

**Housing & Economic
Development Committee Meeting**
Tuesday, July 15, 2025 at 5:30 PM



MEMBERS
Councilor Pious Ali, Chair
Councilor Regina Phillips
Councilor Kate Sykes
Councilor Sarah Michniewicz

To submit written public comment on an agenda item, email edd@portlandmaine.gov. Submissions must be received by 12:00 pm the day before the Housing & Economic Development meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

REMOTE ACCESS INFORMATION

The Housing & Economic Development Committee will conduct this meeting remotely via Zoom pursuant to the Remote Meeting Policy adopted by the Portland City Council. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting.

For public comment via Zoom, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

Please click the link below to join:

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1. Review and accept Minutes of previous meeting held on July 1, 2025.

- a. See attached draft Minutes for review and approval.

2. Public Hearing: Update on on projects by Maine Cooperative Development Partners and vote on a recommendation to the City Council for the following projects - see attached Memorandum for this and items below - NOTE: The Committee may go into executive session pursuant to 1 M.R.S.A. 405(6)(C) and 5 M.R.S.A. 13119-A to review and discuss proprietary information and provide direction to staff. (Mary Davis):

- a. See attached overview Memorandum.

- b. **Dougherty Commons:** Review and recommendation to the City Council regarding amendment to the covenants on the Dougherty Commons Condominium to allow Dougherty Commons Phase 3 to be developed as for-sale condominiums instead of rental housing;

c. Lambert Woods South/165 Lambert Street:

- Review and Recommendation to City Council Regarding 3rd Amendment to the Purchase and Sale Agreement at 165 Lambert Street;

- Review and recommendation to the City Council approval of \$2,200,000 in funding from the Jill C. Duson Housing Trust Fund for the Lambert Woods South project; and,

- Review and recommendation to the City Council to confirm May 7, 2024, HEDC recommendation to the City Council to approve an Affordable Housing Tax Increment Financing District and Credit Enhancement Agreement, returning 75% of the increased tax revenues to the developer over 30 years.

3. Public Hearing: Review and recommendation to the City Council regarding HOME-ARP Funding Recommendations (Mary Davis).

- a. See attached Memorandum and backup.

4. Policy Discussion: Review of section of the Rent Control Ordinance that the City Council could amend (Michael Goldman).

- a. See attached Memorandum and backup.

5. Review and recommendation to the City Council of Proposed RFP to lease space at the Barron Center for a Child Care Facility (Postponed from June 17, 2025 meeting)/Greg Watson

- a. See attached Memorandum from Councilor Kate Sykes of June 20, 2025.

- b. See attached redlined RFP for Child Care at Barron Center 2.
- c. See attached staff Memorandum of 6/17/2025 to the HEDC.
- d. See attached original RFP reviewed at June 17, 2025, HEDC meeting.

Next Meeting Date: September 16, 2025