.S.A. § 5225(1)(A) (1)	Pages 17 & 23
<b><u>Loan and/or Grant Program to Promote Certain Improvements to Major Residential Rental Downtown Properties :</u></b> Establish a credit program for licensed landlords of non-owner-occupied rental units in the District to recoup costs associated with capital improvements, including, but not limited to, weatherization improvements, through a permanent revolving loan fund and/or a grant program.	\$200,000	30-A M.R.S.A. § 5225(1)(A) (1), (1)(C)(3)	Pages 10 & 23
<b><u>Riverside Drive Redevelopment &amp; Arts/Cultural District:</u></b> Fund all costs associated with redeveloping Riverside Drive from a vehicular road into a pedestrian promenade with retail shopping opportunities designed to promote economic activity.	\$350,000	30-A M.R.S.A. § 5225(1)(A) (1)	Pages 12, 14, & 22-23



**City of Presque Isle's Project Lists**

<b>Project</b>	<b>Cost Estimate</b>	<b>Statutory Citation</b>	<b><a href="#">Reference to DRC</a></b>
<b><u>Downtown Marketing:</u></b> Fund costs associated with marketing materials to promote the Downtown area in order to attract investors, businesses, and customers.	\$150,000	30-A M.R.S.A. § 5225(1)(C) (1)	Page 11 & 15
<b><u>Demolishing Blighted Properties:</u></b> Fund costs associated with the demolition of blighted properties in the Downtown area.	\$200,000	30-A M.R.S.A. § 5225(1)(A) (1), (2), (3), (4), (5)	Pages 10 & 23
<b><u>Downtown WiFi Program:</u></b> Fund costs associated with providing WiFi services to foster economic development.	\$15,000	30-A M.R.S.A. § 5225(1)(A) (1); (1)(C)(1)	Pages 19 & 22-23
<b><u>Economic Development Studies and Design Work:</u></b> Fund costs associated with studies and design work relating to economic development planning efforts, including but not limited to reimagining elderly community living from an economic development perspective within the District.	\$30,000	30-A M.R.S.A. § 5225(1)(A) (7); (1)(C)(1)	Page 10 & 22
<b><u>5-Point Intersection Improvement and Other Road Improvements:</u></b> Fund costs to improve and maintain roads and streets that form the transportation routes within the District or directly related to or made necessary by the creation of the District, including, but not limited, to the 5-Point Intersection as a match with other potentially available funds. These costs include, but are not limited, to engineering and design work, construction, and culvert repair.	\$400,000	30-A M.R.S.A. § 5225(1)(A) (1), (4); (1)(B)(1)	Pages 12 & 23
<b><u>Stormwater Infrastructure Improvements:</u></b> Fund costs related to improving stormwater infrastructure within the District or directly related to or made necessary by the District.	\$500,000	30-A M.R.S.A. § 5225(1)(A) (1); (1)(B)(1); (1)(C)(2)	Pages 16, 20, & 23

**City of Presque Isle's Project Lists**

<b>Project</b>	<b>Cost Estimate</b>	<b>Statutory Citation</b>	<b><a href="#">Reference to DRC</a></b>
<b><u>Professional Services and Administrative Costs:</u></b> Fund professional service and administrative costs associated with the District and the implementation of the Development Program.	\$600,000	30-A M.R.S.A. § 5225(1)(A) (4), (5)	Pages 11 & 25
<b><u>Economic Development Costs:</u></b> Fund costs of municipal economic development budget items (including, but not limited, to appropriate prorated staff salaries, economic development planning efforts including the development of economic development planning documents).	\$450,000	30-A M.R.S.A. § 5225(1)(C) (1)	Pages 11 & 25
<b><u>Uniform Downtown Signage:</u></b> Fund costs associated with the design and purchase of new signage in the Downtown area, including directional, wayfinding, and interpretive signs.	\$50,000	30-A M.R.S.A. § 5225(1)(C) (1)	Pages 20 & 22
<b><u>Water Tourism/Business Activation Improvements and Programming:</u></b> Fund costs associated with establishing a City-owned water tubing or other floatation transportation system designed to attract residents and tourists to the Downtown area in the summer.	\$20,000	30-A M.R.S.A. § 5225(1)(A) (1), (1)(C)(1)	Pages 13 & 24
<b><u>GIS Mapping for Economic Development Planning:</u></b> Fund costs associated with establishing and maintaining a Geographic Information System (GIS) mapping program to support ongoing maintenance and upgrade of infrastructure, including hardware, software, licensing, maintenance, training, and technical support. GIS provides critical support to existing and future development in all potential future tax increment financing districts.	\$150,000	30-A M.R.S.A. § 5225(1)(C) (1)	Pages 16, 19, & 23

