



ECONOMIC DEVELOPMENT COMMITTEE

DATE: Tuesday, May 21, 2019

TIME: 5:30 PM

LOCATION: Room 209

NOTE: No public comment will be taken on non-action items.

- 1. Review and accept Minutes of previous meeting held on May 7, 2019.**
 - a. See attached draft Meeting Minutes for approval.
- 2. Public Hearing and vote to recommend to the City Council Portland Downtown Agreement, Development Plan, and Special Assessment Mil Rate.**
 - a. See attached Memorandum and backup material from Greg Mitchell.
- 3. Public Hearing and vote to recommend to the City Council proposed amendment to the Downtown Transit Oriented TIF District to take out property at 66 State Street for it to be an Affordable Housing TIF District.**
 - a. See attached Memorandum and backup material from Greg Mitchell.

Next Meeting Date:

Minutes
Economic Development Committee
May 7, 2019

NOTE: These meetings are now live-streamed, which 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 meeting of the Economic Development Committee (EDC) of the Portland City Council was held on Tuesday, May 7, 2019, at 5:30 p.m. in Room 209 on the second floor of Portland City Hall. Present from the Committee was its Chair Councilor Justin Costa and members Councilors Pious Ali, Nicholas Mavodones, and Spencer Thibodeau. Present from the City staff were City Manager Jon Jennings, Office of Economic Opportunity Division Director Julia Trujillo Luengo, Economic Development Director Greg Mitchell, and Senior Executive Assistant Lori Paulette.

Item #1: Review and accept Minutes of previous meeting held on April 2, 2019.

On motion made by Councilor Mavodones, seconded by Councilor Thibodeau, the Committee voted unanimously to accept the Minutes as presented.

Item #2: Committee Discussion and Direction on Proposed City and Portland Adult Education Workforce Training Programs.

Chair Costa noted that this Committee has taken up the creation of workforce training programs a number of times, and, most recently, with the Office of Economic Opportunity (OEO) and Portland Adult Education (PAE) as to how best to invest Tax Increment Financing (TIF) funds for such training programs. At the last meeting of the EDC, Mr. Jennings outlined a pilot program to be funded from the Downtown Transit Oriented Development TIF District

(DTIF) revenue with an investment of \$150,000 to target training for Portland employer needs, administered through OEO. In addition, \$100,000 to PAE to enhance their workforce training programs. Today, Chair Costa said the Committee has received outlines of the two programs noting as to how these funds could be used for Committee direction.

Mr. Mitchell said the EDC has received a proposal from OEO and another from PAE in the packets. Today is a check-in with the EDC for guidance as to the direction both are taking. It is anticipated that these two pilot programs would be launched July 1st this year.

Ms. Trujillo said that OEO's proposed program outline is based on many meetings, including with this Committee and with State and Federal organizations which administer workforce training programs or access funds to support training programs. The proposed City workforce training program would be results oriented, with job connections to employers which is theme throughout the program to include measureable outcomes. It is intended that applicants for funding would provide leveraging dollars.

Anita St. Onge from PAE addressed two questions raised previously by the EDC as to how it fits with other PAE funding, and how to pare down from their original proposed program costs of \$200,000 to \$100,000. She described PAE's FY18 funding with State, local, and Federal sources, and private grants, as well as blended funding with other organizations. The proposed PAE program remains the same, but with reduced number of classes, while continuing to offer comprehensive career advising.

Elizabeth Love, also with PAE, noted State and Federal workforce dollars have requirements that some of their clients cannot access, and TIF revenues will help fill that gap. Flexibility for employer demands for employee skills is needed. The proposal for use of the TIF revenue is in two sectors – one for sector-specific training, i.e., education training to be ED

Tech III's and Teacher Certification; and, banking for entry level tellers, and the other emphasis is foundational, i.e., intensive English course and intensive job readiness for intermediate English speakers.

Ms. Love said that they just finished the inaugural "Education Academy", which prepares foreign-trained educators for a career in US education system starting as Ed Tech IIIs, with pathways toward Teacher Certification. It was a great success. The Banking course is still being fleshed out with input from eight banks, which is designed for entry level Bank Teller positions.

Councilor Thibodeau asked about the interaction with OEO and PAE in making these programs work. Ms. St. Onge said PAE interacts with OEO in a number of ways, and they each know the others program of services and melding them. PAE has 700 new people every year and this additional program will provide enhanced services.

Ms. Trujillo agreed, noting that she know the uniqueness of each training organization, and works with them daily. She also noted that OEO is a conduit for employees and employers.

Chair Costa thanked everyone for their work to get this far. He noted that Corporation Counsel needs to weigh on the legalities of making the funding work.

Mr. Mitchell said that a backup option would be contacting the City's Bond Counsel Jim Saffian for his opinion on this, with a targeted timeline to get these programs launched by July 1st.

Chair Costa again thanked OEO and PAE for providing the Committee with their recommendations of what programs were needed, noting there will be more discussion as to how they get implemented.

Ms. St. Onge appreciated this opportunity and it is an important step for PAE.

Item #3: Public hearing and vote to recommend to the City Council proposed amendments to the Waterfront TIF (WTIF) District to add additional properties and a proposed map amendment to the Waterfront Development Growth Area Ordinance (WGA).

Mr. Mitchell said that the four additional properties are currently vacant land properties that are or soon to be under construction. The total area of the four properties is 13.43 acres and \$584,795 in Original Assessed Value (OAV). Mr. Mitchell then displayed a map and highlighted the current properties in the WTIF from beginning to now, as well as the four additional properties being considered today. The four properties are future sites for the Veterans Administration on the JB Brown Property, new hotel at Portland Square – noting that this is where the WGA technical map amendment is being proposed, hotel and residential development at the Fore Street site, and the Dry Dock expansion. This area of the waterfront will have a lot of growth and, by adding these properties, the City will realize tax sheltering savings, while also increasing WTIF revenue for City public infrastructure investment. Mr. Mitchell noted that these additional properties are not receiving any WTIF TIF CEA funds with this amendment.

Mr. Mitchell then noted that with this amendment, the City will have the capacity to TIF \$300 Million more in value and 374 acres.

Lastly, Mr. Mitchell said that three commercial TIFs with Credit Enhancement Agreements (CEAs) are expiring at the end of this fiscal year, that is FY2019. This will leave five commercial TIF CEAs, and eight Affordable Housing TIF CEAs. At the EDC's next

meeting on May 21, it will have a meeting from 5:30 to 6:00, followed by a joint meeting with the Housing Committee to look at two more Affordable Housing TIF CEA applications.

Councilor Mavodones said this amendment makes sense, and asked about setting capture rates for the area-wide TIF Districts. Particularly, does this Committee set the rate or the City Council, and Mr. Mitchell indicated that to be the City Council.

Councilor Thibodeau also indicated support for this proposed amendment, and also applauded the map showing the properties from inception to now.

Chair Costa also indicated support for this, noting the savings the City realizes through tax sheltering in the TIF Districts.

On motion then made by Councilor Thibodeau, seconded by Councilor Mavodones, the Committee voted unanimously to forward this to the City Council with a recommendation of approval.

Chair Costa then noted that representatives from the Asheville, NC Chamber of Commerce – including Asheville’s municipal officials, contacted the Portland Chamber of Commerce, for a visit here, which is now set for June 4 - a regular meeting day for the EDC. As there is nothing urgent for the meeting, he is recommending that it be canceled to participate in this visit. The Committee concurred.

Mr. Jennings noted that Avesta and CHOM have identified City parcels for development in regard to shelter strategy, which will be taken up at the joint meeting of the EDC and the Housing Committee on May 21st.

On motion then made by Councilor Thibodeau, seconded by Councilor Mavodones, the Committee voted unanimously to adjourn the meeting at 6:35 p.m.

Respectfully, Lori Paulette



CITY OF PORTLAND
Economic Development
Gregory A. Mitchell, Director

MEMORANDUM

TO: Economic Development Committee

FROM: Greg Mitchell, Economic Development Director

DATE: May 17, 2019

**SUBJECT: Portland Downtown (PD)/Annual Assessment Documents
for FY2020:**

1. Adopting Development Program for PD;
2. Establishing Special Assessment; and,
3. Authorizing Agreement

I. ONE SENTENCE SUMMARY

Annually each June, the City Council authorizes the City Manager to execute documents necessary for the continued operation of Portland Downtown (formerly known as Portland's Downtown District).

II. BACKGROUND

The PD District was originally established by the City Council on March 16, 1992. Since then, each year in June, for the following fiscal year starting July 1, City Council authorization of establishing the special assessment and approval of the documents is needed.

For FY2020, City Council authorization is needed for the continued operation of PD, which documents include: (1) Adopting the Development Program for the PD; (2) Assessing Maintenance and Implementation Assessment in the PD District; and (3) authorizing the Agreement for work to be done by PD and work to be done by the City.

For the FY2020 Agreement, City Departments and PD worked to combine the historical Master Agreement and Supplemental Services Agreements into one Agreement to clarify the work to be done by PD and the work to be done by City staff, with PD reimbursing the City the costs of staff doing work.

The budget for PD is funded from special assessments on all real estate in the current District to fund the PD development program expenses for FY2020. The proposed mill

rate to raise this assessment is \$1.09 cents per \$1,000 of property value for the current district, or a total FY2020 budget of \$1,017,339.

III. INTENDED RESULT OR COUNCIL GOAL ADDRESSED

The intended result is for the City Council to accept the FY2020 Development Plan, authorize the annual special assessment levied to property owners in the District in order for the PD to continue its program of services to support downtown cleanliness, safety, and events, and to formalize the Agreement between the PD and the City for services.

IV. FINANCIAL IMPACT

This year's assessment will be funded from special assessments on all real estate in the current district for a total of \$1,017,339 for the period July 1, 2019 to June 30, 2020. ***The proposed mill rate to raise this assessment is \$1.09 cents per \$1,000 of property value in the district; last year, FY2019, the mil rate was \$1.03 cents per \$1,000 of property value in the expanded district. It is noted that for the prior nine (9) years before FY2019, the PD mill rate had been the same rate of \$.92 center per \$1,000 of property value in the geographic area before the approved FY2019 geographic expansion of the district.***

V. STAFF ANALYSIS AND RECOMMENDATION THAT WILL NOT APPEAR IN THE AGENDA DESCRIPTION

City staff have reviewed the documents and recommends the EDC vote to forward this to the City Council with a recommendation of approval.

VII. RECOMMENDATION

The Portland Downtown Board of Directors voted to recommend approval of the FY2020 Budget, Development Plan, and Agreement at its May 16, 2019 meeting.

It is recommended that the EDC vote to forward this to the City Council with a recommendation of approval.

VIII. LIST OF ATTACHMENTS

- Development Plan
- Budget Memo to PD Board with Budget
- Agreement with Exhibits
- Listing of Properties in the District with Assessed Values and PD Assessments



May 15, 2019

Portland Downtown, a 501c4 nonprofit development district, has been serving the Portland community since 1992. Dedicated to economic revitalization and the provision of a clean, safe, and vibrant downtown, we are proud to work alongside the City of Portland and other nonprofit partners as we deliver a supplemental level of programs and services to our downtown stakeholders. As a 501c4 nonprofit, the impact of our programs and reach of our mission goes beyond the direct benefit of our constituents to ensure that the entire community is bolstered by our good work. Whether it is our Cadet Program in partnership with the Portland Police Department, our Peer Outreach Worker Program in partnership in with Amistad, or our Graffiti Busters program in Partnership with LearningWorks, we aim to enhance our community through strategic collaborations that contribute positively to the greater good.

Portland Downtown's Board of Directors is comprised of nearly twenty volunteers who provide oversight, transparency, and direction to our dedicated staff. The Portland City Council reviews our budget and development plan on an annual basis, as well as the Master and Supplemental Services Contracts that provide a framework for our continued partnership with the municipality. For more than 25 years, Portland Downtown has responded to the needs of the community, invested at every level, and has been a cheerleader – helping the downtown transform into thriving economic engine and global destination.

Fiscal year 2019 was a year of dramatic growth and progress. As of July 1st, our district is larger than it has ever been – now totaling 938 properties, which includes residential, commercial, nonprofit, and governmental uses. With the expansion came a heightened level of awareness of how we can increase our visibility and value to our stakeholders. We added a new Winter Lights display in Pleasant Street Park and in

summer of 2019, you'll see our logo proudly displayed on the vests worn by the downtown public works crew. We also looked very closely at all of our events this year to see how we could make improvements for our sponsors, attendees, and participating businesses. As a result, Merry Madness was sold out and we raised more than \$13,000 for local nonprofits through our two Shop For A Cause events. In an effort to streamline our Board elections process, our Marketing Director, Adam MacDonald developed an on-line nominations form, which has improved our elections process and resulted in a robust board slate for our upcoming FY20 elections.

In an effort to respond nimbly to the challenges our community faces, we hosted Cultivating Compassion, a series of conversations about homelessness in Portland, in partnership with Homeless Voices for Justice. Amy Geren, our Program Manager, used the results of our annual Cadet Program evaluations to identify a need for outreach as an additional service in downtown. We partnered with Amistad to develop a Peer Outreach Worker (POW) program and were awarded a CDBG grant to help kick-start our efforts. We look forward to continuing to do all we can to leverage our collective assets to help the most vulnerable members of our community, while also recognizing the importance of safety for all who live, work, and visit downtown.

With a new fiscal year right around the corner, our board of directors is eager to turn their attention to our future vision as we embark on a new 5-year strategic planning process. We will be utilizing surveys, focus groups, and personal interviews to gather data, which will be essential to ensure we are delivering programs and services that are of benefit to our stakeholders and community. We will also focus on beautification and transportation, with the hope of adding new flower planters, updated pedestrian wayfinding and additional bicycle parking in downtown – as well as launching a multi-modal transportation campaign this fall. Partnering with the City of Portland on these efforts will help us amplify the outcomes and ensure a transparent and cooperative process.

We come into this new fiscal year with a refreshed and updated contract with the City of Portland. At last year's City Council meeting where our contracts were up for approval, Councilor Duson suggested that we do a deep-dive and review our Master

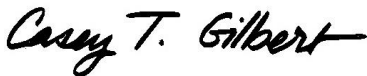
and Supplemental Services Contracts. Through an ad-hoc committee of Portland Downtown and via months of conversations and collaborations with the City of Portland, we are delighted to present the Council with a streamlined contract that has been unanimously approved by our Board of Directors and given the thumbs up by the City's Finance Department, Economic Development Department, Public Works, Parks Recreations and Facilities, Corporation Counsel – among others. It was a mighty effort with an outstanding outcome.

Though we have come a long way in 25 years – our work is not done. It is never done. While the issues of 10 years ago may be in our rearview mirror, there are still pressing problems to solve today – and we stand ready to work alongside the City of Portland as a partner to help address those challenges. Thank you for your continued partnership – we look forward to all we can accomplish together in the years to come.

Respectfully,

A handwritten signature in black ink, appearing to read 'Kim Volk', with a stylized, flowing script.

Kim Volk, Board Chair

A handwritten signature in black ink, reading 'Casey T. Gilbert', in a cursive script.

Casey Gilbert, Executive Director

May 15, 2019



To: Portland Downtown Board of Directors
From: Denine Leeman, Board Treasurer
Casey Gilbert, Executive Director
Re: FY20 Budget

For fiscal year 2020 (July 1, 2019 – June 30, 2020), assessment revenue represents a 6.4% increase (\$61,130) over FY19, while overall expenses remain flat. Several factors contributed to the increase in assessment revenue:

Clean Initiatives

- Supplemental Services Contract = 5% increase (\$19,000)

Employee Costs

- Payroll = 7% increase (\$18,500)

Programs & Partnerships

- Pandora's Winter Lights and Learning Works Graffiti Busters = 5% (\$5,500)

Operations

- An increase to the Reserve and Contingency Funds = 21% (\$10,074)

Organizational Activities

- Professional Development and Meetings = 19% (\$2,000)

The Growth Committee had forwarded a recommendation to the Finance Committee to review the organization's reserves in accordance with its founding documents. With only \$45,000 set aside in a CD, the Finance Committee has committed to establishing a reserve policy to ensure fiscal sustainability. The first step in this process is to establish a sufficient reserve and contingency fund. In FY20, the committee will develop a reserve policy based on best practices in the nonprofit sector. Increases to Supplemental Services and Employee Costs represent cost of living adjustments and contract fulfillment.

The Finance Committee forwards the FY20 budget to the Board with the recommendation of adoption and believes that the budget fully supports the organizational mission to work in tandem with the City of Portland to provide a supplemental level of programs, services, and events to downtown property owners.

Casey T. Gilbert

Casey T. Gilbert

Denine Leeman

Denine Leeman

PORTLAND DOWNTOWN DRAFT BUDGET FY20

Estimated valuation \$933,979,390

FY20 Proposed FY19 Budget

INCOME

ASSESSMENT INCOME	\$	1,017,339	\$	956,209
EVENT INCOME				
LIGHT UP YOUR HOLIDAYS				
TREE LIGHTING SPONSORSHIPS	\$	10,000	\$	10,500
WINDOW DISPLAY CONTEST SPONSOR	\$	1,000	\$	500
HORSE + WAGON RIDE SPONSORSHIPS	\$	5,000	\$	6,000
SHOP FOR A CAUSE SPONSORSHIP	\$	2,500	\$	2,500
MERRY MADNESS TICKET SALES	\$	19,000	\$	19,000
MERRY MADNESS SPONSORSHIP	\$	7,500	\$	5,000
Total Light Up Your Holidays	\$	45,000	\$	43,500
POLICE AWARDS BREAKFAST	\$	5,000	\$	5,000
DOWNTOWN WORKER APPRECIATION DAY	\$	3,000	\$	3,000
SUMMER KICK OFF WEEKEND				
SQUARE HOP SPONSORSHIP	\$	2,000	\$	2,000
OPF SPONSORSHIPS	\$	-	\$	2,500
OPF INCOME	\$	-	\$	47,500
Total Summer Kick Off Weekend	\$	2,000	\$	52,000
Total EVENT INCOME	\$	55,000	\$	103,500
DIRECTORY PARTNERSHIP/CONTRIBUTION	\$	5,000	\$	5,000
GRANT INCOME	\$	2,500	\$	5,000
CONTRIBUTIONS INCOME	\$	750	\$	1,000
PARK & WORK INCOME	\$	750	\$	1,000
Total Income	\$	1,081,339	\$	1,071,709

Expense

CLEAN INITIATIVES				
SUPPLEMENTAL SERVICES CONTRACT	\$	399,000	\$	380,000
FIXED FEE FOR DID ADMIN	\$	9,650		
ESTIMATED NONCOLLECTION	\$	10,173	\$	18,583
REPAIRS & IMPROVEMENTS	\$	5,000	\$	5,000
Total Clean Initiatives	\$	423,823	\$	403,583

EMPLOYEE COSTS

PAYROLL	\$	268,500	\$	250,000
HEALTH & DENTAL	\$	30,000	\$	30,000
LIFE & DISABILITY INSURANCE	\$	3,500	\$	3,500
PAYROLL PROCESSING FEE	\$	1,200	\$	1,200
PAYROLL TAX EXPENSE	\$	18,796	\$	17,500
EMPLOYEE PARKING & BUS	\$	3,500	\$	5,000
UBIT (Federal Transportation Tax)	\$	800		
SIMPLE IRA MATCH	\$	4,000	\$	4,000
Total Employee Costs	\$	330,296	\$	311,200

PROGRAMS & PARTNERSHIPS

WINTER LIGHTS/PANDORA LACASSE	\$	62,000	\$	57,500
VISITOR INFORMATION BOOTH/VISIT PORTAND	\$	10,000	\$	10,000
POLICE CADET PROGRAM EXPENSE	\$	31,000	\$	32,500
LEARNING WORKS	\$	16,500	\$	14,000
MILESTONE HOMETEAM	\$	6,500	\$	6,500
Total Programs & Partnerships	\$	126,000	\$	120,500

RENT & UTILITIES

RENT	\$	20,000	\$	20,000
CAM CHARGES	\$	9,720	\$	10,200
TAXES- PERSONAL PROPERTY	\$	400	\$	900
ELECTRIC	\$	1,700	\$	1,700
GAS	\$	1,500	\$	1,500
TELEPHONE & INTERNET	\$	3,800	\$	4,000
Total Rent & Utilities	\$	37,120	\$	38,300

OPERATIONS

BANK SERVICE CHARGES	\$	100	\$	100
CLEANING	\$	4,200	\$	4,000
COPIER	\$	3,500	\$	3,000
IT SUPPORT	\$	1,250	\$	1,250
MEMBERSHIPS, DUES & SUBSCRIPTIONS	\$	4,000	\$	4,000
EQUIPMENT EXPENSE	\$	2,000	\$	2,000
POSTAGE	\$	4,500	\$	4,500
SUPPLIES	\$	4,000	\$	3,000
WEBSITE HOSTING + DEVELOPMENT	\$	1,250	\$	1,250
SUBCONTRACTORS	\$	4,000	\$	3,500
CONTINGENCY FUND	\$	10,000	\$	2,000
RESERVE FUND	\$	20,000	\$	20,126
Total Operations	\$	58,800	\$	48,726

MARKETING

GENERAL MARKETING	\$	15,000	\$	21,000
DIRECTORY DISTRIBUTION	\$	5,000	\$	5,000
SPONSORSHIPS/PARTNERSHIPS	\$	3,000	\$	3,000
Total Marketing	\$	23,000	\$	29,000

INSURANCE

DIRECTORS & OFFICERS	\$	650	\$	650
GENERAL/EVENTS/LIQUOR	\$	6,000	\$	6,000
WORKERS COMPENSATION	\$	1,100	\$	1,100
Total Insurance	\$	7,750	\$	7,750

PROFESSIONAL FEES

ACCOUNTING	\$	3,500	\$	3,500
ANNUAL ELECTIONS	\$	2,500	\$	2,500
LEGAL	\$	4,000	\$	4,000
Total Professional Fees	\$	10,000	\$	10,000

ORGANIZATIONAL ACTIVITIES

STAKEHOLDER + VOLUNTEER APPRECIATION	\$	2,500	\$	2,000
MEETINGS	\$	2,500	\$	2,000
PROFESSIONAL DEVELOPMENT	\$	7,500	\$	6,500
Total Organizational Activities	\$	12,500	\$	10,500

EVENTS**LIGHT UP YOUR HOLIDAYS**

LUYH GENERAL MARKETING	\$	4,500	\$	5,000
TREE LIGHTING: MARKETING	\$	4,500	\$	5,000
TREE LIGHTING: PERFORMERS & SOUND	\$	1,500	\$	4,000
TREE LIGHTING: SECURITY	\$	1,000	\$	1,500
TREE LIGHTING: STAGE	\$	1,000	\$	2,000
TREE LIGHTING EVENT MANAGEMENT	\$	500	\$	1,000
RETAIL EVENTS	\$	4,500	\$	1,500
WAGON RIDES	\$	6,800	\$	7,500
MERRY MADNESS: MARKETING	\$	2,000	\$	2,000
MERRY MADNESS: EVENT	\$	9,500	\$	9,500
MERRY MADNESS EVENTBRITE FEES	\$	3,000	\$	2,000
MERRY MADNESS: EVENT MANAGEMENT	\$	1,500	\$	1,200
TOY FUND DONATION	\$	-	\$	1,200
Total Light Up Your Holidays	\$	40,300	\$	43,400

POLICE AWARDS BREAKFAST	\$	4,500	\$	4,250
DOWNTOWN WORKER APPRECIATION DAY	\$	3,500	\$	2,500

SUMMER KICK OFF WEEKEND

SQUARE HOP ENTERTAINMENT	\$	2,000	\$	2,000
SQUARE HOP MARKETING	\$	1,000	\$	1,000
OPF MARKETING	\$	-	\$	5,000
OPF PERMITS	\$	-	\$	10,000
OPF SECURITY	\$	-	\$	3,000
OPF ELECTRICIAN	\$	-	\$	7,000
OPF EVENTBRITE FEES	\$	-	\$	3,500
OPF EVENTS MANAGER	\$	-	\$	6,000
OPF MISC (golf carts, etc)	\$	-	\$	3,500
Total Summer Kick Off Weekend	\$	3,000	\$	41,000
TOTAL EVENTS	\$	51,300	\$	91,150
PARK AND WORK	\$	750	\$	1,000
TOTAL EXPENSE	\$	1,081,339	\$	1,071,709
NET INCOME (LOSS)	\$	(0)	\$	-

**AGREEMENT BETWEEN
THE CITY OF PORTLAND
AND
DOWNTOWN IMPROVEMENT DISTRICT, INC.
d/b/a PORTLAND DOWNTOWN**

AGREEMENT made this ____ day of June, 2019, by and between the **CITY OF PORTLAND**, a municipal corporation of the State of Maine, (the "**City**") and **DOWNTOWN IMPROVEMENT DISTRICT, INC., d/b/a PORTLAND DOWNTOWN**, a Maine non-profit corporation, having its office and place of business at Portland, Maine ("**Portland Downtown**" or "**PD**").

WHEREAS, by Council Orders 306-91/92 dated March 16, 1992, 185-94/95 dated February 22, 1995, 158-03/04 dated March 1, 2004, and 242-18/19 dated June 18, 2018, the City has approved an economic development district designated as the "Downtown Improvement District" (hereinafter, the "District"), a description and map of which are attached hereto as Exhibits A and B respectively and incorporated herein; and

WHEREAS, in 1992 the private sector formed an independent, non-profit corporation that has since managed Portland Downtown in fulfilling its mission, which includes, in part, the administration of the provision of supplemental services to the District, as described herein; and

WHEREAS, Portland Downtown is in need of services within the District which supplement the baseline services provided by the City ("Supplemental Services") and the City is willing to provide Supplemental Services pursuant to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the covenants herein contained, the parties hereto mutually agree as follows:

ARTICLE I. Term

- a. The term of this Agreement shall commence on July 1, 2019 and expire on June 30, 2020 (the "Term").

ARTICLE II. Financial Considerations

- a. The City will levy development district assessments ("Development District Assessments") on property in the District as authorized by the City Council and permitted by law. City-owned property, as well as property which is tax exempt under Maine law, shall not be assessed by the City.

- b. For the period commencing July 1, 2019 and ending June 30, 2020 the City will pay Portland Downtown in monthly installments, to reflect the Development District Assessments collected by the City net of the all-inclusive administrative fee defined below. Installment payments will be made on the 1st of each month beginning July 2019 through and including June 1, 2020. Portland Downtown agrees to an all-inclusive administrative fee, defined as direct and indirect costs, of Nine Thousand Six Hundred Fifty Dollars (\$9,650.00). In addition, the City is entitled to withhold an estimate of uncollected development district assessments from payment to Portland Downtown. The estimate will be provided to Portland Downtown by _____(month/day). Any difference between estimated and actual uncollected Development District Assessments will be trued up in the next fiscal year pursuant to subsection c below.
- c. In addition to the foregoing, the City will pay in a lump sum, within thirty (30) days from the close of the fiscal year, any amount assessed in a prior year, but collected in a subsequent year. Said payment by City shall be in the amount of the net assessment collected as provided herein, less any amounts remaining to be reimbursed under a prior year Agreement with the City, and considering any prior payments made as per Section b. City will provide Portland Downtown with written detail as to any deductions taken from payments under this paragraph.
- d. Notwithstanding the foregoing, Portland Downtown agrees that it will neither encumber funds which it anticipates receiving from development district assessments nor incur expenditures in anticipation of receipt of such funds except in accord with the line items in the budget attached hereto as Exhibit C, or any subsequent amendments thereto approved by the City.
- e. Portland Downtown has approved Portland Downtown's budget and Development Program in Exhibit C, covering the period beginning on July 1, 2019, and ending on June 30, 2020, and the City Council has approved the special assessment mil rate that provides funding to support the Portland Downtown's budget and Development Program.
- f. Portland Downtown will provide the Director of Finance with an annual certified financial statement, including, but not limited to, a statement of its cash position. At a minimum, the statement shall list all income and expenses, and shall be provided to the Finance Director within six (6) months after the fiscal year ends.
- g. Portland Downtown shall have reasonable access to the City's assessment collection records, and the City shall have reasonable access to the Portland Downtown's books and records.

Article III. Baseline Services To be Provided By City

- a. The City will provide, at no expense to Portland Downtown, all of the services included on the list entitled Baseline City Services that is attached hereto as Exhibit D and made a part hereof (the “Baseline City Services”). The specific nature and amount of such Baseline City Services shall be determined in the City’s reasonable discretion.
- b. The City may reduce the Baseline City Services in its discretion at any time, but only as part of a City-wide reduction in such services.

Article IV. Supplemental Downtown District Services To Be Provided By City For A Fee

- a. The City will provide all of the services included on the list entitled Supplemental Downtown District Services that is attached hereto as Exhibit E and made a part hereof. In consideration of the City’s provision of the Supplemental Downtown District Services, Portland Downtown shall pay the City the total amount set forth in Exhibit F, Public Works Budget, in 12 equal monthly installments during the term of this Agreement.
- b. The City shall endeavor to assign the following City staff (the “City Downtown Staff”) to perform the Supplemental Downtown District Services:

- 1 Public Works Supervisor – Daytime, 52 Weeks.
 - 1 Portland Downtown Steward – Daytime, 52 Weeks
 - 3 Maintenance Workers – 2 Daytime and 1 Overnight, 52 Weeks
 - 3 Seasonal Laborers, 2 in Summer and 1 in the Winter – Days

The City Downtown Staff shall either be employees of or contractors for the City and shall not be considered to be employees of Portland Downtown. The City reserves the right to increase or decrease the number of City Downtown Staff and to change their hours and schedules if it determines that such increase or decrease is in the City’s best interests, provided that any decrease in such staff shall not result in a material decrease in the Supplemental Downtown District Services.

- c. The City’s Public Works Director and/or designee (the “City Director”) and Portland Downtown’s Executive Director and/or designee (the “PD Director”) agree to meet and communicate on a monthly basis with meeting agendas to ensure quality control in service delivery is meeting expectations and to share updated information on service activities, programs and projects.
 - d. Portland Downtown and City Manager will meet annually to discuss prioritization of larger projects within the District generally included in baseline services or CIP and managed by other City teams or departments. These include, but are not limited to, major sidewalk repairs, tree well rehabilitation, landscape installations and other reconstruction projects.
 - e. In the event Portland Downtown requests services from City in addition to those included herein, City shall have the option, in its sole discretion, to provide such services

with payment to be made by Portland Downtown for any such services on a time and materials basis, or such other basis as the parties may agree in writing. The budget for additional services must be agreed to in advance by the parties. "Time" as used herein shall mean all of the City's employee costs, i.e. hourly wages or salary, and "materials" as used herein shall mean the actual cost to the City of equipment, materials and/or supplies provided or used in connection with such services, with no additional markup. In such cases the City shall provide a detailed and itemized invoice of the individuals providing the service, the time spent by the individuals and the volume and unit cost of materials expended.

