

CITY OF PORTLAND, MAINE
Standing Committee on Sustainability and Transportation
Councilor Spencer Thibodeau (D2), Chair
Councilor Belinda Ray (D1)
Councilor Jill Duson (D3)

Agenda
April 17, 2019
5:30 PM
Council Chambers

1. Review and approve minutes from March 20

- a. Minutes from March 20, 2019

2. Sustainability Program Updates

- a. Sustainability Updates

3. Presentation and Discussion

Public comment may be taken

- a. Martin Luther King, Jr. Memorial Recognition Committee and RFQ
- b. Solar in Historic Districts
Historic Preservation Officer Deb Andrews will present

The Historic Preservation Board has a concurrent meeting so the exact time of Ms. Andrews' appearance before the Committee will be determined during the meeting.

- c. Amendment to Chapter Chapter 6 -- Energy Benchmarking
The amendment changes Section 6-209 (2) in order to establish a reporting deadline for affected buildings with one primary occupant.

4. Other Business

CITY OF PORTLAND, MAINE

Standing Committee on Sustainability and Transportation

Councilor Spencer Thibodeau (D2), Chair

Councilor Belinda Ray (D1)

Councilor Jill Duson (At large)

Draft Minutes March 20, 2019

Members Present: Councilor Thibodeau, Councilor Ray, Councilor Duson

Staff Present: Mayor Ethan Strimling, Troy Moon, Ashley Krulik, Jen Thompson, Bruce Hyman

Meeting was called to order at 5:35 PM. Councilor Ray moves to approve the minutes from February. Councilor Duson, seconded.

Changes:

- Councilor Ray: Clarify in minutes that she was not suggesting Lyseth School's construction be impacted by current discussion of the Green Building ordinance.

All those in favor of approving as amended 3-0.

Sustainability Program Updates

Troy Moon reviewed the items on the Sustainability Program Update memo

Energy Benchmarking:

- Based on CMP timeline for whole building data, Mr. Moon recommended moving forward with benchmarking buildings that are covered by the ordinance and only have one tenant.
- Another idea from CMP on how to pull the data is for us to give them all the account numbers for buildings that are subject to the ordinance and they would pull the data manually. This will be very time intensive on both sides.

Councilor Thibodeau:

- Talk about next steps to make the process move faster at the end of the meeting.

Mayor Strimling:

- Any pesticide waiver requests in addition to Waynflete? Mr. Moon responded, no.

Greater Portland Metro

Greg Jordan, General Manager of Greater Portland Transit District presented on the Greater Portland Metro and how to achieve 15 minute frequency in the future.

Councilor Thibodeau:

- Clarified that additional operating costs could be \$200,000 to \$1 million per year.

Councilor Duson

- Route 9 - highest ridership - were highest priorities in a specific order (Route 9 is listed last)? Mr. Jordan responded that priorities are not listed in order of preference. During peak times, Route 9 is already at 15 minute intervals. Midday, frequency goes down to

60 minutes. Would like to improve to have 15 minute intervals throughout the day in the future.

- Route 9 goes through some very dense working class neighborhoods and is used frequently by students
- 90 minute pass - only have to pay one fare when going downtown and back within 90 minutes? Mr. Jordan responded, yes.
- Please explain fare capping - Mr. Jordan - makes it so that pay-per-ride riders do not pay more in a month than people who hold monthly passes
- Will there still be a 10 ride ticket? Mr. Jordan - propose getting rid of 10-ride ticket and paper based multi passes because the pay-as-you-go fare capping will give people the same discount. Hope to have MetroCards in many locations across the City.
- Can you add any amount to MetroCard? Mr. Jordan responded, yes.

Councilor Ray

- Route 8 needs work - along with Route 1, 9A, 9B, and 7. Mr. Jordan - public planning process for improvements to routes will begin at the end of 2019. Be in place in late 2020. Looking at Route 8 and Route 1 to restructure and economize to minimize additional cost.
- Could we see potential bump in 2021 budget to support updated service? Mr. Jordan - yes.
- If we are adding buses to increase frequency, will Portland see budget increase? Mr. Jordan - yes, but there will be cost sharing with other communities. Portland will have higher level of increase because we have a higher level of service.
- Facility needs - there will be increased costs to invest in new/expanded facilities.
- Updating to 15 minute intervals is important and will overcome barriers of riding the bus. Mr. Jordan - would like to come back to the Committee as improvements proceed.

Councilor Thibodeau

- Funding Overview - 74% taxpayer funded - we should follow up with letter to our federal delegation about how important this is to us
- MetroCards - would be nice to have cards available for sale at bus stops or on the bus but understand if that's not doable just yet.
- \$725,000 for electric buses - do you think technology is there? Mr. Jordan - yes. Battery ranges can now run full days. Looking at performance in cold weather, steep grades, and heavy ridership. Need buses to be able to do 180-200 miles a day. Looking into fast charging infrastructure and buses will charge 10-15 minutes between loops.
- \$170k state funding - this may opportunity to ask for more - send letter or invite Governor to Portland to discuss.
- Operations facility - interested in hearing more about what the future holds.
- South Portland bus routes - update on how to join forces? Mr. Jordan - working with them on the fare technology to help riders have seamless fare system. No formal conversation on consolidation since a year ago. Feel that this needs to happen to achieve a seamless and functional transportation system. Will also save money for everyone.

- What are you asking the City for over the next two years? Mr. Jordan - first - general support to move in this proposed direction. Would like to come back with a more refined plan that addresses funding and facility issues and narrow down total cost.
- Please follow-up with the Committee on 5 year and 10 year refined plans to understand capital costs and what that investment will get us.

Mayor Strimling

- What are the contribution levels of other states? Mr. Jordan - do not know the numbers but know that Maine is one of the lowest in contributing to local transit. \$170k is the portion of the total local transit bucket that Portland gets.
- Have you done a fare analysis of how new fare would compare to other cities? Mr. Jordan - yes, average fare of similar cities is \$1.70. Manchester, NH is \$2.00. We know that we are at the high end but the fare capping opportunity is a mitigator to promote equity. There will also be a reduced fare option.
- Love fare capping aspect. Concerned about hike in fare.
- What would it cost the City of Portland to offer a program with reduced fares for lowest income residents? Mr. Jordan - would require some study and work with the City. Willing to explore if there is a funding source. Would not want to be in a position to certify people for that pass.
- Any preliminary work that we could look at prior to funding a deeper analysis? Mr. Jordan - happy to look at what other agencies are doing and do some modeling on what this would look like for us.
- Any information on how other communities fund transit? Developers? Mr. Jordan - can look into that and bring back.
- Frequency - is traffic a problem in terms of frequency? Mr. Jordan - traffic is a big problem. Hard to determine alternative scenario without solution to traffic congestion.
- Use smart technology to alleviate congestion? Mr. Jordan - transit signal priority citywide could help to improve frequencies. Could use Forest Ave. pilot project to estimate time savings.
- Operating facility - need one site or could there be two? Mr. Jordan - want operations and maintenance on one site. Could possibly get creative on administrative position locations but not ideal to have two sites. Multiple sites will be an alternative that will be reviewed.
- Maintenance costs diesel vs. electric? Mr. Jordan - there is a fuel savings, spend 50% less on electric parts/repairs.
- Zoning issues that could get in the way of growth? Mr. Jordan - no.
- Costs don't seem surmountable

Next Steps:

Work with Mr. Moon on developing letters to Federal and State governments.