# Appendix Contents

1. Zoning Map of Downtown
2. Parcel Use Type Breakdown
3. Commercial Space Map
4. Building Condition Map
5. Employment Demographics Map
6. Outdoor Recreation Map
7. Water & Sewer Utilities Map
8. Cable Fiber Map
9. Internet Coverage Map
10. Sidewalk & Curbing Map
11. Map of Parking Lots in Downtown
12. 2008 Downtown Sidewalk Survey
13. U.S. DOT Guide for Maintaining Pedestrian Facilities
14. City of Presque Isle Capital Improvements Project Descriptions
15. City of Presque Isle Sign Ordinance
16. Luminaire & Post Survey Results
17. Incident Report
18. Minutes from Downtown Steering Committee



### Parcel Use Type Breakdown

Business Type	# of Parcels	% Locally Owned	% Total Assessment	% of Acreage
Banks	7	29%	3%	1%
Church	3	100%	1%	0%
Elderly Housing	1	100%	2%	2%
Hospitality	2	50%	4%	0%
Land	95	53%	3%	36%
Mobile Home	6	100%	0%	0%
Multi-Family Residential	44	52%	6%	4%
Office	43	65%	16%	8%
Retail	50	62%	30%	17%
School	2	100%	1%	2%
Service Garage	23	74%	5%	4%
Single Family Dwelling	125	76%	7%	8%
Social Hall/Government	3	100%	1%	1%
Storage	16	63%	1%	7%
Utility	1	0%	0%	0%
Warehouse	18	44%	4%	3%
Hospitality/Retail	1	0%	1%	1%
Office/Multi-Family Residential	15	67%	3%	1%
Office/Retail Space	9	89%	2%	1%
Office/Service Garage	5	80%	2%	1%
Office/Warehouse	2	50%	1%	1%
Retail Space/Multi-Family	12	83%	2%	0%
Retail Space/SFD	1	0%	0%	0%
Retail Space/Service Garage	6	67%	2%	1%
Retail Space/Warehouse	3	67%	1%	1%
Warehouse/Multi-Family	2	50%	0%	0%





