MAINE STATE LEGISLATURE

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132nd MAINE LEGISLATURE

FIRST REGULAR SESSION-2025

Legislative Document

No. 901

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

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.

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 Bangor Mall located in the City of Bangor, referred to in this resolve as "the Bangor Mall." 3 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 Housing Authority pursuant to section 1 has not been executed by all necessary parties 6 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 pursuant to section 2, submit a report to the joint standing committee of the Legislature 12 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 authority pursuant to the Maine Revised Statutes, Title 30-A, chapter 201, subchapter 2, to 16 be called the Bangor Mall Housing Authority. The legislation proposing the creation of 17 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 area of property conveyed to or taken by the Maine State Housing Authority under this 20 resolve and the area of operation of any municipal housing authority in the City of 21 22 Bangor excludes this area; 23 B. That, notwithstanding Title 30-A, section 4723, subsection 1, the 7 commissioners of the Bangor Mall Housing Authority must be appointed as follows: 24 25 (1) Two members representing the City of Bangor, appointed by the municipal officers of the City of Bangor; 26 27 (2) Two members representing Penobscot County, appointed by the Penobscot County commissioners; and 28 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 House of Representatives; and 31 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

between 2 and 4 times the federal poverty level, as defined in Title 22, section

39

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3762.

Sec. 4. Appropriations and allocations. Resolved: That the following appropriations and allocations are made.

HOUSING AUTHORITY, MAINE STATE

DEPARTMENT TOTAL - ALL FUNDS

Housing Authority - State 0442

Initiative: Provides one-time funds for the purchase of the land and buildings commonly known as the Bangor Mall as well as for any emergency repairs.

7	GENERAL FUND	2025-26	2026-27
8	All Other	\$20,000,000	\$0
9 10	GENERAL FUND TOTAL	\$20,000,000	\$0
11	Housing Authority - State 0442		
12 13	Initiative: Provides one-time funds for infrastructure buildings commonly known as the Bangor Mall.	re improvements to	the land and
14 15 16	GENERAL FUND All Other	2025-26 \$5,000,000	2026-27 \$0
17	GENERAL FUND TOTAL	\$5,000,000	\$0
18			
19 20 21	HOUSING AUTHORITY, MAINE STATE DEPARTMENT TOTALS	2025-26	2026-27
22	GENERAL FUND	\$25,000,000	\$0

SUMMARY

\$25,000,000

\$0

This resolve requires the Maine State Housing Authority to enter into negotiations to purchase the land and buildings located in the City of Bangor commonly known as the Bangor Mall. If, within 12 months of the effective date of this resolve, a purchase and sale agreement, or other contract for the purchase of the Bangor Mall has not been executed by all necessary parties, the Maine State Housing Authority is required to exercise its right of eminent domain to acquire the Bangor Mall. Within 6 months of acquiring the Bangor Mall, the Maine State Housing Authority is required to submit a report to the joint standing committee of the Legislature having jurisdiction over housing matters detailing the costs of converting the Bangor Mall into affordable housing units and proposing legislation to create the Bangor Mall Housing Authority. The area of operation of the Bangor Mall Housing Authority must be limited to the area of property conveyed to or taken by the Maine State Housing Authority under this resolve, and the area of operation of any municipal housing authority in the City of Bangor excludes this area. The resolve appropriates \$25,000,000 to the Maine State Housing Authority for the purchase and improvement of the Bangor Mall.