Would welcome Mr. Jordan back once he has refinements to share.

Green Building Ordinance

Troy Moon - this agenda item follows up on last meeting's conversation on how green building ordinance applies to school buildings, possible amendments to green building ordinance to improve clarity and adoption, and hear from professionals in the room about green building codes.

Jen Thompson, Corporation Counsel, walked through email with suggested amendments to Green Building Ordinance.

Councilor Ray

- Amendments tackled her two concerns - definition of construction costs and assessed value, including buildings and not the land
- Had forgotten about "third prong" of purpose ("...and certain publicly funded building projects") - Lyseth school project doesn't fall under "third prong."
- Very satisfied with amendments made.
- Need to determine if LEED is the right standard to be referencing moving forward

Councilor Dusen

- Changes make things clear and this conversation puts into public record the standards would be applied during the permit application review. Would be looking to LEED standards in section 6167?
 - Jen Thompson - Ordinance applies to City buildings that we own (including schools) that are 2,000 sq ft or greater and meet the definition of new construction or a renovation. Second category applies to project on private property over 10,000 sq ft that is City funded. Yes, when a permit comes in, it would be reviewed under those two standards. 25% standard only applies to non-City buildings - we should possibly align those standards for both City and non-City owned buildings.
- If proposed amendment had been in place when Lyseth permit request came forward, would have had to address 2009 LEED for schools?
 - Ms. Thompson - right. We are letting the Lyseth School off the hook because the definition did not specify the value of the property is just the building or the building plus the land.
- Do not feel that a private owner would have passed the straight face test with that argument. It's not my intent with this clarification to impact the Lyseth project, but do want to clarify going forward because Council did not pass an ordinance that is do what I say, not what I do.
- We were intending to set an example when passing this Ordinance and need to live up to youth assumptions that we are doing our best.
- Hopes that these clarifications will ensure that the three remaining school renovations will align with Green Building Ordinance.
- Not trying to slow down the development of the schools.
- Believes that Lyseth project should be defined as new construction.

- Drummond Woodsum letter states that “Lyseth project includes new construction of 14,972 building square feet” - this would qualify as new construction under amended Ordinance. Need to complete LEED analysis for these projects.

Mayor Strimling

- Is Lyseth being built to green building code standards?
 - Councilor Dusen - no. They aren't building a drafty building, but they aren't meeting the code.
 - Councilor Ray - no, there was a letter drafted by a lawyer outlining why the school did not need to meet green building code. Renovations do not meet green building code standards. Close, but not quite. Committee does not want to go backwards and reconfigure Lyseth project, but want to make sure that the Ordinance is amended so that future projects will comply.
- Invite Superintendent to Committee prior to vote on amendment?
 - Councilor Ray - we are months away from a vote.
 - Councilor Dusen - requested that the school department be notified of these discussions.
- Request the school department be notified of future meetings.
- What are the cost implications of revising this ordinance for the schools? Need to understand fiscal impact.
 - Councilor Ray - bond stated that all renovations would be LEED certified.
- Would like to see chart with cost breakdowns. Councilor Thibodeau - will request cost breakdown but not review in detail in this Committee.
 - Councilor Dusen - please also make a formal request to the superintendent and school board to provide a copy of the LEED analysis that shows where the improvements rank in the points system to the Committee

Councilor Thibodeau

- No expectation that the entirety of a school needs to meet LEED certification. We will make sure school department received notification of meetings.
- Not trying to tank the school bond, that is not the goal of this discussion.
- Definition of renovation - if a renovation is less than the existing square footage of the building, what would we define it as? Ms. Thompson - I don't think that would fit in as a renovation?
 - Would it be new construction? Ms. Thompson - no.
- Need to add a definition of new construction.
 - New construction - additional square footage outside the existing square footage of the building
 - Renovation - within the existing footprint of the building
- If we renovate a piece of an existing building that is smaller than the larger footprint, would this need to meet green building standards?

- Need to follow-up to make sure new language makes this as clear as possible.

Jen Thompson

- Were all members of the committee present when Ordinance was adopted? In reading the language, appears that this was intended for larger scale projects only. As we formulate definitions, perhaps an analysis should be done into how the size/ratio of a project will shift into being a renovation.

Next Steps:

Formal request to the superintendent and school board for the Lyseth cost breakout and LEED points

Troy Moon - during the last meeting, discussed what set of green building standards should be used in ordinance. Invited Architect Jesse Thompson to review standards.

Jesse Thompson - gave a presentation on why it's important to meet green building standards.

- City has resources and people who are willing and ready to work on this project.
- Will not fix the problem by only focusing on City buildings.
- Maine has been stalled out at the State level but that is changing.
- Many newly constructed buildings in Portland do not follow code because there is a loophole - builders can meet total building performance by stating that energy cost will outperform reference building. Reference building is outdated and easy to outperform with standard building materials - windows and heating system.
- State of Maine using 2015 building code and 2009 energy code.
- Set up metrics to get closer to passive house standards
- 2009 LEED is very cumbersome and expensive
- Recommends improving codes in Portland for municipal and other buildings to create code path to get to zero
- Town must stay in sync with State code
- Ask for stretch code to exceed State code voluntarily
- Change line items in code to improve standards as compared to reference building

Councilor Ray

- Please send us presentation - Troy to forward
- Please share contact information for code experts
- What book are you referencing? Mr. Thompson - IECC

Councilor Dusen

- Thank you for helpful presentation - need to do some thinking

Mayor Strimling

- Will code changes increase costs? Mr. Thompson - insulation costs are a small part of total budget. Developers do not have the incentive to make buildings that will last a long time.

Councilor Thibodeau

- Current builders are following rules - how do we make sure at the City level to effectuate standards to be where we're supposed to be.
- Does Portland have to stay where the state is? Mr. Thompson - Portland can create their own standards within the codes.

Next Steps: Troy to look at how we have gone beyond the State codes in the past. What is handcuffing us now?

