

**Housing & Economic
Development Committee Meeting**
Tuesday, November 18, 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 Zoom link below to join:

<https://portlandmaine-gov.zoom.us/j/83329598115?pwd=QnfQQHnN8dDEDPPXS55htOhMV8zKPz.1>
Passcode:897371

Phone one-tap:

+13126266799,,83329598115# US (Chicago)
+16469313860,,83329598115# US

Join via audio:

+1 312 626 6799 US (Chicago)
+1 646 931 3860 US
+1 929 205 6099 US (New York)
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+1 305 224 1968 US
+1 309 205 3325 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
+1 386 347 5053 US

+1 507 473 4847 US

Webinar ID: 833 2959 8115

International numbers available: <https://portlandmaine-gov.zoom.us/j/7bGb3Tl6>

1. **Review and accept Minutes of previous meeting held on October 21, 2025.**
 - a. See attached draft meeting Minutes for review and approval.
2. **(Public Comment) Review and vote on a recommendation to the City Council regarding proposed entertainment license - Councilors Grant and Michniewicz**
 - a. See attached Memorandum from Councilor Michniewicz.
 - b. See attached proposed Ordinance amendments.
3. **Discussion regarding proposed Large Venue Ordinance - Chair Councilor Ali and Councilor Pelletier**
 - a. See attached proposed Ordinance.
4. **Presentation: Office of Economic Opportunity, part of the Housing and Economic Development Department, overview of programs and services - Melissa Hue**
 - a. See attached presentation.
5. **(Public Comment) Review and vote to forward the FYE2025 TIF Annual Report to the City Council as a communication item - Greg Watson**
 - a. See attached Memorandum and FYE2025 TIF Annual Report.
6. **(Public Comment) Review and vote to forward the Housing and Economic Development Committee's 2025 Annual Accomplishment Report to the City Council as a communication item - Greg Watson**
 - a. See attached 2025 HEDC Annual Accomplishments Report.
7. **Communication: Quarter 3 Rent Control Report.**
 - a. See attached Quarter 3 Report.
8. **Executive Session: Pursuant to 1 M.R.S.A. 405(6)(C), the Committee will go into executive session to provide staff direction and guidance regarding lease negotiations for 166 Riverside Industrial Parkway.**

Next Meeting Date: T/B/D

Minutes

Remote Housing and Economic Development Committee

October 21, 2025

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, October 21, 2025, at 5:30 p.m. via Zoom. Present from the HEDC were Chair Councilor Pious Ali, and members Councilors Regina Phillips, Sarah Michniewicz, and Kate Sykes. Also present from the City Council was Councilor Wesley Pelletier. City staff present were Housing and Community Development Division Director Mary Davis, Corporation Counsel Michael Goldman, Assistant City Manager Dena Libner, Principal Administrative Officer Lori Paulette, and Housing and Economic Development Department Director Greg Watson.

Item #1: Review and accept Minutes of previous meetings held on September 23, 2025, October 7, 2025 and October 15, 2025.

On a motion made by Councilor Sykes and seconded by Councilor Phillips, the Committee voted unanimously to approve the minutes of the September 23rd, October 7th and October 15th meetings.

Item #2: Discussion regarding proposed entertainment license.

Councilor Michniewicz noted that she and Councilor Grant are proposing this ordinance to create a license for venues with 2,000 seats and over. The proposed ordinance would apply to Live Nation/Portland Music Holding, Thompson's Point, and Cross Arena. This is proposed to provide a tiered approach through an ordinance process and would provide funding for Metro, for increased multi-modal transportation due to influx of people from events, and an entertainment fund to support the City's entertainment and local arts sector.

There was discussion among the Committee and clarifying questions were raised, including whether this proposal would apply to events at Payson Park. It was determined that it would not apply to a festival as it is not a standing entertainment venue. There was also a suggestion to have a discussion with the County of Cumberland about any contributions to Metro due to increased traffic trips from entertainment venues. There was additional clarification that this proposal would not include Merrill Auditorium or any other venue owned and operated by the City. There were questions regarding when Cross Arena hosts half-house seating and whether the ordinance takes that into consideration; this would need to be fleshed out regardless of how many are actually seated. Also, there was discussion as to whether percentages for imposed fees stop at 3,000 seats at 2%. For venues that have more seats, should percentages increase in proportion to the number of additional seats. How would the City evaluate venues that may want to build a 2,000 seat venue but decide on 1,999 seats to avoid compliance. Corporation Counsel would need to be consulted and provide further review and input.

There was discussion of passing fees onto consumers and if that could be avoided, which would need further thought and consideration; however, it was noted that the norm in the industry is to pass fees onto the consumer.

There seemed to be some consensus to look into higher percentages included within a tiered approach based on seating.

Chair Councilor Ali thanked all and looked forward to having this further refined for Committee review, to ultimately vote on a recommendation to the City Council.

Item #3: Discussion regarding Performance Hall Moratorium.

Chair Councilor Ali noted that he requested Committee members to bring forward any requested recommendations and to date he has not received anything.

The Committee discussed possible ways of determining the potential economic impact of the Live Nation performance venue for both for-profit and non-profit partners in music promotion, including both positive impacts on area businesses and also how it may disrupt the eco system for the smaller venues.

Mr. Watson said that there is a fiscal economic impact report for the venue that was prepared for the applicant by a third party.

There was discussion for an economic impact report being done with attention given to the economic impact on independent venues, with Ms. Libner noting that budgeting additional funds would need to be considered as a consultant would likely need to be hired for such a report. Discussion continued on issues such as parking, proximity to other venues, engaging with other communities that host large venues, hosting a panel discussion of what it is like to build a large entertainment block in your economic center, perhaps two different economic analyses – how much benefit to the City from Live Nation, versus what do people want to see and are interested in, as well as information from the labor unions on employment impacts.

Mr. Goldman noted for the Committee to look at the Moratorium Order for the scope this Committee is tasked at looking at, i.e., reviewing City Code chapters 4, 6, 14, and 15 and

develop amendments for consideration by the Planning Board and City Council to address the concerns in the Moratorium. To get an extension for more than 6 months, the Committee would need to show reasonable progress has been made.

The Committee discussed that it may need to have extra meetings for this issue, particularly with the holidays coming up.

Chair Councilor Ali agreed and requested that Committee members provide their feedback to staff to prepare for upcoming Committee meetings on this subject.

Item #4: Discussion regarding Rent Control Ordinance Policy.

Chair Councilor Ali introduced the item and opened it up for discussion. Councilor Sykes introduced her memo written in response to a staff memo. It is her opinion that any changes should wait until the City is able to report out on recent changes to enforcement efforts.

Councilor Pelletier expressed his frustration with how the ordinance is being enforced and discussed the work and responsibility of the Rent Control Board. He suggested that a standard operating procedure on enforcement investigations would be helpful.

Ms. Libner explained that staff proposed amendments were presented to address enforcement issues and explained that the implementation of the ordinance is an operational decision and the Committee does not have the authority to direct staff to create a standard operating procedure. Councilors should direct those requests to the City Manager. Mr. Goldman also outlined that the City Manager has control over Department operational issues.

Councilor Michniewicz inquired about the role of the new enforcement position and what is the expectation of the impact of this role. Ms. Libner responded that the new position will add capacity to the office and should enable staff to more quickly process license applications and therefore move investigations through the process more expeditiously.

Additional Committee discussion occurred around the process, a request to add the staff memo to the public process, and included the suggestion that the Rent Board be asked to speak in a public Committee workshop.

Chair Councilor Ali suggested that the Committee make a suggestion for the 2026 Committee Workplan to include this topic as one of their top 3 or 4 items.

Item #5: Executive Session: Pursuant to 1 M.R.S.A. 405(6)(C) and 5 M.R.S.A. 13119-A, the Committee will go into executive session to provide staff direction regarding possible negotiation for sale of City-owned property at Portland Technology Park.

Chair Councilor Ali opened the item for public discussion. Seeing none, on a motion made by Councilor Phillips and seconded by Councilor Sykes, the Committee voted unanimously to enter executive session at 7:06 pm.

Meeting adjourned at 7:30 pm on a motion made by Councilor Michniewicz seconded by Councilor Sykes and approved unanimously.

Respectfully, Mary Davis and Lori Paulette

Mayor and Council Offices
Mark Dion
Mayor
Date: November 18, 2025



To: Pious Ali, Chair and Members of the Housing & Economic Development Committee

From: Sarah Michniewicz, Councilor Dist. 1

Date: November 18, 2025

Subject: Proposed Amendment to Chapter 4 – Establishment of an Entertainment Sector Trust Fund and Fee for Large-Capacity Venue Licenses

Background

In March and April 2025, the Portland Planning Board considered a site plan application for the Portland Music Hall, a 3,300-seat indoor concert venue at 244 Cumberland Ave. In response to community and Council concerns about traffic, parking, and other impacts, the City Council approved a moratorium on entertainment venues over 2000 seats on August 11, 2025. While the Planning Board ultimately postponed its decision, the draft conditions of approval included a Community Benefits Agreement, proposed by the applicant, Portland Music Holdings, requiring a financial contribution of \$1 per ticket sold, to be divided between Greater Portland METRO and the local entertainment sector.

The concept that large-capacity venues should reinvest a small portion of their ticket proceeds to support the creative ecosystem they draw from was supported by members of the public, the arts community, and City staff.

The amendment to Chapter 4 (Public Entertainment and Amusements) proposed by myself and Councilor Grant, coming before the Housing and Economic Development Committee tonight, would formalize this principle in City Code, ensuring consistent treatment of all large-capacity venues (over 2,000 seats) going forward.

The amendment would establish an Entertainment Sector Benefits Agreement to support Portland's creative economy through cash or in-kind assistance such as rehearsal space, venue upgrades, and other measures to be defined by future ordinance, and a process to receive and allocate those contributions.

Purpose and Intent

The purpose of the proposed amendment is to:

1. Ensure that large-capacity entertainment operators contribute proportionally to the health and sustainability of the entertainment ecosystem in which they operate.
2. Mitigate economic impacts associated with the consolidation of entertainment markets by large corporate promoters, which may weaken small and mid-sized independent venues.
3. Provide a predictable, transparent framework for contributions tied directly to Chapter 4 licensing.

This model recognizes that Portland's independent venues, local musicians, and small producers form the foundation of the city's creative identity and economic vitality.

Fee Structure Rationale

This proposal creates a regulatory fee associated with a voluntary license class.

- **Direct Nexus:** The fee is directly tied to the regulation of entertainment venues under Chapter 4. It mitigates identifiable impacts resulting from large-scale entertainment operations, specifically, displacement pressure on smaller venues and reduced access to cultural infrastructure.
- **Dedicated Use:** Funds collected are not placed in the General Fund. They are restricted to the Entertainment Sector, to be used for activities that benefit the same regulated industry and the public interest in a stable, diverse entertainment sector.
- **Comparable Frameworks:** Similar regulatory fees exist for development impact mitigation, stormwater management, and parking. In each case, those who generate measurable external impacts contribute to offsetting them.

Basis for the Contribution Amount

The contribution rate proposed, 1–2% of ticket sales, is grounded in:

1. **Precedent:** The Portland Music Hall proposal established \$1 per ticket as a reasonable benchmark for community benefit contributions.
2. **Economic Risk Mitigation:** Even one or two small venue closures could cost Portland far more in lost employment, tourism spending, and downtown vitality than the modest contributions proposed. Independent studies estimate that every \$1 spent on local live

performance generates \$3–\$5 in secondary economic activity.

3. **Fairness and Proportionality:** For venues selling tens of thousands of tickets annually, this contribution represents a minimal share of overall revenue, well below standard industry service fees, yet provides a meaningful reinvestment in the ecosystem that sustains the industry.

Administration

The Entertainment Sector Benefit Agreement would be administered by an entity designated by ordinance—potentially the Portland Development Corporation (PDC) or a similar body—with clear guidelines for fund allocation, transparency, and annual reporting to Council.

Summary

This amendment ensures that Portland’s expanding entertainment economy grows responsibly and sustainably, with shared benefits across the creative community. By codifying a consistent contribution structure, the City would:

- Protect small and mid-sized venues from market displacement,
- Strengthen Portland’s identity as a creative capital, and
- Establish a fair, transparent framework that mirrors successful national and international models.

Thank you for considering this proposal.

[Sarah Michniewicz](#)

Councilor, District 1

Chapter 4 AMUSEMENTS*

***Cross reference(s)** Zoning regulation of adult business establishments, § 14373 et seq.

State law reference(s) Pinball machines, 8 M.R.S.A. § 441 et seq.

Art. I. In General, §§ 41415

Art. II. Amusement Devices, §§ 416440

Div. 1. Generally, §§ 416425

Div. 2. License, §§ 426440

Art. III. Entertainment, §§ 441470

Div. 1. Generally, §§ 441450

Div. 2. License, §§ 4514-56

Div. 3. Standards for Entertainment Pursuant to a License, §§ 4574-70

Art. IV. Gaming, §§ 471482

Div. 1. Generally, §§ 471480

Div. 2. License, §§ 481482

Art. V. Nudity in Licensed Businesses, §§ 483496

Div. 1. Generally, §§ 483, 484

Div. 2. License, §§ 485497

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ARTICLE III. ENTERTAINMENT*

***State law reference(s)** Dances, 8 M.R.S.A. § 161 et seq.; special permit for music, dancing or entertainment, 28 M.R.S.A. § 702.

DIVISION 1. GENERALLY

Sec. 441. Purpose.

The purpose of this article is to control the issuance of special permits for entertainment.

(Code 1968, § 907.1; Ord. No. 23180, 122280; Ord. No. 3495, 7595; Ord. No. 165-06/07, 4-4-07; Ord. No. 285-19/20, 7-15-2019)

Sec. 442. Definitions.

Terms used in this article shall have their common meaning except that the definitions set forth in chapter 15 and/or in this section shall apply unless the context clearly indicates that a different meaning is intended.

Entertainment shall mean and include any event to which the public is invited or allowed to watch, listen to, or participate in; or is conducted for the purposes of holding the attention of, gaining the attention of, or diverting or amusing patrons or guests, including, but not limited to any of the following:

1. Dancing by patrons to live or recorded music;
2. The presentation of music played on sound equipment operated by an agent or contractor of the establishment, commonly known as 'disc jockey' or 'DJ';
3. The playing of background music, except where the background music cannot be heard beyond the limits of the premises on which the music is being played;
4. The presentation of live music whether amplified or unamplified;
5. The presentation of music concerts, or other similar forms of musical entertainment from any source; or
6. Any other live performance, including, but not limited to, presentations by single or multiple performers, such as hypnotists, comedians, dance arts, concerts, dances, live bands, karaoke or other live music.

Entertainment Sector Benefit Agreement means an agreement between the City and a Large Capacity Venue licensee pursuant to which the licensee provides financial contributions to the City's Entertainment Sector Trust Fund and/or in-kind contributions to support Portland's entertainment sector.

Indoor Entertainment shall mean entertainment that is conducted within a fully enclosed building or structure,

including ensuring that all windows and doors remain closed during the time that entertainment is occurring.

Large Capacity Venue means an entertainment venue with a capacity of 2000 or more people based on the certificate of occupancy for the premises, other than a venue owned by the City.

Outdoor Entertainment shall mean entertainment that is conducted outside of a fully enclosed building or structure, or is conducted within a building or structure in any manner such that the sound generated by that entertainment is intentionally projected outside of that building or structure.

(Code 1968, § 907.3; Ord. No. 23180, 122280; Ord. No. 3495, 7595; Ord. No. 165-06/07, 4-4-07; Ord. No. 285-19/20, 7-15-2019)

* * *

DIVISION 2. LICENSE*

***Cross reference(s)** Licenses and permits generally, Ch. 15.

Sec. 451. Required.

(a) No person shall conduct, or permit to be conducted on a premises, or other location owned or controlled by that person, any entertainment without first obtaining a license as provided in this Article.

(b) *Single Event Entertainment License - Private Property.* A Single Event Entertainment License - Private Property shall allow the licensee to conduct a single indoor or outdoor entertainment event lasting no more than eight hours in one 24-hour period at the premises for which the license is issued. No more than five Single Event Entertainment Licenses may be issued for events at any one premises in any twelve-month period.