Department of Economic & Community Development  
City of Presque Isle

12 Second Street  
Presque Isle, ME 04769  
207-760-2727

# LEGEND

Building Condition

ABOVE AVERAGE

AVERAGE

BELOW AVERAGE

EXCELLENT

FAIR

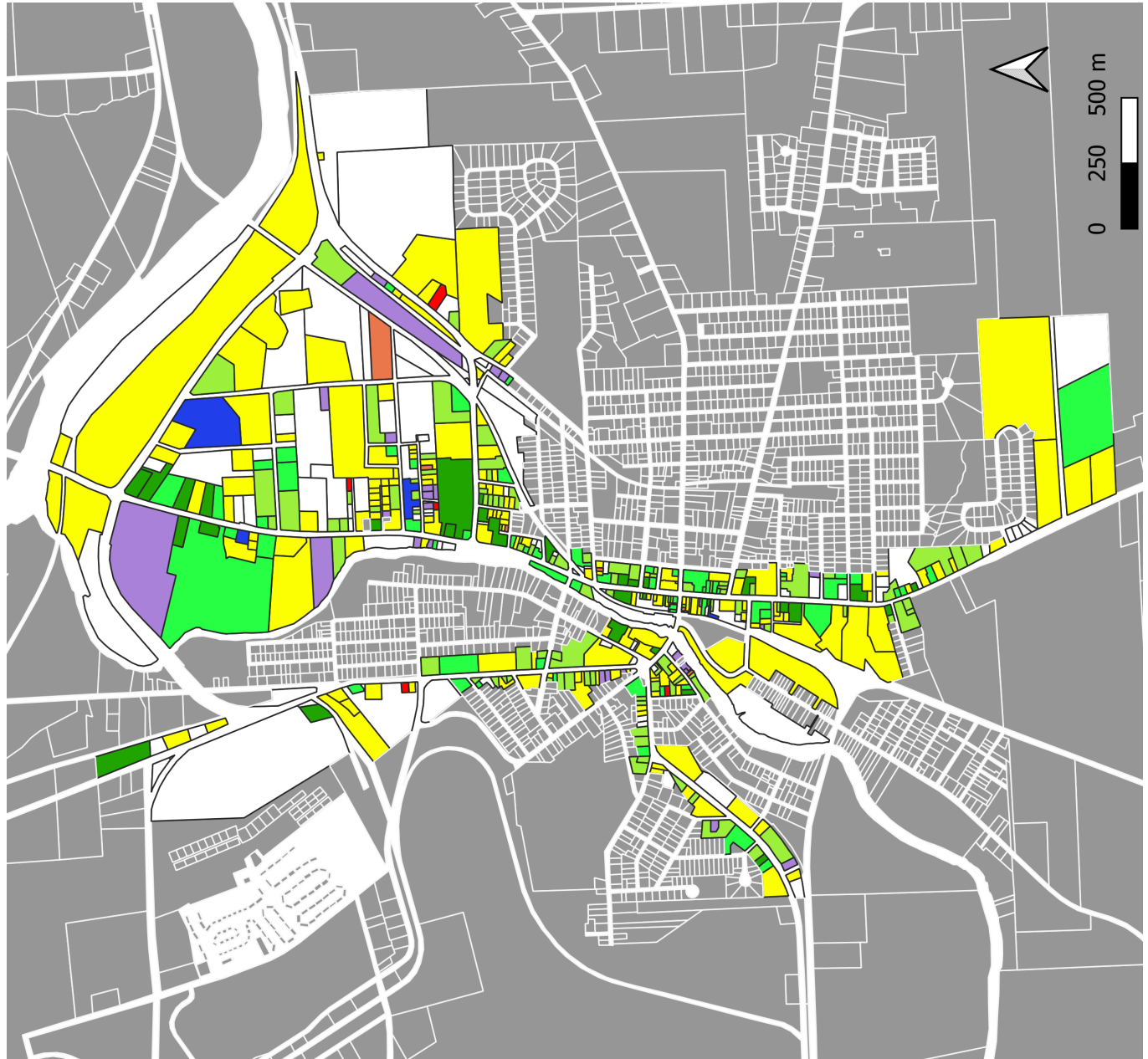
GOOD

NO BUILDING

POOR

VERY GOOD

Downtown TIF Spreadsheet Parcels MASTER





## Internet Coverage Map &

## Conceptual Downtown Free Coverage Project Area

Presque Isle, ME



Number of Fixed Residential Broadband Providers



Broadband

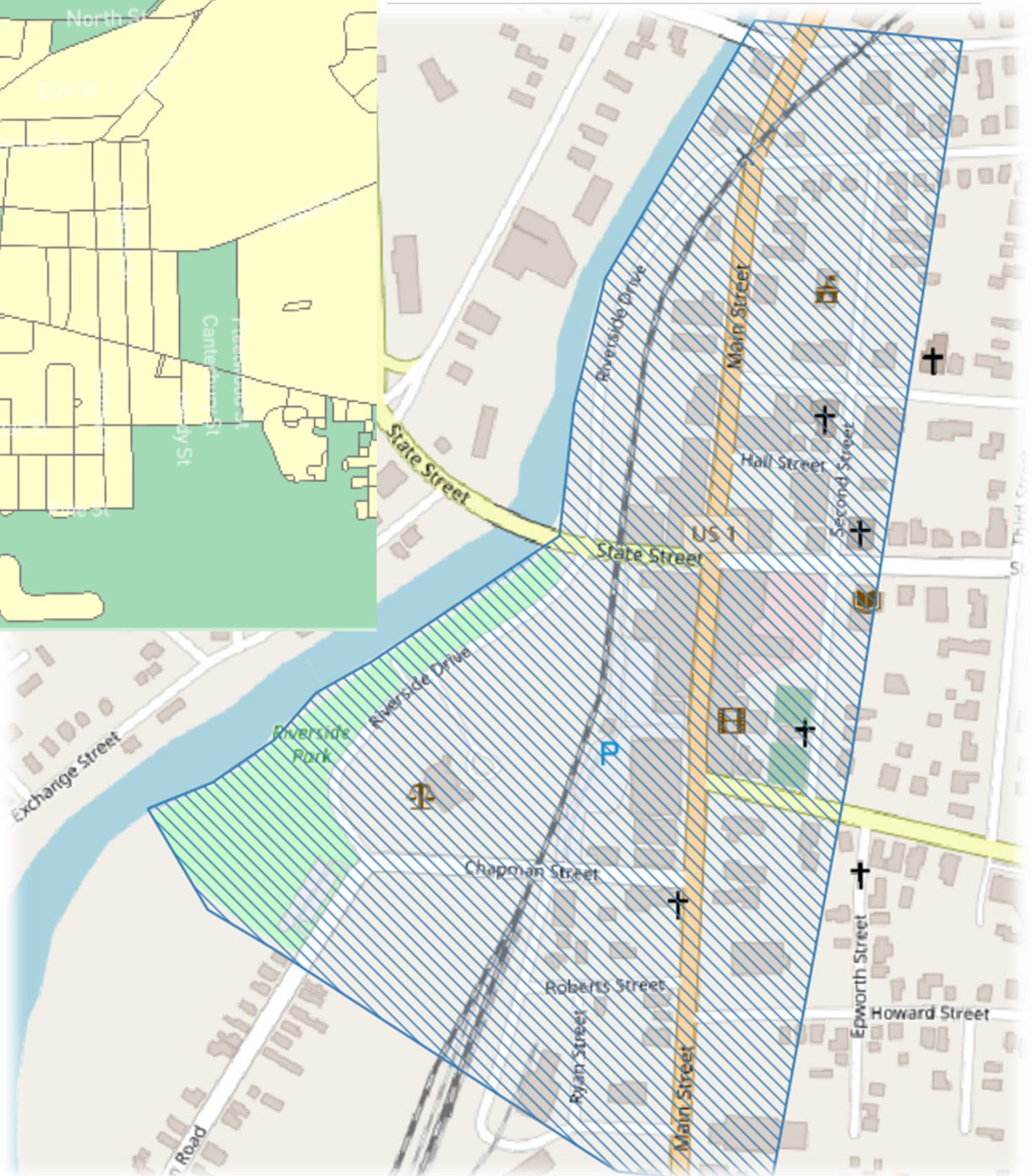


Technology ADSL, Cable, Fiber, Fixed Wireless, Satellite, Other

Speed  $\geq 1000/100$  Mbps

Date June 2019 (latest public release)

Presque Isle



# **PRESQUE ISLE CITY COUNCIL MEETING**

**For:**

August 5, 2020

**AGENDA ITEM # 9**

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**SUBJECT**

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**NEW BUSINESS:** EV Charging Station

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**INFORMATION**

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1) Memo from Galen Weibley, dated August 5, 2020

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**REQUESTED ACTION**

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**Discussion only.**



# *City of Presque Isle, Maine*

The Office of  
Director of Economic & Community Development  
**Galen Weibley**  
Email: [gweibley@presqueisleme.us](mailto:gweibley@presqueisleme.us)

## **MEMORANDUM**

<b>TO:</b>	<b>PI City Councilors and Manager</b>
<b>FROM:</b>	Galen Weibley, Director of Economic & Community Development
<b>DATE:</b>	August 5, 2020
<b>RE:</b>	<b>EV Charging Station Discussion</b>

The city has been approached by a citizen downstate wanting to donate to the city a Level 2 Electric Vehicle (EV) Charging Station for the purpose of allowing visitors to recharge their EV when visiting Presque Isle. Currently there are only two EV charging stations in Aroostook County: Ivey's Motor Lodge in Houlton and Caribou Inn & Convention Center in Caribou.

