

# MAINE STATE LEGISLATURE

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# 132nd MAINE LEGISLATURE

## FIRST REGULAR SESSION-2025

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Legislative Document

No. 901

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S.P. 390

In Senate, March 11, 2025

**Resolve, Directing the Maine State Housing Authority to Negotiate  
for the Purchase of or Acquire by Eminent Domain the Land and  
Buildings Commonly Known as the Bangor Mall**

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Received by the Secretary of the Senate on March 5, 2025. Referred to the Committee on Housing and Economic Development pursuant to Joint Rule 308.2 and ordered printed.

A handwritten signature in black ink, appearing to read 'D M Grant'.

DAREK M. GRANT  
Secretary of the Senate

Presented by Senator BALDACCI of Penobscot.  
Cosponsored by Representative ROEDER of Bangor and  
Representatives: RANA of Bangor, SUPICA of Bangor.

1           **Sec. 1. Purchase property. Resolved:** That the Maine State Housing Authority  
2 shall enter into negotiations for the purchase of the property commonly known as the  
3 Bangor Mall located in the City of Bangor, referred to in this resolve as "the Bangor Mall."

4           **Sec. 2. Exercise right of eminent domain. Resolved:** That, if a purchase and sale  
5 agreement or other contract for the conveyance of the Bangor Mall to the Maine State  
6 Housing Authority pursuant to section 1 has not been executed by all necessary parties  
7 within 12 months of the effective date of this resolve, the Maine State Housing Authority  
8 shall exercise its right of eminent domain pursuant to the Maine Revised Statutes, Title  
9 30-A, section 4746 and in the manner provided in Title 30-A, section 5108.

10           **Sec. 3. Report. Resolved:** That the Maine State Housing Authority shall, within 6  
11 months of acquiring the Bangor Mall by purchase pursuant to section 1 or eminent domain  
12 pursuant to section 2, submit a report to the joint standing committee of the Legislature  
13 having jurisdiction over housing matters that includes the following:

14           **1. Costs.** The costs of converting the Bangor Mall into affordable housing units; and

15           **2. Legislation.** Legislation proposing the establishment of a municipal housing  
16 authority pursuant to the Maine Revised Statutes, Title 30-A, chapter 201, subchapter 2, to  
17 be called the Bangor Mall Housing Authority. The legislation proposing the creation of  
18 the Bangor Mall Housing Authority must include the following:

19           A. That the area of operation of the Bangor Mall Housing Authority is limited to the  
20 area of property conveyed to or taken by the Maine State Housing Authority under this  
21 resolve and the area of operation of any municipal housing authority in the City of  
22 Bangor excludes this area;

23           B. That, notwithstanding Title 30-A, section 4723, subsection 1, the 7 commissioners  
24 of the Bangor Mall Housing Authority must be appointed as follows:

25                   (1) Two members representing the City of Bangor, appointed by the municipal  
26 officers of the City of Bangor;

27                   (2) Two members representing Penobscot County, appointed by the Penobscot  
28 County commissioners; and

29                   (3) Three members representing the State, one appointed by the Governor, one  
30 appointed by the President of the Senate and one appointed by the Speaker of the  
31 House of Representatives; and

32           C. That the duties of the Bangor Mall Housing Authority must include, but are not  
33 limited to:

34                   (1) Retaining any existing commercial tenants at market rent rates and under other  
35 terms and conditions common to commercial rentals;

36                   (2) Redeveloping the remaining space in the Bangor Mall into affordable housing  
37 units consisting of one-bedroom, 2-bedroom and 3-bedroom units; and

38                   (3) Offering the affordable housing units for rent to individuals or families making  
39 between 2 and 4 times the federal poverty level, as defined in Title 22, section  
40 3762.