(c) *Single Event Entertainment License - Public Property.* A Single Event Entertainment License - Public Property shall allow the licensee to conduct a single indoor or outdoor entertainment event lasting no more than eight hours in one 24-hour period on City-owned property. Multiple events by the same party and on the same City-owned property may be combined into one license.

(d) *Indoor Entertainment License.* An Indoor Entertainment License shall allow the licensee to conduct indoor entertainment only at the premises for which the license is issued.

(e) *Outdoor Entertainment License.* An Outdoor Entertainment License shall allow the licensee to conduct outdoor entertainment only at the premises for which the license is issued.

(f) *Combined Entertainment License.* A Combined Entertainment License shall allow the licensee to conduct indoor and/or outdoor entertainment at the premises for which the license is issued.

(g) *Large Capacity Entertainment License.* Large Capacity Entertainment License means an entertainment license issued pursuant to subsections 4-51(d), (e), or (f) for entertainment at a Large Capacity Venue.

~~(h)~~ *Expanded Entertainment Addendum.* An Expanded Entertainment Addendum shall be in addition to any entertainment license and shall allow the licensee to conduct after-hours entertainment and/or to exceed the applicable sound limits. Expanded Entertainment Addendum shall be at the sole discretion of the City Manager.

(Code 1968, § 907.2; Ord. No. 23180, 122280; Ord. No. 3495, 7595; Substitute Ord. No. 310-A-01, § 1, 8-20-01; Ord. No. 165-06/07, 4-4-07; Ord. No. 250-07/08, 5-19-08; Ord. No. 163-11/12, 5-7-12; Ord. No. 165-15/16, 3-7-2016; Ord. No. 18-17/18, 8212017; Ord. No. 285-19/20, 7-15-2019)

***Editor's Note:** Sections 4-51.5 thru 4-51.7 *Moratorium on issuance of late-night entertainment licenses* expired on October 17, 2006, pursuant to Ord. No. 216-05/06, passed on 6-5-06.

Sec. 452. Application.

(a) Application for a license under this division shall, in addition to the requirements of Chapter 15, be submitted on forms provided by the City. Applications shall specifically include:

1. The name and contact information of the owner or person in control of the building and/or premises;
2. The name and contact information of the person responsible for the entertainment, who shall be

available to respond to inquiries of the City at all times while entertainment is taking place;

3. The location of the premises; and
4. A plan of the premises, giving in detail the dimensions and diagram of space to be used for dancing, seating, toilet rooms, and means of egress.

Applicants must provide all required information and pay all required fees before a license application will be considered.

* * *

- (f) Entertainment Sector Benefit Agreement. The purpose of Entertainment Sector Benefit Agreements and the Entertainment Sector Trust fund established by this subsection (f) is to promote the city's creative economy and spaces for the arts, preserve the character and vitality of the arts and entertainment community and enhance accessibility for local artists, entertainers and residents.
1. As a condition of receiving a Large Capacity Entertainment License, applicants, other than the City, must enter into an Entertainment Sector Benefit Agreement with the City, which agreement is subject to review and approval by the City Council.
 2. Any holder of a valid Large Capacity Entertainment License as of the effective date of this subsection (f), other than the City, must enter into an Entertainment Sector Benefit Agreement with the City prior to the second license termination date after said effective date. Such agreement is subject to review and approval by the City Council.
 3. The total value of financial and in-kind benefits that an applicant will be required to provide under an Entertainment Sector Benefit Agreement shall be the equivalent of a percentage of the ticket price of each ticket sold for each entertainment event held at the licensed premises, adjusted for premises capacity, as set forth in the following table:

<u>Premises Capacity</u>	<u>Percentage of base ticket price</u>
<u>2000-2499</u>	<u>1.0%</u>
<u>2500-2999</u>	<u>1.5%</u>
<u>3000 or more</u>	<u>2.0%</u>

The decision whether to accept an in-kind contribution in lieu of a financial contribution from an applicant under an Entertainment Sector Benefit Agreement will be in the City Council's discretion, in accordance with the City ordinance governing the Entertainment Sector Trust Fund.

For purposes of this paragraph, the term "base ticket price" means the cost of entry for an event excluding applicable taxes and third-party service and delivery fees. For example, if an entertainment license holder holds an event in its premises that have a capacity of 2200 people and sells 1500 tickets with a base ticket price of \$50 each and 700 tickets with a base ticket price of \$75 each, the amount due to the City would be as follows:

$$\underline{[(1500 \times \$50) + (700 \times \$75)] \times 0.01 = \$1,275.00.}$$

4. Prior to execution of the first Entertainment Sector Benefit Agreement created under this subsection (f), the City Council will adopt an ordinance establishing an Entertainment Sector Trust Fund to hold any funds paid to the City pursuant to any Entertainment Sector Benefit Agreements and creating procedural rules for the disbursement of such funds to the entertainment sector. Such financial and in-kind contributions shall be used to provide benefits to entertainers and entertainment businesses in Portland, including, but not limited to, the use or improvement of spaces used for entertainment events, rehearsals, or community events; materials, equipment, or services that are reasonably necessary for artists or entertainment businesses; funding for education and training of artists and entertainment business staff; and similar expenses.

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL D. FOURNIER(A/L)
BEN GRANT(A/L)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

SARAH MICHNIEWICZ (1)
WES PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

**AMENDMENT TO PORTLAND CITY CODE
CHAPTER 14, ARTICLE 6, SECTION 6.8.14(A)**

RE: ENTERTAINMENT BUSINESSES IN THE B-3 AND WCZ ZONES

WHEREAS, on August 11, 2025, the City of Portland adopted a 180-day moratorium on theaters or performance halls with a capacity exceeding 2,000 people; and

WHEREAS, within the B-3 and WCZ Zones, Chapter 14 Article 6, Section 6.8.14(A) of the City Code currently requires 100 feet of separation between entertainment businesses (i.e., businesses that require entertainment licenses pursuant to Chapter 4-51 of the City Code); and

WHEREAS, Chapter 4 of the City Code does not contain a separation requirement as a prerequisite to entertainment licensing, despite such a requirement appearing in the land use code, which could potentially cause confusion; and

WHEREAS, currently, any business in the B-3 or WCZ zones that allows or provides dancing, live music, karaoke, background music loud enough to be heard outside the premises, or the like is defined as an “entertainment business” subject to the 100-foot separation rule in Section 6.8.14 of Chapter 14 of the City Code; and

WHEREAS, the 100-foot separation rule is hurting small and medium-sized entertainment businesses in the B-3 and WCZ zones and preventing them from providing sought-after entertainment; and

WHEREAS, for larger venues in the B-3 and WCZ zones, the 100-foot separation rule is too small to meaningfully diffuse the impact of these larger entertainment venues on public safety and on public facilities such as streets and sidewalks; and

WHEREAS, the Council finds that a larger separation distance in the B-3 and WCZ zones, applicable to fewer venues, would appropriately balance the City’s goals of economic development and impacts to public facilities and public safety; and

WHEREAS, the Council finds that the impacts on public facilities and public safety in the B-3 and WCZ zones from entertainment venues with fewer than 1,000 attendees are too small to merit a separation rule, whereas impacts to public facilities and public

safety from larger entertainment venues in these zones requires a separation buffer larger than 100 feet; and

WHEREAS, based on the testimony, public comment, and other information submitted to the City Council, the City Council finds that the below amendments to Chapter 14, Article 6, Section 6.8.14 and to Chapter 4 of the City's Code of Ordinances are justified to prevent an overburdening of public facilities and for the preservation of the public health, safety, and welfare;

NOW, THEREFORE, pursuant to its authority in 30-A M.R.S. § 3001, and notwithstanding the provisions of 1 M.R.S. § 302, the Portland City Council hereby ordains that this Ordinance shall be retroactive to December 1, 2024, and that this Ordinance therefore applies to any proceeding, application, petition, or request for approval that was not pending before any officer, board, or agency of the City on or before that date;

BE IT ORDERED that Chapter 14, Section 6.8.14 of the City Code is hereby amended as shown in the attached Exhibit A, which is incorporated by this reference as if set forth in full; and

BE IT FURTHER ORDERED that Section 4-57.5 of Chapter 4 of the City Code is hereby amended as shown in the attached Exhibit B, which is incorporated by this reference as if set forth in full; and

BE IT FURTHER ORDERED that to the extent any provision of this Ordinance is deemed invalid by a court of competent jurisdiction, the balance of the Ordinance that shall remain shall be considered valid.

EXHIBIT A

6.8.14 Entertainment businesses in the B-3 and WCZ zones

- A. The following definitions shall apply to this Section 6.8.14.
1. **“Entertainment business” means a business or other entity or operation that has or is required to have an entertainment license under Chapter 4, Section 4-51 of the City of Portland Code of Ordinance.**
 2. **“Large entertainment business” means an entertainment business with a seating capacity of 1,000 or more.**
 3. **“Main entrance” means one or more public entrances to an entertainment business, each of which is intended for pedestrian access by the public (including by patrons, customers, and/or visitors) to the portion of the building or facility that is open to and expected to be used by the business’s patrons for licensed entertainment.**
- B. **This ordinance shall not apply to any entertainment business that does not allow amplified entertainment.**
- C. In the B-3 and WCZ zones, no main entrance of any large entertainment business maybe located within 750 feet of a main entrance of any other large entertainment business. For the purposes of this Section 6.8.14, the distance between large entertainment businesses’ main entrances shall be measured as the shortest straight-line distance between the two main entrances at issue, measured in a geometrically straight line, without regard to intervening structures, uses, or other topographical features.
- D. Any large entertainment business located in the B-3 or WCZ zones that was legally operating within 750 feet of another large entertainment business on or before December 1, 2024, shall be considered a lawfully nonconforming use subject to the standards of Article 4 of this Code, except that any such business shall not be deemed to have discontinued its entertainment use under Article 4 unless such business ceases its entertainment use for two years or more. Any such large entertainment business shall continue to be considered a large entertainment business for the purpose of administering this dispersal requirement for a new, expanding, or relocating entertainment business in the B-3 and WCZ zones.

- E. Where two or more entertainment businesses operate on one site, and where each business entity requires or has a separate business license, or displays in a manner visible from public property separate business trademarks, logos, service marks, or other mutually identifying names or symbols, each business entity shall be counted as a separate entertainment business for the purposes of this section.

- F. Following a hearing held pursuant to Chapter 15, Section 15-10 of the City of Portland Code of Ordinances, the Building Authority may impose conditions on the food service license of any entertainment business in the B-3 and WCZ zones that operates between 1:00 a.m. and 4:00 a.m. to maintain or improve public safety. Such conditions may be imposed following a written recommendation from the Portland Police Department that such conditions are necessary. The Building Authority's decision may be appealed to the City Manager pursuant to Chapter 15, Section 15-9 of the City of Portland Code of Ordinances. Nothing in this section shall be construed to limit the Building Authority's authority in Chapter 15 to deny, suspend, or revoke any license pursuant to the standards and process in that chapter.

EXHIBIT B

Sec. 4-57.5. Restricted Locations

No entertainment license may be issued to any business or other entity unless such business or entity either complies with the terms of Section 6.8.14 of Chapter 14 of the City Code or qualifies as a lawfully nonconforming use under the provisions of that same Code section.

Notwithstanding any other provision of this article, no new licenses shall be issued in the B-3c zone to drinking establishments and chemical-free night clubs, as defined in section 14-47. For purposes of this section, renewal of an existing license by the party holding the license on the date of enactment shall not be considered a new license. Any transfer of ownership shall be considered a new license.



housing
& economic
development

City of Portland

Office of Economic Opportunity





Natural Helpers Leadership Program

Investing in Community Leaders for
Transformative Change

City of Portland Maine, Office of Economic Opportunity



Community Impact

As a part of the Natural Helpers Program, each Natural Helper commits to Impact 5 and Teach 10 people throughout the Fellowship. Natural Helpers tend to exceed this, impacting **30 people on average**, and sharing information with many more.

In 2025:



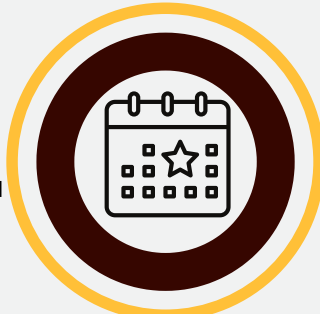
Over **1,700** touch points were made in the community



600+ people attended NH speaking engagements



880+ people were reached via media communication



500+ people attended events hosted by Natural Helpers

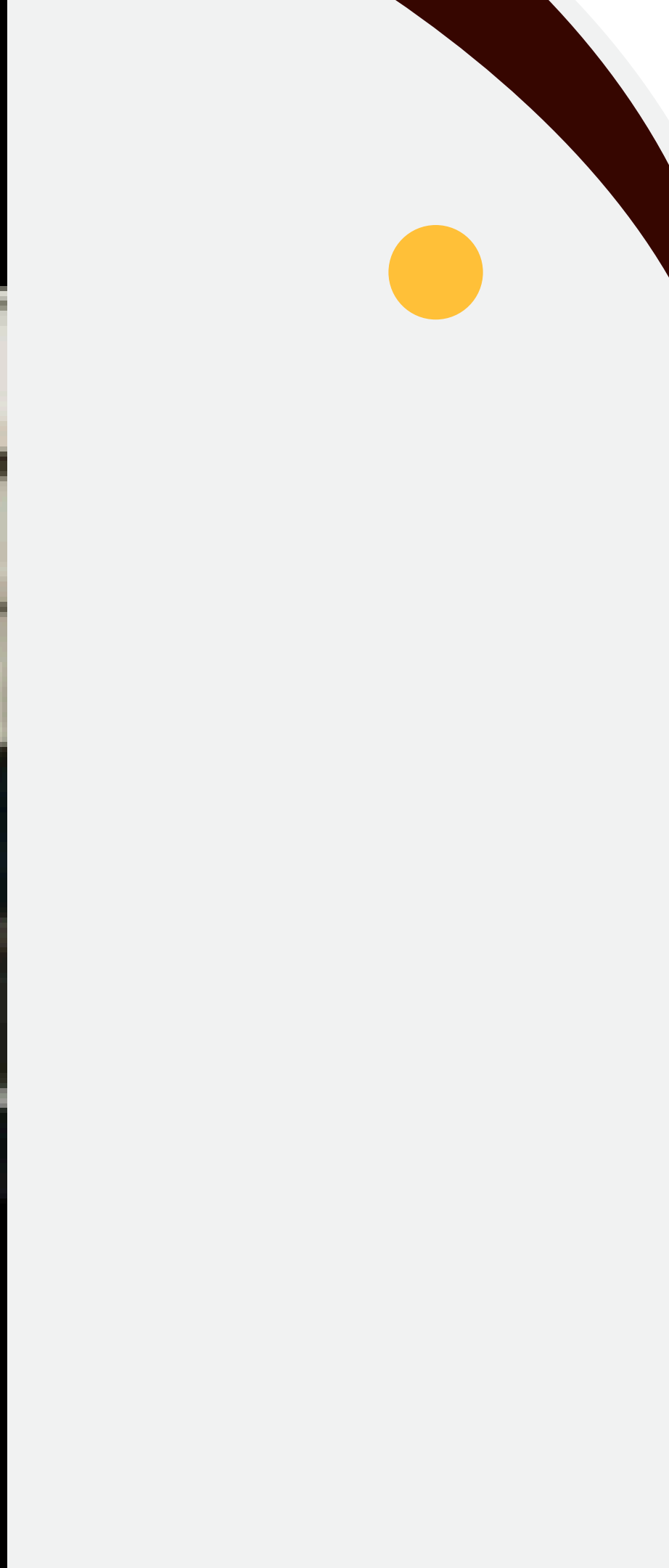
Example Stories:



João and the Shelter



Francys's Multicultural Festival



Natural Helpers Webinar Series

WELCOMING AMERICA 



Melissa Hue
Director



Aram Guptill
Project Specialist



The graphic features the City of Portland logo and 'WELCOMING AMERICA' text at the top. It shows three women in professional attire standing together, and a circular inset showing two men looking at a smartphone. The text 'Online NATURAL HELPERS FELLOWSHIP NATIONAL WEBINAR SERIES' is prominently displayed, followed by the tagline 'Strengthening Communities from Within' and a list of six webinar parts with their dates and topics.