Public Comment

- Kimberly Cheslak: Will Committee accept written testimony? Yes.
- Emily Figdor- green building ordinance changes would not be possible within 4 school bond budget
 - Bond improvements are for learning environment, equity standards, and life safety standards
 - Definition of bond goals did not include environmentally friendly buildings
- George Rowe - has there been an inventory of all City projects that would have been impacted by green ordinance amendments? Feels that school bond is being targeted by these amendments.
- Maggie Wolf - 28 St. Lawrence Street - we are on the cusp of a huge building boom and need to step up our standards.
- Julie Rosenbach - kids in Lyseth - working in the sustainability field for 20 years - need to look at buildings differently at the beginning and set a different standard. Need to meet renewable energy goal of 100% renewable by 2040. Invest in efficiency now and save on energy costs in the future.
- Emma Reif- Sustainability expert in Portland - need to consider human health as we revise codes in addition to energy savings
- Kurt Jellison - standards are updated every 3 years, ventilation standard is out of date - student performance is improved with higher ventilation rates. Need to update to minimum standards.
- Sean Thibodeau - Protect our Neighborhood Schools - if we apply green building standards, not all 4 schools will be renovated due to funding shortcomings.
- Luke Truman - PCAT - suggest involving Code Enforcement Officers in conversation to include energy efficiency
- Naomi Beal - Passive House Maine - we have solutions for building more efficient buildings - also benefits health, comfort, and meeting Paris Accord goals

April 17 Meeting:

- Focus on solar
- MLK Recognition project
- Discuss Green Building Code updates
- Will not be relitigating School Bond or discussion around Lyseth School

Other projects:

- Single use plastics
- Water Resources integrated plan

Motion was made by Councilor Ray to adjourn the meeting at 8:18 pm. Motion was seconded by Councilor Duson. All in favor. 3-0.

Sustainability Updates

March 2019

Climate Action Planning

Staff and the consulting team are close to finalizing the outreach materials for public engagement. This includes the first public survey, the project website, and a “meeting in a box” that engaged volunteers will be able to use to conduct their own meetings.

The consulting team has been interviewing candidates to be our “street team” for the summer. These people will attend meetings and events and will focus their efforts on reaching out to parts of the community we want to be sure to engage with.

Staff continues to gather data for the community wide greenhouse gas inventory and review prior studies identify climate hazards in Portland and South Portland.

Energy Benchmarking

Staff continues to work on benchmarking City buildings in preparation for the May 1 reporting deadline in the Benchmarking Ordinance. We are prepared to discuss the results during the May Sustainability and Transportation Committee meeting. We continue to be somewhat frustrated by data accessibility from CMP.

Troy Moon co-chairs a Data Access Collective Action group with the Urban Sustainability Directors Network and the Institute for Market Transformation. We held a conference call focused on collaborating with 2030 Districts to promote energy benchmarking in the commercial building sector.

Staff coordinated with Corporation Counsel to prepare a draft amendment that sets a reporting deadline for buildings with 20,000 square feet or more that have a single primary occupant.

Pesticide Ordinance

We received our first request for a waiver from provisions of the pesticide ordinance from Waynelete School. The Waiver Subcommittee reviewed the waiver application and met with the applicant for additional information. After deliberation the committee determined that the request did not meet the criteria for a waiver as described in the ordinance and denied it. The applicant chose not to appeal the decision.

We received our first public complaint about a possible violation of the pesticide ordinance via the Fix It! Portland app. The Sustainability Office drafted letter to the property owner and

provided information about the ordinance. We are also taking the opportunity to educate applicators about the requirements for proper signage if they make an application.

Green Building Ordinance

Staff have met with several local design professionals to discuss potential energy standards to reference in the Green Building Ordinance. We've also connected with the School Department's facilities team to include them in the discussion.

Legislative

Troy Moon drafted testimony in support of LD 16 "An Act To Authorize a General Fund Bond Issue To Invest in Infrastructure To Address Sea Level Rise" and presented it before the Appropriations Committee.

Troy also drafted testimony in support of LD 1299, "An Act To Incentivize Municipalities, State Agencies, Colleges and Universities To Use Electric Vehicles" for submission to the Energy, Utilities, and Technology Committee.

Outreach Events

Troy Moon and several other City staff attended a lunch discussion with Portland Society of Architecture to discuss the climate action planning process and to brainstorm with the members about how the group can engage with us on their climate priorities.

Troy Moon presented at Allagash Brewing's "Spring Greening" event on Thursday, April 11. The theme of the evening was climate impacts on our inland and coastal waters. Representatives from the Lakes Environmental Association and the Gulf of Maine Research Institute also participated.

We continue regular social media posts. Follow us on Facebook and Instagram at [**@sustainableportlandme**](#)

MEMO

TO: Sustainability & Transportation Committee

FR: Jon Jennings, City Manager

DT: April 12, 2019

RE: Update on Rev. Dr. Martin Luther King, Jr. Memorial Selection Committee

The Co-Chairs of the MLK Memorial Selection Committee are Councilor Jill Duson and Reverend Kenneth Lewis of the Green Memorial AME Zion Church in Portland.

Additional Selection Committee members will include:

- Regina Phillips, MLK Task Force Member
- Christina Richardson, Youth Rep
- Pam Cummings, Abyssinian Meeting House Board President
- Kara Wooldrik, Portland Trails
- Ethan Hipple, City of Portland Parks, Recreation & Facilities Department

There is one additional member we are awaiting confirmation from. Jessica Grondin from my office will serve as the staff liaison.

The Selection Committee will work with City staff to finalize the RFQ. Their first meeting will be held on Tuesday, April 30 at 5:30 PM. It is anticipated that up to three applicants will be chosen from the responses to the RFQ to participate in the RFP process.

Attached you will find a copy of the draft RFQ with more information.

We look forward to working with you on this, and will continue to provide you with updates as we have them.

MLK Memorial in Portland

Request for Qualifications

Deadline for responses: TBD

Budget: The City of Portland has a total of \$100,000 in funds for this effort. Additional funds may need to be raised to complete the winning selection.

About the Project

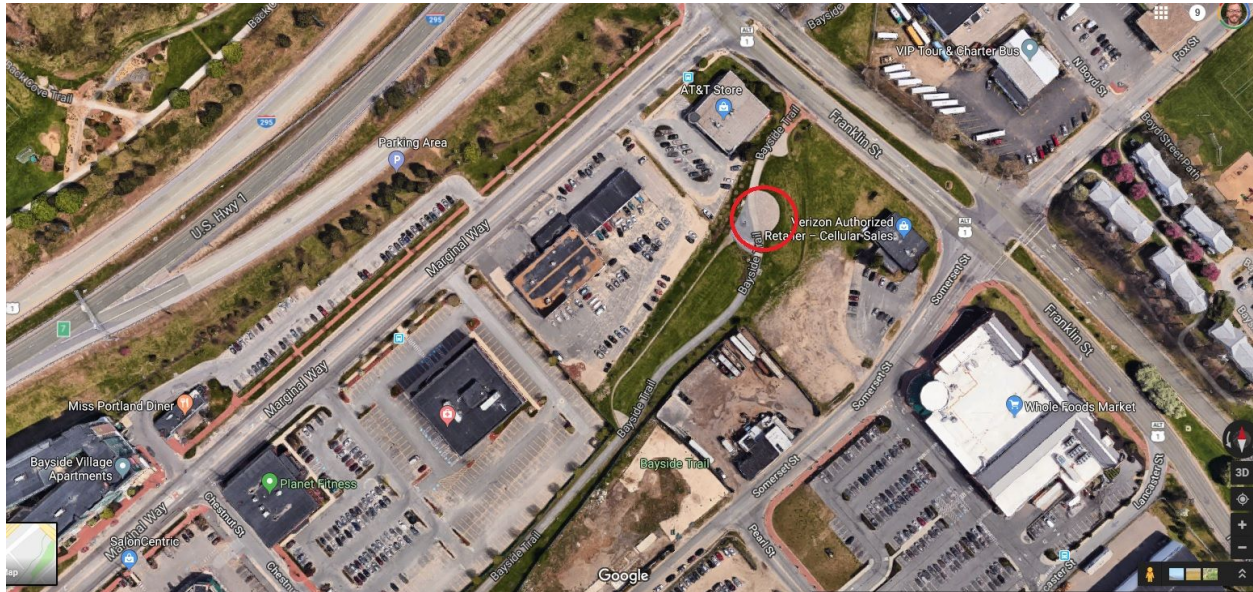
The Portland City Council established the Martin Luther King Recognition Task Force to consider how the life and legacy of the Civil Rights Leader Dr. Martin Luther King, Jr. may be best acknowledged and recognized, in the form of renaming a street, park or similarly situated public space, by the City of Portland. The members appointed by the City Council offered their recommendations to the Sustainability and Transportation Committee for review and consideration. Any recommendations by the Sustainability and Transportation Committee will be taken up by the full City Council.