- f. It is understood and agreed by the parties that City will adopt an expenditure budget, Exhibit F, which shall be provided to Portland Downtown for preliminary review no later than March 15, 2020, and which will include the cost of the Supplemental Downtown District Services, and that the City will adopt a revenue budget that will provide for the reimbursement of such costs by Portland Downtown as provided hereunder. In the event that either Portland Downtown or the City anticipates that there will be insufficient revenues to pay for such Supplemental Downtown District Services, said party will notify the other party of the anticipated shortfall, and the parties agree to meet promptly and confer to modify the level of Supplemental Downtown District Services that the City is able to provide. It shall be the responsibility of PD to notify City as soon as reasonably possible if such Supplemental Downtown District Services need to be modified or adjusted for anticipated revenue shortfalls or modifications. In the event of a revenue shortfall, the City will have no obligation to provide Supplemental Downtown District Services in excess of PD funds available to reimburse City. The City will have the right, but not the obligation, to continue to provide such Supplemental Downtown District Services to the extent provided in the City budget even in the event of a revenue shortfall. The parties agree to memorialize in writing any changes in the monthly payments due under this Agreement.
- g. In addition to any required City work uniforms, City Downtown Staff will wear vests already purchased by the City, which include the Portland Downtown logo.
- h. Prior to any discussion of modifying, adjusting or terminating this Agreement, Portland Downtown shall invite the City Manager or his designee to a meeting of the Board to discuss such contemplated modification, adjustment or termination.

Article V. Services To Be Provided By Portland Downtown.

- a. Except for the Supplemental Services, which shall be provided by the City and paid for by Portland Downtown in accordance with Article IV, Portland Downtown, shall provide the services described in Exhibit C, Portland Downtown's Budget and Development Plan.
- b. In addition to the services described in Exhibit C, Portland Downtown may, at its own expense:
 - i. Provide staff and administrative services for supervision of the daily activities and public space management of the District.

- ii. Establish positions for administration and management of its programs; recruit, hire, and pay and otherwise supervise its work force necessary to implement this charge.
- iii. Establish a corporate Board of Directors whose members fairly represent a cross section of taxpayers in the District.
- iv. Establish a mechanism for resolving any dispute to the kind and level of services which may arise between Portland Downtown and persons subject to development district assessments regarding the kind and level of services provided by Portland Downtown. As such time, a dispute cannot be resolved the City Manager will be notified.
- v. Provide liaison between the City, the District, property owners, civic groups, interested persons, and other groups and individuals, as necessary to carry out the mission of the Portland Downtown.
- vi. Maintain all minutes and records of Portland Downtown proceedings as may be required.
- vii. Participate in decoration and beautification of public places in the District.
- viii. Sponsor and promote public events to take place on or in public places in the District, subject to the provisions in Exhibit E.
- ix. Provide advice or feedback to City staff about proposed events in public spaces within the District.
- x. Advertise and promote non-profit, cultural, educational and commercial business activities in the District.
- xi. Maintain existing pedestrian way finding signage for the District in accordance with applicable City codes and ordinances.
- xii. Conduct public relations, generating favorable publicity for, and enhancing economic growth in, the District.
- xiii. Manage Visitor Information Booth in Tommy's Park.
- xiv. Wash, maintain and relocate street furniture, trash cans, street lanterns, and undertake minor repairs to street furniture.
- xv. Engage in partnerships with other organizations to provide programs and services.
- xvi. Install pole banners in the District, provided that Portland Downtown shall obtain the consent of the City's Director of Parks, Recreation and Facilities, or his or her designee, prior to the installation of any banners.
- xvii. Monitor performance of City Downtown Staff through specific PD access to "See, Click, Fix" software. PD may also track and evaluate outcomes to ensure alignment with this Agreement. Data will be reported to the City's Director of Public Works by PD's staff during the monthly meeting as designated in Article IV, Section c.

Nothing in this Agreement is intended to or shall be construed to limit Portland Downtown's general powers, as set forth in the Maine Nonprofit Corporation Act, Title 13-B of the Maine Revised Statutes Annotated.

ARTICLE VI. Termination.

- a. This Agreement may be terminated by either party for good cause. Good cause shall be deemed to be found by the City at such time as Portland Downtown's performance under this Agreement has been determined in the exclusive judgment of the City Manager to be unsatisfactory, which determination shall not be unreasonable.
- b. If Portland Downtown should fail to perform any material covenant, obligation or agreement hereunder for a period of thirty (30) days after written notice from the City Manager specifying such failure, then, upon expiration of the thirty (30) day period, the City Manager may provide Portland Downtown with notice of his intention to terminate the Agreement as provided herein. Portland Downtown shall have a ninety (90) day period, computed from the date of receipt of the notice of intent to terminate, within which to provide satisfactory service. In the event the City Manager should determine, at the expiration of the ninety (90) day period, that Portland Downtown's performance is still unsatisfactory and declare that the Agreement is terminated, the City Manager shall provide Portland Downtown with a written notice of termination. Portland Downtown shall have the right to appeal his decision to the City Council. PD shall file such appeal with the City Manager within seven (7) business days from the date Portland Downtown receives the notice of termination. The terms and conditions of this Agreement shall remain in full force and effect and binding on both parties until the City Council has acted on the appeal.
- c. Portland Downtown shall be deemed to have good cause to terminate this Agreement if
 - (i) the City, pursuant to the provisions of Article II, should reduce its anticipated payments by more than 20% of the amount it would otherwise have paid during the periods from July 1, 2019 to December 31, 2019, and January 1, 2020 to June 30, 2020;
 - (ii) if the City should be more than 30 days in arrears in any payment due hereunder; or
 - (iii) the City should fail to provide the Supplemental Downtown District Services in a material and substantial way. In the event Portland Downtown should have "good cause" to terminate this Agreement, its relief shall be limited solely to termination of this Agreement, and it shall not be entitled to damages of any kind nor to equitable relief.
- d. Nothing herein shall be construed as giving Portland Downtown the right to perform the work contemplated under this Agreement beyond the time when Portland Downtown's services become unsatisfactory as determined by the City Manager, following the ninety (90) day notice period, or, in the event of an appeal, beyond the time the City Council has affirmed the City Manager's decision. In case Portland Downtown should be discharged before all the services contemplated hereunder have been completed, or the services for any reason should be stopped, either because of the expiration of the term hereof or because of the inability of Portland Downtown to fulfill its obligations under this Agreement, Portland Downtown shall be reimbursed for all services satisfactorily performed to the date of termination in accordance with Article II hereof. After notice of termination and completion of the appeal process, Portland Downtown shall:

1. With respect to existing activities, take only such actions as the City Manager shall direct;
 2. Upon City's request, assign to the City in the manner, at the times and only to the extent the City, acting by and through its City Manager, may direct it to do so, all the rights, title and interest of Portland Downtown in and to all existing orders and agreements.
 3. To the extent rights, title and interests of Portland Downtown in and to existing orders and agreements may be assigned to the City and accepted by it; obligations incurred on or after such assignment will be assumed by the City. Otherwise, Portland Downtown shall settle all outstanding liabilities and all claims arising out of any terminated orders or agreements.
 4. Deliver to the City, in the manner, at the times and to the extent directed by the City Manager, all documents and data produced by Portland Downtown as part of or in connection with the work.
- e. Either party may terminate or modify this Agreement in the event of a budget shortfall upon no less than Sixty (60) days prior written notice to the other party.
- f. In the event Supplemental Downtown District Services are terminated for any reason by either party, it shall be in City's discretion as to whether it will continue or resume providing such Supplemental Downtown District Services.

ARTICLE VII. Assignment

Portland Downtown covenants and agrees that it will neither assign nor transfer any rights hereunder, either in whole or in part, without first obtaining the prior written consent of the City.

ARTICLE VIII. Performance of Services

All services performed under this Agreement shall be performed in a good, workmanlike fashion.

ARTICLE IX. Compliance with Law

Portland Downtown will comply with all applicable provisions of Federal, State, and local law, including, but not limited to, the Civil Rights Act of 1964, in its performance under this Agreement. Portland Downtown shall include a similar provision in each of its subcontracts.

ARTICLE X. Indemnification

- a. Portland Downtown shall, at its own cost and expense, defend, indemnify, and hold harmless the City, its officers, agents, and employees, from and against the following:

1. to the fullest extent permitted by law, Portland Downtown shall defend, indemnify and hold harmless the City, its officers and employees, from and against all claims, damages, losses, and expenses, just or unjust, including but not limited to costs of defense, including attorney's fees, arising out of or resulting from the performance of this Agreement, provided that any such claims, damage, loss or expense is (1) attributable to bodily injury, sickness, disease, or death, or injury to or destruction of tangible property, including the loss or use thereof; and (2) is caused in whole or in part by any negligent act or omission of Portland Downtown, anyone directly or indirectly employed by it, or anyone for whose act it may be liable;
2. all claims and liens of Portland Downtown's consultants, subcontractors, and their laborers, mechanics, materialmen, and/or suppliers. Such obligation shall not be construed either to negate or abridge any other obligation of indemnification, and shall not be limited by any provision for insurance contained in this Agreement.
3. Notwithstanding the foregoing, nothing herein shall be construed as waiving or otherwise voiding the City's right to all protections under the Maine Tort Claims Act, 14 M.R.S. §§ 8101 et. seq., as the same may be amended from time to time.

ARTICLE XI. Insurance

- a. Neither Portland Downtown nor any of its subcontractors shall commence work under this Agreement until they have provided the insurance coverage required by this Agreement and such coverage has been approved by the City.
- b. Prior to the execution of this Agreement, Portland Downtown will procure and maintain occurrence-based Automobile Liability Insurance and Commercial General Liability Insurance coverage in amounts of not less than Four Hundred Thousand Dollars (\$400,000.00) per occurrence for bodily injury, death and property damage, naming the City as an additional insured thereon, and also Workers' Compensation Insurance coverage to the extent required by law. With respect to the Automobile and Commercial General Liability Insurance, Portland Downtown shall name the City as an additional insured for coverage only in those areas where government immunity has been expressly waived by 14 M.R.S. A. § 8104-A, as limited by § 8104-B, and § 8111. This provision shall not be deemed a waiver of any defenses, immunities or limitations of liability or damages available to the City under the Maine Tort Claims Act, other Maine statutory law, judicial precedent, common law, or any other defenses, immunities or limitations of liability available to the City. Prior to execution of this Agreement, Portland Downtown shall furnish the City and thereafter maintain certificates evidencing all such coverages, which certificates shall guarantee thirty (30) days' notice to the City of termination of insurance from the insurance provider or agent. Portland Downtown shall also provide a copy of any endorsement naming the City as additional insured. A certificate that merely has a box checked under "Addl Insr," or the like, or that merely states the City of Portland is named as an Additional Insured, will not be acceptable. The Workers' Compensation insurance shall

include an endorsement waiving all rights of subrogation against the City of Portland, its officers or employees. Upon City's request, Portland Downtown shall provide City with a complete copy of any of the above-referenced policies. Portland Downtown shall be responsible for any and all deductibles and/or self-insured retentions.

Article XII. No Joint Venture; Independent Contractors

- a. Nothing contained in this Agreement will constitute or be construed to be or create a partnership or joint venture between the parties or any of their respective officers, directors, employees, affiliates, successors or assigns. The parties understand and agree that this Agreement does not make either of them an agent or legal representative of the other for any purpose whatsoever. No party is granted, by this Agreement or otherwise, any right or authority to assume or create any obligation or responsibilities, express or implied, on behalf of or in the name of any other party, or to bind any other party in any manner whatsoever.
- b. Each party will secure, at its own expense, all personnel, materials, and equipment required to perform its obligations under this Agreement. Each party, in accordance with its status as an independent contractor, covenants and agrees that its employees shall be regarded for all legal and tax purposes as its own employees during the term of this Agreement, and each party shall govern and supervise the work of its own employees. Each party shall discharge all applicable obligations imposed upon employers under the law, including without limitation payment of wages, social security taxes, withholding taxes, unemployment taxes and worker's compensation. Both parties' employees shall not be considered employees of the other party for any purpose and shall not be entitled to any retirement benefits, social security benefits, unemployment benefits, group health or life insurance, vacation, personal, or sick leave, worker's compensation, or any other similar benefits ("Employment Benefits") from the other party. Each party further covenants and agrees that its employees will conduct themselves consistent with such status, that they will neither hold themselves out as, nor claim to be, officers or employees of the other party by reason of this Agreement, and that its employees will not, by reason of this Agreement, make any claim, demand or application to or for any right or privilege applicable to an officer or employee of the other party, including but not limited to the Employment Benefits.
- c. Nothing in this Agreement is intended to or does prohibit Portland Downtown or the City from entering into any other contractual relationship with each other or any third party.

Signature page follows.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the _____ day of _____, 2019.

WITNESS

CITY OF PORTLAND

By: _____

Jon P. Jennings
Its City Manager

WITNESS

**DOWNTOWN IMPROVEMENT
DISTRICT, INC.
d/b/a PORTLAND DOWNTOWN**

By: _____

Kim Volk
Its Board Chair

Approved as to Form:

City Corporation Counsel

Approved as to Funds:

City Finance Department

EXHIBIT A

(Insert Map of District)



EXHIBIT A

Legend
Portland Downtown District also 7/1/2018



**Portland
Downtown District
Boundary Map**
June 18, 2018



EXHIBIT B

(Insert Legal Description of District)

The following is a description of the boundary of Portland Downtown as of July 1, 2018:

Beginning at the intersection of the easterly side of State Street and the northerly side of Congress Street;

Thence easterly along the northerly side of Congress Street to the southwesterly side of High Street;

Thence northwesterly along the southwesterly side of High Street to the southerly side of Deering Street;

Thence northeasterly perpendicular to and crossing High Street to the northeasterly side of High Street;

Thence northwesterly along the northeasterly side of High Street to the southeasterly side of Cumberland Avenue;

Thence northeasterly along the southeasterly side of Cumberland Avenue to the southwesterly side of Franklin Street;

Thence southeasterly along the southwesterly side of Franklin Street to the northwesterly side of Commercial Street;

Thence easterly and diagonally across Commercial Street to the intersection of the southeasterly side of Commercial Street with the northeasterly boundary line of the Maine State Pier;

Thence southwesterly along the southeasterly side of Commercial Street to its intersection with the northeasterly side of the road to Wright's Wharf;

Thence northwesterly perpendicular to and crossing Commercial Street to the northwesterly side of Commercial Street;

Thence southwesterly along the northwesterly side of Commercial Street to the northeasterly side of High Street;

Thence northwesterly along the northeasterly side of High Street to the northwesterly side of Spring Street;

Thence southwesterly along the northwesterly side of Spring Street to the northeasterly side of Park Street;

Thence northwesterly along the northeasterly side of Park Street to the southerly side of Congress Street;

Thence westerly along the southerly side of Congress Street to the easterly side of State Street;

Thence northerly along the easterly side of State Street to the northerly side of Congress Street and the Point of Beginning.

Meaning and intending to include all parcels fronting on the streets and contained within the perimeter of the figure as described.

All as shown on a map dated 6/18/2018 entitled Portland Downtown District Boundary Map on file in the City of Portland's Assessor Office and the Economic Development Office. Any inconsistencies between this description and the boundary map shall be controlled by the boundary map.

EXHIBIT C

(Insert Portland Downtown Budget)

PORTLAND DOWNTOWN DRAFT BUDGET FY20

Estimated valuation \$933,979,390

FY20 Proposed FY19 Budget

INCOME

ASSESSMENT INCOME	\$	1,017,339	\$	956,209
EVENT INCOME				
LIGHT UP YOUR HOLIDAYS				
TREE LIGHTING SPONSORSHIPS	\$	10,000	\$	10,500
WINDOW DISPLAY CONTEST SPONSOR	\$	1,000	\$	500
HORSE + WAGON RIDE SPONSORSHIPS	\$	5,000	\$	6,000
SHOP FOR A CAUSE SPONSORSHIP	\$	2,500	\$	2,500
MERRY MADNESS TICKET SALES	\$	19,000	\$	19,000
MERRY MADNESS SPONSORSHIP	\$	7,500	\$	5,000
Total Light Up Your Holidays	\$	45,000	\$	43,500
POLICE AWARDS BREAKFAST	\$	5,000	\$	5,000
DOWNTOWN WORKER APPRECIATION DAY	\$	3,000	\$	3,000
SUMMER KICK OFF WEEKEND				
SQUARE HOP SPONSORSHIP	\$	2,000	\$	2,000
OPF SPONSORSHIPS	\$	-	\$	2,500
OPF INCOME	\$	-	\$	47,500
Total Summer Kick Off Weekend	\$	2,000	\$	52,000
Total EVENT INCOME	\$	55,000	\$	103,500
DIRECTORY PARTNERSHIP/CONTRIBUTION	\$	5,000	\$	5,000
GRANT INCOME	\$	2,500	\$	5,000
CONTRIBUTIONS INCOME	\$	750	\$	1,000
PARK & WORK INCOME	\$	750	\$	1,000
Total Income	\$	1,081,339	\$	1,071,709

Expense

CLEAN INITIATIVES				
SUPPLEMENTAL SERVICES CONTRACT	\$	399,000	\$	380,000
FIXED FEE FOR DID ADMIN	\$	9,650		
ESTIMATED NONCOLLECTION	\$	10,173	\$	18,583
REPAIRS & IMPROVEMENTS	\$	5,000	\$	5,000
Total Clean Initiatives	\$	423,823	\$	403,583

EMPLOYEE COSTS

PAYROLL	\$	268,500	\$	250,000
HEALTH & DENTAL	\$	30,000	\$	30,000
LIFE & DISABILITY INSURANCE	\$	3,500	\$	3,500
PAYROLL PROCESSING FEE	\$	1,200	\$	1,200
PAYROLL TAX EXPENSE	\$	18,796	\$	17,500
EMPLOYEE PARKING & BUS	\$	3,500	\$	5,000
UBIT (Federal Transportation Tax)	\$	800		
SIMPLE IRA MATCH	\$	4,000	\$	4,000
Total Employee Costs	\$	330,296	\$	311,200

PROGRAMS & PARTNERSHIPS

WINTER LIGHTS/PANDORA LACASSE	\$	62,000	\$	57,500
VISITOR INFORMATION BOOTH/VISIT PORTAND	\$	10,000	\$	10,000
POLICE CADET PROGRAM EXPENSE	\$	31,000	\$	32,500
LEARNING WORKS	\$	16,500	\$	14,000
MILESTONE HOMETEAM	\$	6,500	\$	6,500
Total Programs & Partnerships	\$	126,000	\$	120,500

RENT & UTILITIES

RENT	\$	20,000	\$	20,000
CAM CHARGES	\$	9,720	\$	10,200
TAXES- PERSONAL PROPERTY	\$	400	\$	900
ELECTRIC	\$	1,700	\$	1,700
GAS	\$	1,500	\$	1,500
TELEPHONE & INTERNET	\$	3,800	\$	4,000
Total Rent & Utilities	\$	37,120	\$	38,300

OPERATIONS

BANK SERVICE CHARGES	\$	100	\$	100
CLEANING	\$	4,200	\$	4,000
COPIER	\$	3,500	\$	3,000
IT SUPPORT	\$	1,250	\$	1,250
MEMBERSHIPS, DUES & SUBSCRIPTIONS	\$	4,000	\$	4,000
EQUIPMENT EXPENSE	\$	2,000	\$	2,000
POSTAGE	\$	4,500	\$	4,500
SUPPLIES	\$	4,000	\$	3,000
WEBSITE HOSTING + DEVELOPMENT	\$	1,250	\$	1,250
SUBCONTRACTORS	\$	4,000	\$	3,500
CONTINGENCY FUND	\$	10,000	\$	2,000
RESERVE FUND	\$	20,000	\$	20,126
Total Operations	\$	58,800	\$	48,726

MARKETING

GENERAL MARKETING	\$	15,000	\$	21,000
DIRECTORY DISTRIBUTION	\$	5,000	\$	5,000
SPONSORSHIPS/PARTNERSHIPS	\$	3,000	\$	3,000
Total Marketing	\$	23,000	\$	29,000

INSURANCE

DIRECTORS & OFFICERS	\$	650	\$	650
GENERAL/EVENTS/LIQUOR	\$	6,000	\$	6,000
WORKERS COMPENSATION	\$	1,100	\$	1,100
Total Insurance	\$	7,750	\$	7,750

PROFESSIONAL FEES

ACCOUNTING	\$	3,500	\$	3,500
ANNUAL ELECTIONS	\$	2,500	\$	2,500
LEGAL	\$	4,000	\$	4,000
Total Professional Fees	\$	10,000	\$	10,000

ORGANIZATIONAL ACTIVITIES

STAKEHOLDER + VOLUNTEER APPRECIATION	\$	2,500	\$	2,000
MEETINGS	\$	2,500	\$	2,000
PROFESSIONAL DEVELOPMENT	\$	7,500	\$	6,500
Total Organizational Activities	\$	12,500	\$	10,500

EVENTS**LIGHT UP YOUR HOLIDAYS**

LUYH GENERAL MARKETING	\$	4,500	\$	5,000
TREE LIGHTING: MARKETING	\$	4,500	\$	5,000
TREE LIGHTING: PERFORMERS & SOUND	\$	1,500	\$	4,000
TREE LIGHTING: SECURITY	\$	1,000	\$	1,500
TREE LIGHTING: STAGE	\$	1,000	\$	2,000
TREE LIGHTING EVENT MANAGEMENT	\$	500	\$	1,000
RETAIL EVENTS	\$	4,500	\$	1,500
WAGON RIDES	\$	6,800	\$	7,500
MERRY MADNESS: MARKETING	\$	2,000	\$	2,000
MERRY MADNESS: EVENT	\$	9,500	\$	9,500
MERRY MADNESS EVENTBRITE FEES	\$	3,000	\$	2,000
MERRY MADNESS: EVENT MANAGEMENT	\$	1,500	\$	1,200
TOY FUND DONATION	\$	-	\$	1,200
Total Light Up Your Holidays	\$	40,300	\$	43,400

POLICE AWARDS BREAKFAST	\$	4,500	\$	4,250
DOWNTOWN WORKER APPRECIATION DAY	\$	3,500	\$	2,500

SUMMER KICK OFF WEEKEND

SQUARE HOP ENTERTAINMENT	\$	2,000	\$	2,000
SQUARE HOP MARKETING	\$	1,000	\$	1,000
OPF MARKETING	\$	-	\$	5,000
OPF PERMITS	\$	-	\$	10,000
OPF SECURITY	\$	-	\$	3,000
OPF ELECTRICIAN	\$	-	\$	7,000
OPF EVENTBRITE FEES	\$	-	\$	3,500
OPF EVENTS MANAGER	\$	-	\$	6,000
OPF MISC (golf carts, etc)	\$	-	\$	3,500
Total Summer Kick Off Weekend	\$	3,000	\$	41,000
TOTAL EVENTS	\$	51,300	\$	91,150
PARK AND WORK	\$	750	\$	1,000
TOTAL EXPENSE	\$	1,081,339	\$	1,071,709
NET INCOME (LOSS)	\$	(0)	\$	-

EXHIBIT D

BASELINE CITY SERVICES

(To be provided City-wide by the City at no cost to Portland Downtown)

Capital Improvements and Maintenance

- Streetscape Amenity Maintenance - The City will repair and correct any defects, deficiencies or problems in the district as necessary. Items of focus include light and utility poles, sidewalks, curbstones, trash cans, signs, crosswalk markings, traffic signals, tree wells, planters, benches, trees, kiosks, shelters, bollards, and any other amenity that is now or at some point in the future may be installed. All repairs, etc., will take place within a reasonable time after notice of need.
- Sidewalks - To the extent it is funded, the City will undertake an on-going sidewalk maintenance program to repair existing sidewalks and replace bituminous repairs with permanent repairs.
- Lighting, maintenance, and replacement of all street lights and traffic signals and payment for necessary electrical energy.
- Parks, playgrounds, and trails.

Beautification

- Horticulture and tree care in parks, squares and streets.
 - In all public areas, the City will maintain and improve the condition of flowerbeds, trees, tree wells, bushes, plantings and other like horticultural amenities. Such activities shall include the initial planting, timely and appropriate maintenance, preventative and otherwise, and expeditious replacement of any damaged, destroyed or diseased horticultural products, including grass, flowers, and trees.
- Green space maintenance.
 - The City shall maintain and mow all public grassed areas.
- Holiday Decorations. The City will install and remove downtown Holiday decorations throughout the District to include Christmas trees at Monument Square and City Hall Plaza, string lights on light poles, and common area trees such as Tommy's Park, and provide for electrical energy related costs. This paragraph does not include installation or removal of, or any costs associated with, any of Pandora Lacasse's Winter Lights, which shall be installed and removed at Portland Downtown's sole expense.

Cleanliness

- Street sweeping - All streets or parts thereof included in the downtown improvement district zone will be swept from curb line to curb line on an as needed basis.
- Trash removal – Daily and when necessary emptying of all trash and recycling receptacles in the downtown improvement district zone and disposal of resulting waste.

- Street snow plowing and removal - The City will plow and remove snow as necessary from all streets and parts thereof in the downtown improvement district zone.
- Graffiti removal on public property.
- Downtown Blitz - This is a two-week program for time duration. Each year the City shall undertake a dedicated effort to repair, repaint, replace and correct any defects, deficiencies or problems in the district. Items of focus shall include light and utility poles, sidewalks, curbstones, trash cans, benches, signs, crosswalk markings, traffic signals, tree wells, planters, benches, trees, kiosks, shelters, bollards, and any other amenity that is now or at some point in the future may be installed. This program will be undertaken as early as possible each Spring and conclude as rapidly as possible. Performance of some activities, i.e. painting, will take place annually as conditions permit. Major capital activity or the reconstruction and/or repair of significant infrastructure (street paving, sewer work, etc.) would not be considered part of this blitz program.

Safety

- Police protection.
 - A minimum of 4 uniformed patrol officers will intersect all or part of the downtown improvement district area. The actual number of officers will vary depending upon time of day and day of week. During periods when calls for service are typically at their peak, the number of officers assigned will increase significantly, for example during weekend evenings and the summer months. This increase will include foot and bicycle patrols. Officers will be supported with additional personnel (supervisors, detectives, evidence technicians) as necessary.
 - As long as the Community Policing Officer Program is in effect, at least one Community Police Officer will be assigned to the Downtown Improvement District area.
 - Holiday Patrol—from the Friday following Thanksgiving to New Year's Day, patrol efforts will be supplemented by use of a foot patrol. The number of officers and hours of the assignment is dependent upon staffing levels.
- Fire protection.

EXHIBIT E

SUPPLEMENTAL DOWNTOWN DISTRICT SERVICES

(To be provided in the District by City at an annual fixed fee)

Cleanliness, Maintenance, Snow Removal

- Litter patrol, collection, and disposal on streets, sidewalks, tree wells and public areas within the District.
- Graffiti removal from City property within 5 days of notification.
- Removal of posters from PD poster boards.
- Check condition, catalogue, and if necessary paint or clean all public furniture and fixtures twice a year, at minimum. Furniture and fixtures shall include (but not be limited to) the following items:
 - Benches;
 - Trash/recycling receptacles;
 - Light pole bases; and,
 - Planters.
- Sidewalks will be cleaned on a daily basis, weather and season permitting.
- Sidewalk snow removal: All property owners in the District are responsible for maintaining their sidewalks and property in the winter pursuant to Portland City Code §§25-171 to 25-180. Following a snow storm, the City will provide a clear walkway no less than the width of a sidewalk tractor's capability. To the extent reasonable, the City will clear the sidewalk area, but it is not the intent of the parties that the City will clear the snow from the full width of the sidewalk area. The City will provide ice control to the extent possible. If weather conditions are so severe that the area cannot be plowed due to equipment capability, the City, in its discretion, may choose to delay clearing of the sidewalks but must complete the work within 24 hours of the storm being complete.
- Clean and maintain bathrooms located at Fore Street Parking Garage.
- Maintenance and cleaning of Visitor Information Booth in Tommy's Park at least once per month during season (May-October). "Quick response" repairs, such as missing bricks or landscaping damage shall be performed by City Downtown Staff as soon as possible.

Beautification

- In addition to horticultural obligations of the City under Exhibit D, the City shall plant flowers and other plants in all flower urns in the District, regularly remove weeds from tree wells, and improve and maintain the same. In performing such services, the City shall pay particular attention to Longfellow Square, Congress square, Monument Square, Tommy's Park, Post Office Park, Boothby Square, Lincoln Park, Pleasant Street Park, and Bell Buoy Park.

Events in the District

- Portland Downtown provides events as described in its Budget and Development Program attached as Exhibit C.
- In connection with these events, the City will provide, at no expense to Portland Downtown, the following:
 - Waived event permit fees.
 - “No Parking” signs, wooden barricades, recycling services.
 - Access to City electricity service in public spaces.
 - Police and Fire Department services for Portland Downtown’s annual Tree Lighting event.
- Notwithstanding the above, Portland Downtown shall be required to comply with all Public Assembly Facilities Division permit requirements and shall be responsible for the City’s costs of the following services at the City’s standard rates:
 - Street closure expenses, including threat prevention;
 - Event personnel, including staff and managers;
 - Police and Fire personnel directly related to an event.
- The City will invoice Portland Downtown for all such services at its then current rates, and Portland Downtown shall pay the City all amounts due within 30 days after receipt of such invoices. Portland Downtown shall also be responsible for paying the City’s Permitting and Inspections Department for any applicable fees associated with licenses required for its events, including, without limitation, licenses for temporary food service, street goods, and liquor.