City of **portland** **WELCOMING AMERICA**

Online
**NATURAL HELPERS FELLOWSHIP
NATIONAL WEBINAR SERIES**

Strengthening Communities from Within

- Part 1** - October 28, 2pm ET: Who are your Natural Helpers?
- Part 2** - November 11, 2pm ET: From Idea to Impact
- Part 3** - December 9, 2pm ET: Caring for Natural Helpers
- Part 4** - January 15, 2pm ET: Navigating Systems
- Part 5** - February 12, 2pm ET: Advocacy and Collective Impact
- Part 6** - March 12, 2pm ET: Learning from Communities Across the U.S.



City of Portland

Shelter Health Access Program

A community approach to mental and physical health and wellness as a pathway to belonging, opportunity and integration



A Citywide Collaboration

This program is powered by collaboration across city departments and partners working toward a shared goal. The City of Portland's **Parks & Recreation** Department provides space and transportation, the **Social Services** Department coordinates with residents and shelter operations, and the Department of **Housing and Economic Development** brings together partners, programming, and local work opportunities.

✓ Space + Transportation Shuttles

✓ Resident Coordination + Support

✓ Work + Volunteer Opportunities



Pilot 1 Community Partnerships



Hearts of Pine

Portland's Professional Soccer Team organizing weekly soccer pick up games



Maine Afro Yoga Project

Culturally rooted local organization offering trauma informed yoga and zumba classes



Men Connect New Mainers Program

Maine-based program promoting healthy masculinity and cultural integration for men



In Her Presence

Portland non-profit focused on empowering immigrant women through education

Proven Impact

The impact of this pilot, as reflected in participant feedback, engagement levels, and observed shifts in confidence and community connection, highlights the power of investing in holistic wellbeing as a pathway to long-term integration



34 Shelter Residents participated in the first Pilot



87% reported an increased ability to manage stress



87% reported developing a more positive self view



93% reported feeling more connected to others

Example Stories:



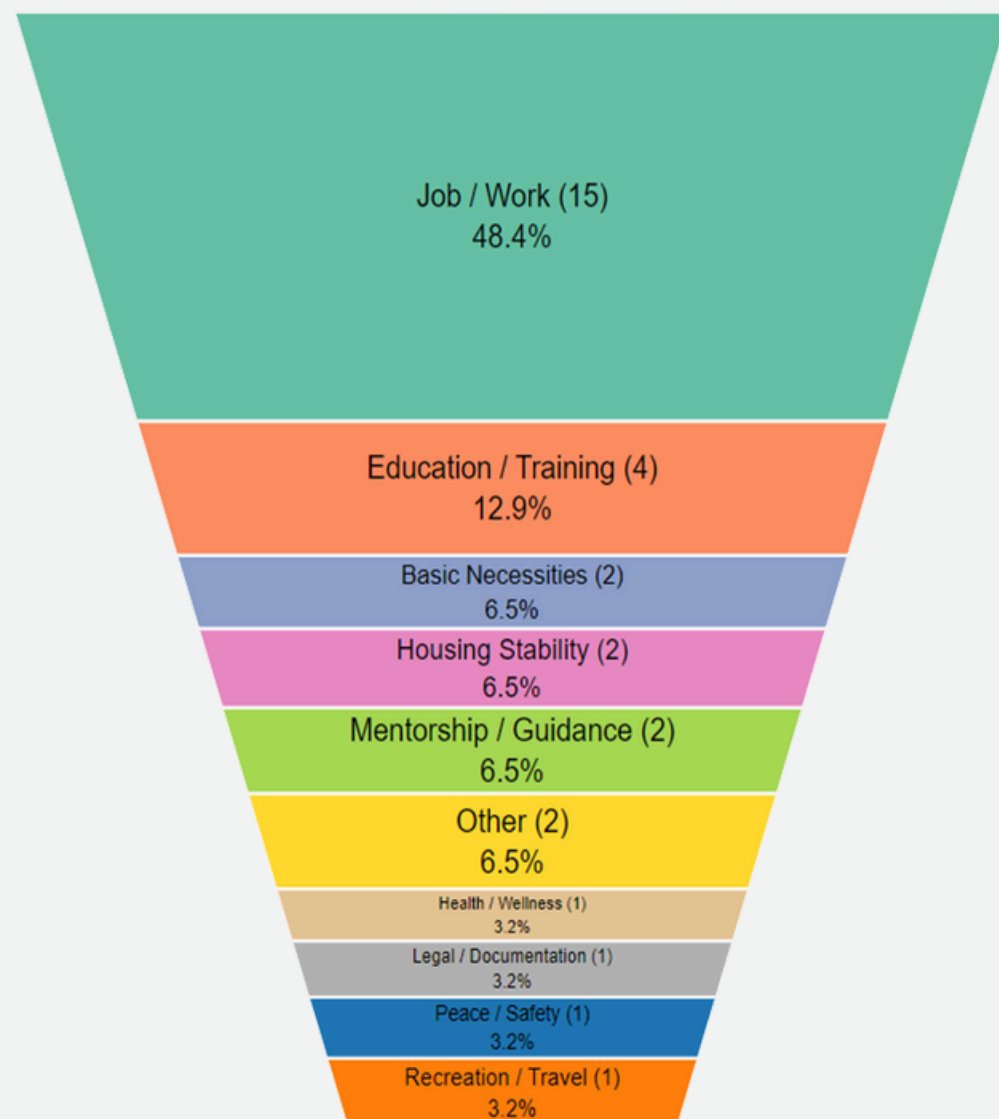
12+ Women Enrolled in Programming



Hearts of Pine Work Opportunity

Program Findings


With space to move, reflect, and release, participants gained the clarity and confidence to set goals, imagine new paths forward, and believe in their ability to achieve them. Most important to them, was accessing work opportunities.



Nearly half of respondents (48.4%) prioritized work as their top resource need, followed by education and training.




The word cloud shows that “confidence” is by far the most frequently cited emotion participants feel they’ve learned to express.




Goal Support

An overwhelming **90.6%** would like help taking steps toward a personal goal, with 9.4% unsure.




Personal Goal Setting

61.3% have developed short-term goals, while **38.7%** have set long-term goals since the program.



Future Planning

82.4% say the program helped them think about their future, 14.7% say ‘somewhat’, and only 2.9% responded ‘not really’.

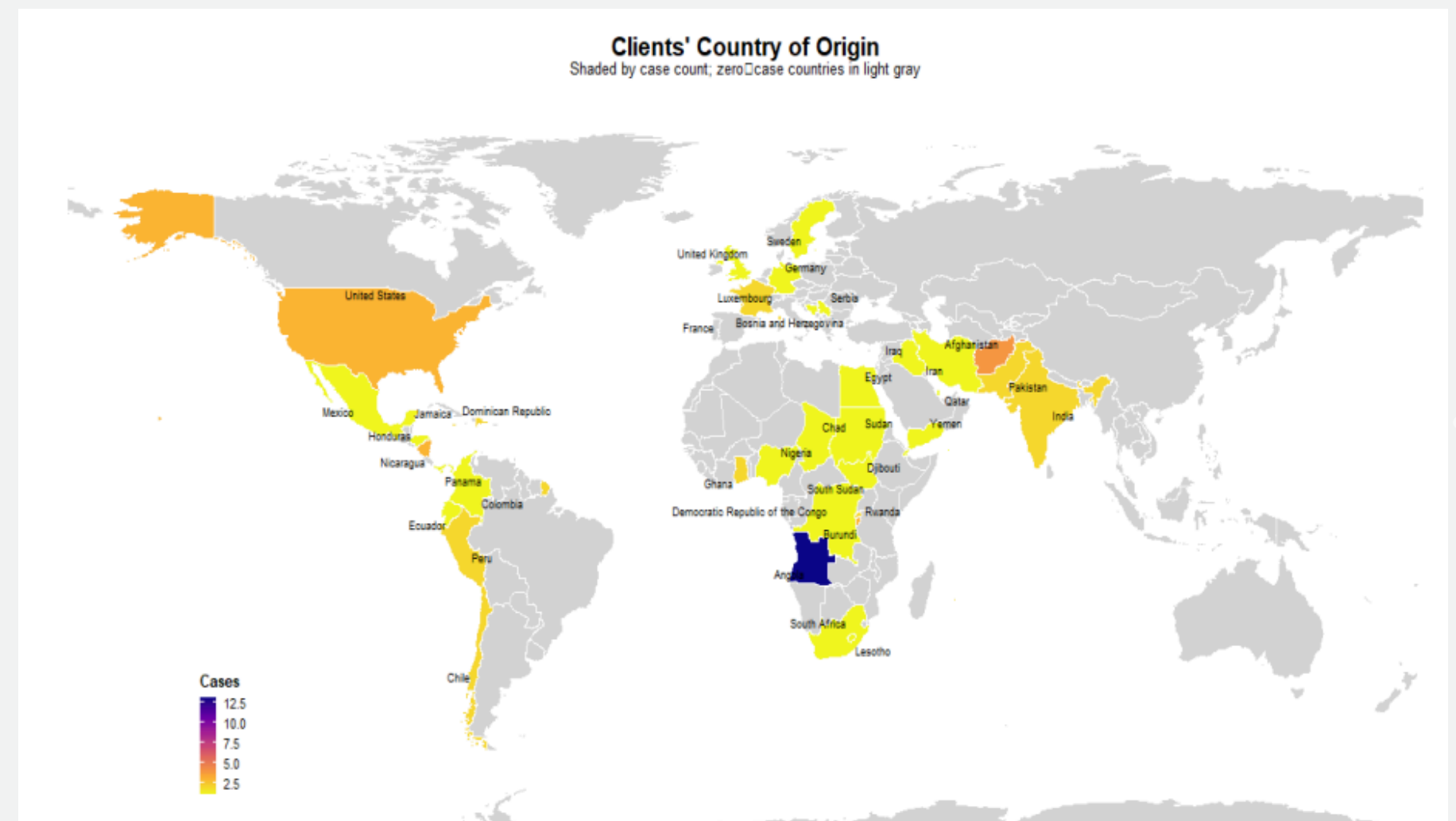


Personal Control

74.2% feel more in control of their decisions and emotions, with 19.4% reporting ‘a little more’, and just 6.5% reporting ‘no change.’

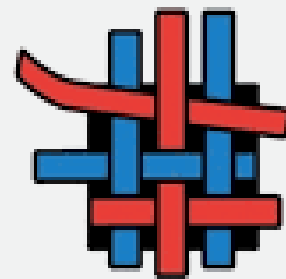
City of Portland Immigration Legal Aid Clinic

- Began in 2020
- Free, Virtual Appointments available twice per month
- Volunteer lawyers can assist with questions regarding:
 - Family Based Immigration
 - Diversity Visa Lottery
 - Temporary Protected Status
 - Work Permits
 - Becoming a US Citizen
 - Permanent Residency



**Expanded # of volunteer lawyers
to nearly double appointment
availability in 2025**

2024: 7 lawyers, 65 appointments
2025: 11 lawyers, 110 appointments



Immigrant Welcome Center
GREATER PORTLAND



The ESOL Collaborative comes together regularly to foster a multidimensional and intersectional approach to English language access, identifying gaps in access, reducing service duplication and coordinating efforts to improve individual and collective learning results. Additionally, the ESOL Collaborative strengthens inter-organizational communication and resource sharing to better serve Portland's multilingual communities.

Portland Professional Connections



Programming targeted for:



Trained Professionals

Foreign trained or highly trained individuals looking to grow their networks and align their work with their training and skillsets



Entry Level Professionals

Job seekers new to the job market, newly arrived in the US or looking to re-enter the workforce after a period away



Match

Relationship vs. Resume
Connectees are paired with connectors based on their professional goals and field of interest



Connect

Connection vs. Currency
Pairs meet to discuss local industry trends and advice for maximizing professional experiences



Refer

Network vs. Net Worth
Connectors introduce Connectees to three key contacts in their professional network

Thanks to the support of:

JOHN T. GORMAN
FOUNDATION



Climate Resiliency Needs Assessment

This project aims to assess the climate-related needs, risks, and barriers facing immigrant and low-income communities across Portland, Maine. Results will guide programming, resource development, and policy recommendations to ensure these communities are better included in climate planning, preparedness, and adaptation efforts.



The assessment aims to capture experiences and needs related to:

1 Climate Migration
Understanding how climate pressures are driving movement into, out of, or within the city

2 Emergency Preparedness
Gauging community readiness for extreme weather and other climate-related emergencies

3 Home Weatherization + Adaptation
Exploring needs around home insulation, energy efficiency, and climate-proofing housing

4 Knowledge and Accessibility
Ensuring all communities can access climate resources, education, and have a voice in planning and policy



MEMORANDUM

TO: Chair and Members of the Housing and Economic Development Committee

FROM: Greg Watson, Director

DATE: November 7, 2025

SUBJECT: FYE 2025 Annual TIF District Activity Report for Review and Vote to Forward it to the City Council as a Communication Item

I. ONE SENTENCE SUMMARY

As required in accordance with the Portland City Council’s Tax Increment Financing (TIF) Policy, an Annual TIF District Activity Report is to be provided to the City Council.

II. DESCRIPTION

The City of Portland TIF Policy requires that an Annual TIF District Activity Report be provided to the City Council, and the attached report is being presented to the Committee for review and vote to forward to the City Council as a communication item.

III. BACKGROUND

City TIF Policy requires the preparation and presentation of an annual TIF district activity report. The FYE 2025 TIF Annual Report represents the 13th year of reporting.

Below represents City Council actions taken during FY2025 – targeted at Affordable Housing TIF Districts. Please see table below for 2025 Area Median Income (AMI) income limits.

Number in Household	1	2	3	4	5	6	7
50% AMI	\$45,450	\$51,950	\$58,450	\$64,900	\$70,100	\$75,300	\$80,500
60% AMI	\$54,500	\$62,350	\$70,150	\$77,900	\$84,150	\$90,400	\$96,600
80% AMI	\$72,700	\$83,100	\$93,500	\$103,850	\$112,200	\$120,500	\$128,800
100% AMI	\$90,900	\$103,850	\$116,850	\$129,800	\$140,200	\$150,600	\$161,000
120% AMI	\$109,050	\$124,600	\$140,200	\$155,750	\$168,250	\$180,700	\$193,150

The City Council took up the following items during FY2025:

- A. Approved an Affordable Housing TIF (AHTIF) District with Woodfords Phase I, LP at 186 Woodford Street to construct a 51-unit elderly residential rental housing project, of which all units will be occupied by households with income not exceeding 60% of area median income. This is a 30-year AHTIF District capturing 75% of the increased assessed value annually. This was approved by the City Council on July 15, 2024, followed by Maine State Housing Authority (MSHA) approval on September 24, 2025.
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- H. Approved the City's Affordable Housing Development and TIF District Application for future AHTIF Districts at its May 5, 2025, meeting.
- I. Approved Assignment of Credit Enhancement Agreement for the Powerpay/Portland Public Market Municipal Development and TIF District held by East End Corporation to Maine Public Broadcasting Corporation at its May 19, 2025, meeting.

As of 6/30/2025, there are:

- A. Two (2) active Commercial TIF District CEAs;*
- B. One (1) active commercial TIF CEA for a market rate and affordable housing development, known as the McAuley TIF District;*
- C. Twenty-six (26) active Affordable Housing TIF District CEAs;*
- D. One (1) Transit Oriented TIF District and CEA at Thompson's Point*
- E. Three area-wide TIF Districts (Waterfront, Downtown Transit Oriented Development, and Bayside) which include a CEA in the Waterfront TIF with Waterfront Maine.*

The Report also has a table showing the past five-year trend, as well as an Appendix which lists all the current TIFs and financial activity associated with each district.