Many EV charging stations offered by dealerships are designed exclusively for a particular company's fleet of EVs and are not compatible with other EVs. The Clipper Creek Level Two HCS-40 model wishing to be donated to the city is universally compatible with most EV models on the market. This charger will not be an EV supercharging station and will instead charge EVs at 13-30 miles per hour. Because of the longer vehicle charge, staff propose the installation of two HCS-40 charging stations at the Farmers Market Pavillion as a way of attracting more visitors to the downtown businesses and recreational areas.

The cost associated for charging is approximately \$1/hour of charge. Vehicles will stop charging once battery is full. If Council wishes to explore options to recoup cost of electricity, it is recommended installing a sign at the charging station with directions regarding how to send donations through a Presque Isle via a Governmental Paypal account. Should usage of the stations increase to unsustainable levels, a payment processing terminal can be installed at a later date to justify for the maintenance costs associated for the system through charging users for each hour of use.

It is anticipated when EV technology is widely adopted by the County and Maine, the private sector service centers will supply the local market with faster supercharging stations to capitalize on convenience and quicker recharging speeds. In addition, local service centers may transform their operations as other parts of the country have in offering more high-profit food options to cater to waiting customers within their establishments. Presque Isle's longer charging EV stations will therefore serve as only introductory infrastructure to expand our local economy and a featured amenity for visitors to our recreational facilities. Council should discuss the options and provide guidance to staff if this opportunity should be pursued.

### **Enclosures**

\*Information on Clipper Creek HSC-40 with charging time charts

12 Second Street

Presque Isle, ME 04769-2459

Phone: 207.760.2727

Fax 207.764.2501

*The City of Presque Isle is an equal opportunity provider. To file a complaint, write to  
HR Manager, 12 Second Street Presque Isle, ME 04769, or call (207) 760-2700.*



**HCS-40, 32 Amp, Level 2 EVSE, 240V, Hardwired, with 25 ft cable, ETL Listed, ENERGY STAR**  
**\$565.00**

ClipperCreek's most popular electric vehicle charging station, the HCS-40, is a high-quality, high-power, low-price EVSE, built and tested to automaker standards to ensure a reliable charge every time. The HCS-40 takes the wear-and-tear of everyday use in all environments. Its tough NEMA 4 outdoor rated enclosure ensures you can install this unit anywhere with confidence.

Works with **ALL** plug-in vehicles including the Porsche Panamera, Nissan LEAF, Hyundai Sonata, Kia Niro, etc.

For a complete list of all current electric vehicles and the approximate time to charge from empty to full with a variety of ClipperCreek charging stations, please visit <https://www.clippercreek.com/charging-times-chart/>

#### Specs:

- **Charging Power:** 32 Amp (7.7kW max)
- **Product Dimensions:** 19.7"L x 8.9"W x 5.3"D
- **Product Weight:** 13.5 lbs
- **Installation:** Hardwired (3 foot service whip provided)
- **Supply Circuit:** 208/240V, 40A
- **Warranty:** 3 years
- **Charge Cable Length:** 25 feet
- **Vehicle Connector Type:** Lockable SAE J1772
- **Accessories Included:** SAE J1772 Connector Holster (wall mount); Connector Lock and Keys
- **Enclosure:** Waterproof, Fully Sealed NEMA 4
- **Environment Rating:** Indoor/Outdoor rated
- **Operating Temperature:** -22°F to 122°F (-30°C to +50°C)
- **Certifications:** ETL, cETL, ENERGY STAR



