



PORTLAND DEVELOPMENT CORPORATION
Board Meeting

DATE: Thursday, May 15, 2025

TIME: 4:00 PM

LOCATION: This meeting will take place remotely via Zoom.

Please click the link below to join the webinar.

<https://portlandmaine-gov.zoom.us/j/85229414013?pwd=N2tESU9mMmUzZ000T1F4cVErZTRnQT09>
Passcode:272505

Phone one-tap:

+13126266799,,85229414013# US (Chicago)
+16469313860,,85229414013# US

Join via audio:

+1 312 626 6799 US (Chicago)
+1 646 931 3860 US
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US
+1 309 205 3325 US
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US
+1 669 444 9171 US
+1 669 900 6833 US (San Jose)
+1 689 278 1000 US
+1 719 359 4580 US
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 360 209 5623 US

Webinar ID: 852 2941 4013

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

AGENDA

1. President's comments
2. Review and accept Minutes of March 20, 2025 meeting
 - a. See attached Meeting Minutes from February 20, 2025
3. Review and vote on recommendation to the City Council regarding TIF-funded Downtown Improvement Loan Guidelines.
 - a. See attached Memorandum and backup materials.
4. Review and recommendation to the City Council approval of proposed Bylaws amendment.
 - a. See attached Memorandum and proposed Bylaws amendment.
5. Discussion and possible vote regarding Brownfields program flexibility in light of fully expended EPA grants.
 - a. See attached Memorandum regarding Brownfields remediation commitment letters.
6. Review and vote on the following Microenterprise Grant Applications:
 - a.
 - i. Maine Surfers Union LLC
 - ii. Al-Badoo Community Association of Maine
 - iii. Felina LLC

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 these applications.

7. Treasurer's Report

- 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. Staff verbal update
 - 9. Other Items to be discussed/brought up by Board Directors
 - 10. Next Regular Meeting Date: June 19, 2025 falls on the Juneteenth Holiday - either to be rescheduled or canceled.