Why Portland

Portland is a community committed to social justice and civil rights; to being the home community of multi-generational families of Mainers of all backgrounds who actively engaged in the struggle for social justice during the civil rights movement. A community that seeks to establish a memorial to recognize Dr. King as a leader of the civil rights movement; to recognize the impact of the civil rights movement and provide a focal point for our continuing commitment as a community to combat prejudice, racism and discrimination and work affirmatively to promote social justice.

Location

At this time, the Task Force is recommending that the City explore locating a memorial in a public plaza on the Bayside Trail between Franklin Street, Marginal Way, and Somerset Street.



This location was also suggested during the Bayside Trail Public Art Master Plan, which was developed in 2010, and included a description of the MLK memorial area:

The Martin Luther King Memorial Area Between the Pearl Street Extension and the Franklin Arterial, a large, sculpted open space provides multiple opportunities, including gathering space, areas to reflect on Dr. King’s legacy, seating, a children’s play area (which could include experiential art elements, designed in community collaboration).

Competition Theme

The memorial is intended to inspire visitors to reflect on Dr. King’s life and the values he espoused, prompting each of us to consider how we can contribute to realizing his vision of an equitable and fair society. The City encourages proposals that can offer a programmatic element so that it is more than just a plaza or statue.

Eligibility

This RFQ is open to all artists, architects, landscape architects, or teams (hereinafter referred to as “the Artist”) engaged with public art, site responsive design, project management, and construction administration. Artists from the Portland area are encouraged to apply.

Selection Criteria

- The Artist demonstrates a history of competency in project management and construction administration of projects of significant scale.
- The Artist has organizational experience in proactive organizing and partnering with multiple, and possibly disparate, stakeholders with cultural sensitivity.

- The Artist's statement demonstrates an interest in social justice, resilience, and racial equity.
- The vision for the project speaks to the memorial's significance to Portland and responds to the Portland's Public Art Committee's mission to approve innovative and transformative artworks that:
 - Enhance and enrich the lives of the city's residents, visitors and employees by incorporating the visual arts into public spaces
 - Contribute to the city's civic pride and sense of identity
 - Increase access to works of art for residents and visitors to the area
 - Enhance Portland's reputation as a city which celebrates the arts
 - Celebrate the multicultural and diverse character of Portland's communities with place specific art
 - Encourage collaboration between artists, landscape architects, urban planners, architects, engineers and other designers.
- The Artist's body of work shows a strong, clear artistic vision.

Selection Committee

The selection committee is co-chaired by City Councilor Jill Dusen and Reverend Kenneth Lewis of the Green Memorial AME Zion Church in Portland.

Additional committee members include:

- Regina Phillips, MLK Task Force Member
- Christina Richardson, Youth Rep
- Pam Cummings, Abyssinian Meeting House Board President
- Kara Wooldrik, Portland Trails
- Ethan Hipple, City of Portland Parks, Recreation & Facilities Department

There is one additional member we are awaiting confirmation from.

Anticipated Process

Stage 1: Request for Qualifications (RFQ)

Applicants are asked to submit:

1. Artist descriptions, including bios, preferred pronouns, resumes/CVs
2. Artist statement
3. Project vision explicating artist's conception of the memorial's significance for Portland and its visitors from around the world, now, and in the future
4. Past work samples with an annotated image list*
5. List of references

*Please note that we are not requesting full design work at this stage.

Stage 2: Request for Proposals (RFP)

Up to three applicants will be invited to develop proposals to include a written project statement, visuals, models, schedule, and budget, followed by an in-person interview and presentation. These three applicants will each be paid \$2,500 for work on their proposals. After review of the materials and candidate interviews, the Selection Committee will recommend a winning artist.

Anticipated RFQ Timeline

RFQ Available: April 2019

RFQ Deadline: May 2019

Artist interviews (if needed): May and June 2019

Anticipated RFP Timeline

June 2019 - Announcement of three artists

June - August - Artist research and proposal development

September - October - Interviews, presentations, proposal exhibition, and public comment

November - announcement of final artist

Note: It has not yet been determined whether or not the MLK Memorial will become an official piece of the Public Art Committee's collection. Should that become the case, it will have to adhere to the City's Guidelines for the Public Art Ordinance.



CITY OF PORTLAND
Executive Department
Jon P. Jennings, City Manager

To: Councilor Thibodeau and the members of the Sustainability and Transportation Committee
From: Troy Moon, Sustainability Coordinator
Re: Setting a reporting deadline for single occupant buildings to report energy data
Date: April 12, 2019

In November 2016, the Portland City Council adopted the Energy Benchmarking and Disclosure Ordinance that required all buildings in the City of Portland with a floor space of 20,000 square feet or more to calculate their annual energy and water consumption and to report it to the Sustainability Office. The first reporting deadline was set for December 2018. In advance of this deadline, City staff collaborated with local property owners associated with the Portland 2030 District, Efficiency Maine, Central Maine Power, and others in order to test-drive the reporting process so we could better assist other business owners with the reporting process. During our work, we determined that Central Maine Power could not make aggregated whole building energy data available to their customers in a convenient, electronic format. Staff recommended that the City Council adopt an amendment to the ordinance postponing the reporting deadline until the Sustainability Office is able to determine that CMP is able to provide whole building data available to their customers. Council adopted this amendment in December, 2018.

