



January 15, 2026

To: Members of the Housing and Economic Development Committee

Subject: Progress Report on S.P. 390 – L.D. 901: Bangor Mall Redevelopment Initiative

Dear Members of the Committee,

Pursuant to the requirements of L.D. 901, Maine Redevelopment Land Bank Authority is pleased to provide this interim progress report on actions taken to identify opportunities for the beneficial reuse of the buildings and land commonly known as the Bangor Mall.

Background

The Bangor Mall property remains under the ownership of Namdar Realty Group of Great Neck, New York. Namdar specializes in rapid, all-cash property acquisitions; however, during its ownership, property maintenance and operations have significantly declined, resulting in increased vacancy rates and deteriorating infrastructure.

The City of Bangor initiated two lawsuits addressing critical issues, including a leaking roof, crumbling parking lots, and ruptured sewer lines that discharged sewage into a nearby stream. In April 2025, a judge ruled that Namdar violated multiple city ordinances and must develop a plan to correct these deficiencies. While repairs are underway, Namdar continues to pay property taxes, preventing acquisition through tax foreclosure.



Unfortunately, these lawsuits have not yet been resolved which has severely limited the Maine Redevelopment and the City from comprehensively. Maine redevelopment was advised that moving forward with significant public efforts in response to L.D. 901 while the lawsuit progressed could negatively impact the redevelopment trajectory of the site.

Actions Taken

Despite this fact, and in alignment with the legislative directive, Maine Redevelopment has initiated preliminary site research and due diligence to prepare for future redevelopment scenarios. These efforts are designed to position stakeholders for the following potential outcomes:

- City of Bangor acquisition and leadership in redevelopment planning;
- Engagement with a new developer to establish a collaborative redevelopment framework;
- Formation of a public-private partnership, enabling Maine Redevelopment to play a key role in advancing redevelopment and community planning initiatives.

We stand ready to partner with the City of Bangor to move forward appropriately when the the current legal issues are sufficiently addressed.

Next Steps

- Pending resolution of the legal proceedings, a regional market study and preliminary site assessment will be undertaken in Q1 and Q2 2026.
- Continuing meetings with potential interested parties to ensure maintenance of interest in the property to the extent possible.
- Identification of potential partners and funding strategies for implementation.

Conclusion



The Bangor Mall represents a significant opportunity for economic revitalization and community development. Maine Redevelopment remains committed to advancing this initiative and ensuring that redevelopment aligns with local priorities and statewide economic goals.

Thank you for your continued support.

Sincerely,

A handwritten signature in black ink, appearing to read "STUART O'BRIEN".

Stuart O'Brien (Jan 15, 2026 16:20:52 EST)

Tuck O'Brien
Executive Director

Cc: Senator Joseph Baldacci

20260115 FINAL to HED re Bangor Mall

Final Audit Report

2026-01-15

Created:	2026-01-15
By:	Rose Nelson (rnelson@maineredevelopment.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAWct-YWnShfxje7LccartHDTorTChGOAT

"20260115 FINAL to HED re Bangor Mall" History

-  Document created by Rose Nelson (rnelson@maineredevelopment.org)
2026-01-15 - 8:58:38 PM GMT
-  Document emailed to Stuart O'Brien (tobrien@maineredevelopment.org) for signature
2026-01-15 - 8:58:42 PM GMT
-  Email viewed by Stuart O'Brien (tobrien@maineredevelopment.org)
2026-01-15 - 9:20:37 PM GMT
-  Document e-signed by Stuart O'Brien (tobrien@maineredevelopment.org)
Signature Date: 2026-01-15 - 9:20:52 PM GMT - Time Source: server
-  Agreement completed.
2026-01-15 - 9:20:52 PM GMT



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