IV. INTENDED RESULT AND/OR COUNCIL GOAL ADDRESSED

The FY2025 TIF Annual Report is being submitted to the Committee for review and a vote recommending to forward this to the City Council as a communication item.

V. FINANCIAL IMPACT

There is no financial impact with this communication item.

VI. STAFF ANALYSIS AND RECOMMENDATION

Staff recommends that the Committee review and vote to forward this Annual Report to the City Council as a communication item.

Attachment: FYE 2025 TIF Annual Report



Tax Increment Financing

Fiscal Year 2025 Annual Report
From July 1, 2024 through June 30, 2025

Prepared by the Housing and Economic Development Department

Report prepared 11/2025

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A. TIF Policy Amended and Adopted February 22, 2021	
B. Summary of All Approved TIF Districts	
C. Map Highlighting Current TIF Districts	
D. Spreadsheet Showing Individual TIF Districts and Area Wide Amounts	

1. **Introduction**

City TIF Policy requires an Annual Report, to the City Council Committee and full City Council, regarding TIF District activity. This Report provides an overview of the TIF District Program, Portland’s utilization of TIF Districts to date, and TIF District financial value impacts.

2. **Definitions**

Commonly used terms, included in this Report, include:

“***Captured Assessed Value***” means increased assessed value retained in a TIF District each year during its term.

“***Credit Enhancement Agreement (CEA)***” means the agreement between the City and the site specific TIF District Developer whereby it includes the terms under which the City will provide a portion of the Retained Tax Increment Revenue back to the Developer.

“***Current Assessed Value***” means the then current assessed value of the property located in the TIF District to be determined by the City Assessor as of April 1 of each year during the term of the District.

“***District***” means that portion of property depicted on a map to apply to the TIF.

“***Increased Assessed Value (IAV)***” means the valuation amount by which the Current Assessed Value exceeds the Original Assessed Value (OAV). If the Current Assessed Value is less than or equal to the OAV, there is no Increased Assessed Value in that year.

“***Infrastructure***” is defined, but not limited to: traffic upgrades, public parking facilities, roadway improvements, lighting, sidewalks, water and sewer utilities, storm water management improvements, and placing above ground overhead electric and telecommunications lines underground.

“***Non-Captured Value (NCV)***” means the value over and above the OAV (defined below) that is not captured by TIF percentage capture rates, with associated taxes from NCV returned to the General Fund.

“***Original Assessed Value (OAV)***” means the assessed value of the property in the TIF District as of March 31 of the year that it was created. For instance, if a TIF District was approved as of the date of this report, or November 2025, the OAV would be the taxable assessed value of the property on March 31, 2025. All taxes from the OAV go into the City’s General Fund.

“***Property Taxes***” means any and all property taxes levied, charged or assessed against the property by the City or on its behalf and actually paid to the City, but excluding any county, state, or special District taxes that are separately levied, charged, or assessed against the property.

“**Retained Tax Increment Revenues**” means that portion of the Property Taxes paid with respect to the Captured Assessed Value.

“**Tax Year**” means April 1 to March 31.

3. **Revised TIF Policy Adopted by City Council on November 20, 2017 and on February 22, 2021**

Revised TIF Policy of November 20, 2017

Pursuant to City Council Order 61 passed September 19, 2016, the City Council referred to the Economic Development Committee (EDC) consideration of amendments to the current TIF policy, including, but not limited to provisions for:

- A. Local Hire;
- B. Ethnic and Gender Diversity;
- C. Economically Disadvantaged Participation;
- D. Veteran Preference;
- E. Adherence to State or Federal Prevailing Wages; and,
- F. Participation in a Job Training or Apprenticeship Program.

The Order further requested the EDC report their findings and recommendation on amending the current TIF Policy to the City Council.

The EDC began its review for possible amendments to the TIF policy in April 2017. On November 20, 2017, the City Council reviewed the EDC’s recommendation and adopted revised City TIF Policy in support of both private development projects and public investment in municipal economic development programs and infrastructure investment. Revised City Policy includes:

- A. Addition of State prevailing wage requirements in the construction phase of a TIF CEA and annual report about this to the City Council, further detailed below;
- B. Equal employment opportunities and nondiscrimination;
- C. Increasing the capture rate and the term for affordable housing projects; and,
- D. Housekeeping amendments.

The EDC also recommended that the City look into establishing and sponsoring a Workforce Job Training program to be funded by area-wide TIF Districts, as well as having the City Manager and/or his/her designee undertake an analysis of the costs associated with the City undertaking an Employment Disparity Study.

Workforce Training Funding: On October 15, 2018, the City Council approved amendments to the three area-wide TIF Districts – Bayside, Downtown TOD TIF, and

Waterfront TIF – to include workforce training as a use of TIF funds. Workforce training funding has been included in the municipal budgets beginning with FY2020.

In FY2023, FY2024, and FY2025, the City entered into a Memorandum of Understanding with the Portland School Department, through Portland Adult Education (PAE), to fund workforce training programs up to \$200,000. For FY2025, PAE’s programs utilizing TIF funds included *Bank Teller Program*, in partnership with many financial institutions, to train internationally trained individuals with backgrounds in finance and accounting to become bank tellers and fulfill other similar roles; *Supported CNA Program* offering digital lab access, career advisors, and facilitation of CASAS Test and CNA Exam, together with foundational math and healthcare essentials; *English and Job Prep for New Arrivals* which includes intensive employment advising to support students in their job search; *Clean Energy Pre-Apprenticeship Training Program* for internationally-trained professionals who have prior experience or education in engineering, science, math, or construction to retool and enter electrical and HVAC positions in the clean energy sector; *Transportation Careers* – which includes CDL B Permit prep, digital skills, and career exploration; and, *ESOL Instruction for low-level English Speakers* with Certified ESOL instructor. These programs have resulted in students being hired as tellers, drivers, CNAs, and HVAC technicians, and increased their skills, English language, and knowledge of the culture at the workplace.

Employment Disparity Study: The City Manager’s office conducted a limited analysis for the costs of such a study and determined it was not cost effective.

State Prevailing Wage Requirement in Construction Phase of a TIF-Assisted Project:

Per TIF Policy:

“Any firms employed in the construction phase of a TIF-assisted project must compensate all employees the current wage rates and fringe benefits as required under applicable state prevailing wage law under 26 M.R.S.A. §1306, or Portland City Ordinance Ch. 33, §33-1 to 33-12, whichever is greater.

City staff shall provide to the relevant City Council Committee an annual update on:

- a) the impact of this prevailing wage requirements on CEAs;
- b) feasibility of construction firms to pay prevailing wages and benefits; and
- c) compliance with this section.”

Since this TIF Policy was amended November 2017, the City Council has authorized AHTIF Districts only. Staff monitors wage rates on a monthly basis during the construction phase for these AHTIF Districts, and has received feedback from those developers indicating that the wage rate requirement resulted in an increase in construction and administrative expenses. While the Housing and Economic Development Committee has discussed these issues in the past, no changes have been made to the Policy as of FYE2025.

During FY2025 the following projects were monitored for compliance with this provision in the TIF Policy:

- 45 Dougherty Affordable Housing TIF
- 37 Front Street Affordable Housing TIF (Phase II)
- 25 Casco Affordable Housing TIF
- Riverton Park Affordable Housing TIF
- 73 Winter Street Affordable Housing TIF
- 91 Winter Street Affordable Housing TIF

City Green Building Code

Per the TIF Policy, all projects with a CEA must be in compliance with the City's Green Building Ordinance.

When a project submits an application for a building permit, the developer is asked to submit a preliminary energy model, along with a statement of certification from a licensed engineer that the project meets the standard and a written explanation of how the building will obtain the applicable standards using design plans to demonstrate compliance. In addition, prior to the issuance of a Certificate of Occupancy, the developer must submit a statement of final certification from a licensed engineer indicating that the project meets the standards, along with any amendment to the preliminary energy model.

A procedure was implemented using the Energov system to ensure that all projects are in compliance with the Ordinance before the issuance of a Building Permit and a Certificate of Occupancy.

During FY2025, the following projects were monitored for compliance with this provision in the TIF Policy:

- 37 Front Street Affordable Housing TIF (Phase II)
- 73 Winter Street Affordable Housing TIF
- 91 Winter Street Affordable Housing TIF
- 45 Dougherty Affordable Housing TIF
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Revised TIF Policy of February 22, 2021

This revised TIF Policy (see Attachment A) included a definition of affordable housing to match the definition in other City programs, such as Inclusionary Zoning. It also required that affordability restrictions remain in place for the full term of the AHTIF district.

4. TIF Overview and Value

TIF is the most flexible economic development program available to municipalities. TIFs support municipal investment, as well as can be associated with private sector or affordable housing investment. TIFs are flexible municipal financing tools to fund the following types of activities to support public and private sector investment:

- public infrastructure projects;
- economic development programs, including municipal marketing and staff; and,
- support of individual private commercial and affordable housing project financing needs.

The three property tax components associated with TIF Districts include:

- A. ***New Property Taxes***. TIF revenue is generated from new increased municipal assessed value and associated new property taxes. TIFs can be established for up to thirty (30) years and new or “captured assessed value” in the TIF District can range from 1% to 100% of the amount of new property taxes.
- B. ***Original Assessed Property Value (OAV)***. The taxes from property base or “Original Assessed Value” reverts to the municipal general fund and is not captured in a TIF District.
- C. ***Flow of TIF CEA Funds***: The flow of taxes to return to the developer through a CEA is as follows.
 - i. The City sends its yearly tax bills for payments due in September and March of each fiscal year;
 - ii. Developer pays the taxes;
 - iii. In September and May of each year, for each CEA, a check is made to be sure the Developer’s taxes are current. If current, the Housing and Economic Development Department proceeds to process that fiscal year TIF payment to return a portion of the taxes to the developer according to the CEA. If not current, the Housing and Economic Development Department will not move forward with the payment until current.

5. TIF District Approval Process

There is a three-step process to approve establishment of a TIF District. The three steps include:

- A. Housing and Economic Development Committee recommendation for approval to the City Council for commercial and affordable housing TIFs;

- B. City Council approval; and,
- C. State of Maine Department of Economic and Community Development Department approval for commercial TIF districts or Maine State Housing Authority approval for affordable housing TIF Districts.

6. City Council Actions During FY2025:

City Council actions during FY2025 targeted Affordable Housing TIF Districts. Please see table below for 2025 Area Median Income (AMI) limits:

Number in Household	1	2	3	4	5	6	7
50% AMI	\$45,450	\$51,950	\$58,450	\$64,900	\$70,100	\$75,300	\$80,500
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7. Statutory Limits for TIF Districts

There are two State statutory limitations which include:

A. Acreage: No single development District, including Affordable Housing Districts, can be larger than 2% of a municipality's total acreage, or in the case of Portland, 2% of Portland's 13,785.6 acres is 275.7 acres. Also, all active development Districts have to be less than 5% of a municipality's total acreage, or in the case of Portland, 5% is 689 acres. Based upon active development Districts as of FYE2025, including Affordable Housing TIF Districts, Portland has the ability to include 245 additional acres in development TIF Districts.

B. Value:

- i. **Commercial/Area Wide TIF Districts:** The OAV of all these TIF Districts in a municipality cannot be more than 5% of its total aggregate value (FY2024 aggregate value: \$14,834,061,087), or in the case of Portland, 5% is \$741,703,054. Based upon active TIF Districts as of FYE2025, Portland has the ability to include an additional \$583.8 Million of property value in TIF Districts.
- ii. **Affordable Housing TIF Districts:** The OAV of all Affordable Housing TIF Districts cannot be more than 5% of the total aggregate value (FY2024 aggregate value: \$14,834,061,087), or in the case of Portland, 5% is \$741,703,054. Based upon active Affordable Housing Districts as of FYE2025, Portland has the ability to include an additional \$736.7 Million of property value in Affordable Housing TIF Districts.

It is noted that the amount of acreage and OAV to include in TIF Districts fluctuates as TIF districts are created, amended, expired, and/or terminated.

There are exemptions from State limitations for Transit Oriented Development (TOD) and Downtown TIF Districts, for which Portland now has two: Thompson's Point TOD TIF, and the Downtown TOD TIF.

8. Tax Sheltering Benefits

Municipalities realize "savings" from the tax sheltering effect of TIF Districts. The following direct financial impacts occur when municipal valuation increases:

- A. State Education Aid is reduced,
- B. State Municipal Revenue Sharing is reduced, and
- C. A municipality pays a higher percentage of the County budget.

This amount of "savings" is significant and one of the most important benefits of establishing TIF Districts.

For Portland, tax shelter savings is conservatively estimated at 30%, meaning that for every new tax dollar, Portland saves 30 cents which would otherwise be lost for property tax value not included in a TIF district. Portland’s estimated annual total tax shelter savings for all active TIF Districts is \$5.4 Million for FYE2025.

9. **TIF Districts in Portland**

A list of all approved TIF Districts as of FYE2025 is provided as Attachment B.

This list includes seven expired single TIF Districts as of the date of this Report – Auto Europe, Shipyard Brewery, Nichols Portland, UNUM, Bramhall/Holt Hall, Riverwalk/Ocean Gateway, Baxter Library LP.

There are three area wide TIF Districts – Downtown Transit Oriented Development (TOD) TIF, Waterfront, and Bayside. In the area-wide Bayside TIF District, there two expired CEAs – Bayside Student Housing, and Capital LLC. In the Waterfront TIF District, there is one active CEA – Waterfront Maine.

This list also illustrates that there are currently 26 active Affordable Housing TIF Districts, 3 Commercial TIF Districts, and 1 Transit Oriented Commercial TIF District (Thompson’s Point).

This list also includes two TIF Districts which were terminated by the City Council during FY2015 – those being the Village at Oceangate (Bay House), and the Fore India Middle LLC TIF District.

It is noted that after expiration and termination TIF Districts, 100% of their property tax revenue reverts to the City’s General Fund.

In addition, this list provides the following information for each TIF District:

- A. TIF District duration;
- B. percentages of taxes allocated to the Recipient/Developer, City, and General Fund;
- C. TIF District location; and
- D. brief description.

Attachment C provides a map showing the location for each active TIF District.

A list of approved active individual site specific TIF Districts, area-wide TIF Districts, Downtown TOD TIF, Thompson’s Point TOD TIF, and terminated TIF Districts by name are provided below.

Active Approved Individual Site Specific TIF Districts

As of the date of this Report, the City has 29, single site active TIF Districts with associated CEAs as follows: 2 TIF Districts supporting commercial projects; 1 TIF commercial district

supporting housing projects (market and affordable); and, 26 affordable housing TIF Districts, namely:

- PowerPay/Portland Public Market/Commercial TIF
- ImmuCell/Commercial TIF
- McAuley Place/Commercial TIF supporting Market Rate and Affordable Rental Housing)
- Avesta/Pearl Place Affordable Housing TIF
- 409 Cumberland Avenue Affordable Housing TIF
- 134 Washington Avenue Affordable Housing TIF
- 17 Carleton Street Affordable Housing TIF
- Deering Place Affordable Housing TIF
- 58 Boyd Street Affordable Housing TIF
- 66 State Street Affordable Housing TIF
- 37 Front Street Affordable Housing TIF
- 63 Front Street Affordable Housing TIF
- 977 Brighton Avenue Affordable Housing TIF
- 178 Kennebec Street (Unit 2) Affordable Housing TIF
- 83 Middle Street Affordable Housing TIF
- 104 Grant Street Affordable Housing TIF
- 200 Valley Street Affordable Housing TIF
- 337 Cumberland Avenue Affordable Housing TIF
- 577 Washington Avenue Affordable Housing TIF
- 73 Winter Street Affordable Housing TIF
- 91 Winter Street Affordable Housing TIF
- 45 Dougherty Court Affordable Housing TIF
- 25 Casco Street Affordable Housing TIF
- 622 Auburn Street/Lambert Woods North Affordable Housing TIF
- 2 Riverton Drive/Riverton Park Affordable Housing TIF
- 70 E. Oxford Street, Phase I Affordable Housing TIF
- 202 Woodford Street Affordable Housing TIF
- 186 Woodford Street Affordable Housing TIF
- 42 Atlantic Street Affordable Housing TIF

Active Approved Area Wide TIF Districts and Associated CEAs

The City has two active area wide TIF Districts, for which the City retains a portion of the TIF funds for public infrastructure projects, with a portion of the TIF funds targeted to CEAs within those Districts, namely:

- Bayside
 - Capital LLC CEA (expired FY2023)
 - Bayside Student Housing CEA (expired FY2018)
- Waterfront
 - Waterfront Maine CEA (expires FY2031)

Approved Downtown and/or Transit-Oriented Development (TOD) TIF Districts

- Downtown TOD TIF

The City retains a portion of the TIF funds for workforce training, public infrastructure, Creative Portland, and transit projects for the Downtown TOD TIF. This Downtown TOD TIF was approved during FY2015 and was activated with FY2016. There is no CEA associated with it at this time.