Exhibit F
Public Works Budget

**CITY OF PORTLAND, ME
FY20 ORG LINE DETAIL EXPENDITURE REPORT**

Exhibit F

ACCOUNT DESCRIPTION	FY19 REVISED APPRO (01/31/19)	FY19 TOTAL PROJECTION	FY20 DEPT REQUEST	FY20 MGR RECOMM	INCR / (DECR) FY20 / FY19	APPRO % CHG FY20 / FY19
Portland Downtown District 10031205						
10031205 400110 Salaries & Wages	\$237,167	\$230,000	\$247,523	\$247,523	\$10,356	4.37%
10031205 400130 Temporary Help	\$28,080	\$28,080	\$48,000	\$48,000	\$19,920	70.94%
10031205 400140 Overtime Payments	\$54,556	\$54,556	\$58,384	\$58,384	\$3,828	7.02%
* Payroll	\$319,803	\$312,636	\$353,907	\$353,907	\$34,104	10.66%
10031205 400260 Workers' Compensation	\$0	\$0	\$0	\$0	\$0	---
10031205 400271 Wearing Apparel	\$3,275	\$2,000	\$3,275	\$3,275	\$0	0.00%
10031205 400274 Cellular Phones	\$360	\$636	\$600	\$600	\$240	66.67%
* Benefits	\$3,635	\$2,636	\$3,875	\$3,875	\$240	6.60%
10031205 403500 Contractual Services	\$9,450	\$10,000	\$9,450	\$9,450	\$0	0.00%
10031205 403560 Printing	\$50	\$0	\$50	\$50	\$0	0.00%
* Contractual Services	\$9,500	\$10,000	\$9,500	\$9,500	\$0	0.00%
10031205 404010 M&R Buildings	\$200	\$125	\$200	\$200	\$0	0.00%
10031205 404030 M&R Vehicles	\$300	\$300	\$300	\$300	\$0	0.00%
* Maintenance & Repair	\$500	\$425	\$500	\$500	\$0	0.00%
31205 404530 Office Equipment Rental	\$300	\$400	\$360	\$360	\$60	20.00%
* Rentals	\$300	\$400	\$360	\$360	\$60	20.00%
10031205 405510 Agricultural Supplies	\$600	\$350	\$400	\$400	(\$200)	-33.33%
10031205 405520 Supplies - All Other	\$16,500	\$16,500	\$23,200	\$23,200	\$6,700	40.61%
10031205 405530 Construction Supplies	\$1,000	\$750	\$1,000	\$1,000	\$0	0.00%
10031205 405535 Cleaning Supplies	\$3,000	\$3,000	\$3,000	\$3,000	\$0	0.00%
10031205 405550 Medical Supplies	\$200	\$150	\$200	\$200	\$0	0.00%
10031205 405560 Minor Equipment	\$3,180	\$3,000	\$2,260	\$2,260	(\$920)	-28.93%
10031205 405565 Computers & Technology	\$0	\$0	\$0	\$0	\$0	---
10031205 405570 Office Supplies	\$500	\$500	\$500	\$500	\$0	0.00%
* Supplies	\$24,980	\$24,250	\$30,560	\$30,560	\$5,580	22.34%
10031205 406310 Gas Service	\$0	\$1,500	\$1,500	\$1,500	\$1,500	---
10031205 406320 Electricity	\$4,274	\$4,000	\$4,000	\$4,000	(\$274)	-6.41%
10031205 406340 Telephone	\$636	\$660	\$660	\$660	\$24	3.77%
* Utilities	\$4,910	\$6,160	\$6,160	\$6,160	\$1,250	25.46%
** Portland Downtown District	\$363,628	\$356,507	\$404,862	\$404,862	\$41,234	11.34%

FY2020 Portland Downtown Parcels

PARCEL ID	LAND USE CODE	NUM	STREET	OWNER	NET ASMT	FEE @ 1.09 RATE
021 A001001	25:PARKING LOTS	119	PEARL ST	PEARL CUMBERLAND LLC	\$ 4,265,900	\$ 4,649.83
021 A012001	56:GOVERNMENTAL	214	CUMBERLAND AVE	CITY OF PORTLAND	\$ -	\$ -
027 A001001	22:OFFICE BUSINESS	320	CUMBERLAND AVE	25 PREBLE STREET LLC	\$ 6,259,500	\$ 6,822.86
027 A012001	56:GOVERNMENTAL	5	MONUMENT SQ	CITY OF PORTLAND	\$ -	\$ -
027 A014001	25:PARKING LOTS	7	PREBLE ST	5 MONUMENT SQUARE LLC	\$ 57,050	\$ 62.18
027 A015001	22:OFFICE BUSINESS	465	CONGRESS ST	5 MONUMENT SQUARE LLC	\$ 3,866,300	\$ 4,214.27
027 A016001	25:PARKING LOTS	465	CONGRESS ST	5 MONUMENT SQUARE LLC	\$ 217,080	\$ 236.62
027 B001001	56:GOVERNMENTAL	284	CUMBERLAND AVE	CITY OF PORTLAND	\$ -	\$ -
027 B002001	22:OFFICE BUSINESS	443	CONGRESS ST	JJR 443 CONGRESS LLC	\$ 3,796,600	\$ 4,138.29
027 B003001	56:GOVERNMENTAL	9	ELM ST	CITY OF PORTLAND	\$ -	\$ -
027 B004001	27:MULTI-USE COMMERCIAL	439	CONGRESS ST	METROPOLITAN APARTMENTS LLC	\$ 3,734,300	\$ 4,070.39
027 B005001	53:RELIGIOUS	425	CONGRESS ST	FIRST PARISH IN PORTLAND	\$ -	\$ -
027 B007001	22:OFFICE BUSINESS	415	CONGRESS ST	ASHBY TEAM LLC	\$ 1,769,100	\$ 1,928.32
027 B008001	56:GOVERNMENTAL	21	ELM ST	CITY OF PORTLAND	\$ -	\$ -
027 B009001	57:OTHERS EXEMPT BY LAW	8	CHESTNUT ST	MASONIC TRUSTEES OF PORTLAND	\$ -	\$ -
027 C002001	27:MULTI-USE COMMERCIAL	17	CHESTNUT ST	17 CHESTNUT STREET LLC	\$ 226,400	\$ 246.78
027 C010001	20:COMMERCIAL CONDOS	21	CHESTNUT ST	HAIR ETC LLC	\$ 163,800	\$ 178.54
027 C010002	20:COMMERCIAL CONDOS	21	CHESTNUT ST	CHESTNUT STREET LOFTS LLC	\$ 199,000	\$ 216.91
027 C01002E	10:CONDOMINIUMS	21	CHESTNUT ST	JORDAN CARA A	\$ 144,300	\$ 157.29
027 C01002N	10:CONDOMINIUMS	21	CHESTNUT ST	SMITH DOUGLAS A &	\$ 169,500	\$ 184.76
027 C01002S	10:CONDOMINIUMS	21	CHESTNUT ST	MORREL VICTOR &	\$ 161,100	\$ 175.60
027 C01002W	10:CONDOMINIUMS	21	CHESTNUT ST	TISZENKEL KEITH	\$ 169,500	\$ 184.76
027 C01003E	10:CONDOMINIUMS	21	CHESTNUT ST	CASTANEA PRIME LLC	\$ 164,400	\$ 179.20
027 C01003N	10:CONDOMINIUMS	21	CHESTNUT ST	TILTON GARRETT K &	\$ 168,700	\$ 183.88
027 C01003S	10:CONDOMINIUMS	21	CHESTNUT ST	VELJI REALTY LLC	\$ 147,600	\$ 160.88
027 C01003W	10:CONDOMINIUMS	21	CHESTNUT ST	VANHOEWYK JOHN VN VET &	\$ 163,660	\$ 178.39
027 C01004E	10:CONDOMINIUMS	21	CHESTNUT ST	SMITH MICHAEL SARGENT	\$ 180,500	\$ 196.75
027 C01004N	10:CONDOMINIUMS	21	CHESTNUT ST	SEARS STEPHEN D &	\$ 201,600	\$ 219.74
027 C01004S	10:CONDOMINIUMS	21	CHESTNUT ST	KAUFMANN CHARLES L	\$ 180,500	\$ 196.75
027 C01004W	10:CONDOMINIUMS	21	CHESTNUT ST	NYGAARD DANTON D &	\$ 184,800	\$ 201.43
027 C01005E	10:CONDOMINIUMS	21	CHESTNUT ST	GRAF JENNIFER	\$ 193,400	\$ 210.81
027 C01005N	10:CONDOMINIUMS	21	CHESTNUT ST	YINDRA SARA R	\$ 206,200	\$ 224.76
027 C01005S	10:CONDOMINIUMS	21	CHESTNUT ST	NAQUI MUNIRA Z	\$ 193,400	\$ 210.81
027 C01005W	10:CONDOMINIUMS	21	CHESTNUT ST	CURTIN TERESA ANN &	\$ 223,000	\$ 243.07
027 C01006E	10:CONDOMINIUMS	21	CHESTNUT ST	HAMM LARRY F &	\$ 206,300	\$ 224.87
027 C01006N	10:CONDOMINIUMS	21	CHESTNUT ST	KRUG ROBERT E WWII VET BLIND &	\$ 201,400	\$ 219.53
027 C01006S	10:CONDOMINIUMS	21	CHESTNUT ST	SCHWELLENBACH JAMES C &	\$ 189,500	\$ 206.56
027 C01006W	10:CONDOMINIUMS	21	CHESTNUT ST	BARRY PRUDENCE B	\$ 209,800	\$ 228.68
027 C01007E	10:CONDOMINIUMS	21	CHESTNUT ST	HARDING ALICIA &	\$ 251,400	\$ 274.03
027 C01007N	10:CONDOMINIUMS	21	CHESTNUT ST	GREENLEAF NANCY P	\$ 209,700	\$ 228.57
027 C01007S	10:CONDOMINIUMS	21	CHESTNUT ST	KELLY MARILYN E TRUSTEE	\$ 246,300	\$ 268.47
027 C01007W	10:CONDOMINIUMS	21	CHESTNUT ST	MOORE TERRANCE O &	\$ 249,800	\$ 272.28
027 C01008N	10:CONDOMINIUMS	21	CHESTNUT ST	COTSIRILOS STEPHANIE G	\$ 318,300	\$ 346.95
027 C01008S	10:CONDOMINIUMS	21	CHESTNUT ST	WILLIAMS JAN &	\$ 325,000	\$ 354.25
027 C01008W	10:CONDOMINIUMS	21	CHESTNUT ST	BUSQUE PETER J	\$ 312,900	\$ 341.06
027 C0102NW	10:CONDOMINIUMS	21	CHESTNUT ST	DUNDAR ERGUN	\$ 164,300	\$ 179.09

FY2020 Portland Downtown Parcels

PARCEL ID	LAND USE CODE	NUM	STREET	OWNER	NET ASMT	FEE @ 1.09 RATE
027 C0102SE	10:CONDOMINIUMS	21	CHESTNUT ST	DEVAN WILLIAM JOSEPH	\$ 140,000	\$ 152.60
027 C0103NW	10:CONDOMINIUMS	21	CHESTNUT ST	MCCALLY MICHAEL &	\$ 181,400	\$ 197.73
027 C0103SE	10:CONDOMINIUMS	21	CHESTNUT ST	CASTANEA PRIME LLC	\$ 164,500	\$ 179.31
027 C0104NW	10:CONDOMINIUMS	21	CHESTNUT ST	FRAZER LORINDA JANE TRUSTEE	\$ 196,800	\$ 214.51
027 C0104SE	10:CONDOMINIUMS	21	CHESTNUT ST	MCEACHERN LAURIE A	\$ 169,300	\$ 184.54
027 C0105NW	10:CONDOMINIUMS	21	CHESTNUT ST	MACAVOY FRANCIS E &	\$ 219,000	\$ 238.71
027 C0105SE	10:CONDOMINIUMS	21	CHESTNUT ST	MASON PHILIP C JR &	\$ 181,800	\$ 198.16
027 C0106NW	10:CONDOMINIUMS	21	CHESTNUT ST	141 PLEASANT STREET LLC	\$ 222,400	\$ 242.42
027 C0106SE	10:CONDOMINIUMS	21	CHESTNUT ST	EISENBERG AVNER &	\$ 189,600	\$ 206.66
027 C011001	27:MULTI-USE COMMERCIAL	15	CHESTNUT ST	BOODILLY LLC	\$ 1,809,800	\$ 1,972.68
027 C012001	56:GOVERNMENTAL	389	CONGRESS ST	CITY OF PORTLAND	\$ -	\$ -
027 D001001	32:WAREHOUSE & STORAGE	385	CONGRESS ST	385 CONGRESS LLC	\$ 2,349,540	\$ 2,561.00
027 F001001	22:OFFICE BUSINESS	50	MONUMENT SQ	THE LANCASTER GROUP LLC	\$ 3,166,400	\$ 3,451.38
027 F002001	10:CONDOMINIUMS	28	MONUMENT SQ	BUDDE SCOTT &	\$ 754,100	\$ 821.97
027 F002002	10:CONDOMINIUMS	28	MONUMENT SQ	STODDARD ROBERT B &	\$ 549,800	\$ 599.28
027 F002003	20:COMMERCIAL CONDOS	28	MONUMENT SQ	28 MSQ LLC	\$ 232,300	\$ 253.21
027 F002004	20:COMMERCIAL CONDOS	28	MONUMENT SQ	28 MSQ LLC	\$ 246,300	\$ 268.47
027 F002005	20:COMMERCIAL CONDOS	28	MONUMENT SQ	28 MSQ LLC	\$ 116,300	\$ 126.77
027 F003001	21:RETAIL SERVICES	22	MONUMENT SQ	STORREY INDUSTRIES LLC	\$ 1,679,700	\$ 1,830.87
027 F004001	25:PARKING LOTS	6	MONUMENT SQ	PARCHEGGIO LLC	\$ 187,000	\$ 203.83
027 F005001	27:MULTI-USE COMMERCIAL	18	MONUMENT SQ	18 MONUMENT PLACE LLC	\$ 574,700	\$ 626.42
027 F006001	21:RETAIL SERVICES	16	MONUMENT SQ	MCCURTAIN BRADLEY C	\$ 706,700	\$ 770.30
027 F009001	21:RETAIL SERVICES	121	CENTER ST	TEDLUM ASSOCIATES LLC	\$ 3,820,000	\$ 4,163.80
027 F011001	21:RETAIL SERVICES	1	MONUMENT WAY	EAST END CORP	\$ 3,465,500	\$ 3,777.40
027 F014001	19:AUXILIARY BUILDINGS	0	MONUMENT SQ	TWO MONUMENT WAY ASSOCIATES	\$ 31,700	\$ 34.55
027 F023001	27:MULTI-USE COMMERCIAL	30	CITY CTR	RODWAY PETER E &	\$ 329,900	\$ 359.59
027 F024001	21:RETAIL SERVICES	28	CITY CTR	BROWN J B & SONS	\$ 323,600	\$ 352.72
027 F026001	21:RETAIL SERVICES	26	CITY CTR	BROWN J B & SONS	\$ 627,700	\$ 684.19
027 F027001	22:OFFICE BUSINESS	24	CITY CTR	BROWN J B & SONS	\$ 906,800	\$ 988.41
027 F028001	25:PARKING LOTS	41	FREE ST	TEDLUM ASSOCIATES LLC	\$ 117,920	\$ 128.53
027 F029001	25:PARKING LOTS	23	FREE ST	ONE CITY CENTER ASSOCIATES LLC	\$ 6,584,700	\$ 7,177.32
027 G001001	58:LAND BANKS	456	CONGRESS ST	CITY OF PORTLAND	\$ -	\$ -
028 A001001	56:GOVERNMENTAL	380	CONGRESS ST	CITY OF PORTLAND	\$ -	\$ -
028 B001001	58:LAND BANKS	350	CONGRESS ST	CITY OF PORTLAND	\$ -	\$ -
028 E001001	56:GOVERNMENTAL	168	FEDERAL ST	UNITED STATES	\$ -	\$ -
028 F001001	56:GOVERNMENTAL	142	FEDERAL ST	CUMBERLAND COUNTY OF	\$ -	\$ -
028 K001001	21:RETAIL SERVICES	77	MARKET ST	85 MARKET STREET LLC	\$ 1,647,500	\$ 1,795.78
028 K002001	22:OFFICE BUSINESS	66	PEARL ST	LEADER PROPERTIES LLC	\$ 4,394,900	\$ 4,790.44
028 K003001	22:OFFICE BUSINESS	75	MARKET ST	WHOLLY COW LLC	\$ 3,643,900	\$ 3,971.85
028 L002001	56:GOVERNMENTAL	0	NEWBURY ST	CUMBERLAND COUNTY INHABITANTS	\$ -	\$ -
028 L005001	20:COMMERCIAL CONDOS	75	PEARL ST	WBFM LLC	\$ 1,020,700	\$ 1,112.56
028 L00502A	20:COMMERCIAL CONDOS	75	PEARL ST	WOODMAN BUILDING	\$ 571,300	\$ 622.72
028 L00502B	20:COMMERCIAL CONDOS	75	PEARL ST	WOODMAN BUILDING	\$ 449,000	\$ 489.41

FY2020 Portland Downtown Parcels

PARCEL ID	LAND USE CODE	NUM	STREET	OWNER	NET ASMT	FEE @ 1.09 RATE
028 L00503A	20:COMMERCIAL CONDOS	75	PEARL ST	WOODMAN BUILDING	\$ 352,000	\$ 383.68
028 L00503B	20:COMMERCIAL CONDOS	75	PEARL ST	WOODMAN BUILDING	\$ 461,900	\$ 503.47
028 L00504A	20:COMMERCIAL CONDOS	75	PEARL ST	WOODMAN BUILDING	\$ 352,000	\$ 383.68
028 L00504B	20:COMMERCIAL CONDOS	75	PEARL ST	WOODMAN BUILDING	\$ 571,300	\$ 622.72
028 L007001	24:WHOLESALE	131	MIDDLE ST	RACLEFF BLOCK LLC	\$ 2,168,800	\$ 2,363.99
028 M001001	56:GOVERNMENTAL	192	NEWBURY ST	CUMBERLAND COUNTY OF	\$ -	\$ -
028 M005001	21:RETAIL SERVICES	121	MIDDLE ST	123 LLC	\$ 2,738,300	\$ 2,984.75
028 N001001	56:GOVERNMENTAL	109	MIDDLE ST	CITY OF PORTLAND	\$ -	\$ -
028 N009001	21:RETAIL SERVICES	115	MIDDLE ST	BROTHERS THREE LLC	\$ 648,300	\$ 706.65
028 N010001	21:RETAIL SERVICES	111	MIDDLE ST	VENTURE III HOLDINGS LLC	\$ 200,100	\$ 218.11
029 A00101A	20:COMMERCIAL CONDOS	150	MIDDLE ST	PROSPERITA LLC	\$ 433,000	\$ 471.97
029 A00101B	20:COMMERCIAL CONDOS	150	MIDDLE ST	PEG REALTY LLC	\$ 329,700	\$ 359.37
029 A00101C	20:COMMERCIAL CONDOS	150	MIDDLE ST	IN FIRM GROUP THE	\$ 290,700	\$ 316.86
029 A00101D	20:COMMERCIAL CONDOS	150	MIDDLE ST	IN FIRM GROUP THE	\$ 290,700	\$ 316.86
029 A00102A	10:CONDOMINIUMS	150	MIDDLE ST	FRANK PATRICK J JR	\$ 161,600	\$ 176.14
029 A00102B	10:CONDOMINIUMS	150	MIDDLE ST	SAVATTERI SALVATORE JR &	\$ 150,800	\$ 164.37
029 A00102C	10:CONDOMINIUMS	150	MIDDLE ST	MEIL JOAN F &	\$ 158,900	\$ 173.20
029 A00102D	10:CONDOMINIUMS	150	MIDDLE ST	TREGONING DAVID C TRUSTEE	\$ 153,400	\$ 167.21
029 A00102E	10:CONDOMINIUMS	150	MIDDLE ST	ERNEST PAUL W &	\$ 167,400	\$ 182.47
029 A00102F	10:CONDOMINIUMS	150	MIDDLE ST	BOEPPLE ELIZABETH ANN	\$ 158,400	\$ 172.66
029 A00102G	10:CONDOMINIUMS	150	MIDDLE ST	KIRK CHARLES M	\$ 126,500	\$ 137.89
029 A00102H	10:CONDOMINIUMS	150	MIDDLE ST	JOHNS F ARTHUR T	\$ 161,600	\$ 176.14
029 A00102I	10:CONDOMINIUMS	150	MIDDLE ST	MAVROUDIS DEBORAH A	\$ 149,600	\$ 163.06
029 A00102J	10:CONDOMINIUMS	150	MIDDLE ST	MILLS S PETER	\$ 137,100	\$ 149.44
029 A00102K	10:CONDOMINIUMS	150	MIDDLE ST	MILLS S PETER	\$ 160,900	\$ 175.38
029 A00103A	10:CONDOMINIUMS	150	MIDDLE ST	WEINBERG DIANE L TRUSTEE	\$ 178,400	\$ 194.46
029 A00103B	10:CONDOMINIUMS	150	MIDDLE ST	ROBERTS MATTHEW	\$ 150,800	\$ 164.37
029 A00103C	10:CONDOMINIUMS	150	MIDDLE ST	BELL KEVIN P &	\$ 158,900	\$ 173.20
029 A00103D	10:CONDOMINIUMS	150	MIDDLE ST	AHP CAMDEN LLC	\$ 153,400	\$ 167.21
029 A00103E	10:CONDOMINIUMS	150	MIDDLE ST	ROBERTS MATTHEW	\$ 200,900	\$ 218.98
029 A00103F	10:CONDOMINIUMS	150	MIDDLE ST	M & B 101 INC	\$ 166,800	\$ 181.81
029 A00103G	10:CONDOMINIUMS	150	MIDDLE ST	M & B 101 INC	\$ 143,300	\$ 156.20
029 A00103H	10:CONDOMINIUMS	150	MIDDLE ST	HENDERSON HAROLD L &	\$ 139,000	\$ 151.51
029 A00103I	10:CONDOMINIUMS	150	MIDDLE ST	HARDING WILLIAM TRUSTEE	\$ 149,600	\$ 163.06
029 A00103J	10:CONDOMINIUMS	150	MIDDLE ST	WALTER MARIA L TRUSTEE	\$ 137,100	\$ 149.44
029 A00103K	10:CONDOMINIUMS	150	MIDDLE ST	MACBRIDE JENNIFER L	\$ 160,900	\$ 175.38
029 A00104A	10:CONDOMINIUMS	150	MIDDLE ST	BIXBY DOUGLAS B &	\$ 161,600	\$ 176.14
029 A00104B	10:CONDOMINIUMS	150	MIDDLE ST	TURNER SCOTT H &	\$ 150,800	\$ 164.37
029 A00104C	10:CONDOMINIUMS	150	MIDDLE ST	CAMP PETER S	\$ 158,900	\$ 173.20
029 A00104D	10:CONDOMINIUMS	150	MIDDLE ST	GUTWIN JOHN D &	\$ 136,600	\$ 148.89
029 A00104E	10:CONDOMINIUMS	150	MIDDLE ST	GIUSTRA BETSY M TRUSTEE	\$ 167,400	\$ 182.47
029 A00104F	10:CONDOMINIUMS	150	MIDDLE ST	WINSLOW DARREN R &	\$ 166,800	\$ 181.81
029 A00104G	10:CONDOMINIUMS	150	MIDDLE ST	GIARRAPUTO CYNTHIA R &	\$ 143,300	\$ 156.20

FY2020 Portland Downtown Parcels

PARCEL ID	LAND USE CODE	NUM	STREET	OWNER	NET ASMT	FEE @ 1.09 RATE
029 A00104H	10:CONDOMINIUMS	150	MIDDLE ST	150 MIDDLE LLC	\$ 155,800	\$ 169.82
029 A00104I	10:CONDOMINIUMS	150	MIDDLE ST	KOSTA KATHERINE C	\$ 149,600	\$ 163.06
029 A00104J	10:CONDOMINIUMS	150	MIDDLE ST	GREENZWEIG NEIL TRUSTEE	\$ 137,100	\$ 149.44
029 A00104K	10:CONDOMINIUMS	150	MIDDLE ST	ZANARDI MARIAGRAZIA	\$ 160,900	\$ 175.38
029 A00105A	20:COMMERCIAL CONDOS	150	MIDDLE ST	MIRS PROPERTIES LLC	\$ 799,300	\$ 871.24
029 A00105B	10:CONDOMINIUMS	150	MIDDLE ST	DUNKERLY ALLAN S TRUSTEE	\$ 402,900	\$ 439.16
029 A0010BA	20:COMMERCIAL CONDOS	150	MIDDLE ST	242 NEWRY PARTNERS	\$ 188,500	\$ 205.47
029 A0010BB	20:COMMERCIAL CONDOS	150	MIDDLE ST	242 NEWRY PARTNERS	\$ 188,500	\$ 205.47
029 A001P01	10:CONDOMINIUMS	150	MIDDLE ST	DUNKERLY MARY V	\$ 10,100	\$ 11.01
029 A001P02	10:CONDOMINIUMS	150	MIDDLE ST	GIUSTRA BETSY M TRUSTEE	\$ 5,100	\$ 5.56
029 A001P03	10:CONDOMINIUMS	150	MIDDLE ST	ROBERTS MATTHEW	\$ 10,400	\$ 11.34
029 A001P04	10:CONDOMINIUMS	150	MIDDLE ST	MIRS PROPERTIES LLC	\$ 10,100	\$ 11.01
029 A001P05	10:CONDOMINIUMS	150	MIDDLE ST	MIRS PROPERTIES LLC	\$ 10,100	\$ 11.01
029 A001P06	10:CONDOMINIUMS	150	MIDDLE ST	IN FIRM GROUP THE	\$ 10,100	\$ 11.01
029 A001P07	10:CONDOMINIUMS	150	MIDDLE ST	IN FIRM GROUP THE	\$ 10,100	\$ 11.01
029 A001P08	10:CONDOMINIUMS	150	MIDDLE ST	GIARRAPUTO CYNTHIA R &	\$ 10,100	\$ 11.01
029 A001P09	10:CONDOMINIUMS	150	MIDDLE ST	MCGOLDRICK RICHARD J	\$ 10,100	\$ 11.01
029 A001P10	10:CONDOMINIUMS	150	MIDDLE ST	FRANK PATRICK J JR	\$ 10,100	\$ 11.01
029 A001P11	10:CONDOMINIUMS	150	MIDDLE ST	FRANK PATRICK J JR	\$ 10,100	\$ 11.01
029 A001P12	10:CONDOMINIUMS	150	MIDDLE ST	INFIRM GROUP	\$ 10,100	\$ 11.01
029 A001P13	10:CONDOMINIUMS	150	MIDDLE ST	MILLS S PETER	\$ 10,100	\$ 11.01
029 A001P14	10:CONDOMINIUMS	150	MIDDLE ST	ERNEST PAUL W &	\$ 10,100	\$ 11.01
029 A001P15	10:CONDOMINIUMS	150	MIDDLE ST	BIXBY DOUGLAS B &	\$ 10,100	\$ 11.01
029 A001P16	10:CONDOMINIUMS	150	MIDDLE ST	MACBRIDE JENNIFER L	\$ 10,100	\$ 11.01
029 A001P17	10:CONDOMINIUMS	150	MIDDLE ST	CAMP PETER S	\$ 10,100	\$ 11.01
029 A001P18	10:CONDOMINIUMS	150	MIDDLE ST	CEDRONE RONALD M	\$ 10,100	\$ 11.01
029 A001P19	10:CONDOMINIUMS	150	MIDDLE ST	CEDRONE RONALD M	\$ 10,100	\$ 11.01
029 A001P20	10:CONDOMINIUMS	150	MIDDLE ST	AHP CAMDEN LLC	\$ 10,100	\$ 11.01
029 A001P21	10:CONDOMINIUMS	150	MIDDLE ST	DUNKERLY ALLAN S &	\$ 10,100	\$ 11.01
029 A001P22	10:CONDOMINIUMS	150	MIDDLE ST	MIRS PROPERTIES LLC	\$ 10,100	\$ 11.01
029 A001P23	10:CONDOMINIUMS	150	MIDDLE ST	MIRS PROPERTIES LLC	\$ 10,100	\$ 11.01
029 A001P24	10:CONDOMINIUMS	150	MIDDLE ST	MIRS PROPERTIES LLC	\$ 10,100	\$ 11.01
029 A001P25	10:CONDOMINIUMS	150	MIDDLE ST	MIRS PROPERTIES LLC	\$ 10,100	\$ 11.01
029 A001P26	10:CONDOMINIUMS	150	MIDDLE ST	MIRS PROPERTIES LLC	\$ 10,100	\$ 11.01
029 A001P27	10:CONDOMINIUMS	150	MIDDLE ST	HARDING WILLIAM TRUSTEE	\$ 10,100	\$ 11.01
029 A001P28	10:CONDOMINIUMS	150	MIDDLE ST	SHIPYARD INC	\$ 10,100	\$ 11.01
029 A001P29	10:CONDOMINIUMS	150	MIDDLE ST	SHIPYARD INC	\$ 10,100	\$ 11.01
029 A003001	22:OFFICE BUSINESS	5	MILK ST	5 MILK STREET LLC	\$ 2,561,900	\$ 2,792.47
029 B001001	21:RETAIL SERVICES	37	SILVER ST	WITT-T LLC	\$ 520,400	\$ 567.24
029 B002001	22:OFFICE BUSINESS	4	MILK ST	4 MILK MHR LLC	\$ 1,502,300	\$ 1,637.51
029 B003001	25:PARKING LOTS	25	SILVER ST	PORTLAND REGENCY INC	\$ 600,550	\$ 654.60
029 B004001	10:CONDOMINIUMS	341	FORE ST	JACKSON MICHAEL	\$ 140,700	\$ 153.36
029 B004002	10:CONDOMINIUMS	341	FORE ST	O'CONNOR DENNIS R III &	\$ 127,400	\$ 138.87
029 B004003	10:CONDOMINIUMS	341	FORE ST	ROSE JOHN &	\$ 146,800	\$ 160.01
029 B004004	10:CONDOMINIUMS	341	FORE ST	CHILDS DONNA W	\$ 140,700	\$ 153.36
029 B004005	10:CONDOMINIUMS	341	FORE ST	PENDERS JOHN F IV	\$ 128,600	\$ 140.17
029 B004006	10:CONDOMINIUMS	341	FORE ST	KELLER BENJAMIN R	\$ 132,300	\$ 144.21
029 B004007	10:CONDOMINIUMS	341	FORE ST	ALAGIC SUAD	\$ 123,900	\$ 135.05
029 B004008	10:CONDOMINIUMS	341	FORE ST	DALTON JENNIFER L	\$ 129,900	\$ 141.59
029 B004009	10:CONDOMINIUMS	341	FORE ST	HAAPALA BRIAN R &	\$ 397,500	\$ 433.28