VEHICLE	ACCEPTANCE RATE (kW)	ACS-15 LEVEL 1 (10A, 1.5kW) starting at \$179	AmazingE LEVEL 2 (16A, 3.6kW) starting at \$179	LCS-25 LEVEL 2 (20A, 4.6kW) starting at \$409	LCS-30 LEVEL 2 (25A, 5.6kW) starting at \$499	AmazingE FAST LEVEL 2 (32A, 7.7kW) starting at \$449	HCS-50 LEVEL 2 (40A, 9.6kW) starting at \$635	HCS-60 LEVEL 2 (50A, 11.0kW) starting at \$899	HCS-80 LEVEL 2 (64A, 13.8kW) starting at \$1069
Audi A3 E-Tron									
Cadillac ELR									
Chevy Spark									
Chevy Volt									
Ford C Max Energi									
Ford Escape 2020									
Ford Fusion Energi									
Hyundai Ioniq Plug-In									
Hyundai Sonata									
Kia Niro PHEV									
Kia Optima									
Mercedes C350 Hybrid	3.3	5.5	13*	13	13	13	13	13	13
Mercedes GLE 550e									
Mercedes S550 Hybrid									
MINI Cooper SE Countryman ALL4									
Mitsubishi i-MiEV									
Mitsubishi Outlander									
Nissan LEAF 2013-16 S (3.3 onboard charger)									
Nissan LEAF 2017 (3.3kW onboard charger S Model)									
Nissan LEAF 2018 (3.3kW onboard charger S Model)									
Smart Car									
Subaru Crosstrek									
Toyota Prius									
Toyota Prius Prime									
Volvo V60									
Volvo XC90 T8									
BMW 330e									
BMW 530e									
BMW 740e									
BMW 745e									
BMW i8									
BMW X3 xDrive30e									
BMW X5 xDrive40e									
BMW X5 XDrive45e									
Cadillac CT6	3.6	5.5	14*	14	14	14	14	14	14
Chevy Volt 2016-2018									
Porsche Panamera 4 E-Hybrid									
Chevy Volt LT 2019									
Lincoln Aviator Grand Touring AWD									
Porsche Cayenne S E-Hybrid									
Porsche Panamera S E-Hybrid									
Porsche 918 Spyder									
Volvo S90 T8									
Volvo XC60 T8									
VW e-Golf (3.6kW onboard charger)									
Chrysler Pacifica									
Fiat 500e									
Ford Focus EV									
Ford Focus EV 2017	6.6	5.5	15	18.5	22.5	25.5*	25.5	25.5	25.5
Honda Accord Hybrid									
Honda Clarity EV									

• **RECOMMENDED EVSE**  
 If you have an older model and don't see it listed here, check out the EVSE Selector tool on our website at [clippercreek.com/charging-station-selector-tool/](http://clippercreek.com/charging-station-selector-tool/)