- Thompson's Point TOD TIF and CEA

For the Thompson's Point TOD TIF, the City retains a portion of TIF Funds for transit projects. This TOD TIF also has an associated CEA with Thompson's Point Development Company, Inc. for development of Thompson's Point.

Terminated TIF Districts

The City Council has terminated two TIF Districts, namely:

- Fore India Middle LLC – This TIF project had not come to fruition and, therefore, was terminated by the City Council in November 2014; and,
- The Village at Oceangate, LLC (Bay House) – This TIF District was also terminated by the City Council in November 2014 due to this District's use being converted into residential condominiums which is not an allowable TIF District use.

10. TIF District Financial Overview for FY2025, including FY2023, FY2022, FY2021, and FY2020:

See next page for a financial comparison of FY2025, FY2024, FY2023, FY2022, and FY2021 for then active TIF Districts:

	FY2021	FY2022	FY2023	FY2024	FY2025
City General Fund Taxes from OAV	\$26.3 Million	\$14.6 Million	\$15.3 Million	\$16.2 Million	\$17 Million
City General Fund Taxes from Non-Captured Value	\$4.5 Million	\$18.1 Million	\$19.3 Million	\$22.8 Million	\$22 Million
Total TIF Taxes From Captured Value	\$5.1 Million	\$5.8 Million	\$6.1 Million	\$6.5 Million	\$10 Million
- TIF Taxes to CEAs	\$1.1 Million	\$1.1 Million	\$1 Million	\$1.4 Million	\$1.5 Million
- TIF Taxes to Public Infrastructure/Arts/Staff	\$4 Million	\$4.7 Million	\$5.1 Million	\$5.1 Million	\$8.5 Million
Total Tax Sheltering Value	\$222.6 Million	\$451.8 Million	\$448.2 Million	\$454.7 Million	\$671.8 Million
Estimated Annual Average Tax Sheltering Savings	\$1.9 Million	\$3.85 Million	\$3.93 Million	\$3.58 Million	\$5.4 Million

Table Explanations:

City General Fund-Taxes from OAV - FY2022 saw an \$11.7 Million decrease from FY2021 due to the revaluation and the tax rate going from .02331 in FY2021 to .01299 in FY2022. FY2023 saw an increase of \$700,000 due to the tax rate increase to .01334; a \$900,000 increase in FY2024 due to the tax rate increase to .01441; and a \$800,000 increase in FY2025 due to the tax rate increase to .01501. As noted earlier in the definition section, all taxes from the OAVs go to the General Fund.

City General Fund-Taxes from Non-Captured Value (NCV) – The number fluctuates based on each CEA, as well as the City’s budget needs for public infrastructure/staff salaries/arts/debt service, for example. The captured value percentages for the area wide TIF Districts – Bayside, Waterfront, and Downtown TOD TIF - are adjusted yearly based on those needs.

Total TIF Taxes From Captured Value – The percentage of captured value varies yearly based on CEAs and the City’s financial needs. This TIF Revenue is then allotted to the various CEAs, and then to the City public infrastructure projects/debt service/arts/staff investments, for example.

Total Tax Sheltering Value – This number represents the total of the Increased Assessed Value (IAV) of all TIF Districts that has been captured.

Estimated Tax Sheltering Savings – This is the estimated annual tax sheltering savings from all the TIF Districts.

11. Example of a Performing TIF

200 Valley Street Affordable Housing TIF

Duration: 30-year term (FY2020 through FY2050)

Percentages: 75% to Developer, 25% to City General Fund for the 30-year term.

The 200 Valley Street Affordable Housing Development and Tax Increment Financing District was approved by the Portland City Council on August 3, 2020, and then by the Maine State Housing Authority on August 26, 2020.

This Affordable Housing TIF District supported the new construction of a building at 200 Valley Street for 60 units of rental housing of which 36 units will be occupied by households with incomes not exceeding 50% AMI; 12 units will be occupied by households with incomes not exceeding 60% AMI; and 12 units will be market rate.

TIF revenues are used by Developer, Avesta Valley Street LP, to pay for operating costs for the project.

The subsequent investment and increase in assessed value is as follows:

Dates of Values	Real Estate Values
OAV 4/1/2020	\$246,700
4/1/2024	\$7,482,500

FY2025 was the first year the Developer was eligible for TIF payments, with a TIF payment of \$81,457.

For more information, contact Greg Watson, Housing and Economic Development Director, via email at gwatson@portlandmaine.gov, or 1-207-874-8683.

PORTLAND TIF POLICY

February 22, 2021

I. INTRODUCTION

Tax Increment Financing (TIF) is an economic development program authorized under state law to support municipal projects. The TIF program allows municipalities to provide financial assistance to local economic development projects and programs – from infrastructure, municipal economic development programs and staff, to business expansions - by using new property taxes that result from new commercial or residential investment associated with the corresponding increase in property value.

Portland TIF Policy supports investment in municipal economic development programs, infrastructure investment (which is generally through the establishment of area wide or neighborhood TIF districts) and individual project site specific TIF districts to support either infrastructure or individual private project financing needs.

The City is committed to invest in infrastructure located within the public rights-of-way that encourage economic development. Use of TIF investment to invest in infrastructure recognizes the savings which occurs through the TIF Program tax sheltering benefits.

“Infrastructure” is defined, but not limited to: traffic upgrades, public parking facilities, roadway improvements, lighting, sidewalks, water and sewer utilities, storm water management improvements and placing above ground overhead electric and telecommunications lines underground.

II. STATE TIF LIMITATION

There are acreage and value caps limitations for municipalities to establish TIF along with term limits. Term limits include bonds which may be issued for a maximum of 20 years (anticipation notes for three years). TIF districts may be designated for a maximum of 30 years.

III. PURPOSE

The primary purposes of the TIF Policy include:

- A. To support Portland Economic Development and Housing Plans and Policies;
- B. To stimulate expansion of the City’s commercial and industrial tax base;
- C. To stimulate new affordable and market rate housing investment;
- D. To retain and create quality employment;
- E. To support Portland’s Capital Improvement Plan; and,
- F. To establish standards upon which the City Council will authorize TIF.

IV. GENERAL PRINCIPLES

The three primary general principles for the City Council to establish TIF districts include:

A. Investment

Minimum Real Property Investment. A minimum of \$1 million in new taxable investment property value for commercial and industrial development and \$500,000 for affordable housing development is needed to qualify for a TIF. This is the minimum amount which makes practical sense to consider use of the TIF program due to the amount of new municipal property tax revenue generated from new private investment.

B. Jobs Associated with Commercial and Industrial Development

Applicants for TIF participation will be required to provide a plan outlining the number and quality of jobs retained or created associated with each TIF district. While there is not a specific formula for the numbers of jobs associated with the amount of TIF financial assistance, the number and quality of the jobs will be taken into consideration for each TIF district. It is recognized that housing projects do not create many permanent jobs.

C. Maximize Tax Sheltering Benefits

A municipality's total equalized assessed value is used to calculate General Purpose Aid to Education (subsidy), State Revenue Sharing (subsidy) and County taxes (expense). When a municipality's equalized assessed value increases, State Aid for Education decreases, municipal revenue sharing decreases, and the municipality pays a greater portion of County taxes. TIF allows municipalities to "shelter" new value resulting from private investment from the calculation of its State subsidies (education and revenue sharing) and County taxes. In other words, specific municipal shelter benefits, for the term of the TIF, include:

- 1) No reduction in State aid for education,
- 2) No reduction in municipal revenue sharing and
- 3) No increase in County taxes.

Annually, the Council Committee with jurisdiction over housing and community development and City Council will evaluate available TIF district capacity related to State acreage and value limitations to determine whether existing TIF districts need amending and/or new TIF district establishment. Scheduled public infrastructure investments included in the City's Capital Improvement Plan will inform decisions about adjustments to existing TIF districts or establishment of new TIF districts.

V. APPROACH, POLICY, and TERM REQUIREMENTS

Must meet or exceed the below requirements.

A. Approach

There are three approaches to consider establishing TIF districts. They include:

- 1) ***Municipal Economic Development Programs funded directly through a pay-as-you-go approach.***

Examples of municipal economic development programs include paying for economic development staff, annual funding to Creative Portland for city marketing/branding, and other TIF law allowable activities.

- 2) ***Area wide TIF districts financed by City Bond/Debt Issuance***

Issuance of municipal general obligation bonds or limited obligation bonds is a mechanism that may be used to fund a TIF district program. Allowable uses are spelled out in state TIF law. Generally, municipalities will issue debt to cover the cost of infrastructure investment.

- 3) ***Individual Site Specific TIF districts utilizing Credit Enhancement Agreements (CEAs)***

A CEA is a contract between a municipality and developer to assist an individual development project by using a percentage or all of the tax revenue generated by the investment to pay certain authorized project costs which could include site specific infrastructure or private individual project financing needs. Allowable project costs are spelled out in state TIF law.

B. Policy for the Three Approaches

1. **Policy for Municipal Economic Development Programs.**

Requires annual review and City Council financial appropriations.

2. **Policy for Area wide TIF District Locations (for City Bond/Debt Issuance)**

- a) Area wide TIF will be established for infrastructure investment which has applications beyond one individual project.
- b) City TIF emphasis will be placed upon the following general “Priority Revitalization Areas” to support commercial development, housing development, redevelopment, or to support buildings in need to redevelopment, address blight or historic preservation:

- Affordable housing projects off peninsula;
- Riverside Street commercial and industrial zoned areas;
- Forest Avenue corridor from I-295 to Woodfords Corner;
- Washington Avenue corridor from Congress Street to I-295;
- Portland Technology Park ;
- Areas in which future significant wastewater and/or stormwater infrastructure investments are planned;
- West Commercial Street vacant property;
- Libbytown;
- St. Johns Street Valley;
- Other areas based upon scheduled public infrastructure investment included in the City’s Capital Improvement Plan.

The above list of general priority revitalization areas serve as guides to establish specific boundaries for TIF districts at time of district establishment.

- c) Market Rate Housing. Market rate rental housing projects must be located in priority revitalization areas to stimulate housing investment for the purpose of attracting 24/7 pedestrian activity. Pursuant to State Law, TIF for condominium projects are not allowed.
- d) Affordable Housing. Affordable Housing TIF (AHTIF) may be designated on an area wide or site specific basis.

The relevant City Council Committee will complete an annual assessment of housing needs and priorities. This assessment will include a determination regarding designation of an area wide AHTIF. Site specific AHTIF requests submitted by developers will be considered on a case-by-case basis. Area wide or site specific AHTIF designations must address an identified community need.

State law requires that at least 25% of the district area must be suitable for residential use, development must be primarily residential, and at least 1/3 of the units must be for households at or below 120% of area median income which allows for individual mixed income projects or area wide affordable housing TIF districts.

Allowable uses of AHTIF revenues are defined by State law.

- e) City preference is to invest in area wide public infrastructure TIF districts versus establishing individual private site specific TIF districts.

- f) Area wide TIF districts also should seek to maximize the benefit of downtown and transit oriented development (TOD) districts which are exempt from State TIF law for acreage and value limitations.
- g) Terms for area wide TIF districts will be considered for up to 100% of new tax revenue and upwards of thirty (30) years, the maximum allowed by State law, due to the long-term need to invest in neighborhood infrastructure.

NOTE 1: As of this Amended TIF Policy date, there are two existing area wide TIF Districts, i.e., Bayside and Waterfront TIF Districts.

NOTE 2: As of this Amended TIF Policy date, there also exists two Transit Oriented Development (TOD) District, namely the Thompson Point TOD TIF District and the Downtown TOD TIF District to support new or expanded transit services and improved transit connections between the Portland Transportation Center, Jetport and Downtown.

3. Policy for Individual Site Specific TIF Districts Utilizing Credit Enhancement Agreements (CEAs)

- a) CEAs for individual site specific TIF districts will be considered for investment in infrastructure or project financing need and cannot be applied to any agreed upon public infrastructure improvements associated with a City Council approved conditional rezone agreement. Additional provisions related to CEAs include:

- i) City Green Building Code

Compliance with the City’s Green Building Code is required when TIF assistance is provided to individual private project CEAs.

- ii) Affordable Housing

Affordable Housing TIF (AHTIF) may be designated on an area wide or site specific basis. Developments are encouraged to promote economic diversity.

The City Council Committee will complete an annual assessment of housing needs and priorities. This assessment will include a determination regarding designation of an area wide AHTIF. Site specific AHTIF requests submitted by developers will be considered on a case-by-case basis. Area wide or site specific AHTIF designations must address an identified community need.

State law requires that at least 25% of the district area must be suitable for residential use, development must be primarily residential, and at least 1/3 of the units must be for households at or below 120% of area median income which allows for individual mixed income projects or area wide AHTIF districts.

Affordable means that the percentage of income a household is charged in rent and other housing expenses including utilities, or must pay in monthly mortgage payments (including real estate taxes, mortgage insurance, condominium/HOA fees, insurance and utilities), does not exceed 30% of a household's gross income, or other amount established in city regulations that does not vary significantly from this amount. These restrictions must remain in place for the full term of the AHTIF district.

Allowable uses of AHTIF revenues are defined by State law.

(iii) State Prevailing Wage Requirement

Any firms employed in the construction phase of a TIF-assisted project must compensate all employees the current wage rates and fringe benefits as required under applicable state prevailing wage law under 26 M.R.S.A. §1306, or Portland City Ordinance Ch. 33, §33-1 to 33-12, whichever is greater.

City staff shall provide to the relevant City Council Committee an annual update on:

- a) the impact of this prevailing wage requirements on CEAs;
- b) feasibility of construction firms to pay prevailing wages and benefits; and
- c) compliance with this section.

(iv) Equal Employment Opportunities and Nondiscrimination

The developer and its contractors employed in the construction phase of a TIF-assisted project shall adhere to a policy of non-discrimination in all employment actions, practices, policies, procedures, phases, and conditions of employment. All employment-related decisions (including but not limited to hiring, discharge, transfers, promotions, discipline, training, job opportunities, and wage and salary levels) will be made without discrimination based on an individual's race or color, religion, age, sex (including pregnancy), sexual orientation, gender identity or expression, ancestry or national origin, physical or mental disability, veteran status,

genetic information, previous assertion of a claim or right under Maine’s Workers’ Compensation Act, previous actions taken protected under Maine’s Whistleblowers’ Protection Act, or any other protected group status as defined by applicable law. Provisions in applicable laws providing for bona fide occupational qualifications, business necessity, or age limitations will be adhered to by the developer and its contractors where appropriate. This policy shall not be construed to prohibit any employment action or policy which is required by federal law, rule or executive order.

b) Applicants for CEA participation must demonstrate and pay the following:

i) Financial Necessity.

The applicant must demonstrate the City’s participation is financially necessary in order for the project to proceed.

ii) Financial Capacity.

The applicant must demonstrate financial capacity to support their project.

iii) Fees

A financial underwriting analysis will be conducted by a third party on all projects requesting CEA participation. Applicants for CEA assistance will be responsible for reimbursing the City for all project third party legal and financial underwriting costs.

C. Terms for CEA Projects

1) Maximum Percentages.