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PARCEL ID	LAND USE CODE	NUM	STREET	OWNER	NET ASMT	FEE @ 1.09 RATE
029 B004010	20:COMMERCIAL CONDOS	341	FORE ST	BOOTHBY SQUARE PROPERTIES LLC	\$ 180,000	\$ 196.20
029 B004011	20:COMMERCIAL CONDOS	341	FORE ST	BOOTHBY SQUARE PROPERTIES LLC	\$ 118,100	\$ 128.73
029 C001001	10:CONDOMINIUMS	340	FORE ST	ADB REATLY LLC	\$ 120,000	\$ 130.80
029 C001002	10:CONDOMINIUMS	340	FORE ST	HAYEK LEE-ANN COLLINS TRUSTEE	\$ 128,000	\$ 139.52
029 C001003	10:CONDOMINIUMS	340	FORE ST	207 INVESTS LLC	\$ 220,000	\$ 239.80
029 C001004	20:COMMERCIAL CONDOS	340	FORE ST	ABD REALTY LLC	\$ 141,500	\$ 154.24
029 C001005	20:COMMERCIAL CONDOS	340	FORE ST	ADB REALTY LLC	\$ 65,900	\$ 71.83
029 C002001	21:RETAIL SERVICES	336	FORE ST	DOCK FORE INC	\$ 348,000	\$ 379.32
029 C003001	21:RETAIL SERVICES	334	FORE ST	PORT CITY APARTMENTS	\$ 401,100	\$ 437.20
029 C005001	21:RETAIL SERVICES	330	FORE ST	J & R VENTURES LLC	\$ 445,700	\$ 485.81
029 C006001	20:COMMERCIAL CONDOS	3	GOLD ST	GOLD STREET PROPERTIES LLC	\$ 157,000	\$ 171.13
029 C006002	20:COMMERCIAL CONDOS	1	GOLD ST	ADNERB PROPERTIES LLC	\$ 154,800	\$ 168.73
029 C006003	20:COMMERCIAL CONDOS	320	FORE ST	FORE STREET INVESTMENTS LLC	\$ 162,100	\$ 176.69
029 C006004	20:COMMERCIAL CONDOS	320	FORE ST	FORE STREET INVESTMENTS LLC	\$ 167,700	\$ 182.79
029 C006005	20:COMMERCIAL CONDOS	320	FORE ST	FORE STREET INVESTMENTS LLC	\$ 122,100	\$ 133.09
029 C006006	20:COMMERCIAL CONDOS	320	FORE ST	FORE STREET INVESTMENTS LLC	\$ 138,200	\$ 150.64
029 C006007	20:COMMERCIAL CONDOS	320	FORE ST	FORE STREET INVESTMENTS LLC	\$ 392,100	\$ 427.39
029 D001001	21:RETAIL SERVICES	129	COMMERCIAL ST	RSB LIMITED LIABILITY COMPANY	\$ 781,200	\$ 851.51
029 D002001	22:OFFICE BUSINESS	121	COMMERCIAL ST	MAD COW LLC	\$ 401,200	\$ 437.31
029 D003001	22:OFFICE BUSINESS	111	COMMERCIAL ST	BLANCHARD BLOCK LLC	\$ 1,773,500	\$ 1,933.12
029 E001001	22:OFFICE BUSINESS	130	MIDDLE ST	ELC LIMITED LIABILITY COMPANY	\$ 5,763,200	\$ 6,281.89
029 E006001	22:OFFICE BUSINESS	100	MIDDLE ST	ALBANY ROAD-PORTLAND LLC	\$ 17,438,600	\$ 19,008.07
029 E007001	21:RETAIL SERVICES	291	FORE ST	291 FORE STREET LLC	\$ 812,000	\$ 885.08
029 E009001	27:MULTI-USE COMMERCIAL	25	PEARL ST	25 PEARL MHR LLC	\$ 14,588,600	\$ 15,901.57
029 E012001	25:PARKING LOTS	277	FORE ST	287 FORE STREET LLC	\$ 321,580	\$ 350.52
029 E016001	22:OFFICE BUSINESS	31	PEARL ST	130 LIMITED LIABILITY COMPAMY	\$ 4,790,700	\$ 5,221.86
029 E019001	56:GOVERNMENTAL	0	FRANKLIN ST	CITY OF PORTLAND	\$ -	\$ -
029 E026001	22:OFFICE BUSINESS	100	MIDDLE ST	ALBANY ROAD-PORTLAND LLC	\$ 16,469,500	\$ 17,951.76
029 G001001	56:GOVERNMENTAL	99	COMMERCIAL ST	UNITED STATES	\$ -	\$ -
029 K001001	22:OFFICE BUSINESS	7	CUSTOM HOUSE ST	OLYMPIA EQUITY	\$ 5,902,300	\$ 6,433.51
029 K002001	21:RETAIL SERVICES	288	FORE ST	EAST BROWN COW LIMITED	\$ 1,103,000	\$ 1,202.27
029 K003001	23:HOTEL & MOTEL	57	COMMERCIAL ST	OLYMPIA EQUITY INVESTORS V LLC	\$ 10,717,000	\$ 11,681.53
029 K005001	22:OFFICE BUSINESS	280	FORE ST	BANGOR SAVINGS BANK	\$ 13,235,600	\$ 14,426.80
029 K006001	40:VACANT LAND	300	FORE ST	OLYMPIA EQUITY	\$ 497,800	\$ 542.60
029 K006002	55:LITERARY & SCIENTIFIC	300	FORE ST	COUNCIL INTERNATIONAL STUDY	\$ -	\$ -
029 K00601A	55:LITERARY & SCIENTIFIC	300	FORE ST	COUNCIL INTERNATIONAL STUDY	\$ -	\$ -

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PARCEL ID	LAND USE CODE	NUM	STREET	OWNER	NET ASMT	FEE @ 1.09 RATE
029 K00601B	55:LITERARY & SCIENTIFIC	300	FORE ST	CIEE INC	\$ -	\$ -
029 K0060B2	20:COMMERCIAL CONDOS	300	FORE ST	OLYMPIA EQUITY	\$ 98,000	\$ 106.82
029 K0060B3	20:COMMERCIAL CONDOS	300	FORE ST	OLYMPIA EQUITY	\$ 70,000	\$ 76.30
029 O001011	10:CONDOMINIUMS	99	SILVER ST	ARENSBERG LEE C TRUSTEE	\$ 120,400	\$ 131.24
029 O001012	10:CONDOMINIUMS	99	SILVER ST	TOZESKI DAVID P	\$ 113,800	\$ 124.04
029 O001013	10:CONDOMINIUMS	99	SILVER ST	HOLSTEIN ERIC B &	\$ 121,100	\$ 132.00
029 O001021	10:CONDOMINIUMS	99	SILVER ST	THOMS DEBORAH L	\$ 111,300	\$ 121.32
029 O001023	10:CONDOMINIUMS	99	SILVER ST	ANYA ROSE LLC	\$ 140,200	\$ 152.82
029 O001024	10:CONDOMINIUMS	99	SILVER ST	ARNDT CHANNING P	\$ 114,700	\$ 125.02
029 O001025	10:CONDOMINIUMS	99	SILVER ST	LINCOLN STREET PROERTIES LLC	\$ 106,800	\$ 116.41
029 O001026	10:CONDOMINIUMS	99	SILVER ST	FISCHER CHRISTOPHER E	\$ 110,000	\$ 119.90
029 O001028	10:CONDOMINIUMS	99	SILVER ST	GOODMAN ISAAC D &	\$ 130,500	\$ 142.25
029 O001029	10:CONDOMINIUMS	99	SILVER ST	COUSINS DAVID A	\$ 127,900	\$ 139.41
029 O001031	10:CONDOMINIUMS	99	SILVER ST	CAB HOLDINGS LLC	\$ 123,800	\$ 134.94
029 O001032	10:CONDOMINIUMS	99	SILVER ST	BOROWSKI ROBERT B	\$ 125,500	\$ 136.80
029 O001033	10:CONDOMINIUMS	99	SILVER ST	ARTISTWANNABE LLC	\$ 125,500	\$ 136.80
029 O001034	10:CONDOMINIUMS	99	SILVER ST	BERG HENRY T TRUSTEE	\$ 125,500	\$ 136.80
029 O001035	10:CONDOMINIUMS	99	SILVER ST	GADBOIS GEORGE A &	\$ 125,500	\$ 136.80
029 O001036	10:CONDOMINIUMS	99	SILVER ST	FINCH ANNIE &	\$ 117,900	\$ 128.51
029 O001037	10:CONDOMINIUMS	99	SILVER ST	KINSMAN JESSICA A	\$ 93,100	\$ 101.48
029 O001038	10:CONDOMINIUMS	99	SILVER ST	ZURKAN WILLIAM K	\$ 102,300	\$ 111.51
029 O001039	10:CONDOMINIUMS	99	SILVER ST	LEDUC SANDRA J & SOREL &	\$ 112,600	\$ 122.73
029 O001041	10:CONDOMINIUMS	99	SILVER ST	LINCOLN STREET PROPERTIES LLC	\$ 129,100	\$ 140.72
029 O001042	10:CONDOMINIUMS	99	SILVER ST	KINGRA MICHAEL R &	\$ 129,100	\$ 140.72
029 O001043	10:CONDOMINIUMS	99	SILVER ST	BHANDARI AMEESH M &	\$ 138,400	\$ 150.86
029 O001044	10:CONDOMINIUMS	99	SILVER ST	LITTLEJOHN CLIFTON T	\$ 126,900	\$ 138.32
029 O001045	10:CONDOMINIUMS	99	SILVER ST	DG CONDO 4 LLC	\$ 125,500	\$ 136.80
029 O001046	10:CONDOMINIUMS	99	SILVER ST	VAN PEURSEM CORINNE M	\$ 125,500	\$ 136.80
029 O001047	10:CONDOMINIUMS	99	SILVER ST	KASSEL GRANT D	\$ 91,900	\$ 100.17
029 O001048	10:CONDOMINIUMS	99	SILVER ST	PEEL BRUCE H	\$ 102,700	\$ 111.94
029 O001049	10:CONDOMINIUMS	99	SILVER ST	CHISHOLM ADAM C	\$ 97,500	\$ 106.28
029 O001210	10:CONDOMINIUMS	99	SILVER ST	LINCOLN STREET PROPERTIES LLC	\$ 105,500	\$ 115.00
029 O001211	10:CONDOMINIUMS	99	SILVER ST	GINTER DAVID R	\$ 101,600	\$ 110.74
029 O001212	10:CONDOMINIUMS	99	SILVER ST	SILVER VICTORIA J	\$ 96,100	\$ 104.75
029 O001213	10:CONDOMINIUMS	99	SILVER ST	PROSSER JAMES G	\$ 105,600	\$ 115.10
029 O001310	10:CONDOMINIUMS	99	SILVER ST	HEALY ROBERT E &	\$ 115,100	\$ 125.46
029 O001410	10:CONDOMINIUMS	99	SILVER ST	SMITH GARY R &	\$ 124,000	\$ 135.16
029 O001501	10:CONDOMINIUMS	99	SILVER ST	KATZ JAMES &	\$ 389,600	\$ 424.66
029 O001502	20:COMMERCIAL CONDOS	99	SILVER ST	PEAK 5 EQUITIES LLC	\$ 406,200	\$ 442.76
029 O001B01	10:CONDOMINIUMS	99	SILVER ST	CHANDLER BENJAMIN P	\$ 100,000	\$ 109.00
029 O001B02	10:CONDOMINIUMS	99	SILVER ST	JOHNSON BEN A	\$ 100,000	\$ 109.00
029 O002001	21:RETAIL SERVICES	164	MIDDLE ST	NDA 164 MIDDLE STREET LLC	\$ 1,535,100	\$ 1,673.26
029 O003001	25:PARKING LOTS	43	MARKET ST	PORTLAND REGENCY INC	\$ 285,520	\$ 311.22
029 O004001	25:PARKING LOTS	11	MILK ST	PORTLAND REGENCY INC	\$ 112,080	\$ 122.17
029 R001001	23:HOTEL & MOTEL	20	MILK ST	PORTLAND REGENCY INC	\$ 8,120,800	\$ 8,851.67
029 S001001	22:OFFICE BUSINESS	145	COMMERCIAL ST	FLEMING CREEK LLC ETALS	\$ 6,509,400	\$ 7,095.25
029 S002001	56:GOVERNMENTAL	145	COMMERCIAL ST	CITY OF PORTLAND	\$ -	\$ -

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PARCEL ID	LAND USE CODE	NUM	STREET	OWNER	NET ASMT	FEE @ 1.09 RATE
030 A005001	21:RETAIL SERVICES	94	COMMERCIAL ST	BMC INC	\$ 1,127,400	\$ 1,228.87
030 A101001	21:RETAIL SERVICES	90	COMMERCIAL ST	PROPRIETORS OF CUSTOM HOUSE	\$ 269,400	\$ 293.65
030 C001001	27:MULTI-USE COMMERCIAL	100	COMMERCIAL ST	SOLEY WHARF LLC	\$ 5,557,100	\$ 6,057.24
030 D001001	22:OFFICE BUSINESS	68	COMMERCIAL ST	MAINE WHARF LLC	\$ 4,041,100	\$ 4,404.80
030 D003001	22:OFFICE BUSINESS	70	COMMERCIAL ST	FLATBREAD WHARF LLC	\$ 1,857,800	\$ 2,025.00
030 D005001	21:RETAIL SERVICES	84	COMMERCIAL ST	84 COMMERCIAL STREET LLC	\$ 537,500	\$ 585.88
030 H001001	27:MULTI-USE COMMERCIAL	180	COMMERCIAL ST	DIMILLO ARLENE ETALS TRUSTEES	\$ 2,160,500	\$ 2,354.95
030 H004001	24:WHOLESALE	136	COMMERCIAL ST	CARROLL BLOCK LLC	\$ 2,345,100	\$ 2,556.16
030 H011001	25:PARKING LOTS	9	PORTLAND PIER	CARROLL BLOCK LLC	\$ 26,880	\$ 29.30
031 H001001	25:PARKING LOTS	158	COMMERCIAL ST	DIMILLO STEVEN ETALTRUSTEES	\$ 595,300	\$ 648.88
031 H003001	25:PARKING LOTS	144	COMMERCIAL ST	DIMILLO STEVEN ETAL TRUSTEES	\$ 567,800	\$ 618.90
031 H004001	27:MULTI-USE COMMERCIAL	164	COMMERCIAL ST	DIMILLO ARLENE ETALS TRUSTEES	\$ 1,014,800	\$ 1,106.13
031 J030001	21:RETAIL SERVICES	184	COMMERCIAL ST	GEF LLC	\$ 1,340,370	\$ 1,461.00
031 K103001	25:PARKING LOTS	218	COMMERCIAL ST	PROPRIETORS OF UNION WHARF	\$ 239,080	\$ 260.60
031 L034001	31:MANUFACTURING	250	COMMERCIAL ST	CM WATERFRONT PROPERTIES LLC	\$ 2,156,800	\$ 2,350.91
031 L038001	25:PARKING LOTS	230	COMMERCIAL ST	PROPRIETORS OF UNION WHARF	\$ 45,130	\$ 49.19
031 L135001	24:WHOLESALE	1	UNION WHARF	PROPRIETORS OF UNION WHARF	\$ 1,351,100	\$ 1,472.70
032 C001001	23:HOTEL & MOTEL	390	CONGRESS ST	PRESS HOTEL LLC	\$ 10,929,700	\$ 11,913.37
032 D001001	22:OFFICE BUSINESS	107	EXCHANGE ST	TOP OF EXCHANGE LLC	\$ 918,700	\$ 1,001.38
032 D002001	22:OFFICE BUSINESS	97	EXCHANGE ST	TOP OF EXCHANGE LLC	\$ 1,959,500	\$ 2,135.86
032 D003001	22:OFFICE BUSINESS	93	EXCHANGE ST	TOP OF EXCHANGE LLC	\$ 1,430,600	\$ 1,559.35
032 D004001	22:OFFICE BUSINESS	85	EXCHANGE ST	TOP OF EXCHANGE LLC	\$ 2,548,400	\$ 2,777.76
032 D005001	58:LAND BANKS	167	MIDDLE ST	CITY OF PORTLAND	\$ -	\$ -
032 E001001	22:OFFICE BUSINESS	57	EXCHANGE ST	57 EXCHANGE STREET LLC	\$ 2,906,700	\$ 3,168.30
032 E002001	21:RETAIL SERVICES	53	EXCHANGE ST	PALACCI JOSEPH A TRUSTEE	\$ 1,176,800	\$ 1,282.71
032 E004001	21:RETAIL SERVICES	49	EXCHANGE ST	PALACCI JOSEPH A TRUSTEE	\$ 567,400	\$ 618.47
032 E005001	22:OFFICE BUSINESS	45	EXCHANGE ST	45 EXCHANGE STREET LLC	\$ 2,130,900	\$ 2,322.68
032 E008001	22:OFFICE BUSINESS	39	EXCHANGE ST	PALACCI JOSEPH A TRUSTEE	\$ 949,600	\$ 1,035.06
032 E009001	21:RETAIL SERVICES	31	EXCHANGE ST	B & C LIMITED	\$ 1,027,000	\$ 1,119.43
032 E010001	21:RETAIL SERVICES	46	MARKET ST	MARKET MILK PARTNERS LLC	\$ 888,400	\$ 968.36
032 F001001	21:RETAIL SERVICES	42	MARKET ST	OCEAN BLOCK ASSOCIATES	\$ 809,900	\$ 882.79
032 F002001	24:WHOLESALE	36	MARKET ST	36 MARKET ST	\$ 661,600	\$ 721.14
032 F003001	21:RETAIL SERVICES	30	MARKET ST	E L C INC	\$ 511,600	\$ 557.64
032 F005001	22:OFFICE BUSINESS	363	FORE ST	ELEVEN EXCHANGE LLC	\$ 912,600	\$ 994.73
032 F007001	21:RETAIL SERVICES	375	FORE ST	ELEVEN EXCHANGE LLC	\$ 467,200	\$ 509.25
032 F008001	21:RETAIL SERVICES	375	FORE ST	ELEVEN EXCHANGE LLC	\$ 451,000	\$ 491.59
032 F009001	22:OFFICE BUSINESS	30	MILK ST	OCEAN BLOCK ASSOCIATES	\$ 1,313,700	\$ 1,431.93
032 F010001	21:RETAIL SERVICES	9	EXCHANGE ST	ELEVEN EXCHANGE LLC	\$ 1,421,700	\$ 1,549.65
032 F012001	21:RETAIL SERVICES	5	EXCHANGE ST	ELEVEN EXCHANGE LLC	\$ 619,500	\$ 675.26
032 F013001	22:OFFICE BUSINESS	379	FORE ST	ELEVEN EXCHANGE LLC	\$ 648,800	\$ 707.19
032 F014001	21:RETAIL SERVICES	1	EXCHANGE ST	ELEVEN EXCHANGE LLC	\$ 517,600	\$ 564.18

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PARCEL ID	LAND USE CODE	NUM	STREET	OWNER	NET ASMT	FEE @ 1.09 RATE
032 G001001	22:OFFICE BUSINESS	396	CONGRESS ST	A & M PARTNERS INC	\$ 9,329,900	\$ 10,169.59
032 H001001	22:(NO DESCRIPTION)	110	EXCHANGE ST	ONETEN EXCHANGE LLC	\$ 1,216,300	\$ 1,325.77
032 H002001	21:RETAIL SERVICES	106	EXCHANGE ST	RICH BUILDING LLC	\$ 721,500	\$ 786.44
032 H003001	22:OFFICE BUSINESS	102	EXCHANGE ST	PALACCI JOSEPH	\$ 910,800	\$ 992.77
032 H004001	56:GOVERNMENTAL	15	TEMPLE ST	CITY OF PORTLAND	\$ -	\$ -
032 H005001	56:GOVERNMENTAL	1	TEMPLE ST	CITY OF PORTLAND	\$ -	\$ -
032 H005002	22:OFFICE BUSINESS	1	TEMPLE ST	11 TEMPLE MHR LLC	\$ 2,590,200	\$ 2,823.32
032 H006001	22:OFFICE BUSINESS	92	EXCHANGE ST	MAINESCAPE PROPERTIES LLC	\$ 568,300	\$ 619.45
032 H007001	27:MULTI-USE COMMERCIAL	88	EXCHANGE ST	RIVENDELL REAL ESTATE LLC	\$ 718,200	\$ 782.84
032 H008001	22:OFFICE BUSINESS	80	EXCHANGE ST	80 EXCHANGE LLC	\$ 1,992,100	\$ 2,171.39
032 H009001	58:LAND BANKS	70	EXCHANGE ST	CITY OF PORTLAND	\$ -	\$ -
032 H016001	20:COMMERCIAL CONDOS	183	MIDDLE ST	Q STREET REAL ESTATE	\$ 683,900	\$ 745.45
032 H016002	20:COMMERCIAL CONDOS	183	MIDDLE ST	Q STREET REAL ESTATE	\$ 549,700	\$ 599.17
032 H016003	20:COMMERCIAL CONDOS	183	MIDDLE ST	Q STREET REAL ESTATE THIRD	\$ 549,700	\$ 599.17
032 H016004	20:COMMERCIAL CONDOS	183	MIDDLE ST	SLEEPY HOLLOW DEVELOPMENT INC	\$ 258,360	\$ 281.61
032 H01604B	20:COMMERCIAL CONDOS	183	MIDDLE ST	ITM REALTY II LLC	\$ 291,340	\$ 317.56
032 H022001	22:OFFICE BUSINESS	193	MIDDLE ST	SAVI REALTY LLC	\$ 2,294,300	\$ 2,500.79
032 I001001	22:OFFICE BUSINESS	178	MIDDLE ST	MIDDLE STREET HOLDINGS LLC	\$ 1,963,200	\$ 2,139.89
032 I002001	21:RETAIL SERVICES	52	EXCHANGE ST	OLD PORT ARMS	\$ 1,557,200	\$ 1,697.35
032 I006001	22:OFFICE BUSINESS	50	EXCHANGE ST	FITZGIBBONS VIRGINIA S &	\$ 593,000	\$ 646.37
032 I007001	27:MULTI-USE COMMERCIAL	0	CANAL PLAZA	COW PLAZA 1 LLC	\$ 381,300	\$ 415.62
032 I008001	21:RETAIL SERVICES	44	EXCHANGE ST	44 EXCHANGE STREET LLC	\$ 1,679,900	\$ 1,831.09
032 I010001	21:RETAIL SERVICES	34	EXCHANGE ST	PALACCI SION &	\$ 932,000	\$ 1,015.88
032 I011001	21:RETAIL SERVICES	30	EXCHANGE ST	MAINELAND REAL ESTATE	\$ 683,100	\$ 744.58
032 I012100	20:COMMERCIAL CONDOS	10	EXCHANGE ST	10 EXCHANGE PROPERTIES LLC	\$ 1,323,700	\$ 1,442.83
032 I012200	20:COMMERCIAL CONDOS	10	EXCHANGE ST	10 EXCHANGE PROPERTIES LLC	\$ 903,500	\$ 984.82
032 I012301	10:CONDOMINIUMS	10	EXCHANGE ST	PADULA FRANCIS P	\$ 253,400	\$ 276.21
032 I012302	10:CONDOMINIUMS	10	EXCHANGE ST	CURRAN JENNIFER A	\$ 241,100	\$ 262.80
032 I012303	10:CONDOMINIUMS	10	EXCHANGE ST	CULPOVICH ANDREW J &	\$ 116,800	\$ 127.31
032 I012304	10:CONDOMINIUMS	10	EXCHANGE ST	10 EXCHANGE STREET LLC	\$ 248,100	\$ 270.43
032 I012305	10:CONDOMINIUMS	10	EXCHANGE ST	DRISCOLL ROBERT &	\$ 170,600	\$ 185.95
032 I012306	10:CONDOMINIUMS	10	EXCHANGE ST	POMROY'S PORTLAND	\$ 262,900	\$ 286.56
032 I012307	10:CONDOMINIUMS	10	EXCHANGE ST	10 EXCHANGE STREET LLC	\$ 219,000	\$ 238.71
032 I012308	10:CONDOMINIUMS	10	EXCHANGE ST	EVANS SHERI CHRISTIENNE	\$ 259,000	\$ 282.31
032 I012309	10:CONDOMINIUMS	10	EXCHANGE ST	10 EXCHANGE STREET LLC	\$ 219,100	\$ 238.82
032 I012310	10:CONDOMINIUMS	10	EXCHANGE ST	SISU LLC	\$ 255,400	\$ 278.39
032 I012311	10:CONDOMINIUMS	10	EXCHANGE ST	SOLEY CORP LLC	\$ 116,800	\$ 127.31
032 I012312	10:CONDOMINIUMS	10	EXCHANGE ST	LOMAC SABIN	\$ 277,000	\$ 301.93
032 I012313	10:CONDOMINIUMS	10	EXCHANGE ST	10 EXCHANGE STREET LLC	\$ 255,900	\$ 278.93
032 I012314	10:CONDOMINIUMS	10	EXCHANGE ST	GORDON ABIGAIL	\$ 240,800	\$ 262.47
032 I012401	10:CONDOMINIUMS	10	EXCHANGE ST	TEN EXCHANGE HOLDINGS LLC	\$ 292,100	\$ 318.39
032 I012402	10:CONDOMINIUMS	10	EXCHANGE ST	TEN EXCHANGE HOLDINGS LLC	\$ 306,100	\$ 333.65

PARCEL ID	LAND USE CODE	NUM	STREET	OWNER	NET ASMT	FEE @ 1.09 RATE
032 I012404	10:CONDOMINIUMS	10	EXCHANGE ST	10 EXCHANGE STREET LLC	\$ 269,800	\$ 294.08
032 I012405	10:CONDOMINIUMS	10	EXCHANGE ST	DOYLE KEVIN F &	\$ 168,000	\$ 183.12
032 I012406	10:CONDOMINIUMS	10	EXCHANGE ST	10 EXCHANGE STREET LLC	\$ 291,500	\$ 317.74
032 I012407	10:CONDOMINIUMS	10	EXCHANGE ST	10 EXCHANGE STREET LLC	\$ 255,500	\$ 278.50
032 I012408	10:CONDOMINIUMS	10	EXCHANGE ST	10 EXCHANGE STREET LLC	\$ 270,000	\$ 294.30
032 I012409	10:CONDOMINIUMS	10	EXCHANGE ST	10 EXCHANGE STREET LLC	\$ 284,400	\$ 310.00
032 I012410	10:CONDOMINIUMS	10	EXCHANGE ST	10 EXCHANGE STREET LLC	\$ 277,600	\$ 302.58
032 I012411	10:CONDOMINIUMS	10	EXCHANGE ST	10 EXCHANGE STREET LLC	\$ 240,800	\$ 262.47
032 I012412	10:CONDOMINIUMS	10	EXCHANGE ST	SCOTT STEVEN J	\$ 197,100	\$ 214.84
032 I012413	10:CONDOMINIUMS	10	EXCHANGE ST	WHEELWRIGHT HENRY J TRUSTEE	\$ 278,900	\$ 304.00
032 I012414	10:CONDOMINIUMS	10	EXCHANGE ST	HELL'S BELLS LLC	\$ 255,100	\$ 278.06
032 I018001	21:RETAIL SERVICES	395	FORE ST	395 FORE STREET LLC	\$ 912,300	\$ 994.41
032 I021001	21:RETAIL SERVICES	182	MIDDLE ST	MIDDLE STREET HOLDINGS LLC	\$ 3,508,600	\$ 3,824.37
032 I023001	22:OFFICE BUSINESS	3	CANAL PLAZA	COW PLAZA 3 LLC	\$ 7,027,400	\$ 7,659.87
032 I033001	22:OFFICE BUSINESS	2	CANAL PLAZA	COW PLAZA 2 LLC	\$ 4,650,300	\$ 5,068.83
032 I036001	22:OFFICE BUSINESS	1	CANAL PLAZA	COW PLAZA 1 LLC	\$ 15,976,800	\$ 17,414.71
032 I038001	40:VACANT LAND	182	MIDDLE ST	MIDDLE STREET HOLDINGS LLC	\$ 53,700	\$ 58.53
032 I039001	33:TRANSPORTATIONA L	40	UNION ST	CENTRAL MAINE POWER CO	\$ 1,289,200	\$ 1,405.23
032 I040001	25:PARKING LOTS	44	EXCHANGE ST	COW PLAZA 1 LLC	\$ 247,500	\$ 269.78
032 I041001	27:MULTI-USE COMMERCIAL	425	FORE ST	COW PLAZA GARAGE LLC	\$ 6,348,800	\$ 6,920.19
032 I041002	27:MULTI-USE COMMERCIAL	401	FORE ST	BANGOR SAVINGS BANK	\$ 85,000	\$ 92.65
032 I042001	23:HOTEL & MOTEL	433	FORE ST	COW PLAZA HOTEL LLC	\$ 11,786,100	\$ 12,846.85
032 J001001	21:RETAIL SERVICES	386	FORE ST	386 FORE STREET LLC	\$ 1,197,900	\$ 1,305.71
032 J002001	21:RETAIL SERVICES	392	FORE ST	BEER GUYS LLC	\$ 864,600	\$ 942.41
032 J004001	20:COMMERCIAL CONDOS	396	FORE ST	BEER GUYS LLC	\$ 166,400	\$ 181.38
032 J004002	20:COMMERCIAL CONDOS	396	FORE ST	BEER GUYS LLC	\$ 180,300	\$ 196.53
032 J004003	10:CONDOMINIUMS	396	FORE ST	BEER GUYS LLC	\$ 228,300	\$ 248.85
032 J00400B	20:COMMERCIAL CONDOS	396	FORE ST	BEER GUYS LLC	\$ 151,600	\$ 165.24
032 J005001	20:COMMERCIAL CONDOS	398	FORE ST	FORE STREET PARTNERSHIP	\$ 375,100	\$ 408.86
032 J005002	20:COMMERCIAL CONDOS	398	FORE ST	FORE STREET PROPERTIES	\$ 300,000	\$ 327.00
032 J005003	20:COMMERCIAL CONDOS	398	FORE ST	INGALLS ROGER E	\$ 271,600	\$ 296.04
032 J005004	20:COMMERCIAL CONDOS	398	FORE ST	INGALLS ROGER E	\$ 271,600	\$ 296.04
032 K001001	22:OFFICE BUSINESS	2	MONUMENT SQ	800 NORTHERN CORP	\$ 15,107,800	\$ 16,467.50
032 K012001	22:OFFICE BUSINESS	1	MONUMENT SQ	FINARD MURRAY W TR	\$ 13,301,000	\$ 14,498.09
032 L001001	56:GOVERNMENTAL	234	FEDERAL ST W	CITY OF PORTLAND	\$ -	\$ -
032 L002001	22:OFFICE BUSINESS	1	CITY CTR	ONE CITY CENTER ASSOCIATES LLC	\$ 29,070,000	\$ 31,686.30
032 N009001	21:RETAIL SERVICES	414	FORE ST	GOULD COMPANY LLC	\$ 601,300	\$ 655.42
032 N010001	21:RETAIL SERVICES	416	FORE ST	416 FORE STREET LLC	\$ 845,300	\$ 921.38
032 N011001	21:RETAIL SERVICES	422	FORE ST	HARDING RICHARD B ETAL	\$ 450,400	\$ 490.94
032 N012001	21:RETAIL SERVICES	424	FORE ST	SOLETSKY LIMITED LIABILITY CO	\$ 828,700	\$ 903.28
032 P001001	22:OFFICE BUSINESS	2	CITY CTR	TWO CITY CENTER LLC	\$ 3,327,900	\$ 3,627.41
032 P003001	21:RETAIL SERVICES	4	CITY CTR	FOUR CITY CENTER	\$ 1,010,400	\$ 1,101.34