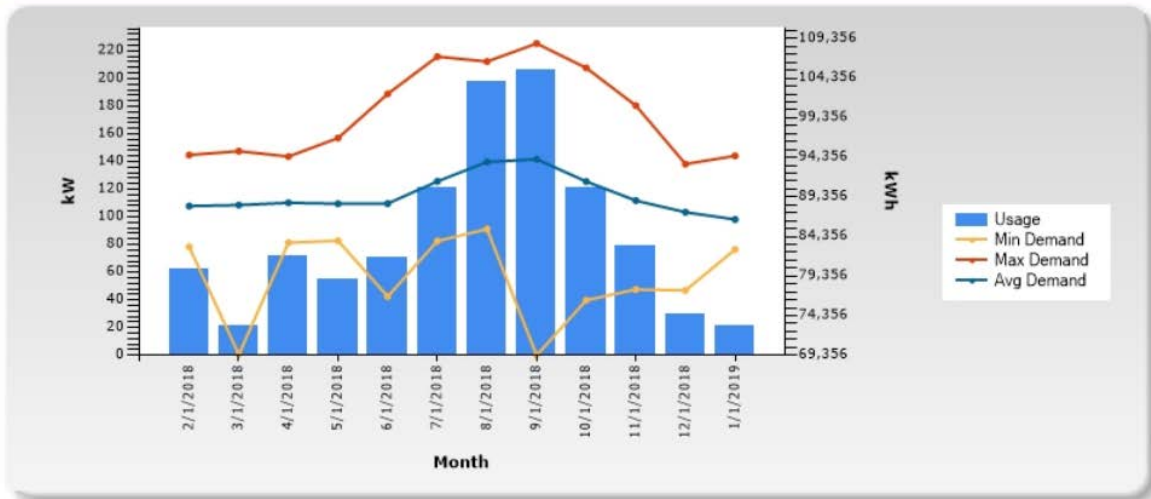
As staff continues to work with Central Maine Power on data access issues we have determined that the owners of buildings with 20,000 square feet or more of floor space that have a single primary tenant currently have access to their energy consumption data in a convenient, electronic format. Recent upgrades to CMP's Energy Manager have made it more visually appealing and easier to use than it was in the past. Customers are able to create a profile and can generate reports about the usage associated with the accounts they control. As an example, the table below shows the monthly electricity usage of the Trough Ice Arena.

Data Summary

Period Ending	Usage (kWh)	Min Demand (kW)	Max Demand (kW)	Avg Demand (kW)
2/1/2018	80,285.790	78.400	144.800	107.911
3/1/2018	73,006.410	0.600	147.600	108.640
4/1/2018	81,946.780	81.440	143.720	110.292
5/1/2018	78,915.890	82.800	157.120	109.605
6/1/2018	81,624.260	42.560	189.040	109.710
7/1/2018	90,535.280	82.600	215.960	125.743
8/1/2018	104,003.160	91.280	212.400	139.789
9/1/2018	105,445.500	0.000	225.440	141.728
10/1/2018	90,465.750	39.840	207.800	125.647
11/1/2018	83,203.880	47.600	180.560	111.833
12/1/2018	74,581.040	46.920	138.280	103.460
1/1/2019	73,066.200	76.520	144.200	98.207
Total	1,017,079.940	670.560	2,106.920	1,392.567

The data is also available in a graph so customers can recognize trends in energy usage.

Usage and Demand



Energy Manager also shows customers their demand – the amount of electricity they use at any given time. The benchmarking ordinance does not require property owners to report this but they should track it and make efforts to reduce their demand because it plays a large role in determining their energy costs.

Excluding buildings owned by the City of Portland, we have identified 197 buildings that appear to have a single occupant. These include hotels, warehouses, retail stores, university or private school buildings, buildings owned by other government agencies, and medical buildings. In total, they represent 14,800,000 square feet of building space. Beginning the benchmarking program with this subset of buildings will provide a meaningful amount of data that will help the Sustainability Office understand how commercial buildings use energy. It will also help us identify buildings that use more energy than similar properties and direct their owners toward resources that can help them make energy efficiency upgrades. This would reduce their costs and their greenhouse gas emissions.

We have provided a list of the buildings we believe would be subject to reporting if the Council adopts the amendment.

The proposed amendment sets a reporting deadline for these buildings of May 1, 2020. During the time between adoption of the amendment and this deadline, the Sustainability Office will notify the affected property owners of the reporting requirement and assist them with information about benchmarking and reporting. We have identified partners including the Northeast Energy Efficiency Partnership, EPA Region 1, and the Maine DEP who can assist with the education process by providing the City and property owners with information Portfolio Manager (the reporting platform) and guidance about gathering and analyzing the necessary information. The City webpage already contains extensive information about the benchmarking ordinance and the reporting process: <http://www.portlandmaine.gov/2389/Energy-Benchmarking>

We will also continue to work with Central Maine Power in an effort to establish to set an aggregation threshold for buildings with multiple occupants and to create a data portal similar the one established by Eversource to support the Cities of Boston and Cambridge. As reported to the Committee last month, CMP has issued an RFP to upgrade their customer service platform and has indicated that the update will allow them to provide aggregate whole building data to their customers.

Attachment: List of affected buildings

**AMENDMENT TO PORTLAND CITY CODE
CHAPTER 6
Re: ENERGY BENCHMARKING**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE
IN CITY COUNCIL ASSEMBLED AS FOLLOWS:**

1. That Chapter 6, Section 6-209, of the Portland City Code is hereby amended to read as follows:

6-209. Benchmarking for Municipal and Covered Properties.

- (a) No later than May 1, 2019 and no later than May 1 every year thereafter, the total Energy and Water consumed by each Municipal Property, along with all other descriptive information required by the Benchmarking Tool, shall be entered into the Benchmarking Tool for the previous calendar year.
- (b) Owners of Covered Property shall annually input the total Energy and Water consumed by each Covered Property, along with all other descriptive information required by the Benchmarking Tool, into the Benchmarking Tool for the previous calendar year. The Owner shall input this information according to the following schedule:

- (1) A Residential Covered Property no later than one year after the Department has certified that utility service providers have made utility use data readily available in a standardized and secure manner through "green button" or similar programs or standards that offer easy access to usage data as needed to use Energy Star Portfolio Manager, whichever date comes later no later than two (2) years after the effective date of this Ordinance and by every May 1 every year thereafter;

- (2) A-Non-residential Covered Property: : For Non-residential Covered Properties in which any single tenant occupies ninety percent (90%) or more of the property's available floor space, by May 1, 2020. For all other Non-residential Covered Properties, no later than one year after the Department has certified that utility service providers have made utility use data readily available in a standardized and secure manner through "green button" or similar

programs or standards that offer easy access to usage data as needed to use Energy Star Portfolio Manager, whichever date comes later by no later than two (2) years after the effective date of this Ordinance and by every May 1 every year thereafter; and

(3) A new Covered Property that has not accumulated twelve (12) months of energy and water use data by the first applicable date following occupancy for inputting Energy and Water use into the Benchmarking Tool shall comply with this Ordinance in by May 1 the following year.