A maximum average percentage of 65% for the entire term associated with individual project CEAs. Notwithstanding the previous sentence, the maximum average percentage for the entire term associated with individual project CEAs for affordable housing shall be 75%. For the purposes of this policy, the term affordable housing shall be defined as in “V. Approach, Policy, and Term Requirements” Section B(3)(a)(ii) (Affordable Housing) of the Portland TIF Policy.

2) Maximum Number of Years.

Up to twenty (20) years to match individual private sector commercial financing terms; for Affordable Housing projects, up to thirty (30) years (affordability must be maintained for the full term of the TIF). The term of a TIF may start upon

agreed trigger event, such as an increased assessed value. This would be included in a CEA on that negotiated triggering event.

3) Use of Maine Services for CEA Projects Encouraged.

VI. TIF APPLICATION AND ADMINISTRATION PROCESS

A. Application Information and Contact.

The Housing and Economic Development Department handle all TIF inquires and processes requests for TIF. An applicant must submit a letter or application to the Housing and Economic Development Department outlining the proposed project, including TIF project financial information, a plan outlining both the number of permanent and construction jobs associated with the proposed project, housing affordability, as well as a demonstrated ability to meet the requirements under Section B(3)(a) of this policy.

B. Approval Process.

There is a two step approval process which includes obtaining a recommendation from the City Council Committee and City Council approval. Two meetings (or readings) by the City Council are needed. The City Council vote on the TIF occurs at the second meeting.

C. Post-Construction Report to City Council.

The Housing and Economic Development Department shall provide a post-construction report to the City Council Committee and City Council regarding each TIF-assisted project which shall include, but not be limited to, an analysis of the adherence to Section (V)(B)(3)(a) of this policy.

D. Annual Report to City Council.

The Housing and Economic Development Department shall provide annual reports to the City Council Committee and City Council regarding TIF district activity.



SUMMARY OF ALL APPROVED
TAX INCREMENT FINANCING (TIF) DISTRICTS
IN THE CITY OF PORTLAND A/O JUNE 30, 2025

This provides an overview of the 42 Tax Increment Financing Districts (TIF's) approved by the City of Portland.

Of the 42 Districts:

- 7 have expired;
- 2 were terminated;
- 3 are area-wide TIF Districts (Bayside, including one Credit Enhancement Agreement; Waterfront, including one Credit Enhancement Agreement; and, Downtown Transit Oriented Development TIF District) used primarily by the City of Portland for public infrastructure, workforce training, staff salary and fringe benefits, administrative expenses, Metro, Creative Portland, and debt service;
- 26 are Affordable Housing TIF Districts;
- 3 are Commercial TIF Districts; and,
- 1 is a Transit Oriented Commercial TIF District.

Below are details of each of these TIF Districts.

1. Nichols Portland (Economic Development TIF) (Expired FY14)

Duration: 20 year term (FY95 through FY14)

Percentages: Years 1 to 5, 90% to Recipient, 10% to City General Fund; years 6 to 10, 75% to Recipient, 25% to City General Fund; years 11 to 20, 50% to Recipient, 50% to City General Fund.

Location: 2400 Congress Street

This TIF was created to support Nichols Portland expansion of its existing manufacturing facility at 2400 Congress Street and retain 450 jobs.

2. Shipyard/Longfellow (Economic Development TIF) (Expired FY07)

Duration: 12 year term (FY96 through FY07). Please note this TIF has expired and the City General Fund is receiving 100% of the real estate taxes.

Percentages: 90% to Recipient, 10% to City General Fund Years 1 through 6; 50% to Recipient; 50% to City General Fund Years 7 through 11; 1% to Recipient, 99% to City General Fund Year 12.

Location: Newbury Street

This TIF was used to transform the former Crosby-Laughlin site on Newbury Street into the Shipyard Brewing Company.

3. Auto Europe (Economic Development TIF) (**Expired FY11**)

Duration: 15 year term (FY97 through FY11). Please note this TIF has expired and the City General Fund is receiving 100% of the real estate taxes.

Percentages: 75% to Recipient; 25% to City General Fund

Location: Commercial Street across the street from Casco Bay Lines, former Galt Block building.

This TIF was used to renovate the former Galt Block Building into the headquarters for Auto Europe. The Galt Block Building had been vacant for over 10 years.

4. Bramhall/Holt Hall (Economic Development TIF) (**Expired FY19**)

Duration: 20 year term (FY00 through FY19)

Percentages: 75% to Recipient; 25% to City General Fund, plus a Payment in Lieu of Taxes (PILOT) associated with first floor space.

Location: 794 Congress Street

This TIF was used to renovate Holt Hall, built in the 1860's, and then vacant in excess of 10 years, into 36 market rate rental apartments and office space on the ground floor at a cost of almost \$4 Million.

5. UNUM (Economic Development TIF) (**Expired FY15**)

Duration: 15 year term (FY01 through FY15)

Percentages: 100% capture of increased value with 75% going to the Recipient, and 25% going to economic development projects for the City.

Location: Outer Congress Street.

This TIF was utilized to support expansion of UNUM offices and to build a 1,200 space parking garage.

6. Waterfront TIF (Economic Development TIF)

Duration as originally approved March 18, 2002: 10 year term (FY03 to FY12)

Duration Extended as of June 7, 2010 for a 30-year term: FY03 to FY32

Percentages: Up to 100% TIF capture. Annually, the City Council has adjusted this TIF capture rate to place a portion of the property tax revenue in the City General Fund.

Location: Selected waterfront properties.

This is a municipal TIF to be used for waterfront projects, staff costs, and administrative expenses.

6a. Waterfront Maine LP (Cumberland Cold Storage Building) on Commercial Street (Economic Development TIF)

Duration: 20-year term (FY12 through FY31)

Percentages: 63% years 1 through 5; 64% years 6 through 10; 55% years 7 through 15; 45% years 16 and 17; 40% years 18 and 19; and, 35% year 20 – with a maximum cumulative TIF payment numeric cap not to exceed \$2,870,058.

Location: 252 Commercial Street on the Portland waterfront.

The City entered into the TIF in order to support the renovation of the Cumberland Cold Storage building into a Class A office building, with continued marine uses on the first floor and berthing according to zoning regulations. The reuse of this building will accommodate the relocation of Pierce Atwood, bringing its 175 employees to the Portland waterfront.

7. Bayside TIF (Economic Development TIF)

Duration: 30 year term (FY04 through FY33)

Percentages: Up to 100% TIF capture. Annually, the City Council has adjusted this TIF capture rate to place property tax revenue in the City General Fund.

The geographic area of this TIF District was expanded by City Council vote on November 17, 2014, expanding it from 62 acres, to 129 acres, to align with the area of Bayside contained in the *Bayside Vision Plans I and II*.

This is a municipal TIF to be used for public infrastructure improvements, relocation of the one remaining scrap metal recycling facility and acquisition of the scrap metal yard site, business recruitment marketing for the Bayside area, pledging TIF revenue as a repayment source to HUD or any other agency or entity that finances Bayside investment, workforce training, and administrative and staff costs. Investments from this TIF also included two Credit Enhancement Agreements (CEA's) with the following:

7a. Capital LLC (Intermed Building) on Marginal Way (Economic Development TIF) (Expired FY23)

Duration: 15 year term (FY09 through FY23)

Percentages: 100% to return, to Developer, to an annual maximum cap of \$355,000 for years FY2009 through FY2018, and annual maximum cap of \$325,000 for years FY2019 through FY2023 and annual debt service threshold test.

Location: Bayside next to I-295

The City entered into the CEA in order to assist with the development of a parking structure in connection with the office building.

7b. Southern Maine Student Housing on Marginal Way (Economic Development TIF) (**Expired FY18**)

Duration: 11 year term (FY08 through FY18)

Percentages: 100% to return, to Developer, to a maximum annual cap of \$120,000 and annual debt services threshold test.

Location: Bayside next to I-295

The City entered into the CEA in order to assist with the development of a parking structure in connection with the student housing development.

8. Riverwalk/Ocean Gateway (Economic Development TIF) (**Expired FY19**)

Duration: 13 year term (FY07 through FY19)

Percentages: Formula based percentages in Credit Enhancement Agreement

Location: Hancock and Fore Street area

The TIF was entered into to assist with the construction of a parking structure for the development plan for the area adjacent to Hancock Street.

9. Avesta/Pearl Place (Affordable Housing TIF)

Duration: 30 year term (FY08 through FY37)

Percentages: Various percentages captured value to return to Developer based on Maine State Housing Authority Certificate of Approval, to a maximum of \$22,000 annual cap.

Location: Oxford and Pearl Streets

This TIF is an affordable housing TIF to assist in the creation of affordable housing in the City's Bayside area along Oxford and Pearl Streets

10. Creative Portland Development and Arts (Economic Development TIF)

NOTE: *This area wide TIF District was reduced/renamed by the City Council on February 19, 2015, reducing the geography to just the Baxter Library property (see #10a below), and renaming it the Baxter Library TIF District with the term ending FY19; this will take effect with FY16).*

Original Duration: 15-year term (FY10 through FY24); **Term amended as noted above to end FY19.**

Original Percentages: Up to 100% capture; annually, the City Council may adjust this TIF capture rate to place property tax revenue in the City General Fund; **Percentage amended to reflect the 65% capture for the Baxter Library project.**

Original Location: Multiple properties included in the Downtown Area; **Location amended as noted above to be only the Baxter Library property.**

This TIF was *originally* created to assist in maintaining the creative economy businesses through the creation of the Creative Portland Corporation and TIF funds to assist in funding its administrative personnel and program of activities up to a maximum of \$100,000 annually. *This element of the original TIF District is now included in the recently created Downtown Transit Oriented Development (TOD) TIF District – See Item #18 below.*

10a. Baxter Library LP at 621 Congress Street (Economic Development TIF) (**Expired FY19**)

Duration: 9-year term (FY11 through FY19)

Percentages: Lesser of annual 65% to return to Developer or amount necessary to service project debt. Adjustments to annual payment if project refinancing occurs.

The City entered into the CEA in order to assist with the reuse, redevelopment, and preservation of a hallmark downtown building built in 1888, where adaptive reuse of this former library is challenging and expensive. This Project added \$2.5 Million in new municipal assessed commercial valuation. The reuse of this building accommodated the relocation of the VIA Group, bringing its then 64 employees to this upper area of downtown Portland.

11. McAuley Place (Economic Development TIF)

Duration: 30 year term (FY10 through FY39)

Percentages: 60% to Recipient; 40% to City General Fund.

Location: 605 Stevens Avenue

This TIF was created to assist in the renovation of the former Mother House/Convent (built over 100 years ago) on Stevens Avenue into a market rate independent senior living community, including 45 to 50 apartments in the renovated Convent; 25 to 30 apartments (new construction) in an addition to the Convent; and, 36 units (new construction) to be located in three townhouse/cottages adjacent to the Convent.

The project remained dormant for a number of years until 2016/2017, with an updated renovation plan in the Motherhouse/Convent into 88 units - 66 with affordable restrictions and 22 market rate, and 21 market rate residential units located between the Motherhouse/Convent and Baxter Woods.

12. PowerPay/Portland Public Market (Economic Development TIF)

Duration: 30 year term (FY11 through FY40)

Percentages: Years 1 through 8 – 75% to Developer, 25% to City General Fund; Years 9 through 30 – 50% to Developer, 50% to City General Fund.

Location: 25 Preble Street

This TIF district was created to support the retention and expansion of PowerPay, along with redeveloping an important asset in Portland's Downtown that was formerly known as the Portland Public Market. Because of the complex renovation issues and the high cost associated with redeveloping the Portland Public Market property, PowerPay requested TIF assistance to cover the Project financing gap. PowerPay renovated and moved its headquarters to this location with well over 150 employees.

13. Thompson's Point Development Company, Inc. (Transit-Oriented TIF)

Duration: 30 year term (FY15 through FY44).

Percentages:

Phase One of Project: Years 1 through 10 – 75% to Developer and 25% to City transit-oriented projects; years 11 through 15 – 60% to Developer, 25% to City transit-oriented projects, and 15% to City's General Fund; years 16 through 20 – 50% to Developer, 25% to City transit-oriented projects, and 25% to City's General Fund; years 21 through 30 – 40% to Developer, 25% to City transit-oriented projects, and 35% to City's General Fund.

Phases Two and Three of Project: Years 1 through 30 – 0% to Developer; 25% to City transit-oriented projects; 75% to City's General Fund.

Location: Thompson's Point

This Transit-Oriented Development (TOD) Tax Increment Financing (TIF) District was created to support Thompson's Point Development Company Inc.'s redevelopment of Thompson's Point into the **Forefront at Thompson's Point**. Additionally, the TOD will assist to expand and improve transit connections between Thompson's Point and key commercial locations within Portland (i.e. Jetport, Portland Transportation Center and Portland's Downtown) and around the region.

Thompson's Point consists of approximately 30 acres of real estate adjacent to the Portland Transportation Center that is home to the Northern New England Passenger Rail Authority, which runs the Amtrak Downeaster and Concord Trailways bus company.

The Forefront at Thompson's Point is a mixed-use development that is transforming a then blighted and grossly underutilized 30-acre parcel located along Interstate 295 into a highly visible gateway destination event center generating significant economic activity within the District and throughout Portland. The Company is redeveloping Thompson's Point in a manner that includes a substantial investment in public infrastructure, including construction of an above-ground parking garage with approximately 700 spaces, road extensions and widenings, rail crossings upgrade, utility investments, and expanded walking and biking trails.

14. The Village at Oceangate, LLC (Bay House) (Economic Development TIF)

This TIF was terminated by the City Council on November 3, 2014 due to the conversion of market rate apartments into condominiums which is not an allowable use of TIF funds.

Duration: 11 year term (FY14 through FY25)

Percentages: Years 1 through 5 – 75% to Developer, 25% to City General Fund; Years 6 through 10 - 65% to Developer, 35% to City General Fund. Total revenue to developer is capped at \$647,971 over the term of the District.

Location: Hancock Street, between Newbury and Middle Streets.

This TIF district was created to support the development of The Bay House Project. The Project includes the construction of two new buildings that will contain ninety-four (94) market rate apartments, a parking garage, and approximately 5,700 square feet of commercial retail space. Use of TIF proceeds is directed to support public infrastructure investments.

15. Fore India Middle, LLC (former Jordan’s Meat Site) (Economic Development TIF)

This TIF was terminated by the City Council on November 3, 2014 due to the project not coming to fruition.

Duration: 4 year term (FY14 through FY17)

Percentages: Years 1 and 2 – 50% to Developer, 10% to City TIF Project; 40% to City General Fund; Year 3 - 40% to Developer, 10% to City TIF Project; 50% to City General Fund; Year 4 – 40% to Developer, 60% to City General Fund. Total revenue to developer is capped at \$650,000 over the term of the District.

Location: Portion of block surrounded by Fore, India, and Middle Streets.

This TIF district was created to support the development of a portion of the former Jordan’s Meats site. This development project includes a five-story, approximately 180,000 sf. of mixed-use consisting of 12,300 sf. of retail space on Middle Street, 9,800 sf. of retail space on Fore Street, three levels of office space comprising 63,900 sf. on Middle Street, and 18 residential condominium units along Fore Street and India Street. In addition, there will be two "internal" parking garages behind the retail spaces (not visible from the street), one 110-space garage at the Fore Street level, and another 63-space garage one story above at the Middle Street Level. The Developer expects to have an urban grocery on Middle Street with a variety of produce, meats, food, and household items, with an emphasis on natural, organic and healthy items. The other retail users and the office users have not been identified yet. Use of TIF proceeds is directed to support public infrastructure investments.

16. 409 Cumberland Avenue (Affordable Housing TIF)

Duration: 22 year term (FY14 through FY35)

Percentages: 50% to Developer; 50% to City Housing Affordable Housing Revolving Loan Fund

This Affordable Housing TIF District supports the development of 46 affordable units and 11 market rate units of rental housing. TIF revenues will be used by Developer to pay operating costs for the project; City TIF revenues will be used for the establishment of an affordable housing revolving loan fund.

17. 134 Washington Avenue (Affordable Housing TIF)

Duration: 20 year term (FY15 through FY34)

Percentages: 50% to Developer; 50% to City General Fund.