FY2020 Portland Downtown Parcels

PARCEL ID	LAND USE CODE	NUM	STREET	OWNER	NET ASMT	FEE @ 1.09 RATE
032 P004001	20:COMMERCIAL CONDOS	6	CITY CTR	SIX CITY CENTER LLC	\$ 2,088,600	\$ 2,276.57
032 P004002	20:COMMERCIAL CONDOS	6	CITY CTR	H & A PROPERTY GROUP LLC	\$ 368,000	\$ 401.12
032 P005001	56:GOVERNMENTAL	0	SPRING ST ARTERIAL	CITY OF PORTLAND	\$ -	\$ -
032 P017001	22:OFFICE BUSINESS	10	CITY CTR	MINA BUILDING LLC	\$ 977,400	\$ 1,065.37
032 R001001	21:RETAIL SERVICES	428	FORE ST	428 FORE STREET LLC	\$ 756,200	\$ 824.26
032 R003001	21:RETAIL SERVICES	432	FORE ST	TERRAPIN PROPERTIES LLC	\$ 430,000	\$ 468.70
032 R004001	21:RETAIL SERVICES	434	FORE ST	TERRAPIN PROPERTIES LLC	\$ 493,300	\$ 537.70
032 R007001	21:RETAIL SERVICES	436	FORE ST	FORE STREET PARTNERS LLC	\$ 1,326,200	\$ 1,445.56
032 R008001	21:RETAIL SERVICES	446	FORE ST	446 FORE STREET LLC	\$ 1,000,500	\$ 1,090.55
032 S001001	21:RETAIL SERVICES	366	FORE ST	MCGEE CHARLES T &	\$ 2,321,400	\$ 2,530.33
032 S003001	21:RETAIL SERVICES	7	MOULTON ST	7-9 MOULTON LLC	\$ 283,300	\$ 308.80
032 S004001	21:RETAIL SERVICES	161	COMMERCIAL ST	ROB DOG REALTY LLC	\$ 1,265,900	\$ 1,379.83
032 S005001	22:OFFICE BUSINESS	5	MOULTON ST	MOULTON STREET REALTY LLC	\$ 1,924,200	\$ 2,097.38
032 T004001	21:RETAIL SERVICES	4	MOULTON ST	ADRIENNE-JANE INCORPORATED	\$ 3,521,700	\$ 3,838.65
032 U003001	25:PARKING LOTS	185	COMMERCIAL ST	COMPARK LLC	\$ 217,280	\$ 236.84
032 U004001	22:OFFICE BUSINESS	1	DANA ST	ONE DANA LLC	\$ 902,700	\$ 983.94
032 U005001	21:RETAIL SERVICES	7	DANA ST	TRANSMINE	\$ 665,700	\$ 725.61
032 V001001	21:RETAIL SERVICES	10	DANA ST	10 DANA STREET LLC	\$ 1,254,500	\$ 1,367.41
032 V002001	21:RETAIL SERVICES	205	COMMERCIAL ST	LANDFALL LLC	\$ 695,800	\$ 758.42
032 V004001	22:OFFICE BUSINESS	211	COMMERCIAL ST	GRANITE FACE LLC	\$ 2,205,900	\$ 2,404.43
032 V005001	22:OFFICE BUSINESS	217	COMMERCIAL ST	CHASE BLOCK LLC	\$ 2,637,500	\$ 2,874.88
032 V008001	24:WHOLESALE	225	COMMERCIAL ST	225 COMMERCIAL ST ASSOC INC	\$ 2,043,400	\$ 2,227.31
032 V012001	22:OFFICE BUSINESS	1	UNION ST	237 COMMERCIAL STREET LLC	\$ 1,717,000	\$ 1,871.53
032 V014001	21:RETAIL SERVICES	50	WHARF ST	DEERING AVE ASSOCIATES INC &	\$ 802,600	\$ 874.83
032 V015001	24:WHOLESALE	42	WHARF ST	DEERING AVE ASSOCIATES INC &	\$ 381,200	\$ 415.51
032 V016001	21:RETAIL SERVICES	34	WHARF ST	GVF PROPERTIES LLC	\$ 369,600	\$ 402.86
037 A001001	33:TRANSPORTATIONA L	45	FOREST AVE	NORTHERN NEW ENGLAND	\$ 10,420,800	\$ 11,358.67
037 A009001	17:21 PLUS FAMILY	104	OAK ST	PARK STREET PROPERTY LLC	\$ 1,346,600	\$ 1,467.79
037 A011001	22:OFFICE BUSINESS	92	OAK ST	84 OAK STREET LLC	\$ 367,000	\$ 400.03
037 A012001	22:OFFICE BUSINESS	39	FOREST AVE	39 LLC	\$ 2,957,100	\$ 3,223.24
037 A022001	21:RETAIL SERVICES	25	FOREST AVE	PORTLAND STAGE COMPANY	\$ 822,900	\$ 896.96
037 A023001	25:PARKING LOTS	84	OAK ST	84 OAK STREET LLC	\$ 341,500	\$ 372.24
037 A033001	25:PARKING LOTS	11	FOREST AVE	PACHIOS BROTHERS I LLC &	\$ 499,480	\$ 544.43
037 A035001	17:21 PLUS FAMILY	72	OAK ST	AVESTA OAK STREET LP	\$ 2,196,400	\$ 2,394.08
037 A038001	21:RETAIL SERVICES	565	CONGRESS ST	PACHIOS BROTHERS I LLC &	\$ 1,821,300	\$ 1,985.22
037 A042001	27:MULTI-USE COMMERCIAL	559	CONGRESS ST	HER LLC	\$ 287,700	\$ 313.59
037 A043001	21:RETAIL SERVICES	555	CONGRESS ST	CORRYMORE ZELLERTON LLC	\$ 355,600	\$ 387.60
037 A044001	21:RETAIL SERVICES	553	CONGRESS ST	ROCCO HOLDINGS LLC	\$ 325,100	\$ 354.36
037 A045001	21:RETAIL SERVICES	575	CONGRESS ST	571 ENTERPRISES LLC	\$ 402,200	\$ 438.40
037 A046001	22:OFFICE BUSINESS	7	FOREST AVE	D & D PARTNERS LLC	\$ 372,500	\$ 406.03

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PARCEL ID	LAND USE CODE	NUM	STREET	OWNER	NET ASMT	FEE @ 1.09 RATE
037 B001001	22:OFFICE BUSINESS	380	CUMBERLAND AVE	SWEETWATER PARTNERS LLC	\$ 1,807,000	\$ 1,969.63
037 B013001	25:PARKING LOTS	95	OAK ST	NORTHERN NEW ENGLAND	\$ 209,880	\$ 228.77
037 B014001	55:LITERARY & SCIENTIFIC	15	SHEPLEY ST	MAINE COLLEGE OF ART	\$ -	\$ -
037 B015001	17:21 PLUS FAMILY	11	SHEPLEY ST	11 SHEPLEY STREET	\$ 1,855,300	\$ 2,022.28
037 C001001	25:PARKING LOTS	0	SHEPLEY ST	CITY OAK LLC	\$ 322,700	\$ 351.74
037 C004001	25:PARKING LOTS	0	SHEPLEY ST	CITY OAK LLC	\$ 204,630	\$ 223.05
037 C006001	17:21 PLUS FAMILY	18	CASCO ST	SHEPLEY LLC	\$ 2,629,600	\$ 2,866.26
037 C008001	25:PARKING LOTS	83	OAK ST	HEGA REALTY LLC	\$ 338,940	\$ 369.44
037 C010001	22:OFFICE BUSINESS	16	CASCO ST	SOMALUZO LLC	\$ 740,700	\$ 807.36
037 C014100	20:COMMERCIAL CONDOS	531	CONGRESS ST	HEGA REALTY LLC	\$ 1,388,800	\$ 1,513.79
037 C014200	20:COMMERCIAL CONDOS	531	CONGRESS ST	HEGA REALTY LLC	\$ 2,068,100	\$ 2,254.23
037 C014300	20:COMMERCIAL CONDOS	531	CONGRESS ST	HEGA REALTY LLC	\$ 1,639,100	\$ 1,786.62
037 C014400	20:COMMERCIAL CONDOS	531	CONGRESS ST	HEGA REALTY LLC	\$ 1,753,700	\$ 1,911.53
037 C014501	10:CONDOMINIUMS	531	CONGRESS ST	WILLIAMS DEBORAH J &	\$ 433,300	\$ 472.30
037 C014502	10:CONDOMINIUMS	531	CONGRESS ST	HEGA REALTY LLC	\$ 336,500	\$ 366.79
037 C014503	10:CONDOMINIUMS	531	CONGRESS ST	SHOREY LINDA J &	\$ 491,400	\$ 535.63
037 C014504	10:CONDOMINIUMS	531	CONGRESS ST	HEGA REALTY LLC	\$ 806,600	\$ 879.19
037 C014505	10:CONDOMINIUMS	531	CONGRESS ST	WALBRIDGE HOYT &	\$ 601,500	\$ 655.64
037 C014506	10:CONDOMINIUMS	531	CONGRESS ST	HEGA REALTY LLC	\$ 396,800	\$ 432.51
037 C014507	10:CONDOMINIUMS	531	CONGRESS ST	HEGA REALTY LLC	\$ 397,600	\$ 433.38
037 C014508	10:CONDOMINIUMS	531	CONGRESS ST	HEGA REALTY LLC	\$ 539,500	\$ 588.06
037 C014509	10:CONDOMINIUMS	531	CONGRESS ST	HEGA REALTY LLC	\$ 310,900	\$ 338.88
037 C014510	10:CONDOMINIUMS	531	CONGRESS ST	SEASIDE PARTNERS LLC	\$ 439,600	\$ 479.16
037 C016001	21:RETAIL SERVICES	551	CONGRESS ST	BENTLEY BUILDING LLC	\$ 857,600	\$ 934.78
037 C017006	10:CONDOMINIUMS	547	CONGRESS ST	BLISSFUL BOUND LLC	\$ 638,000	\$ 695.42
037 C01701A	20:COMMERCIAL CONDOS	547	CONGRESS ST	R & J 545 PARTNERS LLC	\$ 142,800	\$ 155.65
037 C01701B	20:COMMERCIAL CONDOS	547	CONGRESS ST	R & J 545 PARTNERS LLC	\$ 150,900	\$ 164.48
037 C01701C	20:COMMERCIAL CONDOS	547	CONGRESS ST	R & J 545 PARTNERS LLC	\$ 161,700	\$ 176.25
037 C01702A	10:CONDOMINIUMS	547	CONGRESS ST	HENAULT DOUGLAS S &	\$ 132,100	\$ 143.99
037 C01702B	10:CONDOMINIUMS	547	CONGRESS ST	SCULLY JOHN M	\$ 123,900	\$ 135.05
037 C01702C	10:CONDOMINIUMS	547	CONGRESS ST	SARASON JULIE	\$ 155,500	\$ 169.50
037 C01702D	10:CONDOMINIUMS	547	CONGRESS ST	WHEELER-BERTA FRANCES H TRUSTEE	\$ 204,700	\$ 223.12
037 C01702E	10:CONDOMINIUMS	547	CONGRESS ST	MONTMINY SHANE A	\$ 126,700	\$ 138.10
037 C01703A	10:CONDOMINIUMS	547	CONGRESS ST	YANG DAVID I	\$ 184,900	\$ 201.54
037 C01703B	10:CONDOMINIUMS	547	CONGRESS ST	FOREMAN BROCK &	\$ 194,400	\$ 211.90
037 C01703C	10:CONDOMINIUMS	547	CONGRESS ST	PACKARD JEFFREY G &	\$ 250,000	\$ 272.50
037 C01704A	10:CONDOMINIUMS	547	CONGRESS ST	FITZPATRICK SUSAN E	\$ 191,100	\$ 208.30
037 C01704B	10:CONDOMINIUMS	547	CONGRESS ST	GRANO ROBERT C TRUSTEE	\$ 160,200	\$ 174.62
037 C01704C	10:CONDOMINIUMS	547	CONGRESS ST	TYSON BRUCE &	\$ 270,800	\$ 295.17
037 C01705A	10:CONDOMINIUMS	547	CONGRESS ST	HENRY MICHAEL T &	\$ 592,400	\$ 645.72
037 C01705B	10:CONDOMINIUMS	547	CONGRESS ST	BLISSFUL BOUND LLC	\$ 254,100	\$ 276.97
037 D001001	21:RETAIL SERVICES	45	CASCO ST	FORTY FIVE CASCO STREET LLC	\$ 730,100	\$ 795.81
037 D002001	22:OFFICE BUSINESS	511	CONGRESS ST	OCEAN GATE LLC	\$ 9,511,500	\$ 10,367.54
037 D003001	27:MULTI-USE COMMERCIAL	360	CUMBERLAND AVE	CLIFF'S EDGE LLC	\$ 465,800	\$ 507.72

PARCEL ID	LAND USE CODE	NUM	STREET	OWNER	NET ASMT	FEE @ 1.09 RATE
037 D004001	27:MULTI-USE COMMERCIAL	48	BROWN ST	OCEAN GATE LLC	\$ 2,990,700	\$ 3,259.86
037 D007001	17:21 PLUS FAMILY	37	CASCO ST	AMBASSADOR LLC	\$ 3,345,800	\$ 3,646.92
037 D023001	22:OFFICE BUSINESS	15	CASCO ST	15 CASCO STREET LLC	\$ 973,000	\$ 1,060.57
037 D024001	21:RETAIL SERVICES	519	CONGRESS ST	MAINE CHARITABLE MECHANIC	\$ 459,000	\$ 500.31
037 E001001	58:LAND BANKS	595	CONGRESS ST	CITY OF PORTLAND	\$ -	\$ -
037 E002001	20:COMMERCIAL CONDOS	585	CONGRESS ST	HAMMOND HEIRS LLC	\$ 60,900	\$ 66.38
037 E002002	20:COMMERCIAL CONDOS	585	CONGRESS ST	HAMMOND HEIRS LLC	\$ 132,100	\$ 143.99
037 E002003	20:COMMERCIAL CONDOS	585	CONGRESS ST	PAUL'S BOUTIQUE LLC	\$ 589,300	\$ 642.34
037 E002004	10:CONDOMINIUMS	585	CONGRESS ST	HAMMOND HEIRS LLC	\$ 768,100	\$ 837.23
037 E003001	27:MULTI-USE COMMERCIAL	10	CONGRESS SQ	PLAZA ASSOCIATES AT CONGRESS	\$ 10,029,900	\$ 10,932.59
037 E004001	25:PARKING LOTS	28	FOREST AVE	PLAZA ASSOCIATES AT CONGRESS	\$ 197,750	\$ 215.55
037 E005001	40:VACANT LAND	32	FOREST AVE	RB PORTLAND LLC	\$ 162,900	\$ 177.56
037 E005002	25:PARKING LOTS	32	FOREST AVE	PLAZA ASSOCIATES AT CONGRESS	\$ 175,560	\$ 191.36
037 E006001	54:BENEVOLENT & CHARITABLE	173	HIGH ST	MMC REALTY CORP	\$ -	\$ -
037 E006002	54:BENEVOLENT & CHARITABLE	173	HIGH ST	MMC REALTY CORP	\$ -	\$ -
037 E006003	54:BENEVOLENT & CHARITABLE	173	HIGH ST	MMC REALTY CORP	\$ -	\$ -
037 E006004	20:COMMERCIAL CONDOS	173	HIGH ST	LUDWIG ROBERT C	\$ 992,600	\$ 1,081.93
037 E006005	20:COMMERCIAL CONDOS	173	HIGH ST	CAPITAL AREA PROPERTIES LLC	\$ 375,100	\$ 408.86
037 E006006	20:COMMERCIAL CONDOS	173	HIGH ST	HOPE GATEWAY UNITED	\$ 385,000	\$ 419.65
037 E006007	20:COMMERCIAL CONDOS	173	HIGH ST	177 HIGH LLC	\$ 456,700	\$ 497.80
037 E006008	20:COMMERCIAL CONDOS	173	HIGH ST	6 EAST OXFORD ST LLC	\$ 208,100	\$ 226.83
037 E006009	20:COMMERCIAL CONDOS	173	HIGH ST	181 HIGH STREET LLC	\$ 8,309,400	\$ 9,057.25
037 E006010	10:CONDOMINIUMS	173	HIGH ST	CML LLC	\$ 9,900	\$ 10.79
037 E006011	10:CONDOMINIUMS	173	HIGH ST	CML LLC	\$ 9,900	\$ 10.79
037 E006012	10:CONDOMINIUMS	173	HIGH ST	CML LLC	\$ 9,900	\$ 10.79
037 E006013	10:CONDOMINIUMS	173	HIGH ST	CML LLC	\$ 9,900	\$ 10.79
037 E006014	10:CONDOMINIUMS	173	HIGH ST	CML LLC	\$ 9,900	\$ 10.79
037 E006015	10:CONDOMINIUMS	173	HIGH ST	CML LLC	\$ 9,900	\$ 10.79
037 E006016	10:CONDOMINIUMS	173	HIGH ST	CML LLC	\$ 9,900	\$ 10.79
037 E006017	10:CONDOMINIUMS	173	HIGH ST	CML LLC	\$ 9,900	\$ 10.79
037 E006018	10:CONDOMINIUMS	173	HIGH ST	CML LLC	\$ 9,900	\$ 10.79
037 E006019	10:CONDOMINIUMS	173	HIGH ST	CML LLC	\$ 9,900	\$ 10.79
037 E006020	54:BENEVOLENT & CHARITABLE	173	HIGH ST	MAINE MEDICAL CENTER	\$ -	\$ -
037 E006021	54:BENEVOLENT & CHARITABLE	173	HIGH ST	MAINE MEDICAL CENTER	\$ -	\$ -
037 E006022	54:BENEVOLENT & CHARITABLE	173	HIGH ST	MAINE MEDICAL CENTER	\$ -	\$ -
037 E006023	54:BENEVOLENT & CHARITABLE	173	HIGH ST	MAINE MEDICAL CENTER	\$ -	\$ -

PARCEL ID	LAND USE CODE	NUM	STREET	OWNER	NET ASMT	FEE @ 1.09 RATE
037 E006024	54:BENEVOLENT & CHARITABLE	173	HIGH ST	MAINE MEDICAL CENTER	\$ -	\$ -
037 E006025	10:CONDOMINIUMS	173	HIGH ST	CAPITAL AREA PROPERTIES LLC	\$ 9,900	\$ 10.79
037 E006026	10:CONDOMINIUMS	173	HIGH ST	CAPITAL AREA PROPERTIES LLC	\$ 9,900	\$ 10.79
037 E006027	10:CONDOMINIUMS	173	HIGH ST	LUDWIG ROBERT C &	\$ 9,900	\$ 10.79
037 E006028	10:CONDOMINIUMS	173	HIGH ST	LUDWIG ROBERT C &	\$ 9,900	\$ 10.79
037 E006029	10:CONDOMINIUMS	173	HIGH ST	LUDWIG ROBERT C &	\$ 9,900	\$ 10.79
037 E006030	10:CONDOMINIUMS	173	HIGH ST	LUDWIG ROBERT C &	\$ 9,900	\$ 10.79
037 E006031	54:BENEVOLENT & CHARITABLE	173	HIGH ST	MAINE MEDICAL CENTER	\$ -	\$ -
037 E006032	54:BENEVOLENT & CHARITABLE	173	HIGH ST	MAINE MEDICAL CENTER	\$ -	\$ -
037 E006033	54:BENEVOLENT & CHARITABLE	173	HIGH ST	MAINE MEDICAL CENTER	\$ -	\$ -
037 E006034	54:BENEVOLENT & CHARITABLE	173	HIGH ST	MAINE MEDICAL CENTER	\$ -	\$ -
037 E006035	54:BENEVOLENT & CHARITABLE	173	HIGH ST	MAINE MEDICAL CENTER	\$ -	\$ -
037 E006036	10:CONDOMINIUMS	173	HIGH ST	LUDWIG ROBERT C	\$ 9,900	\$ 10.79
037 E006037	10:CONDOMINIUMS	173	HIGH ST	LUDWIG ROBERT C	\$ 9,900	\$ 10.79
037 E006038	54:BENEVOLENT & CHARITABLE	173	HIGH ST	MAINE MEDICAL CENTER	\$ -	\$ -
037 E006039	10:CONDOMINIUMS	173	HIGH ST	177 HIGH LLC	\$ 9,900	\$ 10.79
037 E006040	10:CONDOMINIUMS	173	HIGH ST	177 HIGH LLC	\$ 9,900	\$ 10.79
037 E006041	10:CONDOMINIUMS	173	HIGH ST	LUDWIG ROBERT C &	\$ 9,900	\$ 10.79
037 E006042	10:CONDOMINIUMS	173	HIGH ST	LUDWIG ROBERT C &	\$ 9,900	\$ 10.79
037 E007001	23:HOTEL & MOTEL	157	HIGH ST	RB PORTLAND LLC	\$ 30,607,400	\$ 33,362.07
037 F002001	27:MULTI-USE COMMERCIAL	477	CONGRESS ST	TT MAINE VENTURE LLC	\$ 8,497,600	\$ 9,262.38
037 F005001	27:MULTI-USE COMMERCIAL	28	PREBLE ST	EARL APARTMENTS LLC	\$ 2,442,400	\$ 2,662.22
037 F007001	22:OFFICE BUSINESS	24	PREBLE ST	24 PREBLE STREET PROPERTIES LLC	\$ 1,325,500	\$ 1,444.80
037 F009001	32:WAREHOUSE & STORAGE	338	CUMBERLAND AVE	SWEETWATER PARTNERS LLC	\$ 1,822,700	\$ 1,986.74
037 F012001	55:LITERARY & SCIENTIFIC	41	BROWN ST	MHS INC	\$ -	\$ -
037 F014001	54:BENEVOLENT & CHARITABLE	483	CONGRESS ST	MAINE HISTORICAL SOCIETY	\$ -	\$ -
037 F017001	55:LITERARY & SCIENTIFIC	489	CONGRESS ST	MHS INC	\$ -	\$ -
037 F020001	54:BENEVOLENT & CHARITABLE	38	PREBLE ST	PREBLE STREET	\$ -	\$ -
037 G001001	21:RETAIL SERVICES	594	CONGRESS ST	FITZGIBBONS VIRGINIA S &	\$ 802,600	\$ 874.83
037 G004001	21:RETAIL SERVICES	582	CONGRESS ST	CORNER FREAK LLC	\$ 298,500	\$ 325.37
037 G005001	21:RETAIL SERVICES	580	CONGRESS ST	BBB INC	\$ 653,900	\$ 712.75
037 G006001	27:MULTI-USE COMMERCIAL	578	CONGRESS ST	578 CONGRESS LLC	\$ 219,400	\$ 239.15
037 G007001	27:MULTI-USE COMMERCIAL	576	CONGRESS ST	576 CONGRESS LLC	\$ 185,800	\$ 202.52
037 G008001	27:MULTI-USE COMMERCIAL	574	CONGRESS ST	576 CONGRESS LLC	\$ 191,800	\$ 209.06
037 G009001	22:OFFICE BUSINESS	570	CONGRESS ST	PRIDE RALPH H TRUSTEE	\$ 542,700	\$ 591.54
037 G010001	27:MULTI-USE COMMERCIAL	133	FREE ST	HUBBARD'S APTS INC	\$ 532,700	\$ 580.64

PARCEL ID	LAND USE CODE	NUM	STREET	OWNER	NET ASMT	FEE @ 1.09 RATE
037 G012001	21:RETAIL SERVICES	584	CONGRESS ST	CORNER FREAK LLC	\$ 137,000	\$ 149.33
037 G014001	22:OFFICE BUSINESS	562	CONGRESS ST	TERBAX REALTY INC	\$ 5,095,800	\$ 5,554.42
037 H001001	27:MULTI-USE COMMERCIAL	550	CONGRESS ST	550 CONGRESS STREET LLC	\$ 480,400	\$ 523.64
037 H002001	55:LITERARY & SCIENTIFIC	540	CONGRESS ST	MAINE COLLEGE OF ART	\$ -	\$ -
037 H002002	20:COMMERCIAL CONDOS	540	CONGRESS ST	540 CONGRESS STREET LLC	\$ 2,152,700	\$ 2,346.44
037 H002003	10:CONDOMINIUMS	540	CONGRESS ST	540 CONGRESS STREET LLC	\$ 142,900	\$ 155.76
037 H002004	10:CONDOMINIUMS	540	CONGRESS ST	540 CONGRESS STREET LLC	\$ 145,400	\$ 158.49
037 H002005	10:CONDOMINIUMS	540	CONGRESS ST	540 CONGRESS STREET LLC	\$ 142,900	\$ 155.76
037 H002006	10:CONDOMINIUMS	540	CONGRESS ST	540 CONGRESS STREET LLC	\$ 160,700	\$ 175.16
037 H005001	54:BENEVOLENT & CHARITABLE	536	CONGRESS ST	SPACE GALLERY	\$ -	\$ -
037 H005003	20:COMMERCIAL CONDOS	536	CONGRESS ST	SPACE GALLERY	\$ 422,600	\$ 460.63
037 H006001	55:LITERARY & SCIENTIFIC	522	CONGRESS ST	MAINE COLLEGE OF ART	\$ -	\$ -
037 H009001	21:RETAIL SERVICES	516	CONGRESS ST	PACHIOS BROTHERS II LLC	\$ 834,200	\$ 909.28
037 H010001	21:RETAIL SERVICES	510	CONGRESS ST	CENTER CITY PLAZA ASSOC	\$ 3,762,600	\$ 4,101.23
037 H011001	20:COMMERCIAL CONDOS	500	CONGRESS ST	MATERIAL OBJECTS	\$ 177,800	\$ 193.80
037 H011002	20:COMMERCIAL CONDOS	500	CONGRESS ST	500 CONGRESS TOP FLOOR LLC	\$ 188,600	\$ 205.57
037 H013001	21:RETAIL SERVICES	504	CONGRESS ST	KAPLAN 504 LLC	\$ 1,176,200	\$ 1,282.06
037 H014001	20:COMMERCIAL CONDOS	51	OAK ST	MAINE COLLEGE OF ART	\$ 155,430	\$ 169.42
037 H014002	55:LITERARY & SCIENTIFIC	51	OAK ST	MAINE COLLEGE OF ART	\$ -	\$ -
037 H014003	20:COMMERCIAL CONDOS	51	OAK ST	MAINE COLLEGE OF ART	\$ 159,130	\$ 173.45
037 H014004	55:LITERARY & SCIENTIFIC	51	OAK ST	MAINE COLLEGE OF ART	\$ -	\$ -
037 H014005	20:COMMERCIAL CONDOS	51	OAK ST	MAINE COLLEGE OF ART	\$ 116,560	\$ 127.05
037 H025001	21:RETAIL SERVICES	57	OAK ST	NEKOIE BAHMAN &	\$ 77,300	\$ 84.26
037 I001001	21:RETAIL SERVICES	498	CONGRESS ST	BEAVER BLOCK LLC	\$ 648,500	\$ 706.87
037 I002101	20:COMMERCIAL CONDOS	490	CONGRESS ST	GRACE LLC	\$ 232,600	\$ 253.53
037 I002102	20:COMMERCIAL CONDOS	492	CONGRESS ST	MZ-KIMBALL COURT LLC	\$ 284,900	\$ 310.54
037 I002103	20:COMMERCIAL CONDOS	15	BROWN ST	THE DOROTHEA &	\$ 131,900	\$ 143.77
037 I002104	10:CONDOMINIUMS	15	BROWN ST	O'SULLIVAN MICHAEL &	\$ 242,400	\$ 264.22
037 I002105	10:CONDOMINIUMS	15	BROWN ST	ADLER JANICE B	\$ 218,400	\$ 238.06
037 I002201	10:CONDOMINIUMS	15	BROWN ST	HUNTER G SHAWN	\$ 201,800	\$ 219.96
037 I002202	10:CONDOMINIUMS	15	BROWN ST	SAUCEDO CHRISTIAN MANUEL	\$ 199,100	\$ 217.02
037 I002203	10:CONDOMINIUMS	15	BROWN ST	HAVEY BENJAMIN M	\$ 267,000	\$ 291.03
037 I002204	10:CONDOMINIUMS	15	BROWN ST	SINGER ROBERT B TRUSTEE	\$ 185,100	\$ 201.76
037 I002205	10:CONDOMINIUMS	15	BROWN ST	207 INVESTS I LLC	\$ 229,300	\$ 249.94
037 I002206	10:CONDOMINIUMS	15	BROWN ST	MCILVAIN JOHN &	\$ 153,600	\$ 167.42
037 I002207	10:CONDOMINIUMS	15	BROWN ST	DOULE GEORGE &	\$ 143,600	\$ 156.52
037 I002208	10:CONDOMINIUMS	15	BROWN ST	DOCTOROFF MARK G	\$ 311,800	\$ 339.86
037 I002301	10:CONDOMINIUMS	15	BROWN ST	BERZON TODD S	\$ 189,800	\$ 206.88
037 I002302	10:CONDOMINIUMS	15	BROWN ST	ANDREOLI HELEN L	\$ 209,300	\$ 228.14

