



PORTLAND DEVELOPMENT CORPORATION
Board Meeting

DATE: Thursday, March 21, 2024

TIME: 4:00 PM

LOCATION: This meeting will take place remotely using Zoom.

This meeting will be held remotely pursuant to the Remote Meeting Policy adopted by the Portland Development Corporation and as authorized under 1 M.R.S. 403-B. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live, a recording will be available in the Agenda Center following the meeting.

The Portland Development Corporation Board meeting is not required to take public comment, and this will continue during remote meetings
Meeting will be held via Zoom.

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/85229414013?pwd=N2tESU9mMmUzZ000T1F4cVErZTRnQT09>

Passcode: 272505

Or One tap mobile :

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+16469313860,,85229414013# US

Or Telephone:

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Webinar ID: 852 2941 4013

International numbers available: <https://portlandmaine-gov.zoom.us/j/kiIXpoqU0>

AGENDA

1. President's comments
2. Review and accept March 7, 2024 Meeting Minutes.
 - a. See attached draft meeting Minutes.
3. Review and vote on a new loan application from Longfellow Property, LLC, 754 Congress Street.
 - a. See confidential memo and backup.
(**Note:** Pursuant to 1 M.R.S.A. 405(6)(F) and 5 M.R.S.A. 13119—A, the Board may go into executive session to review proprietary confidential information associated with this application.)
4. Review and vote on the following applications received for the ARPA Microenterprise Grant Program - each request is for a \$5,000 grant.
 - a. a. (**Note:** Pursuant to 1 M.R.S.A. 405(6)(F) and 5 M.R.S.A. 13119—A, the Board may go into executive session to review proprietary confidential information associated with these applications.)
 - a. Kili Organics, 500 Forest Avenue, Suite 8
 - b. Best Bett Japanese Translation, 114 Emery Street, Apartment 2
 - c. Multi Generations for Affordable Housing, 51 Tucker Avenue
 - d. Just Home Services, 1705 Forest Avenue
 - e. Kurier, 247 Congress Street

City of Portland Commissions are not required to take public comment under FOAA and our Ordinance is silent regarding the duties of the Commission. The Commission has the discretion to not allow or allow public comment during its meetings, including the authority to limit the duration of comments. Since the Commission makes recommendations to the City Council, public comment is available at that level.

- f. Ramble More Design Company, 11 Sherman Street, Apartment 2
 - g. Opus Hair Studio, 145 Newbury Street
 - h. Moonbats Postershop, 615a Congress Street
 - i. Luna Shawarma and Falafel, 28 Monument Square
 - j. Moriah Market, 364 Cumberland Avenue
 - k. Top Care LLC, 184 Pearl Street, Apartment 413
 - l. Golden Services of Maine LLC, 61 Deering Street, Apartment 4
 - m. Sophrosyne Group Limited, 500 Forest Avenue, Suite 8
 - n. Prime Home LLC, 246 Auburn Street, Apartment 41
 - o. Al Badoo Community Association, 75 Bishop Street, Suite 9
 - p. Chiang Mai Thai Express, 28 Monument Square
 - q. Cape Concierge LLC, 3 Sherbrooke Street, Apartment 6
 - r. Manir Print and Design, 980 Forest Avenue, Suite 106
- 5. Review and vote on proposed loan amendment to Gulf of Maine Sashimi, Inc. (d/b/a True Fin) loan, 445 Commercial Street.
 - a. See confidential memo and backup.
(**Note:** Pursuant to 1 M.R.S.A. 405(6)(F) and 5 M.R.S.A. 13119—A, the Board may go into executive session to review proprietary confidential information associated with this application.)
- 6. Review and vote on a recommendation to the City Council regarding proposed amendments to Brownfield Cleanup Revolving Loan Fund Program (Fund 280) guidelines.
 - a. See attached proposed amendments in redline and clean versions.
- 7. Treasurer's Report - February 2024
 - a. Monthly Administrative Budget Report
 - b. Cash Management Report
 - c. Schedule of Loans Receivable
 - d. Confidential Delinquency Report; update on loan modifications, if any.
Note: Pursuant to 1 M.R.S.A. 405(6)(F) and 5 M.R.S.A. 13119—A, the Board may go into executive session to discuss/monitor any of the loans listed on the Report.
- 8. Other Items to be discussed/brought up by Board Directors
- 9. Next Regular Meeting Date: April 18, 2024

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