Car	NUMBER	LOCATION	BUILDING NAME	AL BUILDING A	OWNER
1	170	ANDERSON ST	CYCLE MANIA	34,164	EAST BAYSIDE STUDIOS LLC
1	138	AUBURN ST	FIRST LUTHERN CHURCH	25,011	FIRST LUTHERAN CHURCH OF
1	850	BAXTER BLVD	SEASIDE PARTNERSHIP	63,574	SEASIDE HEALTHCARE LLC
1	1	BEAN POT CIR		233,075	HERITAGE ACQUISTION CORP
1	29	BEDFORD ST		26,584	UNIVERSITY OF MAINE
1	44	BEDFORD ST	WISHCAMPER CENTER	604,252	UNIVERSITY OF MAINE SYSTEM
1	44	BEDFORD ST	ALBERT BRENNER LIBRARY	-00	UNIVERSITY OF MAINE SYSTEM
1	44	BEDFORD ST	AMBRONSON COMMUNITY CENTER	-00	UNIVERSITY OF MAINE SYSTEM
1	33	BISHOP ST	REICHHOLD PLASMINE	30,381	PLASMINE TECHNOLOGY INC
1	75	BISHOP ST	DOW'S AUTO	22,572	DMR PROPERTIES INC
1	115	BISHOP ST	HAPPY TAILS/ BRACKETT WEST	27,744	BJG LLC
1	2	BLUEBERRY RD	SURBRIDGE YANKEE	55,500	STURBRIDGE YANKEE WORKSHOP INC
1	39	BLUEBERRY RD	RUTH'S REUSABLE RESOURCES	27,513	RUTH'S REUSABLE RESOURCES
1	22	BRAMHALL ST	BEAN WING	1,589,898	MAINE MEDICAL CENTER
1	335	BRIGHTON AVE	UNIT B-1 OF CONDO	28,492	MMC
1	858	BRIGHTON AVE	BREAKWATER SCHOOL	21,288	BREAKWATER SCHOOL
1	1000	BRIGHTON AVE	FOREST CITY CHVRLT	57,432	QV REALTY LLC
1	1150	BRIGHTON AVE	INN AT PORTLAND	50,244	SAI PRASAD LLC
1	1210	BRIGHTON AVE	HAMPTON INN	56,487	PORTLAND HOTELS INC

1	45	BROWN ST	PARKING GARAGE	111,047	477-481 CONGRESS STREET
1	52	CANCO RD	ON TARGET	38,514	CONGDON F GILBERT III ETALS
1	138	CANCO RD	CENTRAL ME POWER	102,641	CENTRAL MAINE POWER CO
1	217	CANCO RD	BIRCHWOOD	77,604	PORTLAND ASSISTED LIVING LLC
1	326	CANCO RD	FIRST BAPTIST CHURCH	28,325	FIRST BAPTIST CHURCH IN
1	60	CASSIDY PT RD	CIANBRO	24,480	CIANBRO CORPORATION
1	92	CASSIDY PT RD	MAINE PORT AUTHORITY	58,220	MAINE PORT AUTHORITY
1	92	CASSIDY PT RD	MERRILLS MARINE	203,300	SPRAGUE OPERATING
1	2	CEDAR ST	SALVATION ARMY	35,985	SALVATION ARMY THE
1	121	CENTER ST	AURA	28,885	TEDLUM ASSOCIATES LLC
1	8	CHESTNUT ST	MASONIC TEMPLE	78,190	MASONIC TRUSTEES OF PORTLAND
1	52	CITY LINE DR	MAINE LOBSTER NOW	20,400	TRANSPORT LEASING CORP
1	1	COLLEGE AVE	LINNELL HALL	78,080	UNIVERSITY OF NEW ENGLAND
1	51	COLLEGE ST	GINN & MCDUGAL HALLS	33,788	UNIVERSITY OF NEW ENGLAND
1	29	COMMERCIAL ST	AUTO EUROPE	45,690	AUTO EUROPE LLC
1	57	COMMERCIAL ST	HILTON GARDEN HOTEL	76,957	OLYMPIA EQUITY INVESTORS V LLC
1	99	COMMERCIAL ST	U S CUSTOMS HOUSE	25,830	UNITED STATES
1	272	CONGRESS ST	N.E. ARMY SUPPLY	31,068	MAINE MEDICAL CENTER
1	307	CONGRESS ST		72,264	ROMAN CATHOLIC BISHOP OF
1	385	CONGRESS ST	PRESS HERALD	76,331	385 CONGRESS LLC

1	390	CONGRESS ST	PRESS HOTEL	75,370	PRESS HOTEL LLC
1	425	CONGRESS ST	MARANDA ADAMS SCHOOL	20,744	FIRST PARISH IN PORTLAND
1	483	CONGRESS ST	LONGFELLOW HOUSE	24,628	MAINE HISTORICAL SOCIETY
1	489	CONGRESS ST	MAINE HISTORICAL SOC	25,169	MHS INC
1	519	CONGRESS ST	MECHANICS HALL	23,142	MAINE CHARITABLE MECHANIC
1	522	CONGRESS ST	MAINE COLLEGE OF ART	146,768	MAINE COLLEGE OF ART
1	540	CONGRESS ST	STORAGE MCA	26,680	MAINE COLLEGE OF ART
1	887	CONGRESS ST		151,776	MAINE MEDICAL CENTER
1	1230	CONGRESS ST	CLARION	91,868	OLYMPIA EQUITY INVESTORS I LP
1	2352	CONGRESS ST	MAINE TURNPIKE	54,648	MAINE TURNPIKE AUTHORITY
1	2445	CONGRESS ST	RACKETT & FITNESS	82,080	APEX FITNESS &
1		CONGRESS ST	NICHOLS	194,830	NICHOLS PORTLAND LLC
1	277	CUMBERLAND AVE	PORTLANDS BOYS CLUB	39,537	PORTLAND BOYS CLUB ASSOC
1	307	CUMBERLAND AVE	AVESTA	25,650	AVESTA HOUSING DEVELOPMENT
1	338	CUMBERLAND AVE	PORTLAND DATA CENTER	52,272	SWEETWATER PARTNERS LLC
1	500	CUMBERLAND AVE	PROP	48,240	AVESTA HOUSING DEVELOPMENT
1	115	DANFORTH ST	SOUTH COMMONS	144,656	HOME FOR AGED WOMEN
1	5	DAVIS FARM RD	VERIZON	83,898	PIZZAGALLI PROPERTIES LLC
1	13	DAVIS FARM RD	VERIZON	58,852	VAN LOAN EUGENE M III &
1	232	DEERING AVE	LAW BUILDING	90,480	UNIVERSITY OF MAINE