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PARCEL ID	LAND USE CODE	NUM	STREET	OWNER	NET ASMT	FEE @ 1.09 RATE
037 I002303	10:CONDOMINIUMS	15	BROWN ST	BAUMAN PATRICIA J TRUSTEE	\$ 270,300	\$ 294.63
037 I002304	10:CONDOMINIUMS	15	BROWN ST	MOORE BRIAN D	\$ 224,100	\$ 244.27
037 I002305	10:CONDOMINIUMS	15	BROWN ST	COFFIN KATHLEEN M	\$ 205,900	\$ 224.43
037 I002306	10:CONDOMINIUMS	15	BROWN ST	HUNT RYAN ETAL	\$ 246,400	\$ 268.58
037 I002307	10:CONDOMINIUMS	15	BROWN ST	DOCTOROFF MARK G	\$ 283,100	\$ 308.58
037 I002401	10:CONDOMINIUMS	15	BROWN ST	KIM PAUL ETAL JTS	\$ 351,900	\$ 383.57
037 I002402	10:CONDOMINIUMS	15	BROWN ST	TIEMAN JAMES S	\$ 347,900	\$ 379.21
037 I002403	10:CONDOMINIUMS	15	BROWN ST	LANGDON DARBY TRUSTEE	\$ 398,300	\$ 434.15
037 I002404	10:CONDOMINIUMS	15	BROWN ST	ANDERHOLM JEFFREY &	\$ 351,500	\$ 383.14
037 I002405	10:CONDOMINIUMS	15	BROWN ST	BARKER KATHARINE M &	\$ 384,500	\$ 419.11
037 I002406	10:CONDOMINIUMS	15	BROWN ST	SANTORO DAVID M	\$ 437,500	\$ 476.88
037 I003001	21:RETAIL SERVICES	482	CONGRESS ST	CENTER CONGRESS LLC	\$ 3,125,600	\$ 3,406.90
037 I004001	22:OFFICE BUSINESS	480	CONGRESS ST	ASHBY TEAM LLC	\$ 983,700	\$ 1,072.23
037 I005001	27:MULTI-USE COMMERCIAL	486	CONGRESS ST	BARTHE DONNA	\$ 316,000	\$ 344.44
037 I00701A	20:COMMERCIAL CONDOS	11	BROWN ST	PHELPS CRAIG REAL	\$ 441,300	\$ 481.02
037 I00702A	10:CONDOMINIUMS	11	BROWN ST	HARRISON SYDNEY	\$ 262,300	\$ 285.91
037 I00702B	10:CONDOMINIUMS	11	BROWN ST	MB REAL ESTATE HOLDINGS LLC	\$ 303,500	\$ 330.82
037 I00703A	10:CONDOMINIUMS	11	BROWN ST	ZELENER YAN &	\$ 446,300	\$ 486.47
037 I00704A	10:CONDOMINIUMS	11	BROWN ST	THORNDIKE WILLIAM N JR &	\$ 554,100	\$ 603.97
037 I009001	25:PARKING LOTS	59	FREE ST	JBG & H ASSOCIATES	\$ 448,260	\$ 488.60
037 I012001	25:PARKING LOTS	104	CENTER ST	CENTER CONGRESS LLC	\$ 372,360	\$ 405.87
038 A001001	20:COMMERCIAL CONDOS	10	FREE ST	JBG&H ASSOCIATES	\$ 2,933,800	\$ 3,197.84
038 A001002	20:COMMERCIAL CONDOS	10	FREE ST	BROWN J B & SONS	\$ 833,100	\$ 908.08
038 A005001	22:OFFICE BUSINESS	22	FREE ST	BROWN J B & SONS	\$ 2,614,600	\$ 2,849.91
038 A014001	25:PARKING LOTS	28	FREE ST	BROWN J B & SONS	\$ 1,148,600	\$ 1,251.97
038 B001001	20:COMMERCIAL CONDOS	1	PORTLAND SQ	NORTH RIVER IV LLC	\$ 15,876,300	\$ 17,305.17
038 B001007	20:COMMERCIAL CONDOS	1	PORTLAND SQ	PS ONE REALTY LLC	\$ 13,309,300	\$ 14,507.14
038 B002001	22:OFFICE BUSINESS	2	PORTLAND SQ	NORTH RIVER IV LLC	\$ 26,677,900	\$ 29,078.91
038 B003001	25:PARKING LOTS	481	FORE ST	NORTH RIVER IV LLC	\$ 3,634,900	\$ 3,962.04
038 C008001	56:GOVERNMENTAL	28	COTTON ST	CITY OF PORTLAND	\$ -	\$ -
038 C009001	25:PARKING LOTS	24	COTTON ST	CASCO VIEW HOLDINGS III LLC	\$ 729,500	\$ 795.16
038 C012001	27:MULTI-USE COMMERCIAL	8	COTTON ST	CASCO VIEW HOLDINGS III LLC	\$ 1,862,500	\$ 2,030.13
038 C030001	21:RETAIL SERVICES	59	CENTER ST	B & B REAL ESTATE LLC	\$ 333,600	\$ 363.62
038 D015001	56:GOVERNMENTAL	82	FREE ST	CUMBERLAND COUNTY MAINE	\$ -	\$ -
038 E009105	20:COMMERCIAL CONDOS	70	CENTER ST	MITCHELL JOHN D	\$ 196,000	\$ 213.64
038 E009106	20:COMMERCIAL CONDOS	70	CENTER ST	APPLE REAL ESTATE	\$ 179,300	\$ 195.44
038 E009204	20:COMMERCIAL CONDOS	70	CENTER ST	F & H REALTY PARTNERSHIP	\$ 194,600	\$ 212.11
038 E009205	20:COMMERCIAL CONDOS	70	CENTER ST	F & H REALTY PARTNERSHIP	\$ 202,300	\$ 220.51
038 E009304	20:COMMERCIAL CONDOS	70	CENTER ST	EAST COAST CONSTRUCTION AND	\$ 203,900	\$ 222.25

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038 E009305	20:COMMERCIAL CONDOS	70	CENTER ST	MCKERSIE FAMILY LLC	\$ 202,900	\$ 221.16
038 E009401	20:COMMERCIAL CONDOS	70	CENTER ST	ALDER RUN DEVELOPMENT	\$ 352,300	\$ 384.01
038 E009G07	20:COMMERCIAL CONDOS	70	CENTER ST	70 CENTER STREET BASEMENT LLC	\$ 184,900	\$ 201.54
038 E009G08	20:COMMERCIAL CONDOS	70	CENTER ST	MAINE BUSINESS SERVICES INC	\$ 181,700	\$ 198.05
038 E010001	20:COMMERCIAL CONDOS	17	SOUTH ST	LEVINE ROBERT A &	\$ 144,200	\$ 157.18
038 E010002	20:COMMERCIAL CONDOS	17	SOUTH ST	SOUTH STREET PARTNERS 2 LLC	\$ 144,200	\$ 157.18
038 E010003	20:COMMERCIAL CONDOS	17	SOUTH ST	PRESTIGE WORLD-WIDE	\$ 233,800	\$ 254.84
038 E012001	21:RETAIL SERVICES	52	CENTER ST	PICTURE ISLAND INC	\$ 413,000	\$ 450.17
038 E019001	21:RETAIL SERVICES	1	PLEASANT ST	MH & RB LLC	\$ 696,700	\$ 759.40
038 E020001	27:MULTI-USE COMMERCIAL	7	PLEASANT ST	7-19 PLEASANT STREET LLC	\$ 392,200	\$ 427.50
038 E021001	25:PARKING LOTS	9	PLEASANT ST	7-19 PLEASANT STREET LLC	\$ 79,990	\$ 87.19
038 E023001	27:MULTI-USE COMMERCIAL	15	PLEASANT ST	7-19 PLEASANT STREET LLC	\$ 811,000	\$ 883.99
038 E024001	27:MULTI-USE COMMERCIAL	21	PLEASANT ST	ANADILYA PROPERTIES LLC	\$ 431,300	\$ 470.12
038 E025001	13:THREE FAMILY	11	SOUTH ST	AMORY JONATHAN &	\$ 359,800	\$ 392.18
038 E026001	12:TWO FAMILY	9	SOUTH ST	HANSON ANJA-BRITT &	\$ 318,600	\$ 347.27
038 E027001	27:MULTI-USE COMMERCIAL	5	SOUTH ST	FIVE SOUTH STREET LLC	\$ 289,400	\$ 315.45
038 E029001	27:MULTI-USE COMMERCIAL	19	SOUTH ST	19 SOUTH STREET DEVELOPMENT LLC	\$ 724,200	\$ 789.38
038 E030001	25:PARKING LOTS	58	CENTER ST	STEELE DANIEL L	\$ 500,630	\$ 545.69
038 F004001	24:WHOLESALE	241	COMMERCIAL ST	SLM PROPERTIES INC	\$ 1,586,800	\$ 1,729.61
038 F006001	22:OFFICE BUSINESS	245	COMMERCIAL ST	CASCO VIEW HOLDINGS LLC	\$ 4,363,900	\$ 4,756.65
038 F008001	22:OFFICE BUSINESS	470	FORE ST	DICTAR ASSOCIATES II	\$ 2,148,000	\$ 2,341.32
038 F009001	23:HOTEL & MOTEL	468	FORE ST	HARBOR PLAZA ASSOCIATES II	\$ 7,658,200	\$ 8,347.44
038 F009002	22:OFFICE BUSINESS	468	FORE ST	DICTAR ASSOCIATES II	\$ 2,360,900	\$ 2,573.38
038 F019001	22:OFFICE BUSINESS	19	CROSS ST	CASCO VIEW HOLDINGS II LLC	\$ 7,127,700	\$ 7,769.19
038 G001001	25:PARKING LOTS	486	FORE ST	NORTH RIVER IV LLC	\$ 3,257,600	\$ 3,550.78
038 G00202A	10:CONDOMINIUMS	269	COMMERCIAL ST	GOSSELIN EUGENE D &	\$ 135,200	\$ 147.37
038 G00202B	10:CONDOMINIUMS	269	COMMERCIAL ST	POE MAXWELL	\$ 137,600	\$ 149.98
038 G00202C	10:CONDOMINIUMS	269	COMMERCIAL ST	SCHNEIDER PAUL	\$ 150,500	\$ 164.05
038 G00202D	10:CONDOMINIUMS	269	COMMERCIAL ST	CUMMING JEAN S &	\$ 199,900	\$ 217.89
038 G00202E	10:CONDOMINIUMS	269	COMMERCIAL ST	DEVILLIER JACQUES K	\$ 123,100	\$ 134.18
038 G00202F	10:CONDOMINIUMS	269	COMMERCIAL ST	MCKENZIE ANNE-MARIE &	\$ 147,600	\$ 160.88
038 G00203A	10:CONDOMINIUMS	269	COMMERCIAL ST	ALBEE PETER J	\$ 140,900	\$ 153.58
038 G00203B	10:CONDOMINIUMS	269	COMMERCIAL ST	RICE LEE P	\$ 133,900	\$ 145.95
038 G00203C	10:CONDOMINIUMS	269	COMMERCIAL ST	NORCHI CHARLES H	\$ 151,400	\$ 165.03
038 G00203D	10:CONDOMINIUMS	269	COMMERCIAL ST	HUDON WILFRED R	\$ 140,400	\$ 153.04
038 G00203E	10:CONDOMINIUMS	269	COMMERCIAL ST	CONKLIN HENRY C	\$ 170,000	\$ 185.30
038 G00203F	10:CONDOMINIUMS	269	COMMERCIAL ST	TUCKER HAROLD W III	\$ 143,900	\$ 156.85
038 G00204A	10:CONDOMINIUMS	269	COMMERCIAL ST	SERNOFFSKY SUSAN	\$ 107,200	\$ 116.85
038 G00204B	10:CONDOMINIUMS	269	COMMERCIAL ST	269 COMMERCIAL LLC	\$ 150,000	\$ 163.50
038 G00204C	10:CONDOMINIUMS	269	COMMERCIAL ST	VANTAGE RETIREMENT PLANS LLC	\$ 168,100	\$ 183.23
038 G00204D	10:CONDOMINIUMS	269	COMMERCIAL ST	KIMBLE ELLEN SUE	\$ 127,200	\$ 138.65

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038 G00204E	10:CONDOMINIUMS	269	COMMERCIAL ST	LOWRY KATE	\$ 141,900	\$ 154.67
038 G00204F	10:CONDOMINIUMS	269	COMMERCIAL ST	WONG ROCKET &	\$ 149,000	\$ 162.41
038 G00205A	10:CONDOMINIUMS	269	COMMERCIAL ST	BERG ERIC O JR TRUSTEE	\$ 160,100	\$ 174.51
038 G00205B	10:CONDOMINIUMS	269	COMMERCIAL ST	TARBOX JEFFERY H	\$ 174,500	\$ 190.21
038 G00205C	10:CONDOMINIUMS	269	COMMERCIAL ST	CALDWELL ROBERT A	\$ 155,000	\$ 168.95
038 G00205D	10:CONDOMINIUMS	269	COMMERCIAL ST	MUEHLE BRENNAL	\$ 198,800	\$ 216.69
038 G00205E	10:CONDOMINIUMS	269	COMMERCIAL ST	FLAHERTY CHRISTOPHER F	\$ 173,800	\$ 189.44
038 G00205F	10:CONDOMINIUMS	269	COMMERCIAL ST	FOSTER ANTHONY W	\$ 150,500	\$ 164.05
038 G002267	20:COMMERCIAL CONDOS	269	COMMERCIAL ST	267 COMMERCIAL STREET LLC	\$ 280,300	\$ 305.53
038 G002271	20:COMMERCIAL CONDOS	269	COMMERCIAL ST	JKC LLC	\$ 257,100	\$ 280.24
038 G007001	25:PARKING LOTS	508	FORE ST	NORTH RIVER IV LLC	\$ 701,800	\$ 764.96
038 I018001	21:RETAIL SERVICES	46	FREE ST	BROWN J B & SONS	\$ 2,359,200	\$ 2,571.53
038 X001001	25:PARKING LOTS	9	PLEASANT ST	7-19 PLEASANT STREET LLC	\$ 11,760	\$ 12.82
039 A001001	21:RETAIL SERVICES	626	CONGRESS ST	PARK WONBAE &	\$ 810,700	\$ 883.66
039 A002001	21:RETAIL SERVICES	622	CONGRESS ST	WAYNE ENTERPRISES LLC	\$ 1,030,000	\$ 1,122.70
039 A005001	21:RETAIL SERVICES	616	CONGRESS ST	614 CONGRESS STREET LLC	\$ 1,093,900	\$ 1,192.35
039 A006001	25:PARKING LOTS	143	PARK ST	614 CONGRESS STREET LLC	\$ 78,860	\$ 85.96
039 A007001	25:PARKING LOTS	612	CONGRESS ST	RICE GEOFFREY I	\$ 46,390	\$ 50.57
039 A008001	21:RETAIL SERVICES	610	CONGRESS ST	19 SOUTH STREET LLC	\$ 328,800	\$ 358.39
039 A009001	21:RETAIL SERVICES	608	CONGRESS ST	19 SOUTH STREET LLC	\$ 289,700	\$ 315.77
039 A010001	21:RETAIL SERVICES	606	CONGRESS ST	602 CONGRESS LLC	\$ 248,200	\$ 270.54
039 A011001	25:PARKING LOTS	141	PARK ST	WAYNE ENTERPRISES LLC	\$ 139,040	\$ 151.55
039 A013001	22:OFFICE BUSINESS	600	CONGRESS ST	602 CONGRESS LLC	\$ 1,176,700	\$ 1,282.60
039 A016001	40:VACANT LAND	122	HIGH ST	PACIFIC & SOUTHERN COMPANY INC	\$ 79,500	\$ 86.66
039 A016002	25:PARKING LOTS	122	HIGH ST	PACIFIC AND SOUTHERN LLC	\$ 813,050	\$ 886.22
039 A017001	22:OFFICE BUSINESS	128	HIGH ST	PACIFIC & SOUTHERN COMPANY INC	\$ 2,817,500	\$ 3,071.08
039 A027001	26:PRIVATE LOTS	116	HIGH ST	CUMBERLAND CLUB	\$ 1,317,200	\$ 1,435.75
039 A028001	04:BED & BREAKFAST	135	SPRING ST	MARCUM HOSPITALITY LLC	\$ 593,000	\$ 646.37
039 A029001	27:MULTI-USE COMMERCIAL	133	SPRING ST	STADLER CECILE	\$ 366,700	\$ 399.70
039 A030001	27:MULTI-USE COMMERCIAL	131	SPRING ST	TREE SCHOOL LLC	\$ 305,200	\$ 332.67
039 A031001	27:MULTI-USE COMMERCIAL	129	SPRING ST	129 SPRING STREET LLC	\$ 352,500	\$ 384.23
039 A032001	25:PARKING LOTS	127	SPRING ST	CUMBERLAND CLUB	\$ 167,120	\$ 182.16
039 A035001	27:MULTI-USE COMMERCIAL	110	HIGH ST	ONE HUNDRED AND TEN HIGH ST	\$ 382,800	\$ 417.25
039 A037001	21:RETAIL SERVICES	106	HIGH ST	M2BM LLC	\$ 548,100	\$ 597.43
039 A038001	21:RETAIL SERVICES	612	CONGRESS ST	BLUE BAY LLC	\$ 302,700	\$ 329.94
039 B001001	55:LITERARY & SCIENTIFIC	97	SPRING ST	PORTLAND MUSEUM OF ART	\$ -	\$ -
039 B003001	55:LITERARY & SCIENTIFIC	142	FREE ST	CHILDREN'S MUSEUM OF MAINE	\$ -	\$ -
039 B004001	25:PARKING LOTS	130	FREE ST	MAINEHEALTH	\$ 723,380	\$ 788.48
039 B007001	21:RETAIL SERVICES	128	FREE ST	MAINEHEALTH	\$ 305,000	\$ 332.45
039 B008001	25:PARKING LOTS	120	FREE ST	MAINEHEALTH	\$ 586,840	\$ 639.66
039 B011001	20:COMMERCIAL CONDOS	44	OAK ST	EVERYTHING LLC	\$ 484,900	\$ 528.54
039 B011002	20:COMMERCIAL CONDOS	44	OAK ST	EVERYTHING LLC	\$ 191,100	\$ 208.30

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PARCEL ID	LAND USE CODE	NUM	STREET	OWNER	NET ASMT	FEE @ 1.09 RATE
039 B011003	20:COMMERCIAL CONDOS	44	OAK ST	CLOUD SKY LLC	\$ 195,500	\$ 213.10
039 B011004	10:CONDOMINIUMS	44	OAK ST	KEON MICHAEL P	\$ 702,900	\$ 766.16
039 B013001	55:LITERARY & SCIENTIFIC	148	FREE ST	PORTLAND MUSEUM OF ART	\$ -	\$ -
039 B015001	55:LITERARY & SCIENTIFIC	87	SPRING ST	PORTLAND MUSEUM OF ART	\$ -	\$ -
039 C001002	54:BENEVOLENT & CHARITABLE	110	FREE ST	MAINEHEALTH	\$ -	\$ -
039 C00101A	54:BENEVOLENT & CHARITABLE	110	FREE ST	MAINEHEALTH	\$ -	\$ -
039 C00101B	20:COMMERCIAL CONDOS	110	FREE ST	MAINEHEALTH	\$ 730,800	\$ 796.57
039 C00101C	20:COMMERCIAL CONDOS	110	FREE ST	MAINEHEALTH	\$ 1,032,900	\$ 1,125.86
039 C0010GB	54:BENEVOLENT & CHARITABLE	110	FREE ST	MAINEHEALTH	\$ -	\$ -
039 C0010GC	54:BENEVOLENT & CHARITABLE	110	FREE ST	MAINEHEALTH	\$ -	\$ -
039 C001301	54:BENEVOLENT & CHARITABLE	110	FREE ST	MAINEHEALTH	\$ -	\$ -
039 C001302	54:BENEVOLENT & CHARITABLE	110	FREE ST	MAINEHEALTH	\$ -	\$ -
039 C001GA1	54:BENEVOLENT & CHARITABLE	110	FREE ST	MAINEHEALTH	\$ -	\$ -
039 C001GA2	54:BENEVOLENT & CHARITABLE	110	FREE ST	MAINEHEALTH	\$ -	\$ -
039 C002001	56:GOVERNMENTAL	0	FREE ST	CITY OF PORTLAND	\$ -	\$ -
039 D005001	56:GOVERNMENTAL	98	HIGH ST	CITY OF PORTLAND	\$ -	\$ -
039 E001001	56:GOVERNMENTAL	94	SPRING ST ARTERIAL	CITY OF PORTLAND	\$ -	\$ -
039 E008001	22:OFFICE BUSINESS	93	HIGH ST	GREATER PORTLAND	\$ 730,600	\$ 796.35
039 E009001	54:BENEVOLENT & CHARITABLE	87	HIGH ST	ST ELIZABETH'S ROMAN	\$ -	\$ -
039 E010001	23:HOTEL & MOTEL	88	SPRING ST	LAFAYETTE PORTLAND LLC	\$ 17,438,200	\$ 19,007.64
039 F001001	25:PARKING LOTS	40	SPRING ST ARTERIAL	LAFAYETTE PORTLAND LLC	\$ 2,648,700	\$ 2,887.08
039 F013001	32:WAREHOUSE & STORAGE	59	PLEASANT ST	BAKERY LIMITED LIABILITY CO	\$ 952,600	\$ 1,038.33
039 F017001	12:TWO FAMILY	22	SOUTH ST	LOMBARDI BRIAN D	\$ 262,800	\$ 286.45
039 F018001	12:TWO FAMILY	20	SOUTH ST	SCHMIDT REMINGTON O	\$ 264,700	\$ 288.52
039 F019001	12:TWO FAMILY	16	SOUTH ST	LEWIS CLARENCE MICHAEL &	\$ 217,100	\$ 236.64
039 F020001	12:TWO FAMILY	14	SOUTH ST	MCLAUGHLIN KATHERINE A TRUSTEE	\$ 254,900	\$ 277.84
039 F021001	25:PARKING LOTS	10	SOUTH ST	BROWN J B & SONS	\$ 9,600	\$ 10.46
039 F022001	10:CONDOMINIUMS	37	PLEASANT ST	SERAICHICK SUSAN &	\$ 179,800	\$ 195.98
039 F022002	10:CONDOMINIUMS	37	PLEASANT ST	WEATHERFORD CLAUDINE &	\$ 172,900	\$ 188.46
039 F022003	10:CONDOMINIUMS	37	PLEASANT ST	WATSON MICHAEL P &	\$ 179,800	\$ 195.98
039 F022004	10:CONDOMINIUMS	37	PLEASANT ST	FOLEY RONALD G VN VET	\$ 156,460	\$ 170.54
039 F022005	10:CONDOMINIUMS	37	PLEASANT ST	COMEAU PETER W &	\$ 194,000	\$ 211.46
039 F022006	10:CONDOMINIUMS	37	PLEASANT ST	HAAS JOHN E &	\$ 187,100	\$ 203.94
039 F023001	20:COMMERCIAL CONDOS	35	PLEASANT ST	35 PLEASANT ST LLC	\$ 167,800	\$ 182.90
039 F023002	10:CONDOMINIUMS	35	PLEASANT ST	REITER LAUREN J &	\$ 505,600	\$ 551.10
039 F025001	58:LAND BANKS	24	SOUTH ST	CITY OF PORTLAND	\$ -	\$ -
039 F026001	40:VACANT LAND	22	SOUTH ST	LOMBARDI DEBRA &	\$ 27,000	\$ 29.43
040 A001001	54:BENEVOLENT & CHARITABLE	71	HIGH ST	AVESTA INGRAHAM HOUSE LLC	\$ -	\$ -

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040 A002001	14:FOUR FAMILY	98	PLEASANT ST	COSTIN MICHAEL N &	\$ 391,100	\$ 426.30
040 A003001	12:TWO FAMILY	92	PLEASANT ST	CROTEAU COLLEEN O &	\$ 317,800	\$ 346.40
040 A004001	15:5 TO 10 FAMILY	88	PLEASANT ST	C M SCRIBNER & CO LIMITED	\$ 594,400	\$ 647.90
040 A005001	25:PARKING LOTS	76	PLEASANT ST	LAFAYETTE PORTLAND LLC	\$ 219,690	\$ 239.46
040 A008001	25:PARKING LOTS	74	PLEASANT ST	BROWN J B & SONS	\$ 42,700	\$ 46.54
040 A009001	14:FOUR FAMILY	68	PLEASANT ST	SCHWARTZ DONNA L	\$ 386,900	\$ 421.72
040 A010001	27:MULTI-USE COMMERCIAL	54	MAPLE ST	AXE CAP LLC	\$ 394,300	\$ 429.79
040 A011001	11:SINGLE FAMILY	67	HIGH ST	FISHER ALEXANDER DYLAN	\$ 363,700	\$ 396.43
040 A013001	17:21 PLUS FAMILY	53	DANFORTH ST	53 DANFORTH STREET LP	\$ 2,711,900	\$ 2,955.97
040 A014001	11:SINGLE FAMILY	52	MAPLE ST	ADLER BRENT	\$ 227,100	\$ 247.54
040 A015001	15:5 TO 10 FAMILY	65	HIGH ST	BRICKLIGHT PROPERTIES LLC	\$ 505,500	\$ 551.00
040 A016001	17:21 PLUS FAMILY	81	DANFORTH ST	DANFORTH ON HIGH LP	\$ 2,013,200	\$ 2,194.39
040 A017001	15:5 TO 10 FAMILY	77	DANFORTH ST	EAST DANFORTH LLC	\$ 454,100	\$ 494.97
040 A018001	15:5 TO 10 FAMILY	75	DANFORTH ST	EAST DANFORTH LLC	\$ 322,100	\$ 351.09
040 A019001	15:5 TO 10 FAMILY	71	DANFORTH ST	EAST DANFORTH LLC	\$ 427,800	\$ 466.30
040 A022001	15:5 TO 10 FAMILY	67	DANFORTH ST	EAST DANFORTH LLC	\$ 311,300	\$ 339.32
040 A024001	15:5 TO 10 FAMILY	63	DANFORTH ST	EAST DANFORTH LLC	\$ 289,500	\$ 315.56
040 A027001	11:SINGLE FAMILY	50	MAPLE ST	ST PIERRE TRACY M &	\$ 229,100	\$ 249.72
040 A028001	40:VACANT LAND	46	MAPLE ST	BROWN J B & SONS	\$ 23,500	\$ 25.62
040 A030001	16:11 TO 20 FAMILY	69	HIGH ST	BRICKLIGHT PROPERTIES LLC	\$ 467,100	\$ 509.14
040 B001001	25:PARKING LOTS	55	MAPLE ST	BAKERY LIMITED LIABILITY CO	\$ 67,750	\$ 73.85
040 B002001	25:PARKING LOTS	58	PLEASANT ST	BROWN J B & SONS	\$ 45,150	\$ 49.21
040 B003001	13:THREE FAMILY	54	PLEASANT ST	JR SAPPERSTEIN HOLDINGS LLC	\$ 348,400	\$ 379.76
040 B004001	27:MULTI-USE COMMERCIAL	44	PLEASANT ST	44 PLEASANT STREET LLC	\$ 820,400	\$ 894.24
040 B006001	11:SINGLE FAMILY	40	PLEASANT ST	RUSSO J RICHARD &	\$ 493,300	\$ 537.70
040 B007001	27:MULTI-USE COMMERCIAL	23	DANFORTH ST	SCHWARTZ DONNA L	\$ 338,500	\$ 368.97
040 B008001	22:OFFICE BUSINESS	32	PLEASANT ST	32 PLEASANT STREET LLC	\$ 247,400	\$ 269.67
040 B009001	10:CONDOMINIUMS	30	PLEASANT ST	HARTE CHRISTOPHER M	\$ 149,600	\$ 163.06
040 B009002	10:CONDOMINIUMS	30	PLEASANT ST	HANSON JUNE ANDREA	\$ 139,600	\$ 152.16
040 B009003	10:CONDOMINIUMS	30	PLEASANT ST	HOULE RONALD J &	\$ 142,500	\$ 155.33
040 B010001	12:TWO FAMILY	20	PLEASANT ST	18 PLEASANT STREET ASSOCIATES	\$ 211,700	\$ 230.75
040 B012001	22:OFFICE BUSINESS	18	PLEASANT ST	18 PLEASANT ST ASSOC	\$ 190,400	\$ 207.54
040 B013001	12:TWO FAMILY	14	PLEASANT ST	GIOBBI CARLO A JR &	\$ 274,700	\$ 299.42
040 B015001	25:PARKING LOTS	10	PLEASANT ST	GIOBBI CARLO A JR &	\$ 15,100	\$ 16.46
040 B017001	21:RETAIL SERVICES	4	PLEASANT ST	GIOBBI ARCHIE S &	\$ 46,020	\$ 50.16
040 B018001	40:VACANT LAND	51	MAPLE ST	BROUCEK MARGARET A &	\$ 8,100	\$ 8.83
040 B020001	21:RETAIL SERVICES	35	DANFORTH ST	TOBEY LINDA W	\$ 371,000	\$ 404.39
040 B021001	13:THREE FAMILY	33	DANFORTH ST	FOX STEPHEN H	\$ 208,500	\$ 227.27
040 B022001	40:VACANT LAND	29	DANFORTH ST	SCHAIR-CARDONA ERICA &	\$ 119,900	\$ 130.69
040 B023001	25:PARKING LOTS	13	DANFORTH ST	WRIGHT-RYAN REAL ESTATE LLC	\$ 102,950	\$ 112.22
040 B028001	21:RETAIL SERVICES	1	DANFORTH ST	GIOBBI ARCHIE S &	\$ 394,000	\$ 429.46
040 B032001	21:RETAIL SERVICES	45	DANFORTH ST	CIGRI & DENG PROPERTIES LLC	\$ 305,700	\$ 333.21
040 B033001	10:CONDOMINIUMS	56	PLEASANT ST	SPRAGUE ERIC T	\$ 167,800	\$ 182.90
040 B033002	10:CONDOMINIUMS	56	PLEASANT ST	BARTHELMAN TIMOTHY S	\$ 154,700	\$ 168.62
040 B033003	10:CONDOMINIUMS	56	PLEASANT ST	RUNNING SALLY	\$ 158,700	\$ 172.98

