Minutes
Portland Development Corporation
Remote Zoom Meeting
Held on March 20, 2025

A remote meeting, via Zoom, of the Portland Development Corporation (PDC) Board of Directors was held at 4:00 p.m. on Thursday, March 20, 2025. Present from the Board of Directors were Directors Jonathan Berg, Matthew Buonopane, Sam Dargan, Councilor Ben Grant, Scott Kleiman, Nathan Henry, and Nikki Yanok. Board President Kierston Van Soest, and Board Directors Eamonn Dundon, Dena Libner, and Beverly Werber could not be present. Present from City staff were Associate Corporation Counsel Avery Dandreta, ARPA Project Coordinator Kaela Gonzalez, Business Programs Manager Nancy Martin, Principal Administrative Officer Lori Paulette, and Housing and Economic Development Director Greg Watson.

Item #1: President's comments.

Board President Ms. Van Soest was unable to attend. Director Dargan chaired the meeting in her absence.

Item #2: Review and vote to accept Minutes of February 20, 2025 meeting.

On a motion made by Mr. Berg and seconded by Mr. Kleiman, the Board voted 7-0 to table approval of the February 20, 2025 Meeting Minutes until the next meeting.

Item #3: Review and vote on recommendation to the City Council regarding TIF-funded Downtown Improvement Loan Guidelines.

Ms. Martin provided a brief history of the proposed program which was introduced at the February 20, 2025 meeting. Based on feedback from the Board, Ms. Martin highlighted changes to the draft loan guidelines, as seen in the provided backup materials for the meeting.

After discussion regarding the program's structure and efficacy of the program, on a motion made by Mr. Bounopane and seconded by Mr. Berg the Board voted 6-0 (Councilor Grant left the meeting at 4:45 p.m.) to table the vote to recommend to the City Council regarding a TIF-funded Downtown Improvement Loan Guidelines until the next meeting.

Item #4: Review and recommendation to the City Council approval of proposed Bylaws amendment.

This item was not discussed.

Item #5: Treasurer's Report - February 2025

This item was not discussed.

Item #6: Other Items to be discussed/brought up by Board Directors.

Ms. Dandreta will look into whether more votes can be made by consensus to answer Mr. Kleiman's inquiry.

Item #7: Next Regular Meeting Date: April 17, 2025

There being no further business, the meeting was adjourned by consensus (Mr. Bounopane left the meeting at 4:46 p.m.) of all those present at 4:50 p.m.

Respectfully, Kaela Gonzalez