1	400	DEERING AVE	TEMPLE BETH EL	20,580	TEMPLE BETH-EL
1	35	DIAMOND ST	ROCKINGHAM ELECTRIC	28,153	ROCKINGHAM ELECTRIC SUPPLY
1	64	EMERY ST		42,779	WAYNFLETE SCHOOL THE
1	56	EVERGREEN DR	IMUCELL	35,896	IMMUCELL CORPORATION
1	96	FALMOUTH ST	GYM	376,942	UNIVERSITY OF MAINE
1	142	FEDERAL ST	NEW COURT HOUSE	157,930	CUMBERLAND COUNTY OF
1	142	FEDERAL ST	CUMBERLAND COUNTY COURTHOUSE	-00	CUMBERLAND COUNTY OF
1	168	FEDERAL ST	FEDERAL COURT BLD	74,851	UNITED STATES
1	127	FORE ST	SHIPYARD BREWERY	82,306	SHIPYARD BREWING COMPANY
1	147	FORE ST	RESIDENCE INN BY MARRIOTT	130,659	APPLE NINE HOSPITALITY
1	158	FORE ST	AC HOTELS BY MARRIOTT	103,898	PORTLAND NORWICH GROUP LLC
1	291	FORE ST	HUB FURNITURE CO	40,756	291 FORE STREET LLC
1	300	FORE ST		46,745	COUNCIL INTERNATIONAL STUDY
1	433	FORE ST	HYATT HOTEL	80,189	COW PLAZA HOTEL LLC
1	468	FORE ST	PORTLAND HARBOR HOTEL	54,376	HARBOR PLAZA ASSOCIATES II
1	25	FOREST AVE	PERFORMING ARTS CNTR	41,910	PORTLAND STAGE COMPANY
1	45	FOREST AVE	N E TELEPHONE	203,827	NORTHERN NEW ENGLAND
1	70	FOREST AVE	YMCA	93,180	YOUNG MENS CHRISTIAN ASSOC OF
1	364	FOREST AVE	OAKHURST DAIRY	96,570	OAKHURST DAIRY
1	524	FOREST AVE	AMERICAN RED CROSS	20,973	AMERICAN NATIONAL RED CROSS

1	880	FOREST AVE	DEERING PAVILLION	135,968	DIOCESAN BUREAU OF HOUSING
1	915	FOREST AVE	CARAVAN BEADS	21,767	BJFC LCC
1	109	FOX ST	MAINE GREEN BUILDING SUPPLY	24,368	FOX STREET REALTY LLC
1	46	FREE ST	HAVARD PILGRIM	33,568	JB BROWN & SONS
1	82	FREE ST	CIVIC CENTER	157,435	CUMBERLAND COUNTY MAINE
1	148	FREE ST	PORTLAND MUSEUM OF ART	72,831	PORTLAND MUSEUM OF ART
1	106	GILMAN ST	SHALOM HOUSE	26,775	SHALOM HOUSE INC
1	82	HANOVER ST	CITY GARAGE	40,768	CITY OF PORTLAND
1	116	HIGH ST	CUMBERLAND CLUB	26,671	CUMBERLAND CLUB
1	156	HIGH ST	CHURCH	31,632	WILLISTON-IMMANUEL UNITED CHURCH
1	157	HIGH ST	WESTIN HOTEL	260,061	RB PORTLAND LLC
1	95	HUTCHINS DR	FEDERAL EXPRESS	34,230	ARROW REALTY
1	102	HUTCHINS DR	MAINE MEDICAL	82,522	JB BROWN & SONS &
1	14	INDUSTRIAL WAY	PORTLAND COLOR	26,427	DAIRY TIMES LLC
1	50	INDUSTRIAL WAY	ALLAGASH BREWING	55,835	50 INDUSTRIAL WAY LLC
1	125	INDUSTRIAL WAY	BOISE CASCADE	100,000	STAG PORTLAND LLC
1	145	JETPORT BLVD	HILTON GARDEN INN	50,138	WIDEWATERS NEW CASTLE
1	90	JOHNSON RD	WHSE/OFFICE FOR TW CABLE	20,346	TRANSPORT LEASING CORP
1	118	JOHNSON RD	TIME WARNER CABLE	42,456	TRANSPORT LEASING CORP
1	71	KENNEBEC ST		186,414	HOWLES CORPORATION

1	65	KENSINGTON ST	MAINE YACHT CENTER	46,984	MAINE YACHT CENTER LLC
1	87	MARGINAL WAY	TRADER JOES	31,097	87 MARGINAL WAY LLC
1	18	MCKINLEY CT	INN AT DIAMOND COVE	46,857	INN AT DIAMOND COVE LLC
1	60	MERRYMEETING DR	FALLBROOK WOODS	27,600	FALLBROOK PROPERTIES LLC
1	20	MILK ST	PORTLAND REGENCY INN	75,561	PORTLAND REGENCY INC
1	56	MILLIKEN ST	BARBER FOODS	206,165	PLYMOUTH 56 MILLIKEN LLC
1	65	MILLIKEN ST	RE-HARVEST INC	45,081	66 MILLIKEN STREET LLC
1	5	MONUMENT SQ	PORTLAND PUBLIC LIBRARY	81,990	CITY OF PORTLAND
1	24	MORRILL ST	MAACO	23,128	24 MORRILL STREET LLC
1	4	MOULTON ST	GENDRON & CO	29,204	ADRIENNE-JANE INCORPORATED
1	158	NORTH ST	BAYVIEW HEIGHTS	53,914	PORTLAND VOA ELDERLY
1	267	OCEAN AVE	CHEVERUS HIGH SCHOOL	104,761	ST IGNATIUS RESIDENCE THE
1	492	OCEAN AVE	PARISH HALL	22,926	ROMAN CATHOLIC BISHOP
1	506	OCEAN AVE	CHANCERY BUILDING	25,254	ROMAN CATHOLIC BISHOP OF
1	587	OCEAN AVE	SPURWINK SCHOOL	21,624	SPURWINK SERVICES
1	620	OCEAN AVE	THE INN AT CEDARS	26,317	JHA ASSISTED LIVING INC
1	630	OCEAN AVE	CEDARS	49,382	CEDARS NURSING CARE
1	640	OCEAN AVE	ATRIUM	87,942	JHA ASSISTED LIVING INC
1	127	OXFORD ST	E W NOYES & SONS	82,662	NOYES EARLE W & SONS
1	340	PARK AVE	LAS QUINTAS	46,632	LQ PORTFOLIO EAST LLC

1	349	PARK AVE	HP HOOD & SONS	50,283	HP HOOD INC
1	134	PARK ST		32,386	ST LUKES PARISH-
1	0	PINE TREE IND PKWY	ALLEN & COLES	47,336	ALCO PARTNERS
1	20	PINE TREE IND PKWY	HALE TRAILER INC	26,668	NORTHWOODS OF PORTLAND LLC
1	106	PINE TREE IND PKWY	WB MASON	52,576	JLTS VIII LLC
1	125	PRESUMPCOT ST	PIZZAGALI	63,471	PORTLAND ROUNDHOUSE
1	340	PRESUMPCOT ST	PACK EDGE	21,262	J & H PROPERTIES LLC
1	419	PRESUMPCOT ST	SEA BREEZE	24,100	P STREET LLC
1	7	RAND RD	EMERY WATERHOUSE	303,156	RAND ROAD HOLDINGS LLC
1	37	RAND RD	LOWES	137,146	CENTRO HERITAGE SPE 4 LLC
1	136	RAY ST	ST JOSEPHS MANOR	66,721	ST JOSEPH'S MANOR
1	150	READ ST	SPC TRANSPORT	59,520	BROWN J B & SONS
1	165	READ ST	AMERICOLD CORP	193,698	AMERICOLD REAL ESTATE LP
1	187	READ ST	BROCKWAY SMITH	167,154	BROCKWAY-SMITH COMPANY
1	217	READ ST	READ ST SELF STORAGE	80,353	READ STREET SELF STORAGE LLC
1	1	RICE ST	ABC SUPPLY CO.	57,724	TRIPLE P INVESTMENTS LLC
1	25	RICE ST	SURFACE CREATIONS OF MAINE	26,908	REDE LLC
1	200	RIVERSIDE IND PKWY	FORM SYSTEMS	26,659	LEFEVRES LLC THE
1	376	RIVERSIDE IND PKWY	UNITIL	65,400	NORTHERN UTILITIES INC
1	414	RIVERSIDE IND PKWY	UNIFIRST CORP	46,500	UNIFIRST CORPORATION TAX