FY2020 Portland Downtown Parcels

PARCEL ID	LAND USE CODE	NUM	STREET	OWNER	NET ASMT	FEE @ 1.09 RATE
040 C001001	16:11 TO 20 FAMILY	51	HIGH ST	GILLIS PETER J	\$ 751,100	\$ 818.70
040 C002001	15:5 TO 10 FAMILY	78	DANFORTH ST	WEST COMPANY	\$ 412,800	\$ 449.95
040 C005001	20:COMMERCIAL CONDOS	101	YORK ST	BROWN J B & SONS	\$ 1,142,500	\$ 1,245.33
040 C005201	10:CONDOMINIUMS	25	HIGH ST	VEALE PATRICK J &	\$ 329,900	\$ 359.59
040 C005202	10:CONDOMINIUMS	25	HIGH ST	ESCHBACH KELLY S &	\$ 233,800	\$ 254.84
040 C005203	10:CONDOMINIUMS	25	HIGH ST	SHENKIN MICHAL F	\$ 291,900	\$ 318.17
040 C005204	10:CONDOMINIUMS	25	HIGH ST	PARK KYUNG SAM	\$ 232,400	\$ 253.32
040 C005206	10:CONDOMINIUMS	25	HIGH ST	BINNS PATRICIA	\$ 237,400	\$ 258.77
040 C005207	10:CONDOMINIUMS	25	HIGH ST	GORDON CLAYTON S &	\$ 204,500	\$ 222.91
040 C005208	10:CONDOMINIUMS	25	HIGH ST	LAGHAEI FARID &	\$ 292,300	\$ 318.61
040 C005209	10:CONDOMINIUMS	25	HIGH ST	GATOS PAMELA &	\$ 269,400	\$ 293.65
040 C005210	10:CONDOMINIUMS	25	HIGH ST	SMITH PAUL M &	\$ 296,000	\$ 322.64
040 C005211	10:CONDOMINIUMS	25	HIGH ST	JONES JONAH L	\$ 270,000	\$ 294.30
040 C005212	10:CONDOMINIUMS	25	HIGH ST	WEATHERILL CAROLINE AVERY	\$ 295,800	\$ 322.42
040 C005213	10:CONDOMINIUMS	25	HIGH ST	PRICE JASON LLOYD &	\$ 253,300	\$ 276.10
040 C005214	10:CONDOMINIUMS	25	HIGH ST	DIRECTOR STEVEN &	\$ 295,800	\$ 322.42
040 C005215	10:CONDOMINIUMS	25	HIGH ST	CUSHMAN ROBIN MARI	\$ 351,500	\$ 383.14
040 C005216	10:CONDOMINIUMS	25	HIGH ST	KAVANAUGH DEIRDRE FLYNN &	\$ 298,400	\$ 325.26
040 C005301	10:CONDOMINIUMS	25	HIGH ST	LYONS THOMAS W &	\$ 335,700	\$ 365.91
040 C005302	10:CONDOMINIUMS	25	HIGH ST	HARROW DAVID	\$ 244,400	\$ 266.40
040 C005303	10:CONDOMINIUMS	25	HIGH ST	SMITH TEALE &	\$ 289,600	\$ 315.66
040 C005304	10:CONDOMINIUMS	25	HIGH ST	WALLACE ROBERT C &	\$ 230,800	\$ 251.57
040 C005305	10:CONDOMINIUMS	25	HIGH ST	WRIGHT WILLIAM R &	\$ 310,600	\$ 338.55
040 C005306	10:CONDOMINIUMS	25	HIGH ST	CROTEAU JUSTIN PAUL &	\$ 247,900	\$ 270.21
040 C005307	10:CONDOMINIUMS	25	HIGH ST	GRIFFIN ALEXANDER &	\$ 211,000	\$ 229.99
040 C005308	10:CONDOMINIUMS	25	HIGH ST	MARTINEZ DANIEL M &	\$ 306,400	\$ 333.98
040 C005309	10:CONDOMINIUMS	25	HIGH ST	ADLER SUSAN	\$ 281,600	\$ 306.94
040 C005310	10:CONDOMINIUMS	25	HIGH ST	MORRIS AARON	\$ 297,100	\$ 323.84
040 C005311	10:CONDOMINIUMS	25	HIGH ST	LAMPNER GLENNA H &	\$ 285,100	\$ 310.76
040 C005312	10:CONDOMINIUMS	25	HIGH ST	101 YORK STREET LLC	\$ 313,600	\$ 341.82
040 C005313	10:CONDOMINIUMS	25	HIGH ST	GRIDLEY GUY G	\$ 285,100	\$ 310.76
040 C005314	10:CONDOMINIUMS	25	HIGH ST	MAHMOUD AMMAR	\$ 313,600	\$ 341.82
040 C005315	10:CONDOMINIUMS	25	HIGH ST	MARICHEL LLC	\$ 374,800	\$ 408.53
040 C005316	10:CONDOMINIUMS	25	HIGH ST	101 YORK STREET LLC	\$ 318,000	\$ 346.62
040 C005401	10:CONDOMINIUMS	25	HIGH ST	KEELING MATTHEW R &	\$ 348,100	\$ 379.43
040 C005402	10:CONDOMINIUMS	25	HIGH ST	TAMASHIRO KASEY-KALEI	\$ 254,900	\$ 277.84
040 C005403	10:CONDOMINIUMS	25	HIGH ST	WOON ASHLEY HARDI	\$ 328,400	\$ 357.96
040 C005404	10:CONDOMINIUMS	25	HIGH ST	FERNANDEZ AVILES PEDRO M &	\$ 245,900	\$ 268.03
040 C005405	10:CONDOMINIUMS	25	HIGH ST	CHEUNG PATRICIA K	\$ 321,100	\$ 350.00
040 C005406	10:CONDOMINIUMS	25	HIGH ST	OVESON JANELLE L	\$ 262,700	\$ 286.34
040 C005407	10:CONDOMINIUMS	25	HIGH ST	SHELLEY W KIRBY &	\$ 209,400	\$ 228.25
040 C005408	10:CONDOMINIUMS	25	HIGH ST	WELCH STANLEY E &	\$ 321,100	\$ 350.00
040 C005409	10:CONDOMINIUMS	25	HIGH ST	PIASIO GEOFF B	\$ 295,600	\$ 322.20
040 C005410	10:CONDOMINIUMS	25	HIGH ST	SADLER CLIFFORD H &	\$ 328,400	\$ 357.96
040 C005411	10:CONDOMINIUMS	25	HIGH ST	SCHAFER MORGAN &	\$ 295,600	\$ 322.20
040 C005412	10:CONDOMINIUMS	25	HIGH ST	101 YORK STREET LLC	\$ 328,400	\$ 357.96
040 C005413	10:CONDOMINIUMS	25	HIGH ST	DORNEMAN PENELOPE LEE &	\$ 295,600	\$ 322.20
040 C005414	10:CONDOMINIUMS	25	HIGH ST	YATES RUTH A TRUSTEE	\$ 328,400	\$ 357.96
040 C005415	10:CONDOMINIUMS	25	HIGH ST	MUNDHENK THOMAS &	\$ 370,000	\$ 403.30
040 C005416	10:CONDOMINIUMS	25	HIGH ST	101 YORK STREET LLC	\$ 332,100	\$ 361.99
040 C005501	10:CONDOMINIUMS	25	HIGH ST	CHANG BENNY &	\$ 401,400	\$ 437.53
040 C005502	10:CONDOMINIUMS	25	HIGH ST	JOHNSTON EDWARD R &	\$ 277,300	\$ 302.26
040 C005503	10:CONDOMINIUMS	25	HIGH ST	HARK ROBERT S &	\$ 337,300	\$ 367.66

FY2020 Portland Downtown Parcels

PARCEL ID	LAND USE CODE	NUM	STREET	OWNER	NET ASMT	FEE @ 1.09 RATE
040 C005504	10:CONDOMINIUMS	25	HIGH ST	FREEDMAN PAUL R TRUSTEE	\$ 284,600	\$ 310.21
040 C005505	10:CONDOMINIUMS	25	HIGH ST	JOHNSON THOMAS	\$ 350,300	\$ 381.83
040 C005506	10:CONDOMINIUMS	25	HIGH ST	MARSDEN DAVID &	\$ 277,300	\$ 302.26
040 C005507	10:CONDOMINIUMS	25	HIGH ST	LADAN LUKA	\$ 247,500	\$ 269.78
040 C005508	10:CONDOMINIUMS	25	HIGH ST	CARTER DONALD D JR &	\$ 333,500	\$ 363.52
040 C005509	10:CONDOMINIUMS	25	HIGH ST	GALLUZZO DONNA &	\$ 313,800	\$ 342.04
040 C005510	10:CONDOMINIUMS	25	HIGH ST	LARLEE BRENT A &	\$ 350,300	\$ 381.83
040 C005511	10:CONDOMINIUMS	25	HIGH ST	OSTERGAARD LLC	\$ 313,800	\$ 342.04
040 C005512	10:CONDOMINIUMS	25	HIGH ST	DANIELSEN KERRY E	\$ 350,300	\$ 381.83
040 C005513	10:CONDOMINIUMS	25	HIGH ST	CONRAD ERIC &	\$ 313,800	\$ 342.04
040 C005514	10:CONDOMINIUMS	25	HIGH ST	SHAW DAVID E &	\$ 350,300	\$ 381.83
040 C005515	10:CONDOMINIUMS	25	HIGH ST	PARK MIRI	\$ 423,300	\$ 461.40
040 C005516	10:CONDOMINIUMS	25	HIGH ST	101 YORK STREET LLC	\$ 354,100	\$ 385.97
040 C009001	31:MANUFACTURING	50	DANFORTH ST	BROWN J B & SONS	\$ 908,200	\$ 989.94
040 C014001	14:FOUR FAMILY	41	HIGH ST	SACRE LINDA &	\$ 332,600	\$ 362.53
040 C015001	10:CONDOMINIUMS	37	HIGH ST	CORRALES ANNAMARIE &	\$ 135,500	\$ 147.70
040 C015002	10:CONDOMINIUMS	37	HIGH ST	SOLSTICE INVESTMENTS LLC	\$ 108,400	\$ 118.16
040 C015003	10:CONDOMINIUMS	37	HIGH ST	BAILLARGEON CHARLES C	\$ 264,300	\$ 288.09
040 C015004	10:CONDOMINIUMS	37	HIGH ST	THIS THYME AROUND LLC	\$ 125,100	\$ 136.36
040 C016001	12:TWO FAMILY	31	HIGH ST	BERNOTAVICZ JARAD	\$ 277,600	\$ 302.58
040 C021001	06:MULTI-USE RESIDENTIAL	27	HIGH ST	BROWN J B & SONS	\$ 3,418,300	\$ 3,725.95
040 C026001	24:WHOLESALE	75	YORK ST	75 YORK STREET LLC	\$ 669,000	\$ 729.21
040 C030001	21:RETAIL SERVICES	53	YORK ST	CASTINE 53 LLC	\$ 926,800	\$ 1,010.21
040 D001001	22:OFFICE BUSINESS	20	DANFORTH ST	BROWN J B & SONS	\$ 2,818,400	\$ 3,072.06
040 D002001	22:OFFICE BUSINESS	10	DANFORTH ST	WRIGHT-RYAN REAL ESTATE LLC	\$ 1,003,100	\$ 1,093.38
040 E001001	25:PARKING LOTS	40	YORK ST	BROWN J B & SONS	\$ 667,900	\$ 728.01
040 E003001	10:CONDOMINIUMS	311	COMMERCIAL ST	JR SEELY COMPANY LLC	\$ 428,500	\$ 467.07
040 E003002	10:CONDOMINIUMS	311	COMMERCIAL ST	HIGONNET CAMILLE	\$ 286,800	\$ 312.61
040 E003003	10:CONDOMINIUMS	311	COMMERCIAL ST	WOODS MARY A &	\$ 266,800	\$ 290.81
040 E003004	10:CONDOMINIUMS	311	COMMERCIAL ST	LEVIN-MARTIN MINDY F &	\$ 412,900	\$ 450.06
040 E003005	10:CONDOMINIUMS	311	COMMERCIAL ST	TAYLOR-CHIARELLO ROBIN	\$ 495,600	\$ 540.20
040 E003006	10:CONDOMINIUMS	311	COMMERCIAL ST	JR SEELY COMPANY LLC	\$ 420,100	\$ 457.91
040 E003007	10:CONDOMINIUMS	311	COMMERCIAL ST	KRUITHOFF CATHERINE H &	\$ 274,600	\$ 299.31
040 E003008	10:CONDOMINIUMS	311	COMMERCIAL ST	JR SEELY COMPANY LLC	\$ 343,100	\$ 373.98
040 E003009	10:CONDOMINIUMS	311	COMMERCIAL ST	KROON THOMAS J &	\$ 377,500	\$ 411.48
040 E00300H	20:COMMERCIAL CONDOS	311	COMMERCIAL ST	JBB HOSPITALITY I LLC	\$ 12,301,600	\$ 13,408.74
040 E00300R	20:COMMERCIAL CONDOS	311	COMMERCIAL ST	TIQA LEGACY LLC	\$ 1,314,100	\$ 1,432.37
040 E003010	10:CONDOMINIUMS	311	COMMERCIAL ST	GRIMM KRISTY &	\$ 527,800	\$ 575.30
040 E003011	10:CONDOMINIUMS	311	COMMERCIAL ST	CLANCY PAUL	\$ 358,500	\$ 390.77
040 E003012	10:CONDOMINIUMS	311	COMMERCIAL ST	PIPER JOHN M &	\$ 395,000	\$ 430.55
040 E003013	10:CONDOMINIUMS	311	COMMERCIAL ST	DERMER HARRY &	\$ 350,100	\$ 381.61
040 E003014	10:CONDOMINIUMS	311	COMMERCIAL ST	SIMARK ACQUISITIONS LLC	\$ 397,900	\$ 433.71
040 F009001	27:MULTI-USE COMMERCIAL	305	COMMERCIAL ST	BAXTER PLACE LLC	\$ 6,327,600	\$ 6,897.08
040 F011001	22:OFFICE BUSINESS	14	YORK ST	BROWN J B & SONS	\$ 2,264,000	\$ 2,467.76
041 A015001	24:WHOLESALE	260	COMMERCIAL ST	WATERFRONT MAINE BT LLC	\$ 1,194,800	\$ 1,302.33
041 A016001	22:OFFICE BUSINESS	252	COMMERCIAL ST	WATERFRONT MAINE	\$ 15,187,300	\$ 16,554.16
042 A001001	40:VACANT LAND	0	COMMERCIAL ST	NPCC LLC	\$ 1,297,900	\$ 1,414.71

PARCEL ID	LAND USE CODE	NUM	STREET	OWNER	NET ASMT	FEE @ 1.09 RATE
042 A002001	40:VACANT LAND	0	COMMERCIAL ST	DEERING PROPERTY	\$ 2,750,900	\$ 2,998.48
042 A003001	21:RETAIL SERVICES	383	COMMERCIAL ST	DPD LOT 3 LLC	\$ 1,577,200	\$ 1,719.15
042 A007001	55:LITERARY & SCIENTIFIC	54	YORK ST	UNITY COLLEGE	\$ -	\$ -
042 C001110	55:LITERARY & SCIENTIFIC	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	\$ -	\$ -
042 C001120	55:LITERARY & SCIENTIFIC	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	\$ -	\$ -
042 C001130	20:COMMERCIAL CONDOS	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	\$ 85,380	\$ 93.06
042 C00114A	20:COMMERCIAL CONDOS	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	\$ 59,880	\$ 65.27
042 C00114B	20:COMMERCIAL CONDOS	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	\$ 30,880	\$ 33.66
042 C00114C	20:COMMERCIAL CONDOS	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	\$ 14,630	\$ 15.95
042 C00114D	20:COMMERCIAL CONDOS	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	\$ 14,500	\$ 15.81
042 C001150	55:LITERARY & SCIENTIFIC	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	\$ -	\$ -
042 C001160	20:COMMERCIAL CONDOS	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	\$ 13,750	\$ 14.99
042 C001170	20:COMMERCIAL CONDOS	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	\$ 13,630	\$ 14.86
042 C00118A	20:COMMERCIAL CONDOS	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	\$ 21,630	\$ 23.58
042 C00118B	20:COMMERCIAL CONDOS	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	\$ 21,630	\$ 23.58
042 C001190	20:COMMERCIAL CONDOS	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	\$ 21,000	\$ 22.89
042 C001210	55:LITERARY & SCIENTIFIC	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	\$ -	\$ -
042 C001310	55:LITERARY & SCIENTIFIC	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	\$ -	\$ -
042 C001320	55:LITERARY & SCIENTIFIC	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	\$ -	\$ -
042 C001330	55:LITERARY & SCIENTIFIC	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	\$ -	\$ -
042 C001CCL	55:LITERARY & SCIENTIFIC	344	COMMERCIAL ST	GULF OF MAINE PROPERTIES INC	\$ -	\$ -
045 A001001	27:MULTI-USE COMMERCIAL	660	CONGRESS ST	A K LONGFELLOW LLC	\$ 458,500	\$ 499.77
045 A002001	27:MULTI-USE COMMERCIAL	656	CONGRESS ST	RICE GEOFFREY I	\$ 867,800	\$ 945.90
045 A003001	27:MULTI-USE COMMERCIAL	638	CONGRESS ST	638 CONGRESS STREET	\$ 5,101,800	\$ 5,560.96
045 A033001	15:5 TO 10 FAMILY	177	STATE ST	RANS LLC	\$ 378,900	\$ 413.00
045 A034001	21:RETAIL SERVICES	664	CONGRESS ST	RANS LLC	\$ 464,900	\$ 506.74
045 A035001	21:RETAIL SERVICES	670	CONGRESS ST	LONGFELLOW SQUARE	\$ 611,700	\$ 666.75
046 C011001	27:MULTI-USE COMMERCIAL	675	CONGRESS ST	DOUKAS WILLIAM B	\$ 367,700	\$ 400.79
046 C012001	21:RETAIL SERVICES	673	CONGRESS ST	DOUKAS ANDREW J	\$ 140,900	\$ 153.58
046 C013001	21:RETAIL SERVICES	671	CONGRESS ST	DOUKAS ANDREW J &	\$ 169,900	\$ 185.19
046 C019001	27:MULTI-USE COMMERCIAL	667	CONGRESS ST	REDFERN LONGFELLOW LLC	\$ 14,580,600	\$ 15,892.85
046 D008001	11:SINGLE FAMILY	15	AVON ST	REDFERN LONGFELLOW LLC	\$ 245,300	\$ 267.38

FY2020 Portland Downtown Parcels

PARCEL ID	LAND USE CODE	NUM	STREET	OWNER	NET ASMT	FEE @ 1.09 RATE
046 D017001	53:RELIGIOUS	156	HIGH ST	WILLISTON-IMMANUEL UNITED CHURCH	\$ -	\$ -
046 D018001	21:RETAIL SERVICES	653	CONGRESS ST	RICE GEOFFREY TRUSTEE	\$ 235,600	\$ 256.80
046 D021001	27:MULTI-USE COMMERCIAL	655	CONGRESS ST	TRELAWNY 657 LLC	\$ 5,222,500	\$ 5,692.53
046 D022001	27:MULTI-USE COMMERCIAL	645	CONGRESS ST	BAYSIDE MAINE LLC	\$ 3,783,700	\$ 4,124.23
046 D026001	27:MULTI-USE COMMERCIAL	633	CONGRESS ST	BURNHAM ARMS LLC	\$ 2,218,100	\$ 2,417.73
046 D027001	40:VACANT LAND	629	CONGRESS ST	BURNHAM ARMS ANNEX LLC	\$ 160,400	\$ 174.84
046 D028001	21:RETAIL SERVICES	625	CONGRESS ST	BURNHAM ARMS ANNEX LLC	\$ 227,500	\$ 247.98
046 D029001	22:OFFICE BUSINESS	619	CONGRESS ST	BAXTER BUILDING LLC	\$ 2,502,600	\$ 2,727.83
046 D031001	22:OFFICE BUSINESS	142	HIGH ST	CROSTONE PORTLAND LLC	\$ 4,127,000	\$ 4,498.43
055 E037001	27:MULTI-USE COMMERCIAL	190	STATE ST	HUCKSTER'S ROW PROPERTIES LLC	\$ 676,800	\$ 737.71
055 E039001	27:MULTI-USE COMMERCIAL	188	STATE ST	LONGFELLOW SQUARE	\$ 1,165,700	\$ 1,270.61
444 A001001	56:GOVERNMENTAL	54	COMMERCIAL ST	CITY OF PORTLAND	\$ -	\$ -
444 A005001	56:GOVERNMENTAL	46	COMMERCIAL ST	CITY OF PORTLAND	\$ -	\$ -
444 A00500B	20:COMMERCIAL CONDOS	46	COMMERCIAL ST	CASCO BAY MHR LLC	\$ 2,782,100	\$ 3,032.49
444 A011001	58:LAND BANKS	54	COMMERCIAL ST	CITY OF PORTLAND	\$ -	\$ -
					\$ 933,979,390	\$1,018,037.54



CITY OF PORTLAND
Economic Development
Gregory A. Mitchell, Director

MEMORANDUM

TO: Chair Costa and Members of the Economic Development Committee

FROM: Greg Mitchell, Economic Development Director

DATE: May 15, 2019

SUBJECT: **Proposed Amendment to the Downtown Transit Oriented Development (TOD) and Omnibus Tax Increment Financing (TIF) District to Remove Assessor Parcel 44-H-1, 66 State Street, from the District for it to be a freestanding Affordable Housing TIF District**

I. ONE SENTENCE SUMMARY

The proposed amendment to the Downtown TOD TIF District removes Assessor Parcel 44-H-1, 66 State Street, from the District in order for that parcel to be a freestanding Affordable Housing TIF District.

II. BACKGROUND

The Downtown TOD TIF District was originally approved by the Portland City Council on February 9, 2015, and has since had two amendments approved by the City Council and the Maine Department of Economic and Community Development (MDECD). The first amendment removed Assessor Parcel 22-F-1 from the District in order for it to be a freestanding Affordable Housing TIF District. The second amendment increased allowable uses for municipal TIF revenue, as well as increased the annual capture rate from up to 22% to up to 100%.

Proposed Amendment #3 is to remove a parcel for an affordable housing project, which will be presented on May 21st at a joint EDC and Housing Committee meeting

Removing Parcel 44-H-1

The City recently received an application for an Affordable Housing (AH) TIF District utilizing Assessor Parcel 44-H-1 for this District, which Parcel is located in the Downtown TOD TIF, and therefore needs to be removed from that District. It is noted that this parcel is

located on the outer boundary of the Downtown TOD TIF District. The assessed value of this parcel is \$0 as it is currently tax exempt. The acreage of the parcel is .5087.

Because the value of the parcel is tax exempt, it does not affect the Original Assessed Value of the DT TOD TIF District. The TIF District acreage will decrease from 421.52 acres to 421.01. Therefore, revisions to the District document are minimal for this parcel to be removed.

III. INTENDED RESULT

The intended result is for the Economic Development Committee (EDC) to recommend to the City Council amending the TIF District by removing Assessor Parcel 44-H-1, which would allow for it be a freestanding AH TIF District.

IV. FINANCIAL IMPACT

There is no financial impact to the City by removing Assessor Parcel 44-H-1 from the Downtown TOD TIF District.

V. STAFF ANALYSIS AND RECOMMENDATION

The DT/TOD TIF District was designed strategically to support the following major objectives:

1. ***Maintain and Expand Tax Base and Job Growth.***
2. ***Invest TIF Revenue in the following categories:***
 - a. ***Public Infrastructure.***
 - b. ***New and Enhanced Transit.***
 - c. ***City Economic Development Programs, including Creative Portland and City staff salaries.***
3. ***TIF Term and Capture Rates.*** The TIF District is for thirty (30) years – from FY2016 through and including FY2045 - with TIF capture rates at 12% the first year, 22% years 2 through 4, and up to 100% years 5 through 30.
4. ***Tax Shelter Benefits.*** Public benefits associated with TIF district are the “savings” related to the avoided loss of state aid for education and municipal revenue sharing, along with the City being responsible for a higher share of Cumberland County’s budget.

Downtown TOD TIF District Term and Capture Rates

Specific terms include:

TIF Years	TIF Capture Rates	Annual Average TIF Revenue Estimate	Average Annual General Fund Revenue Estimate from IAV	Average Annual General Fund Revenue Estimate from OAV
1	12%	\$200,000	\$1.3 million	\$19.9 Million
2-4	22%	\$600,000	\$2.17 million	\$21 Million
5-30	100%	\$10.4 Million	\$0	\$28.7 Million
Total		\$11.2 million	\$3.47 million	\$69.6 Million

Tax Shelter Benefits

Estimates of the specific savings or avoided loss of state aid to education, reductions in municipal revenue sharing or for the City paying a higher share of County taxes include from year 1 at 12%, years 2 to 4 at 22%, and years 5 through 30 at 100%:

TIF Years	Average Annual Savings Estimate
1-30	\$2.825 million

This amount of “savings” is significant and one of the most important benefits of establishing TIF Districts.

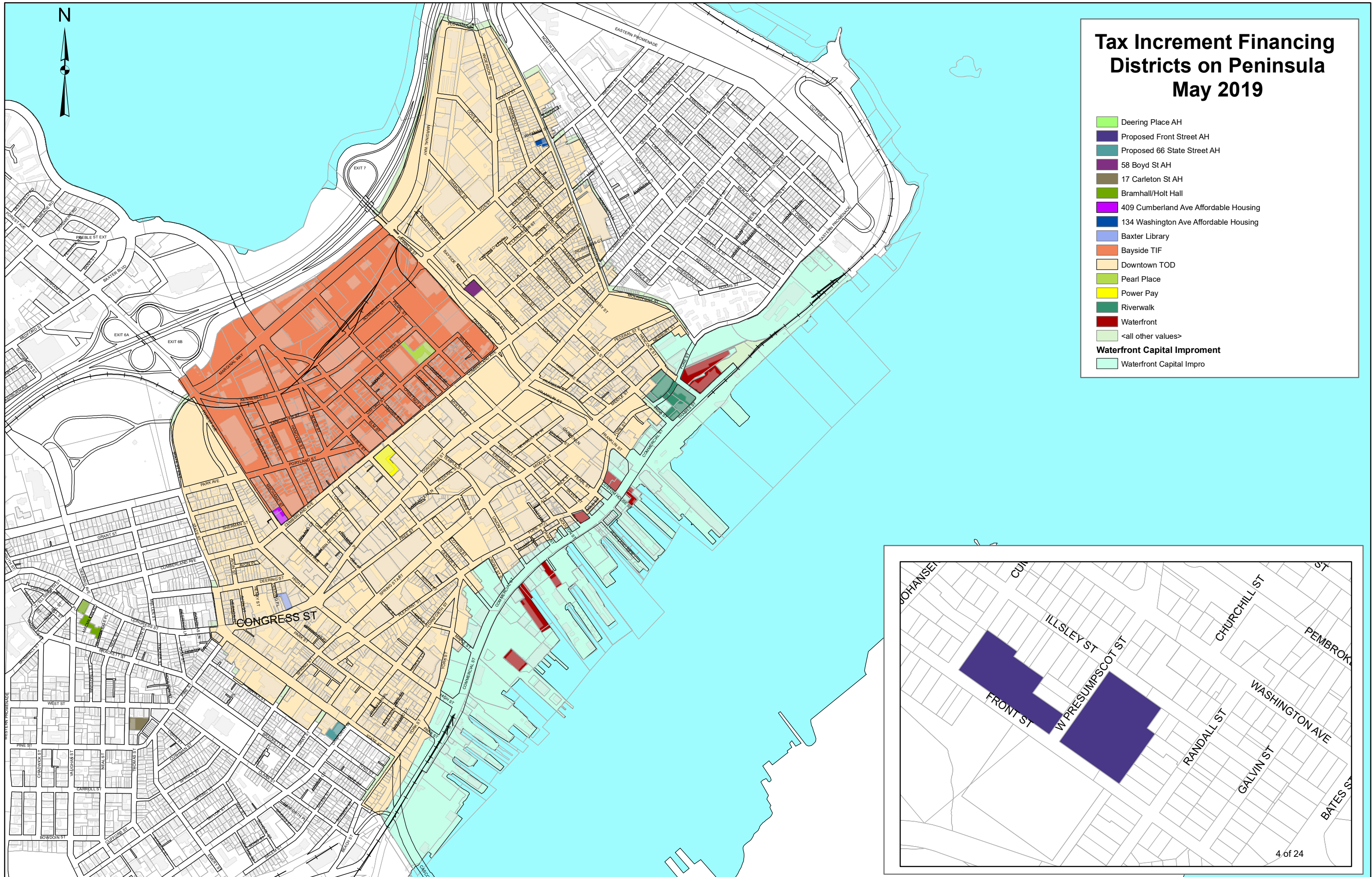
For Portland, tax shelter savings is conservatively estimated at 30%, meaning that for every new tax dollar, Portland saves 30 cents which would otherwise be lost for property tax value not included in a TIF District.

Recommendation

Staff recommends approval to amend the DT TOD TIF District to remove Assessor Parcel 44-H-1 in order for it be a freestanding AH TIF District.

VI. ATTACHMENTS

- New Exhibit C – Map of proposed amended TIF District
- Redlines to City Downtown TIF Application, Amendment 3
- Clean Version of Downtown TIF Application, Amendment 3



I. Introduction – Portland Downtown Transit Oriented Municipal Development and Omnibus Tax Increment Financing District Amendment #32

On February 9, 2015, the City of Portland (the “City”) designated the Portland Downtown Transit Oriented Municipal Development and Omnibus Tax Increment Financing District (the “District”) and adopted this Development Program (the “Development Program”) for the District in an effort to fully realize the visions and goals of the City of Portland Downtown Revitalization Investment Plan (“Downtown Plan”); the Downtown Plan is attached as Exhibit A. The duration of this District will be 30 years beginning July 1, 2015 (Tax Year 4/1/2015; FY2015-16) ending June 30, 2045 (Tax Year 4/1/2044; FY2044-45).

- a. District Amendment #1 Approved by MDECD February 27, 2018: The purpose of this District amendment was to remove the parcel designated by the City Assessor as 22-F-1 at 54 Lancaster – a tax exempt parcel (so no value attributed to the Original Assessed Value) with approximately .48 acres, which will be turned into a free-standing Affordable Housing TIF District. Portland’s amended District remained the same at approximately 422 acres and bounded by Washington Avenue to the east, State Street to the west, following the edges of the adjacent Bayside and Waterfront Capital Improvement TIF Districts to the north and south. The District encompasses the central business district of Portland and the abutting east and west ends of the District. In creating the District, the outlying residential areas of the Eastern and Western Promenades have been purposely excluded.

- ~~b.~~ Proposed District Amendment #2: District Amendment #2 approved by MDECD February 11, 2019: The purpose of this District Amendment was-is to increase the allowable uses for Municipal TIF Revenue and increase the percentage capture from up to 22% to up to 100%, all as more detailed in Section II below.

