

Minutes

Remote Housing and Economic Development Committee

November 15, 2022

NOTE: This meeting was held via Zoom and can be viewed at this link:

<http://www.portlandmaine.gov/1695/Economic-Development-Committee> These

Minutes provide a record of those in attendance, general discussion taking place, and motions made.

A remote meeting of the Housing and Economic Development Committee (HEDC) of the Portland City Council was held on Tuesday, November 15, 2022, immediately following the Remote Joint Meeting of the HEDC and the Sustainability and Transportation Committee. The HEDC meeting started at approximately 6:30 p.m. via Zoom. Present from the Committee were Chair Councilor Pious Ali, and members Councilors Roberto Rodriguez, Tae Chong, and Andrew Zarro. Present from the City staff were Interim Housing and Economic Development Department Director Mary Davis, Associate Corporation Counsel Michael Goldman, Assistant City Manager Anne McGuire, Finance Director Brendan O'Connell, and Principal Administrative Officer Lori Paulette.

Item #1: Review and vote on October 18, 2022, draft meeting Minutes.

On motion made by Councilor Rodriguez and seconded by Councilor Chong, the Committee voted 4-0 to accept the Minutes as published.

Item #2 Review of 2022 Committee Accomplishments Annual Report and vote to forward it to the City Council as a communication.

Ms. Davis noted that this is an annual document highlighting the Committee's work for calendar year 2022, for which staff is asking for a vote to forward it to the City Council as a

communication. She thanked both Lori Paulette and Victoria Volent for their assistance in getting this document prepared.

Chair Councilor Ali opened the meeting for public comment. Seeing no new, the public comment session was then closed.

On motion made by Councilor Zarro, seconded by Councilor Rodriguez, the Committee voted 4-0 to forward the Annual Report to the City Council as a communication.

Item #3: Review of Fiscal Year End 2022 Annual Tax Increment Financing (TIF) Report and vote to forward it to the City Council as a communication.

Ms. Davis again noted that this is an Annual Report of TIF Activity, which staff is requesting that the Committee vote to forward to the City Council as a communication. Some of the highlights of the report are: during FY2022, the City Council approved amending the Downtown TOD TIF to take out 73 and 91 Winter Street from the District, and then approved Affordable Housing TIF Districts at both properties, which are located in back of the former Mercy Hospital on State Street; statutory limits on acreage allows the City to TIF an additional 240 acres, and has the ability to add an additional \$447 Million of property value in TIF Districts; tax sheltering savings are estimated at \$3.85 Million; and, the City currently has three area-wide Districts – Bayside, Waterfront, and Downtown which is also a Transit Oriented Development (TOD) TIF District, 17 active Affordable Housing TIF Districts, 3 commercial TIF Districts, and 1 TOD TIF District at Thompson’s Point. Ms. Davis thanked Lori Paulette for her work in preparing this Annual Report.

Chair Councilor Ali thanked Ms. Davis and then opened the meeting for public comment. Seeing none, the public comment session was closed.

On motion then made by Councilor Zarro, seconded by Councilor Rodriguez, the Committee voted 4-0 to forward this Annual Report to the City Council as a communication.

Item #4: Executive Session: Pursuant to 1 M.R.S.A. 405(6)(C) and 5 M.R.S.A. 13119-A, the Committee will go into executive session to provide direction to staff on negotiations for a proposed Tourism Development District.

Chair Councilor Ali noted for the public that the livestreaming/Zoom meeting will stop when the Committee goes into executive session after which session the Committee will adjourn. No public action will be taken after the livestreaming/Zoom meeting stops. He then opened the meeting for public comment. There being none, he closed the public comment session.

On motion made by Councilor Chong, seconded by Councilor Zarro, the Committee voted 4-0 at 6:37 to go into executive session pursuant to 1 M.R.S.A. 405(6)(C) and 5 M.R.S.A. 13119-A to provide direction to staff on negotiations for a possible Tourism Development District. At approximately 7:23 p.m., the Committee came out of executive session and the meeting then adjourned.

Respectfully, Lori Paulette