1	423	RIVERSIDE IND PKWY	DOUGLASS BROS	28,408	MITCHELL ROBERT CO INC
1	446	RIVERSIDE IND PKWY	PAUL WHITE TILE CO	46,400	ALBUS BUSINESS GROUP THE
1	500	RIVERSIDE IND PKWY	ENVIROLOGIX	34,400	ENVIROLOGIX INC
1	511	RIVERSIDE IND PKWY	BUILDERS INSULATION	29,120	511 RIVERSIDE LLC
1	524	RIVERSIDE IND PKWY	ENVIROLOGIC	49,450	ENVIROLOGIX INC
1	1	RIVERSIDE ST	MOTEL 6	44,944	G6 HOSPITALITY PROPERTY LLC
1	35	RIVERSIDE ST	VIP	22,110	35 RIVERSIDE LLC
1	81	RIVERSIDE ST	FIRESIDE INN	113,493	LAFAYETTE PORTLAND WEST LLC
1	191	RIVERSIDE ST	BERLIN CITY LEXUS/TOTOTA	64,639	CAR SUM ME RIVER LLC
1	238	RIVERSIDE ST	WICKES LUMBER	59,484	DAVISON/BISSON LLC
1	344	RIVERSIDE ST	KAMCO DIST	50,800	SCAIA JAMES F TRUSTEE
1	375	RIVERSIDE ST	BULL MOOSE HARLEY	26,285	MOOSE LLC
1	563	RIVERSIDE ST	PROTECTION ONE	20,000	SIX G'S COED LLC
1	779	RIVERSIDE ST	HANNAFORD'S	35,802	HANNAFORD BROS CO
1	867	RIVERSIDE ST	YANKEE LANES	30,400	PECOR RAYMOND JR &
1	899	RIVERSIDE ST	REISER BLDG	25,582	SPURWINK SERVICES
1	921	RIVERSIDE ST	TRAMPOLINE PARK	25,000	KOWABUNGA LLC
1	1119	RIVERSIDE ST	VICTORY LANE	32,520	RIVERSIDE STREET
1	2	SOMERSET ST	WHOLE FOODS	55,380	FRANKLIN & SOMERSET PORTLAND
1	88	SPRING ST	HOLIDAY INN	263,806	LAFAYETTE PORTLAND LLC

1	70	ST JOHN ST	BARBER FOODS	146,233	BARBER FOODS LLC
1	75	ST JOHN ST	COZY HARBOR	30,287	WNDK LIMITED LIABILITY CO
1	91	ST JOHN ST	GREATER PORTLAND TRANSIT	62,291	GREATER PORTLAND TRANSIT
1	151	ST JOHN ST	GOULET SUPPLY	31,718	GPP PROPERTIES 1995-1 LLC
1	172	ST JOHN ST	REDLON & JOHNSON SPL	49,708	FACTORS FINANCIAL FRC INC
1	66	STATE ST	ST. DOMENICS SCHOOL	22,200	CATHOLIC CHARITIES MAINE
1	120	STATE ST	MERCY HOSPITAL	237,188	MERCY HOSPITAL
1	152	STATE ST	PORTLAND CLUB	20,902	PORTLAND CLUB THE
1	159	STATE ST	ST LUKES PARISH HOUS	32,385	STATE STREET CONGREGATIONAL
1	671	STEVENS AVE	SCHOOL	39,423	ROMAN CATHOLIC BISHOP OF
1	706	STEVENS AVE	COLLEGE PHARMACY	47,988	UNIVERSITY OF NEW ENGLAND
1	714	STEVENS AVE	HERSEY	162,730	UNIVERSITY OF NEW ENGLAND
1	772	STEVENS AVE	ARMORY	78,396	UNIVERSITY OF NEW ENGLAND
1	16	STORER ST	GYM	73,799	WAYNFLETE SCHOOL THE
1	476	SUMMIT ST	GRACE BAPTIST CHURCH	27,185	GRACE BAPTIST CHURCH
1	476	SUMMIT ST	GRACE BAPTIST CHURCH	27,185	GRACE BAPTIST CHURCH
1	0	THOMPSONS POINT	BRICK SOUTH	32,660	FOREFRONT BRICK SOUTH LLC
1	4	THOMPSONS POINT	BRICK NORTH	34,823	FOREFRONT BRICK NORTH LLC
1	214	VAUGHAN ST	MCGEACHEY HALL	40,746	MAINE MEDICAL CENTER
1	331	VERANDA ST	MARTIN'S POINT	27,540	MARTIN'S POINT HEALTH CARE INC

1	30	WARREN AVE	SALVATION ARMY	41,708	SALVATION ARMY THE
1	267	WARREN AVE	CAPOZZA TILE CO	20,080	CAPOZZA JOSEPH A JR
1	279	WARREN AVE	O'CONNORS MOTOR CO	35,240	HUTCHINS REAL ESTATE LLC
1	400	WARREN AVE	APPLICATOR SALES	45,270	ROBINOV GERALD S &
1	420	WARREN AVE	APPLICATORS SALE	45,368	ROBINOV GERALD S &
1	421	WARREN AVE	SAFELITE AUTO GLASS	26,840	PH WARREN AVE LLC
1	453	WARREN AVE	W W GRAINGER INC	25,500	W W GRAINGER INC
1	508	WARREN AVE	GEORGIA PACIFIC	51,918	ABP ME (PORTLAND) LLC
1	633	WARREN AVE	PINETREE PAPER CO	20,000	PINE TREE PAPER CO INC
1	636	WARREN AVE	HOME DEPOT	116,949	HD DEVELOPMENT OF MARYLAND INC
1	750	WARREN AVE	LOUIS MACK	26,881	ATLANTIC COMMERCIAL
1	765	WARREN AVE	L L BEAN	157,320	WARREN DEVELOPMENT II LLC &
1	513	WARREN AVE REAR	BJ'S WHOLESALE	104,580	BJ/PORTLAND LIMITED PARTNER
1	21	WEST COMMERCIAL ST	PORTLAND RUBBER	36,520	BROWN J B & SONS
1	74	WEST COMMERCIAL ST REAR	NEW YARD LLC	48,784	NEW YARD LLC
1	1021	WESTBROOK ST	NORTHEAST AIRMOTIVE	56,726	NORTHEAST AIRMOTIVE INC
1	1050	WESTBROOK ST	EMBASSY SUITES HOTEL	103,048	KTB HOSPITALITY LLC
1	186	WOODFORD ST	WOODFORD CONGREGATIO	24,600	WOODFORDS CONGREGATIONAL CHURCH