

Minutes

Remote Housing and Economic Development Committee

May 7, 2024

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

<http://www.portlandmaine.gov/1695/Economic-Development-Committee> These Minutes provide a record of those in attendance, general discussion taking place, and motions made.

A remote meeting of the Housing and Economic Development Committee (HEDC) of the Portland City Council was held on Tuesday, May 7, 2024, at 5:30 p.m. via Zoom. Present from the HEDC were Chair Pious Ali, and members Regina Phillips, Roberto Rodriguez, and Kate Sykes. Present from the City staff were Housing and Economic Development Department Director Greg Watson, **Housing and Community Development Division Director** Mary Davis, Corporation Counsel Michael Goldman, Associate Corporation Counsel Avery Dandreta, Assistant City Manager Dena Libner, Assistant City Manager Greg Jordan, Interim Planning and Urban Development Director Kevin Kraft, Senior Planner Zach Powell, Director of Parks, Recreation and Facilities Ethan Hipple, Public Assembly Facilities Director Andy Downs, Principal Administrative Officer Lori Paulette, and Housing Program Manager Victoria Volent.

Item #1: Review and accept Minutes of previous meeting held on April 29, 2024

On motion made by Councilor Phillips, seconded by Councilor Rodriguez, the Committee voted 4-0 to accept the Minutes.

Item #2: Presentation of Portland's Housing Dashboard

Kevin Kraft introduced the new Housing Dashboard created to help track and visualize the City's efforts in creating more housing.

Zachary Powell provided an interactive demonstration that included how to locate the dashboard on the City's landing page, how to navigate between tabs, how to use the map feature to see multiple attributes, how to drill down to see additional data, and how to turn on visual layers to see filtered data. The impetus for the Housing Dashboard was in response to the data requests received by the Planning and other departments.

Committee members thanked Planning and asked clarifying questions.

Zachary Powell noted the dashboard is updated quarterly via a spreadsheet using information provided by Energov. Planning is exploring revisions based on opportunities to expand connections with other housing data collected by other departments to improve citizens experience including ensuring equal access to residents whose primary language is not English.

Item #3: Review and vote on a recommendation to the City Council regarding the proposed Seadogs/Hadlock Field Lease Agreement. NOTE: Pursuant to 1 MR.S.A. 405(6)(C) and 5 M.R.S.A. 13119-A, the Committee may go into executive session to provide staff direction on negotiations

Greg Watson noted the existing lease does not address capital expenditures, and in order to address requirements imposed by Major League Baseball for affiliated teams, the Portland Sea Dogs need to invest up to \$10 Million in improvements to the City-owned stadium at Hadlock Field. Both of these items need to be addressed in the 9-30-28 to 9-30-38 Lease. The current Lease is set to expire September 30, 2028. Other items negotiated in the Amended and Restated

Lease include opportunities for the City to increase revenue via the increased annual lease amount, new proposed parking income and ticket revenue sharing.

The Committee asked clarifying questions - revenue, profit, costs, City incurred expenses, and staff noted that Major League Baseball is still reviewing the proposed lease; any amendments would be noted during the Council meeting.

Councilor Ali asked Committee members if they would like to enter into Executive Session.

Councilor Ali opened the meeting regarding the motion to enter into Executive Session for public comment.

Kenneth Capron (Forest Avenue) said to keep in mind that whatever the Council does will set a precedent; look out for Portland's best interests.

Councilor Ali closed public comment.

On a motion made by Councilor Sykes, seconded by Councilor Phillips, the Committee voted (4-0) enter into Executive Session at approximately 6:30 to discuss a recommendation to the City Council regarding the proposed Seadogs/Hadlock Field Lease Agreement.

The Committee returned from Executive Session at 7:24

Council Ali noted the Committee would recommend the Lease be approved in substantially the form include in the agenda.

Councilor Ali opened the meeting to public comment. Seeing none, the public comment period was closed.

On a motion made by Councilor Sykes, seconded by Councilor Rodriguez, the Committee voted (4-0) on the recommendation to forward to the City Council regarding the proposed Seadogs/Hadlock Field Lease Agreement.

Item #4: Review and vote on a recommendation of the City Council of an Affordable Housing Development Loan request and Tax Increment Financing Credit Enhancement Agreement for the Lambert Woods South Project located at 165 Lambert Street. NOTE: Pursuant to 1 MR.S.A. 405(6)(C) and 5 M.R.S.A. 13119-A, the Committee may go into executive session to provide staff direction on negotiations.

Greg Watson introduced this item by noting the Committee met in Executive Session in the previous HEDC meeting. Liz Trice and Matt Peters of Maine Cooperative Development Partners, the developers of Lambert Woods South, are in attendance.

Mary Davis presented a high-level overview of the proposed 90 units of limited-equity cooperative housing on city-owned property located at 165 Lambert Street. MCDP is requesting financial assistance from the City of Portland in two forms. The first is a loan from the Jill C. Duson Housing Trust Fund in an amount up to \$4,000,000 to assist with the construction phase of the project and to subsidize the average share price for residents and the second is financing through a Credit Enhancement Agreement and Affordable Housing Tax Increment Financing which would return 75% of the tax revenue generated by the increased taxable value of the property annually over 30 years to the developer to pay debt along with the deferred developer fee. Staff is requesting approval with a recommendation to the City Council that the developer meet conditions outlined in her memo to the HEDC.

Councilor Ali opened the meeting to public comment. Seeing none, the public comment period was closed.

On a motion made by Councilor Rodriguez, seconded by Councilor Sykes, the Committee voted (4-0) on the recommendation to approve this item to the City Council.

On a motion made by Councilor Phillips, seconded by Councilor Rodriguez, the

Committee voted (4-0) to adjourn the meeting at approximately 7:45 p.m.

Next meeting is May 21, 2024

Respectively submitted, Victoria Volent