- ~~b.~~ c. Proposed District Amendment #3: The purpose of District Amendment #3 is to remove the parcel designated by the City Assessor as 44-H-1 at 66 State Street – a tax exempt parcel (so no value attributed to the Original Assessed Value), with approximately .5087 acres, which will be turned into a free-standing Affordable Housing TIF District. Portland’s amended District, with Amendment #3 reduces it from approximately 422 to 421.01 acres. The boundaries remain the same, i.e., bounded by Washington Avenue to the east, State Street to the west, following the edges of the adjacent Bayside and Waterfront Capital Improvement TIF Districts to the north and south. The District encompasses the central business district of Portland and the abutting east and west ends of the District. In creating the District, the outlying residential areas of the Eastern and Western Promenades have been purposely excluded.

The Downtown Plan includes a listing of current projects and categories of future investment. It is recognized that meeting the infrastructure needs of Portland’s downtown

will be a dynamic process that will be updated locally on an annual basis or as needed. Though the specific public projects prioritized and undertaken from year to year will change, with the exception of this District funding up to \$100,000 annually for the Creative Portland Corporation, categories of investment for the purpose of eligible uses of the TIF Revenues will remain consistent. Actual project selections and prioritization for funding will continue to be made on an annual basis during the City budget and Capital Improvements Plan (CIP) process, based on categories contained in Table 1 hereinbelow. The CIP is the document that presents the City's capital needs in the current year and plans for capital needs in future years. As a five year plan that is annually updated, the CIP is a dynamic planning document; the FY2015 to 2019 CIP document is included in the Downtown Plan as an appendice.

II. Development Program Narrative

A. The Development Program as Amended with Amendment #23

The Amended Development Program for the Downtown Transit Oriented Municipal Development and Omnibus TIF District is structured and proposed pursuant to Chapter 206 of Title 30-A of the Maine Revised TIF Statutes, as amended (the "TIF Statute"). The City's designation of the District, combined with the adoption of this Amended Development Program, creates a single municipal TIF district in order to capture the value of the real property improvements made within the District and enable the use of TIF revenues for various municipal and other development projects.

Under this Amended Development Program, the City captured 12% in year one, and 22% in years 2 through 4. This Amended Development Program would now allow for the City to capture up to 100% of the new real property value located in the District for remainder of the term of the District, or through Tax Year April 1, 2044/City Fiscal Year 2044/2045. The City may retain those tax revenues generated by the captured assessed value (the "TIF Revenues") to fund infrastructure improvements and other administrative costs, all as further described in Table 1 hereinbelow. The City reserves the right to capture less than the full 100% in years 5 through 30, depending on the then-current needs of the City with respect to the approved project costs. Any reduction in the captured value percentage shall adjust the amount of assessed value eligible for sheltering with respect to the tax shift benefit correspondingly. Although all TIF Revenues will be retained by the City at this time, the City reserves the right in the future to negotiate and execute commercial credit enhancement agreements pursuant to City Council approved TIF Policy as may be amended from time to time. CEAs would be limited, however, to the balance of District term at that time. Such future credit enhancement agreements would require a public hearing and City Council approval. Should the City enter into a credit enhancement agreement, it will provide the Maine Department of Economic and Community Development a description of the terms and conditions of any agreements, contracts, or other obligations related to the development program.

In designating the District and adopting this Amended Development Program, the City can accomplish the following goals:

- Maintain existing tax revenues;

- Invest in the Downtown public infrastructure;
- Invest in the Creative Portland Corporation annually;
- Invest in new and enhanced transit services;
- Enjoy enhanced future tax revenues generated by new development within the District; and
- Create long-term, stable employment opportunities for area residents because of these TIF investments.

In addition, by creating the District, the City will “shelter” the increase in municipal valuation that development in the District will bring about. This tax shift benefit mitigates the adverse effect that the District’s increased assessed property value has upon the City’s share of state aid to education, municipal revenue sharing, and its county tax assessment. An estimate of the tax shift benefits is shown in Revised Exhibit D-2 attached hereto.

The City’s designation of the District and pursuit of this Amended Development Program constitute a good and valid public purpose pursuant to Chapter 206 of Title 30-A because it represents a substantial contribution to the economic well-being of both the City and the region by providing jobs, contributing to property taxes, and diversifying the region’s economic base.

B. The Projects

Development within the District will provide a revenue source for the City’s economic development projects. The City intends to use TIF Revenues to further its overall plan to attract and retain businesses that want to take advantage of Portland’s business-friendly location, while offering their employees a rich, dynamic, and high quality of life. This includes funding of Creative Portland Corporation, of which the City of Portland is the Corporator, of up to \$100,000 annually, as well as City plans to invest in its public infrastructure in these investment focus areas:

- Sidewalk and Other Pedestrian Enhancements
- Streetscape
- Lighting
- Street Alignment
- Utilities
- Bicycle Improvements
- Public Transit
- Wayfinding
- Multi-modal surface and structured parking
- Work force training
- Professional service costs
- Economic Development Department administrative costs and staff salaries, and prorated salaries of the City Manager, Finance Director, Planning and Urban Development Director, and Planning staff.

The District projects at this time are highlighted in Table 1 below:

TABLE 1

NOTE 1: All Citations refer to Title 30-A, Chapter 206, Section 5225

NOTE 2: While this Amended Development Program lists particular projects, the Amended Development Program shall not serve as an appropriation of TIF Revenues for any of these specific purposes, nor shall it commit the City to completing any particular project. The projects will only be undertaken following proper appropriation through the annual budget process and any other applicable required approvals.

Project	Downtown Revitalization Plan Reference by page no.	Statutory Citation	Estimated Cost
In District: Capital Infrastructure Design and Investments, including Financing Costs, for example: - Multi-modal surface and structured parking - Sidewalk and Other Pedestrian Enhancements - Roadway Realignments/Paving - Crosswalks - Traffic Signals - Intersection Redesigns - Bicycle lanes, racks, and stations Infrastructure - Stormwater Management, including water and sewer upgrades - Telecommunications, lighting, and electrical distribution upgrades; Infrastructure improvements/enhancements - Wayfinding (signage) - Public plaza intersection improvements	19, 47 19, 20, 34,35, 48 19,20,34,35 19, 46 34, 46 19,20,34,35 19, 34,47 19, 33 19, 36 19,23, 35,47 22, 46	(1)(A)(1)(2)(3)(6)(7) (1)(A)(1)(2)(3)(6)(7) (1)(A)(1)(2)(3)(6)(7) (1)(A)(1)(a)(i) (1)(A)(1)(2)(3) (1)(A)(1)(2)(3)(6)(7) (1)(A)(1)(a)(i) (1)(A)(1)(2)(3)(6)(7) (1)(A)(1)(2)(3)(7) (1)(A)(1) (1)(A)(1)(2)(3)(6)(7)	\$150 Million over the life of the District for these Capital Infrastructure Items.
In and out of District: New and Enhanced Transit Services, including operational costs, for example (see Exhibit K – Transit Map): - Creation of high frequency bus service on Congress Street at 15-minute intervals between	17, 20, 21,	(1)(A) and (1)(C)(7)	\$15 Million for Transit in this category.

**~~9/2018-2019~~ PROPOSED DOWNTOWN/TRANSIT TIF AMENDMENT #32 - ~~CITY INVESTMENT OPTIONS~~
AND CAPTURE RATE AMENDMENTS REMOVING ASSESSOR LOT 44 H001001**

the Portland Transportation Center (PTC) and Washington Avenue;	20		
- Enhancing Stevens Avenue- Allen Avenue- Congress Street bus service areas;	20	(1)(A)(1)(a) and (1)(C)(7)	
- Corresponding costs for these enhancements, including transit operator salaries; transit vehicle fuel, and transit vehicle parts replacements.	20	(1)(A)(1)(a) and (1)(C)(7)	
- Transit capital costs including transit vehicles and related equipment; bus shelters and other related structures; benches; signs, and other transit-related infrastructure.	17, 20	(1)(A)(1)(a) and (1)(C)(7)	
- Shuttle service to downtown businesses.		(1)(A)(1)(a) and (1)(C)(7)	

9/2018-2019 PROPOSED DOWNTOWN/TRANSIT TIF AMENDMENT #32 - ~~CITY INVESTMENT OPTIONS AND CAPTURE RATE AMENDMENTS~~REMOVING ASSESSOR LOT 44 H001001

In and out of District: City Marketing and Promotion through Creative Portland Corporation (CPC), for example (see Exhibit M Arts District Map within Downtown TOD TIF District): - In District: Center for the Arts, including rental residential space; - In District: capital, financing, real property assembly and professional service costs; - In and out of District: CPC staffing, administrative and marketing expenses; revolving loan or investment fund.	20, 21,47 20, 21,47 20, 21, 47	(1)(C)(1)(2) (1)(C)(1)(2) (1)(C)(1)(2)	Up to \$100K annually; \$3 Million over life of District
In and out of District: - Economic Dev. Dept. administrative costs and staff salaries at 100%, and prorated salaries of City Manager, Finance Director, and Planning Urban Development Director, and Planning staff*; - Professional services costs; - Workforce training funds. Costs of services and equipment to provide skills development and training, including scholarships to in-state educational institutions or to online learning entities when in-state options are not available, for jobs created or retained.	21, Also TIF App. P. 3 See TIF App. P.3 See TIF App. P. 3	(1)(A)(5) and (1)(C)(1) (1)(A)(4);(1)(C)(1) (1)(C)(4)	\$15 Million over life of the District.
In District: Small Public Capital Infrastructure and Equipment, for example (Downtown Plan pp. 6 and 7) - Parking meters - Vehicles for Public Works Dept., and Fire Dept., including ambulances	19 21, 36 to 44	(1)(A)(1)(a) (1)(A)(1)(a)	\$10 Million over life of the District
In District: Relocation of Displaced Persons (TIF Application, p. 6)	(see TIF application, p. 6)	1(A)(6)	Not budgeted/not

			anticipated at time of TIF application
In District: CEAs as Approved by City Council (TIF application p. 2)	(see TIF application p. 2)	(1)(A)(1)(2)(3)(6)(7)	Unknown at time of TIF application
Total Estimate of TIF Revenue Expenditure over 30 year term:			\$193,000,000

*This item is not unique to this TIF District, it is also included in the Bayside TIF District, Waterfront TIF District, and partially included Riverwalk TIF District.

C. Strategic Growth and Development

This Amended Development Program and the Downtown Plan meld various studies and plans for the District into one document, thereby promoting those studies and plans and making investments at the appropriate time. The studies and plans noted in the Downtown Plan represent a series of community initiatives, both completed and underway, or in planning process. The Amended Development Program and Project List ([Table 1](#)) noted hereinabove represents the best thinking of City staff about current opportunities for realizing the City's longstanding, evolving vision for its Downtown.

D. Improvements to the Public Infrastructure

As further set forth in [Table 1 hereinabove](#), the City may use certain TIF Revenues for sidewalk and other pedestrian improvements including crosswalks, roadway realignments/paving, intersection redesigns, traffic signals, bicycle infrastructure, stormwater management improvements (including water and sewer maintenance), communications infrastructure improvements/enhancements, wayfinding, multi-modal surface and structured parking, and public plaza intersection improvements that are directly related and made necessary by development in the District.

E. Operational Components

1. Public Facilities

The City may use a portion of the TIF Revenues to fund certain projects approved within the District, outlined in [Table 1](#) hereinabove.

2. Commercial Improvements Financed through the Development Program

At this time, no commercial improvements will be financed through the Development Program. The City may, in the future, reimburse a percentage of the TIF Revenues from any particular lot within the District to future developers through a credit enhancement agreement. Future credit enhancement agreements are authorized only if the City Council meets and holds a public hearing and votes to authorize, negotiate, and execute the credit enhancement agreement pursuant to City Council approved TIF Policy. Such credit enhancement agreements would be

approved under the City's TIF Policy, as may be amended from time to time, but limited to the balance of the term of this District. Should the City enter into a credit enhancement agreement, it will provide the Maine Department of Economic and Community Development a description of the terms and conditions of any agreements, contracts, or other obligations related to the development program.

3. Relocation of Displaced Persons

It is not anticipated that any persons will be relocated; however, the City has provided that if, in the future, relocation of persons is necessary to accommodate future redevelopment within the District, the one-time relocation costs of such displaced persons can be paid for with TIF Revenues, exclusive of rent.

4. Transportation Improvements

The City may fund road/transportation improvements made necessary by the increased traffic to the District. Please see Table 1 hereinabove for more details.

5. Environmental Controls

The improvements made under this Development Program will meet or exceed all federal, state, and local environmental laws, regulations, and ordinances and will comply with all applicable land use requirements for the City.

6. Plan of Operation

During the term of the District, the City Manager or his designee will be responsible for all administrative matters within the purview of the City concerning the implementation and operation of the District.

III. Physical Description

The 42~~12~~-acre District is bounded by Washington Avenue to the east, State Street to the west, following the edges of the adjacent Bayside and Waterfront Capital Improvement TIF Districts to the north and south. The District encompasses the central business district of Portland and the abutting east and west ends of the District. In creating the District, the outlying residential areas of the Eastern and Western Promenades have been purposely excluded. The District is shown on revised Exhibit C. The statutory threshold limits addressing the conditions for approval mandated by 30-A M.R.S.A. Section 5223(3) are set forth in revised Exhibit E.

IV. Financial Plan

A. Amended Financial Characteristics

The collective original assessed value of the real property in the District is \$968,136,850 as of March 31, 2014 (Tax Year April 1, 2013) remains unchanged. Please see the Assessor's Certificate of the original assessed value attached as revised Exhibit F with the revision not affecting the OAV. The backup for the Certificate removes 44-H-1. It is noted that Downtown TOD/TIF acreage and value calculations are exempt from State TIF law limits.

The City captured 12% in year 1, and 22% in years 2 through 4, of the increased assessed value of the real property located within the District. ~~This~~ Amendment ~~would~~ provided for the City to capture up to 100% for the duration of the 30-year term of the District. Personal property tax value will not be captured within the District. The TIF Revenues so collected will fund and/or contribute to the funding of the approved projects, including each of the projects described on Table 1 hereinabove, which collectively increase the City's ability to stand out in a competitive marketplace as a dynamic municipality in which to grow a business. All assessed real property value captured in the District will be added to the general tax rolls at the end of the District's term. Please note that at any time during the term of the District, the municipality can vote to reduce the captured value percentage and instead deposit the tax revenues into the General Fund so long as the municipality does not receive the tax shift benefit associated with the tax revenues so deposited.

Upon each payment of real property taxes for property located inside the District, the City will deposit into a development program fund (the "Development Program Fund") the entirety of the property tax payments constituting TIF Revenues. The percentage of increased assessed value of real property within the District that will be captured shall be determined annually during the municipal budget process; however, the City may capture up to 100% in Years 5 through 30 of the increased assessed value of real property as captured assessed value. The Development Program Fund is pledged to and charged with the payment of the project costs in the manner and in the order provided in 30-A M.R.S.A. Section 5227(3). The Development Program Fund will consist of a development sinking fund account (the "Sinking Fund Account") to the extent municipal bonded indebtedness is used to pay for projects costs, and a project cost account (the "Project Cost Account"). From the Development Program Fund, the City will deposit the TIF Revenues into the City's Sinking Fund Account and/or the Project Cost Account to be used to fund projects listed in Table 1 hereinabove. If future credit enhancement agreements are approved by the City Council, then a subaccount within the Project Cost Account shall be created for any payments required to be made by the City pursuant to such credit enhancement agreement, dedicated to each credit enhancement agreement.

Estimates of the increased assessed property values of the Amended District, the anticipated TIF Revenues generated by the District, and the estimated tax shifts are shown in Revised Exhibit D-1 and Revised Exhibit D-2.

B. Costs and Sources of Revenues

The current and future developers owning or leasing properties located within the Districted are intended to pay for and/or finance all private improvements located in the District through private sources. Table 1 hereinabove provides estimated costs of the municipal projects costs to be undertaken with TIF Revenues.

C. Indebtedness

The City reserves the option to fund the project costs through public indebtedness.

V. Statutory Requirements and Thresholds

The statutory requirements and thresholds for approval required by Section 5223(3) of the TIF Statute are set forth in revised Exhibit E.

VI. Municipal Approvals

A. Notice of Public Hearing

Attached as Exhibit G hereto is a copy of the Notice of Public Hearing regarding amending the Development Program for the District, published in the *Portland Press Herald*, a newspaper of general circulation in the City, on ~~October 3~~, 20198, a date at least ten (10) days prior to the public hearing. The public hearing on the amended District was held on ~~October 15~~, 20198, in accordance with the requirements of 30-A M.R.S.A. Section 5226(1).

B. Minutes of Public Hearing Held by City Council

Attached as Exhibit H hereto is a certified copy of the minutes of the public hearing held on ~~October 15~~, 20189, at which time this amended District was discussed by the public.

C. Authorizing Votes

Attached as Exhibit I hereto is an attested copy of the City of Portland Order approving this amended District with the results of the vote noted on this Order duly called and held on ~~October 15~~, 20198.

I. Introduction – Portland Downtown Transit Oriented Municipal Development and Omnibus Tax Increment Financing District Amendment #3

On February 9, 2015, the City of Portland (the “City”) designated the Portland Downtown Transit Oriented Municipal Development and Omnibus Tax Increment Financing District (the “District”) and adopted this Development Program (the “Development Program”) for the District in an effort to fully realize the visions and goals of the City of Portland Downtown Revitalization Investment Plan (“Downtown Plan”); the Downtown Plan is attached as Exhibit A. The duration of this District will be 30 years beginning July 1, 2015 (Tax Year 4/1/2015; FY2015-16) ending June 30, 2045 (Tax Year 4/1/2044; FY2044-45).

- a. District Amendment #1 Approved by MDECD February 27, 2018: The purpose of this District amendment was to remove the parcel designated by the City Assessor as 22-F-1 at 54 Lancaster – a tax exempt parcel (so no value attributed to the Original Assessed Value) with approximately .48 acres, which will be turned into a free-standing Affordable Housing TIF District. Portland’s amended District remained the same at approximately 422 acres and bounded by Washington Avenue to the east, State Street to the west, following the edges of the adjacent Bayside and Waterfront Capital Improvement TIF Districts to the north and south. The District encompasses the central business district of Portland and the abutting east and west ends of the District. In creating the District, the outlying residential areas of the Eastern and Western Promenades have been purposely excluded.
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projects prioritized and undertaken from year to year will change, with the exception of this District funding up to \$100,000 annually for the Creative Portland Corporation, categories of investment for the purpose of eligible uses of the TIF Revenues will remain consistent. Actual project selections and prioritization for funding will continue to be made on an annual basis during the City budget and Capital Improvements Plan (CIP) process, based on categories contained in Table 1 hereinbelow. The CIP is the document that presents the City's capital needs in the current year and plans for capital needs in future years. As a five year plan that is annually updated, the CIP is a dynamic planning document; the FY2015 to 2019 CIP document is included in the Downtown Plan as an appendice.

II. Development Program Narrative

A. The Development Program as Amended with Amendment #3

The Amended Development Program for the Downtown Transit Oriented Municipal Development and Omnibus TIF District is structured and proposed pursuant to Chapter 206 of Title 30-A of the Maine Revised TIF Statutes, as amended (the "TIF Statute"). The City's designation of the District, combined with the adoption of this Amended Development Program, creates a single municipal TIF district in order to capture the value of the real property improvements made within the District and enable the use of TIF revenues for various municipal and other development projects.

Under this Amended Development Program, the City captured 12% in year one, and 22% in years 2 through 4. This Amended Development Program would now allow for the City to capture up to 100% of the new real property value located in the District for remainder of the term of the District, or through Tax Year April 1, 2044/City Fiscal Year 2044/2045. The City may retain those tax revenues generated by the captured assessed value (the "TIF Revenues") to fund infrastructure improvements and other administrative costs, all as further described in Table 1 hereinbelow. The City reserves the right to capture less than the full 100% in years 5 through 30, depending on the then-current needs of the City with respect to the approved project costs. Any reduction in the captured value percentage shall adjust the amount of assessed value eligible for sheltering with respect to the tax shift benefit correspondingly. Although all TIF Revenues will be retained by the City at this time, the City reserves the right in the future to negotiate and execute commercial credit enhancement agreements pursuant to City Council approved TIF Policy as may be amended from time to time. CEAs would be limited, however, to the balance of District term at that time. Such future credit enhancement agreements would require a public hearing and City Council approval. Should the City enter into a credit enhancement agreement, it will provide the Maine Department of Economic and Community Development a description of the terms and conditions of any agreements, contracts, or other obligations related to the development program.

In designating the District and adopting this Amended Development Program, the City can accomplish the following goals:

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- Invest in the Creative Portland Corporation annually;
- Invest in new and enhanced transit services;
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- Multi-modal surface and structured parking
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- Professional service costs
- Economic Development Department administrative costs and staff salaries, and prorated salaries of the City Manager, Finance Director, Planning and Urban Development Director, and Planning staff.

The District projects at this time are highlighted in Table 1 below:

TABLE 1

NOTE 1: All Citations refer to Title 30-A, Chapter 206, Section 5225

NOTE 2: While this Amended Development Program lists particular projects, the Amended Development Program shall not serve as an appropriation of TIF Revenues for any of these specific purposes, nor shall it commit the City to completing any particular project. The projects will only be undertaken following proper appropriation through the annual budget process and any other applicable required approvals.

[illegible]

the Portland Transportation Center (PTC) and Washington Avenue; - Enhancing Stevens Avenue- Allen Avenue- Congress Street bus service areas; - Corresponding costs for these enhancements, including transit operator salaries; transit vehicle fuel, and transit vehicle parts replacements. - Transit capital costs including transit vehicles and related equipment; bus shelters and other related structures; benches; signs, and other transit-related infrastructure. - Shuttle service to downtown businesses.	20 20 20 17, 20	(1)(A)(1)(a) and (1)(C)(7) (1)(A)(1)(a) and (1)(C)(7) (1)(A)(1)(a) and (1)(C)(7) (1)(A)(1)(a) and (1)(C)(7)	
In and out of District: City Marketing and Promotion through Creative Portland Corporation (CPC), for example (see Exhibit M Arts District Map within Downtown TOD TIF District): - In District: Center for the Arts, including rental residential space; - In District: capital, financing, real property assembly and professional service costs; - In and out of District: CPC staffing, administrative and marketing expenses; revolving loan or investment fund.	20, 21,47 20, 21,47 20, 21, 47	(1)(C)(1)(2) (1)(C)(1)(2) (1)(C)(1)(2)	Up to \$100K annually; \$3 Million over life of District
In and out of District: - Economic Dev. Dept. administrative costs and staff salaries at 100%, and prorated salaries of City Manager,	21, Also TIF App. P. 3	(1)(A)(5) and (1)(C)(1)	\$15 Million over life of the District.

Finance Director, and Planning Urban Development Director, and Planning staff*; - Professional services costs; - Workforce training funds. Costs of services and equipment to provide skills development and training, including scholarships to in-state educational institutions or to online learning entities when in-state options are not available, for jobs created or retained.	See TIF App. P.3 See TIF App. P. 3	(1)(A)(4);(1)(C)(1) (1)(C)(4)	
In District: Small Public Capital Infrastructure and Equipment, for example (Downtown Plan pp. 6 and 7) - Parking meters - Vehicles for Public Works Dept., and Fire Dept., including ambulances	19 21, 36 to 44	(1)(A)(1)(a) (1)(A)(1)(a)	\$10 Million over life of the District
In District: Relocation of Displaced Persons (TIF Application, p. 6)	(see TIF application, p. 6)	1(A)(6)	Not budgeted/not anticipated at time of TIF application
In District: CEAs as Approved by City Council (TIF application p. 2)	(see TIF application p. 2)	(1)(A)(1)(2)(3)(6)(7)	Unknown at time of TIF application
Total Estimate of TIF Revenue Expenditure over 30 year term:			\$193,000,000

*This item is not unique to this TIF District, it is also included in the Bayside TIF District, Waterfront TIF District, and partially included Riverwalk TIF District.

C. Strategic Growth and Development

This Amended Development Program and the Downtown Plan meld various studies and plans for the District into one document, thereby promoting those studies and plans and making investments at the appropriate time. The studies and plans noted in the Downtown Plan represent a series of community initiatives, both completed and underway, or in planning process. The Amended Development Program and Project List ([Table 1](#)) noted hereinabove represents the best thinking of City staff about current opportunities for realizing the City's longstanding, evolving vision for its Downtown.

D. Improvements to the Public Infrastructure

As further set forth in Table 1 hereinabove, the City may use certain TIF Revenues for sidewalk and other pedestrian improvements including crosswalks, roadway realignments/paving, intersection redesigns, traffic signals, bicycle infrastructure, stormwater management improvements (including water and sewer maintenance), communications infrastructure improvements/enhancements, wayfinding, multi-modal surface and structured parking, and public plaza intersection improvements that are directly related and made necessary by development in the District.

E. Operational Components

1. Public Facilities

The City may use a portion of the TIF Revenues to fund certain projects approved within the District, outlined in Table 1 hereinabove.

2. Commercial Improvements Financed through the Development Program

At this time, no commercial improvements will be financed through the Development Program. The City may, in the future, reimburse a percentage of the TIF Revenues from any particular lot within the District to future developers through a credit enhancement agreement. Future credit enhancement agreements are authorized only if the City Council meets and holds a public hearing and votes to authorize, negotiate, and execute the credit enhancement agreement pursuant to City Council approved TIF Policy. Such credit enhancement agreements would be approved under the City's TIF Policy, as may be amended from time to time, but limited to the balance of the term of this District. Should the City enter into a credit enhancement agreement, it will provide the Maine Department of Economic and Community Development a description of the terms and conditions of any agreements, contracts, or other obligations related to the development program.

3. Relocation of Displaced Persons

It is not anticipated that any persons will be relocated; however, the City has provided that if, in the future, relocation of persons is necessary to accommodate future redevelopment within the District, the one-time relocation costs of such displaced persons can be paid for with TIF Revenues, exclusive of rent.

4. Transportation Improvements

The City may fund road/transportation improvements made necessary by the increased traffic to the District. Please see Table 1 hereinabove for more details.

5. Environmental Controls

The improvements made under this Development Program will meet or exceed all federal, state, and local environmental laws, regulations, and ordinances and will comply with all applicable land use requirements for the City.

6. Plan of Operation

During the term of the District, the City Manager or his designee will be responsible for all administrative matters within the purview of the City concerning the implementation and operation of the District.

III. Physical Description

The 421-acre District is bounded by Washington Avenue to the east, State Street to the west, following the edges of the adjacent Bayside and Waterfront Capital Improvement TIF Districts to the north and south. The District encompasses the central business district of Portland and the abutting east and west ends of the District. In creating the District, the outlying residential areas of the Eastern and Western Promenades have been purposely excluded. The District is shown on revised Exhibit C. The statutory threshold limits addressing the conditions for approval mandated by 30-A M.R.S.A. Section 5223(3) are set forth in revised Exhibit E.

IV. Financial Plan

A. Amended Financial Characteristics

The collective original assessed value of the real property in the District is \$968,136,850 as of March 31, 2014 (Tax Year April 1, 2013) remains unchanged. Please see the Assessor's Certificate of the original assessed value attached as revised Exhibit F with the revision not affecting the OAV. The backup for the Certificate removes 44-H-1. It is noted that Downtown TOD/TIF acreage and value calculations are exempt from State TIF law limits.

The City captured 12% in year 1, and 22% in years 2 through 4, of the increased assessed value of the real property located within the District. Amendment 2 provided for the City to capture up to 100% for the duration of the 30-year term of the District. Personal property tax value will not be captured within the District. The TIF Revenues so collected will fund and/or contribute to the funding of the approved projects, including each of the projects described on Table 1 hereinabove, which collectively increase the City's ability to stand out in a competitive marketplace as a dynamic municipality in which to grow a business. All assessed real property value captured in the District will be added to the general tax rolls at the end of the District's term. Please note that at any time during the term of the District, the municipality can vote to reduce the captured value percentage and instead deposit the tax revenues into the General Fund so long as the municipality does not receive the tax shift benefit associated with the tax revenues so deposited.

Upon each payment of real property taxes for property located inside the District, the City will deposit into a development program fund (the "Development Program Fund") the entirety of the property tax payments constituting TIF Revenues. The percentage of increased assessed value of real property within the District that will be captured shall be determined annually during the municipal budget process; however, the City may capture up to 100% in Years 5 through 30 of the increased assessed value of real property as captured assessed value. The Development Program Fund is pledged to and charged with the payment of the project costs

in the manner and in the order provided in 30-A M.R.S.A. Section 5227(3). The Development Program Fund will consist of a development sinking fund account (the “Sinking Fund Account”) to the extent municipal bonded indebtedness is used to pay for projects costs, and a project cost account (the “Project Cost Account”). From the Development Program Fund, the City will deposit the TIF Revenues into the City’s Sinking Fund Account and/or the Project Cost Account to be used to fund projects listed in Table 1 hereinabove. If future credit enhancement agreements are approved by the City Council, then a subaccount within the Project Cost Account shall be created for any payments required to be made by the City pursuant to such credit enhancement agreement, dedicated to each credit enhancement agreement.

Estimates of the increased assessed property values of the Amended District, the anticipated TIF Revenues generated by the District, and the estimated tax shifts are shown in Revised Exhibit D-1 and Revised Exhibit D-2.

B. Costs and Sources of Revenues

The current and future developers owning or leasing properties located within the Districted are intended to pay for and/or finance all private improvements located in the District through private sources. Table 1 hereinabove provides estimated costs of the municipal projects costs to be undertaken with TIF Revenues.

C. Indebtedness

The City reserves the option to fund the project costs through public indebtedness.

V. Statutory Requirements and Thresholds

The statutory requirements and thresholds for approval required by Section 5223(3) of the TIF Statute are set forth in revised Exhibit E.

VI. Municipal Approvals

A. Notice of Public Hearing

Attached as Exhibit G hereto is a copy of the Notice of Public Hearing regarding amending the Development Program for the District, published in the *Portland Press Herald*, a newspaper of general circulation in the City, on , 2019, a date at least ten (10) days prior to the public hearing. The public hearing on the amended District was held on _____, 2019, in accordance with the requirements of 30-A M.R.S.A. Section 5226(1).

B. Minutes of Public Hearing Held by City Council

Attached as Exhibit H hereto is a certified copy of the minutes of the public hearing held on _____, 2019, at which time this amended District was discussed by the public.

C. Authorizing Votes

Attached as Exhibit I hereto is an attested copy of the City of Portland Order approving this amended District with the results of the vote noted on this Order duly called and held on _____, 2019.