VEHICLE	ACCEPTANCE RATE (km)	ACS-15 LEVEL 1: 10A (60W) starting at \$379	AmazingE LEVEL 2: 70A (30W) starting at \$120	LCS-25 LEVEL 2: 20A (40W) starting at \$460	LCS-30 LEVEL 2: 24A (30W) starting at \$499	Amazing FAST LEVEL 2: 30A (30W) starting at \$460	HCS-50 LEVEL 2: 60A (30W) starting at \$635	HCS-60 LEVEL 2: 70A (30W) starting at \$599	HCS-80 LEVEL 2: 80A (30W) starting at \$1009
Honda Clarity Plug-In Hyundai Ioniq Karma Revero Kia Soul Nissan LEAF S 2016 (6.6kW onboard charger, S Upgrade) Nissan LEAF S 2016 (6.6kW onboard charger SL & SV Model) Nissan LEAF 2017 (6.6kW onboard, S Upgrade, SL & SV Model) Nissan LEAF 2018 (6.6kW onboard, S Upgrade, SL & SV Model) Nissan LEAF Plus (S, SL, SV Models)	6.6	5.5	15	18.5	22.5	25.5*	25.5	25.5	25.5
BMW ActiveE Jaguar I-Pace Range Rover P400e	7	5.5	15	18.5	22.5	27.5	27.5	27.5	27.5
Chevy Bolt Chevy Volt LT 2019 Upgrade Chevy Volt Premier 2019 Hyundai Ioniq 2020 Hyundai Kona Kia Niro EV Kia Soul 2019-2020 Porsche Cayenne S E-Hybrid Upgrade Porsche Cayenne 4 E-Hybrid Upgrade Porsche Panamera S E-Hybrid Upgrade Smart Forneo ED VW e-Golf (7.2kW onboard charger) VW e-Golf 2017-2019 (7.2kW onboard charger)	7.2	5.5	15	18.5	22.5	28*	28	28	28
BMW i3 2017 (60 Ah battery) BMW i3 2017-2018 (90 Ah battery) Mercedes GLC 350e 2020 MINI Cooper SE	7.4	5.5	15	18.5	22.5	29*	29	29	29
Audi Q5 Plug In Hybrid Tesla Model 3 Standard	7.7	2 5.5	5.5 15	6.5 18.5	8 22.5	11 30	11 30	11 30	11 30
Audi e-tron SUV Mercedes B-Class B250e Porsche Taycan Tesla Model 3 Long Range Tesla Model S 60 Single Tesla Model S 70 Single Tesla Model S 85 Single Tesla Model S 90 Single Toyota Rava4	9.6	5.5	15	18.5	22.5	30	37.5*	37.5	37.5
Tesla Model S Standard, Performance, Long Range Tesla Model X Standard, Performance, Long Range	11.5	5.5	15	18.5	22.5	30	37.5	45*	45
Tesla Model S 100D & P100D Tesla Model X 60 Dual Tesla Model X 75 Dual Tesla Model X 90 Dual Tesla Model X 100D & P100D Tesla Roadster	17.2	5.5	15	18.5	22.5	30	37.5	45	60*
Tesla Model S 60 Dual Tesla Model S 70 Dual Tesla Model S 85 Dual Tesla Model S 90 Dual	19.2	5.5	15	18.5	22.5	30	37.5	45	60*

# PRESQUE ISLE CITY COUNCIL MEETING

**For:**

August 5, 2020

## AGENDA ITEM # EXECUTIVE SESSION

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### SUBJECT

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**EXECUTIVE SESSION:** Pursuant to 1 M.R.S.A. § 405(6)(D) to discuss Negotiations

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### INFORMATION

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### REQUESTED ACTION

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**BE IT RESOLVED** by Councilor \_\_\_\_\_, seconded by Councilor \_\_\_\_\_ to enter into Executive Session pursuant to 1 M.R.S.A. § 405(6)(D) to discuss Negotiations matter.

# PRESQUE ISLE CITY COUNCIL MEETING

**For:**

August 5, 2020

## AGENDA ITEM # EXECUTIVE SESSION

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### SUBJECT

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**EXECUTIVE SESSION:** Pursuant to 1 M.R.S.A. § 405(6)(C) to discuss Real Estate

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### INFORMATION

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### REQUESTED ACTION

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**BE IT RESOLVED** by Councilor \_\_\_\_\_, seconded by Councilor \_\_\_\_\_ to enter into Executive Session pursuant to 1 M.R.S.A. § 405(6)(C) to discuss Real Estate matter.

# PRESQUE ISLE CITY COUNCIL MEETING

**For:**

August 5, 2020

## AGENDA ITEM # EXECUTIVE SESSION

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### SUBJECT

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**EXECUTIVE SESSION:** Pursuant to 1 M.R.S.A. § 405(6)(C) to discuss Real Estate

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### INFORMATION

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### REQUESTED ACTION

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**BE IT RESOLVED** by Councilor \_\_\_\_\_, seconded by Councilor \_\_\_\_\_ to enter into Executive Session pursuant to 1 M.R.S.A. § 405(6)(C) to discuss Real Estate matter.

# **PRESQUE ISLE CITY COUNCIL ANNOUNCEMENTS**

**Wednesday, August 5, 2020**

- We still have Board/Committee openings if anyone has any interest in joining a Board or Committee please see the City Clerk or apply online.
- The next regularly scheduled meeting of the Presque Isle City Council is on Wednesday, September 2, 2020 at 6:00 PM in the Council Chambers at City Hall.