This Affordable Housing TIF District supports the development of an 18-unit residential rental project. TIF revenues will be used by Developer to pay for operating costs for the project.

18. Downtown Transit Oriented Development (TOD) TIF (Economic Development TIF District)

Duration: 30 year term (FY16 through FY45)

Percentages: 12% Year One; 22% years 2 through 4; and up to 100% years 5 through 30.

This Downtown TOD TIF will support various municipal and other development projects, including sidewalk and pedestrian enhancements, streetscape, lighting, yearly funding of up to \$200,000 for Creative Portland to assist in funding its administrative personnel and program of activities (see Item #10 above), street alignment, utilities, bicycle improvements, public transit, wayfinding, workforce training, administrative and staff costs.

19. 17 Carleton Street (Affordable Housing TIF)

Duration: 22 year term (FY16 through FY37)

Percentages: Years 1 and 2: 0% to Developer; 100% to City. Years 3 through 22: 65% to Developer; 35% to City General Fund.

This Affordable Housing TIF District supports the development of a 37-unit residential rental project. TIF revenues will be used by Developer to pay for operating costs for the project.

20. ImmuCell (Economic Development TIF)

Duration: 12 year term (FY18 through FY29)

Percentages: Years 1 through 11: 65% to Developer, 35% to City General Fund; Year 12: 30% to Developer, 70% to General Fund.

Location: 56 Evergreen Drive

This Economic Development TIF supports ImmuCell Corporation's expansion from its existing facility at 56 Evergreen Drive to a new two-story, 12,625 sq. ft. (est.) production facility on Caddie Lane off of Riverside Street. ImmuCell Corporation is a growing animal health company that develops, manufactures, and sells products that improve animal health and productivity in the dairy and beef industry. Over the last nearly 16 years, the Company has invested in excess of \$11 Million in the R&D of a product that addresses mastitis, the most significant cause of economic loss to the dairy industry. This lead product in

development is **Mast Out**, a novel, ground-breaking treatment for mastitis in lactating dairy cows. Completion of construction of this new facility was done 2017.

21. Deering Place (Affordable Housing TIF)

Duration: 30 year term (FY19 through FY48)

Percentages: 75% to Developer, 25% to City General Fund for 30 year term.

Location: 498 Cumberland Avenue

This Affordable Housing TIF District supports the development of 75 units of residential rental housing. TIF revenues will be used by Developer to pay for operating costs for the project.

22. 58 Boyd Street (Affordable Housing TIF)

Duration: 30 year term (FY19 through FY48)

Percentages: 50% to Developer, 50% to City General Fund for 30 year term.

This Affordable Housing TIF District supports the development of a 55-unit, mixed income, multi-family rental apartment building. TIF revenues will be used by Developer to pay for operating costs for the project.

23. 977 Brighton Avenue (Affordable Housing TIF)

Duration: 30 year term (FY20 through FY49)

Percentages: 75% for 30 years to Developer; 25% to City General Fund.

This Affordable Housing TIF District supports the development of 40 units of senior rental housing. TIF revenues will be used by Developer to pay for operating costs for the project.

24. 178 Kennebec Street (Affordable Housing TIF)

Duration: 30 year term (FY20 through FY49)

Percentages: 75% for 30 years to Developer; 25% to City General Fund.

This Affordable Housing TIF District supports the development of 51 units of senior rental housing. TIF revenues will be used by Developer to pay for operating costs for the project.

25. 37 Front Street (Affordable Housing TIF)

Duration: 30 year term (FY21 through FY50)

Percentages: 75% for 30 years to Developer; 25% to City General Fund.

This Affordable Housing TIF District supports the construction of a 60-unit mixed income residential rental housing project for individuals and families. TIF revenues will be used by Developer to pay for operating costs for the project.

26. 63 Front Street (Affordable Housing TIF)

Duration: 30 year term (FY21 through FY50)

Percentages: 75% for 30 years to Developer; 25% to City General Fund.

This Affordable Housing TIF District supports the construction of a 45-unit mixed income residential rental housing project for seniors. TIF revenues will be used by Developer to pay for operating costs for the project.

27. 66 State Street (Affordable Housing TIF)

Duration: 30 year term (FY21 through FY50)

Percentages: 75% for 30 years to Developer; 25% to City General Fund.

This Affordable Housing TIF District supports the rehabilitation of an existing building into a lodging house with 38 rooming units, and the construction of a 30-unit residential rental housing project. TIF revenues will be used by Developer to pay for operating costs for the project.

28. 83 Middle Street (Affordable Housing TIF)

Duration: 30 year term (FY21 through FY50)

Percentages: 50% for 30 years to Developer; 50% to City General Fund

This Affordable Housing TIF District supports the construction of a 50-unit residential rental housing project, with 20 of the units occupied by households with income not exceeding 50% of area median income, and 30 units occupied by households with income not exceeding 60% of area median income. TIF revenues will be used by Developer to pay for operating costs for the project.

29. 104 Grant Street (Affordable Housing TIF)

Duration: 30 year term (FY21 through FY50)

Percentages: 75% for 30 years to Developer; 25% to City General Fund.

This Affordable Housing TIF District supports the construction of 23 owner-occupied condominium units, 8 of the units in which will be conveyed to households with income not exceeding 120% of area median income. TIF revenues will be used by Developer to pay for operating costs for the project, including debt service.

30. 200 Valley Street (Affordable Housing TIF)

Duration: 30 year term (FY21 through FY50)

Percentages: 75% for 30 years to Developer; 25% to City General Fund

This Affordable Housing Project supports the construction of a 60-unit residential rental housing project, 36 of the units in which will be occupied by households with income not exceeding 50% of area median income; 12 of the units in which will be occupied by

households with income not exceeding 60% of area median income; and, the remaining 12 units will be market rate. TIF revenues will be used by Developer to pay for operating costs for the project, including funding the Project's capital reserve account.

31. 337 Cumberland Avenue (Affordable Housing TIF)

Duration: 30 year term (FY21 through FY50)

Percentages: 75% for 30 years to Developer; 25% to City General Fund.

This Affordable Housing Project supports the construction of a 60-unit residential housing project, 36 of the units in which will be occupied by households with income not exceeding 50% of area median income; 12 of the units in which will be occupied by households with income not exceeding 60% of area median income; and, the remaining 12 units will be market rate. TIF revenues will be used by Developer to pay for operating costs for the project, including funding the Project's capital reserve account. NEEDS UPDATING – CHECK WITH MARY

32. 577 Washington Avenue (Affordable Housing TIF)

Duration: 30 year term (FY21 through FY50)

Percentages: 50% for 30 years to Developer; 50% to City General Fund.

This Affordable Housing Project supports the rehabilitation of a 100-unit residential rental housing project, with 60 of the units in which be occupied by households with income not exceeding 50% of area median income, and the remaining 40 units will be occupied by households with income not exceeding 60% of area median income. TIF revenues will be used by Developer to pay for operating costs for the project, including funding the Project's capital reserve account.

33. 73 Winter Street (Affordable Housing TIF)

Duration: 30 year term (FY2022 through FY2051)

Percentages: 50% for 30 years to Developer; 50% to City General Fund.

This Affordable Housing Project supports the construction of a 43-unit residential rental housing project for individuals and families, 26 of the units in which will be occupied by households with income not exceeding 50% of area median income, and the remaining 17 units will be occupied by households with income not exceeding 60% of area median income. TIF revenues will be used by Developer to pay for operating costs for the project, including funding the Project's capital reserve account.

34. 91 Winter Street (Affordable Housing TIF)

Duration: 30 year term (FY2022 through FY2051)

Percentages: 50% for 30 years to Developer; 50% to City General Fund.

This Affordable Housing Project supports the construction of a 43-unit residential rental housing project for individuals and families, 26 of the units in which will be occupied by households with income not exceeding 50% of area median income, and the remaining 17 units will be occupied by households with income not exceeding 60% of area median

income. TIF revenues will be used by Developer to pay for operating costs for the project, including funding the Project's capital reserve account.

35. 45 Dougherty Court (Affordable Housing TIF)

Duration: 30 year term (FY2024 through FY2053)

Percentages: 75% for years 1 through 12; years 13 through 30 the capture rate will decrease 3.75% per Tax Year

This Affordable Housing Project supports the construction of a 63-unit residential rental housing project for individuals and families, 46 of the units in which will be occupied by households with income not exceeding 60W% of area median income, with the remaining 17 units being market rate units. TIF revenues will be used by Developer to pay for operating costs and funding of the Project's capital reserve account.

36. 25 Casco Street (Affordable Housing TIF)

Duration: 30 year term (FY2025 through FY2054)

Percentages: 75% for 30 years to Developer; 25% to City General Fund

This Affordable Housing Project supports the construction of a 54-unit residential rental housing project for seniors, 21 of the units in which will be occupied by households with income not exceeding 60% of area median income, and the remaining 33 units will be occupied by households with income not exceeding 50% of area median income. TIF revenues will be used to pay operating costs of the Project and funding of the Project's capital reserve account.

37. 622 Auburn Street/Lambert Woods North (Affordable Housing TIF)

Duration: 30 year term – (FY2026 through FY2055)

Percentages: 75% for 30 years to Developer; 25% to City General Fund.

This Affordable Housing Project will support the construction of 72 units of rental housing with all reserved for households earning at or below 60% of area median income. TIF revenues will be used to pay operating costs of the Project and funding of the Project's capital reserve account.

38. 2 Riverton Drive/Riverton Park (Affordable Housing TIF)

Duration: 20 year term (FY2025 through FY2044)

Percentages: 50% for 20 years to Developer; 50% to City General Fund

This Affordable Housing Project will support the rehabilitation of 21 residential buildings containing 123 residential units for families and construction of an additional 59-unit residential building for families and construction of a neighborhood center to provide space for the Boys & Girls Club, Portland Housing Study Center, and a Teen Center. All 182 of

the residential units will be affordable – 130 units proposed to be occupied by households with income not exceeding 50% of area median income, 34 units proposed to be occupied by households with income not exceeding 60% of area median income, and 18 units proposed to be occupied by households with income not exceeding 80% of area median income. TIF revenues will be used to pay operating costs of the project and funding of the Project’s capital reserve account.

39. 70 E. Oxford Street, Phase I (Affordable Housing TIF)

Duration: 30 year term (FY2025 through FY2055)

Percentages: 75% for 30 years to Developer; 25% to City General Fund

This Affordable Housing Project will support the construction of a 55-unit residential rental housing project for individuals and families, of which 50 units will be occupied by households with income not exceeding 60% area median income and the remaining 5 units will be market rate units. TIF revenues will be used to pay operating cost of the project and funding of the Project’s capital reserve account.

40. 202 Woodford Street (Affordable Housing TIF)

Duration: 30 year term (FY2025 through FY2055)

Percentages: 75% for 30 years to Developer; 25% to City General Fund

This Affordable Housing Project will support the construction of an addition to and renovation of a building into a 41-unit residential rental housing project for seniors, all of which units will be occupied by households with income not exceeding 60% of area median income. TIF revenues will be used to pay operating cost of the project and funding of the Project’s capital reserve account.

41. 186 Woodford Street (Affordable Housing TIF)

Duration: 30 year term ending no later than FY2060, and beginning with a City Certificate of Occupancy

Percentages: 75% for 30 years to Developer; 25% to City General Fund

This Affordable Housing Project supports the construction of a 51-unit elderly residential rental housing project, of which all of the units will be occupied by households with income not exceeding 60% of area median income. TIF revenues will be used to pay operating cost of the project and funding of the Project’s capital reserve account.

42. 42 Atlantic Street (Affordable Housing TIF)

Duration: 30 year term (FY2025 through FY2055)

Percentages: 75% for 30 years to Developer; 25% to City General Fund

This Affordable Housing Project supports the construction of a 30-unit residential rental housing project for individuals and families, of which all the units will be occupied by

households not exceeding 60% of area median income. TIF revenues will be used to pay operating cost of the project and funding of the Project's capital reserve account.

EXHIBIT C

MAPS HIGHLIGHTING CURRENT TIF DISTRICTS

Note: 186 Woodford Street needs to be added to map.

City of Portland Tax Increment Financing Districts on Peninsula February 2025

- Waterfront Right of Way
- Waterfront- Wharves
- 104 Grant St AH
- 577 Washington Ave AH
- 200 Valley St AH
- WATERFRONT
- Front Street AH
- Waterfront Capital Impro
- 91 Winter St AH
- 17 Carleton St AH
- 337 Cumberland Ave Affor
- 58 Boyd Street
- 66 State Street
- 178 Kennebec Street AH
- 73 Winter St AH
- 83 Middle St Affordable
- Downtown TOD
- Deering Place
- 409 Cumberland Ave Affordable Housing
- 134 Washington Ave Affordable Housing
- Bayside
- Downtown TOD
- Pearl Place
- Power Pay
- 25 Casco St AH
- 337 Cumberland Ave AHTIF
- 42 Atlantic St AHTIF
- 70 East Oxford St AHTIF
- Front Street AH



Washington Ave and Front Street Affordable Housing

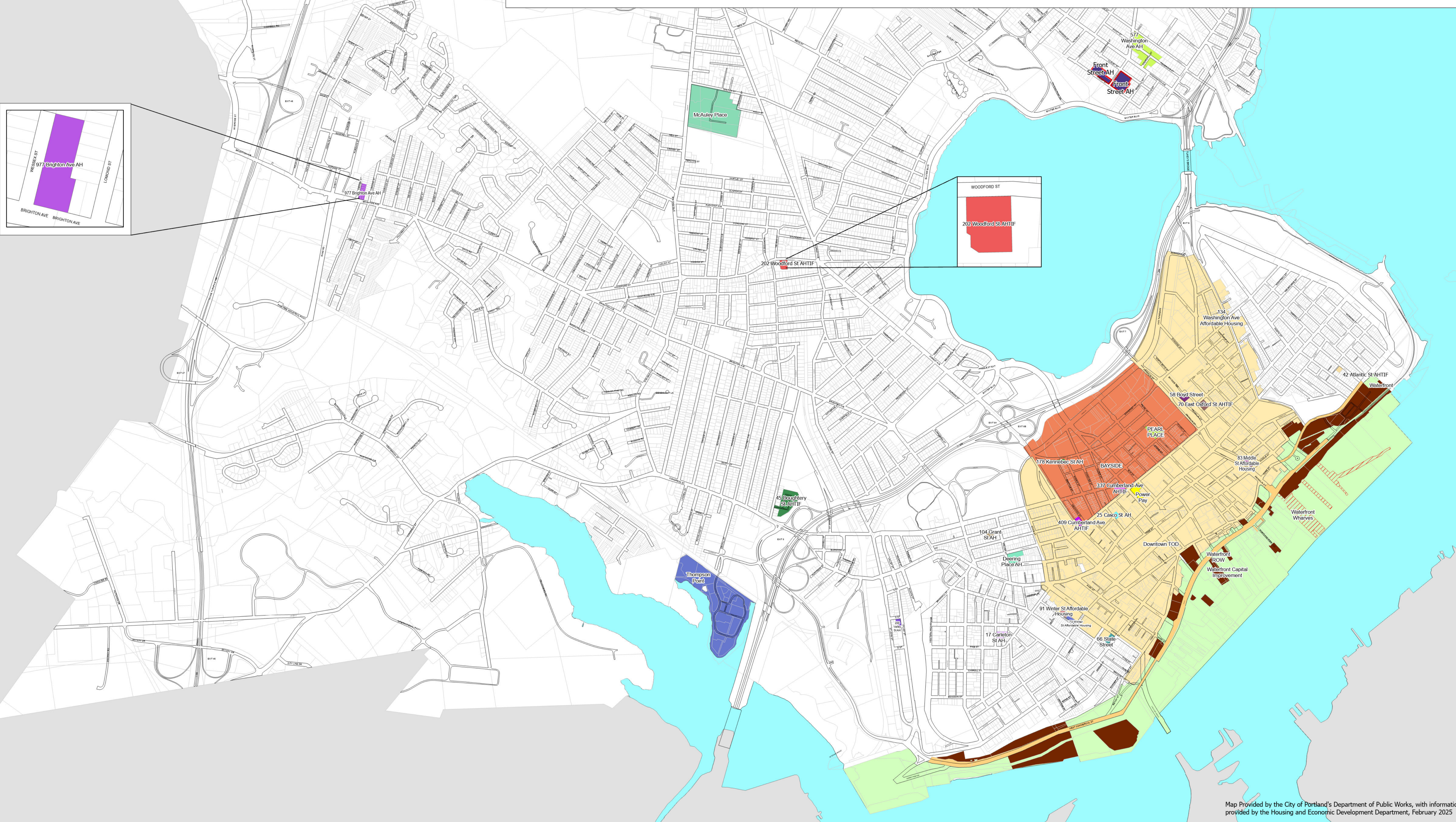
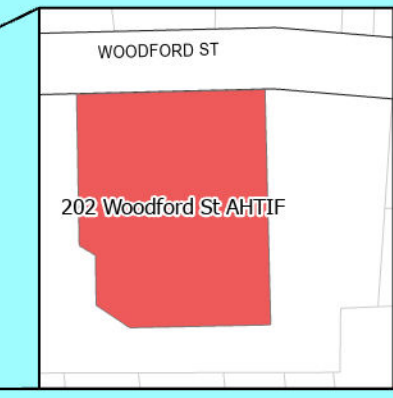
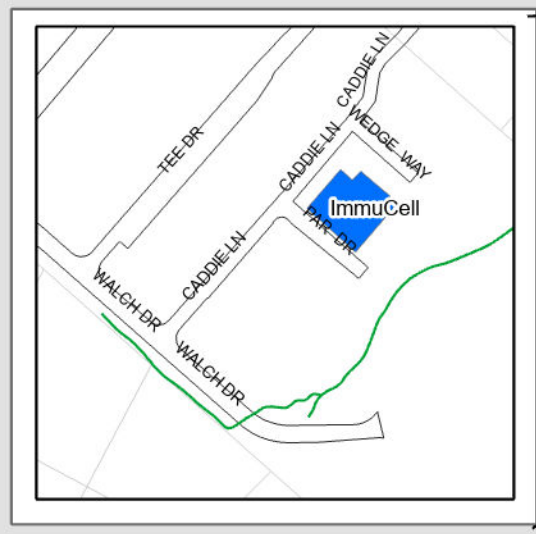
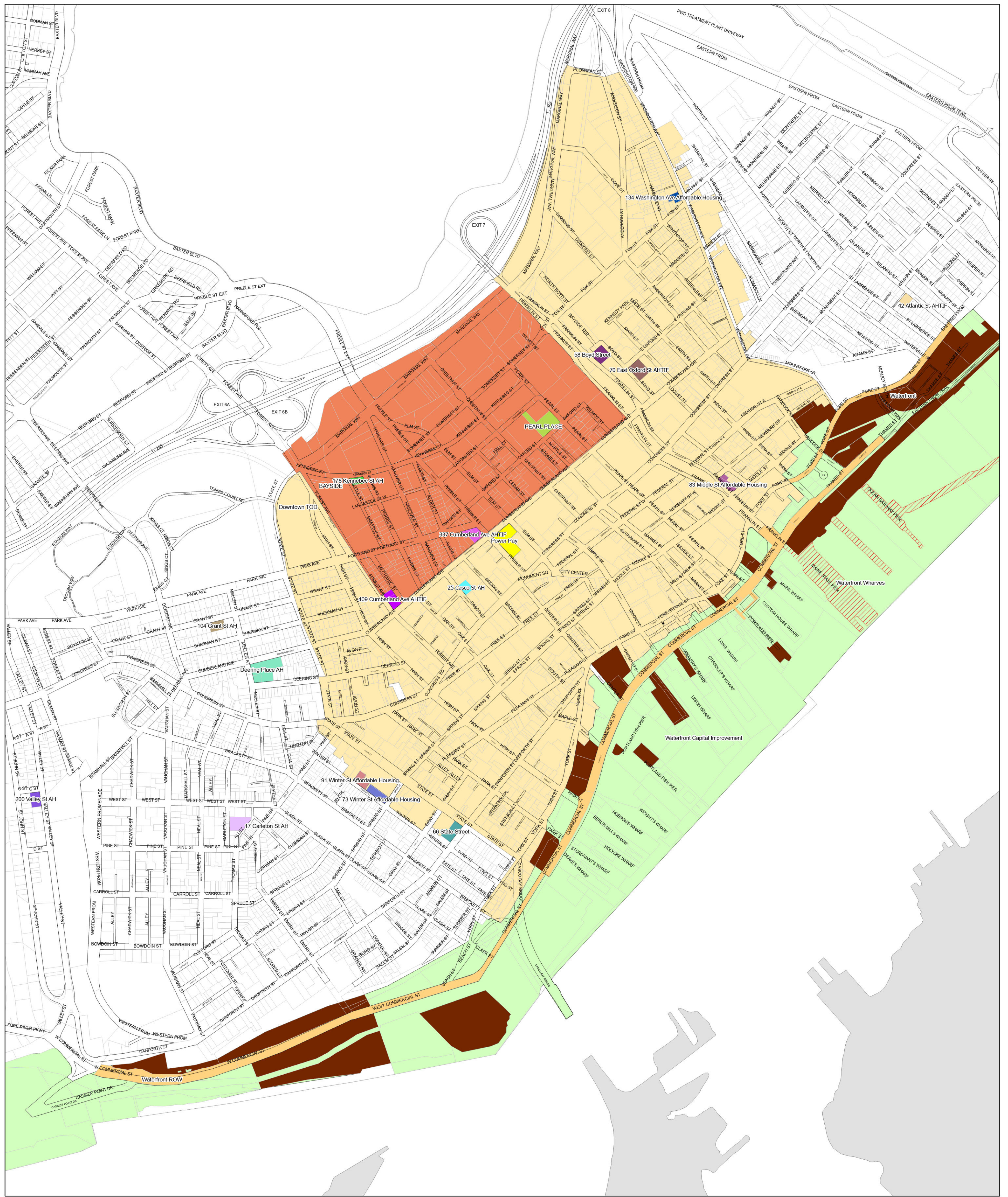
Map Provided by the City of Portland's Department of Public Works, with information provided by the Housing and Economic Development Department, February 2025

City of Portland Tax Increment Financing Districts February 2025

TIF Districts

NAME

- 202 Woodford St AHTIF
- Thompson Point
- Waterfront Right of Way
- Waterfront- Wharves
- 104 Grant St AH
- 977 Brighton Ave AH
- 577 Washington Ave AH
- 200 Valley St AH
- ImmuCell
- WATERFRONT
- Waterfront Capital Impro
- 91 Winter St AH
- 17 Carleton St AH
- 337 Cumberland Ave Affor
- 58 Boyd Street
- 66 State Street
- 178 Kennebec Street AH
- 73 Winter St AH
- 83 Middle St Affordable
- Downtown TOD
- Deering Place
- McAuley Place
- 409 Cumberland Ave Affordable Housing
- 134 Washington Ave Affordable Housing
- Bayside
- Downtown TOD
- Pearl Place
- Power Pay
- 25 Casco St AH
- 337 Cumberland Ave AHTIF
- 42 Atlantic St AHTIF
- 45 Doughtery St AHTIF
- 70 East Oxford St AHTIF
- Front Street AH
- Riverton Park



FYE2025 FY2025 Tax Rate: 0.01501

TIF Name	Starts/		TIF PLAN	TOTAL	ORIGINAL	Increased	PERCENT	Total Cpt.	PROCEEDS	City TIF	City General Fund
SITE Specific with CEA:	Ends-FY	TERM	YEAR/updat ed10/2025	ASSESSED VALUE	ASSESSED VALUE	Assessed value	APPLIED	Value	TO OWNER	Funds	(OAV and Non- Captured Taxes from IAV)
AVESTA/Pearl Place	08/37	30 YEARS	18	6,473,600	646,050	5,827,550	30%	1,748,265	22,000	0	75,169
- FY2025 Taxes				97,169	9,697	87,472		22,000			
PowerPay/Ptld Pub Mkt	11/40	30 YEARS	15	10,305,700	1,862,600	8,443,100	50%	4,221,550	63,365	0	91,323
- FY2025 Taxes				154,689	27,958	126,731		63,365			
McAuley	10/39	30 YEARS	16	19,737,100	0	19,737,100	60%	11,842,260	177,752	0	118,502
- FY2025 Taxes				296,254		296,254		177,752			
Thompson's Point TOD	15/44	30 YEARS	11	17,980,400	3,844,900	14,135,500	100%	14,135,500	159,130	53,043	57,712
- FY2025 Taxes				269,886	57,712	212,174		212,174			
409 Cumberland Ave. AH	14/35	22 YEARS	12	5,758,900	470,200	5,288,700	100%	5,288,700	39,692	39,692	7,058
- FY2025 Taxes				86,441	7,058	79,383		79,383			
134 Washington Ave. AH	15/34	20 YEARS	11	1,267,200	155,600	1,111,600	50%	555,800	8,343	0	10,678
- FY2025 Taxes				19,021	2,336	16,685		8,343			
17 Carleton St. AH	16/37	22 YEARS	10	3,294,700	261,660	3,033,040	65%	1,971,476	29,592	0	19,862
- FY2025 Taxes				49,453	3,928	45,526		29,592			
ImmuCell	18/29	12 YEARS	8	4,266,200	52,600	4,213,600	65%	2,738,840	41,110	0	22,926
- FY2025 Taxes				64,036	790	63,246		41,110			
58 Boyd Street AH	19/48	30 YEARS	7	5,363,200	0	5,363,200	50%	2,681,600	40,251	0	40,251
- FY2025 Taxes				80,502							
Deering Place AH	19/48	30 YEARS	7	10,106,300	0	10,106,300	75%	7,579,725	113,772	0	37,924
- FY2025 Taxes				151,696							
977 Brighton Ave AH	20/49	30 YEARS	6	3,754,600	291,100	3,463,500	75%	2,597,625	38,990	0	17,366
- FY2025 Taxes				56,357							
178 Kennebec St AH	20/49	30 YEARS	6	5,688,400	0	5,688,400	75%	4,266,300	64,037	0	21,346
- FY2025 Taxes				85,383							
66 State St AH	21/50	30 YEARS	5	5,804,600	0	5,804,600	75%	4,353,450	65,345	0	21,782
- FY2025 Taxes				87,127							
83 Middle Street AH	21/50	30 YEARS	5	5,547,600	62,400	5,485,200	50%	2,742,600	41,166	0	42,103
- FY2025 Taxes				83,269							
104 Grant Street AH	21/50	30 YEARS	5	6,859,600	419,600	6,440,000	75%	4,830,000	72,498	0	30,464
- FY2025 Taxes				102,963							
577 Washington Ave AH	21/50	30 YEARS	5	11,079,300	0	11,079,300	50%	5,539,650	83,150	0	83,150
- FY2025 Taxes				166,300							

FYE2025

FY2025 Tax Rate:

0.01501

TIF Name	Starts/		TIF PLAN	TOTAL	ORIGINAL	Increased	PERCENT	Total Cpt.	PROCEEDS	City TIF	City General Fund
SITE Specific with CEA:	Ends-FY	TERM	YEAR/updat ed10/2025	ASSESSED VALUE	ASSESSED VALUE	Assessed value	APPLIED	Value	TO OWNER	Funds	(OAV and Non- Captured Taxes from IAV)
73 Winter Street	22/51	30	4	2,481,200	382,300	2,098,900	50%	1,049,450	15,752		21,491
-FY 2024 Taxes				37,243							
91 Winter Street	22/51	30	4	3,604,900	370,400	3,234,500	50%	1,617,250	24,275		29,835
- FY2025 Taxes				54,110							
37 Front Street	21/50	30	5	6,652,700	0	6,652,700	75%	4,989,525	74,893		24,964
- FY2025 Taxes				99,857							
63 Front Street	21/50	30	5	5,183,700	0	5,183,700	75%	3,887,775	58,356		19,452
- FY2025 Taxes				77,807							
45 Daugherty	24/53	30	2	475,000	0	475,000	75%	356,250	5,347		1,782
- FY2025 Taxes				7,130							
25 Casco St	25/54	30	1	752,100	454,051	298,049	75%	223,537	3,355		7,934
- FY2025 Taxes				11,289							
200 Valley St	21/50	30	5	7,482,500	246,700	7,235,800	75%	5,426,850	81,457		30,855
- FY2025 Taxes				112,312							
Area-Wide TIFs, with CEA											
BAYSIDE	04/33	30 YEARS	22	460,942,700	121,639,640	339,303,060	50%	169,651,530		2,546,469	4,372,280
FY2025 Taxes				6,918,750	1,825,811			2,546,469			
WATERFRONT	03/32	30 YEARS	23	297,139,310	34,299,010	262,840,300	60%	157,704,180		2,185,628	2,092,921
FY2025 Taxes				4,460,061	514,828			2,367,140			
- CEA/Waterfront Maine	12/31	20 YEARS	14	22,937,700	950,900	21,986,800	55%	12,092,740	181,512		
DOWNTOWN	16/45	30 YEARS	10	2,353,138,070	965,007,320	1,388,130,750	18%	249,863,535		3,750,452	31,570,151
FY2025 Taxes				35,320,602	14,484,760	20,835,843		3,750,452			
Total Value:				3,261,139,580	1,130,466,131	2,130,673,449		671,863,223			
Total Taxes:				48,949,705	16,968,297	31,981,408		10,084,667	1,505,142	8,575,284	38,869,280

City of Portland | Housing and Economic Development Department
Housing and Economic Development Department
Gregory P. Watson, Director



To: Councilor Ali, Chair
Members of the Housing and Economic Development Committee

MEETING DATE: November 18, 2025

AGENDA ITEM

Review of the 2025 Annual Accomplishment Report for the Housing and Economic Development Committee and vote to forward to the City Council as a Communication Item.

PURPOSE

To present a summary of the Housing and Economic Development Committee’s accomplishments for calendar year 2025

COMMITTEE WORK PLAN/CITY COUNCIL GOAL ALIGNMENT

These items represent the work of the HEDC to address the items on the Committee Work Plan. The Work Plan was established by the members of the HEDC to align with the 2025 Council Goals.

BACKGROUND/ANALYSIS

The following will provide you with the Housing and Economic Development Committee accomplishments, by subject area, during calendar year 2025.

Real Estate Transactions:

Review Responses to the Request for Proposals to lease and develop City–owned property abutting the Barron Center for Affordable Housing Development

The Committee discussed the proposals received in response to the Request for Proposals May 6, 2025 and May 12, 2025 meetings. The Committee voted (3-1) on June 17, 2025 to forward an Option to Lease to the City Council between the City and Developers Collaborative and ProsperityME. The City Council voted 8-1 on August 11, 2025 to approve the lease agreement.

Review and Recommendation to the City Council of Proposed RFP to Lease Space at the Barron Center for a Child Care Facility.

During two meetings held on June 17, 2025 and September 23, 2025, the Committee received a staff presentation regarding a proposal to create a child care facility on the Barron Center Campus. At the September 23 meeting the Committee voted 3-0 to postpone action on this item to the 2026 Committee Work Plan.

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

On July 15, 2025, the Committee voted 4-0 to recommend to the City Council approval of the third amendment to the Purchase and Sale Agreement for 165 Lambert Street. The City Council approved the amendment on August 25, 2025.

Review and Recommendation to the City Council of Third Amendment to the First Amended and Restated Purchase and Sale Agreement with Lambert Woods North LLC.

On February 25, 2025, the Committee voted 3-0 to recommend approval of the Third Amendment to the First Amended and Restated Purchase and Sale Agreement with Lambert Woods North. The City Council approved the amendment on March 17, 2025.

Review and Recommendation to City Council re Amendment to the Covenants on Dougherty Commons Condominium Phase 3

During the July 15, 2025 meeting, the Committee voted 4-0 to recommend to the City Council approval of an amendment to the covenants on the Dougherty Commons Condominium to allow Phase 3 to be developed as for sale condominiums instead of rental housing. The City Council approved the amendment at its October 6, 2025 meeting.

Possible negotiation for the sale of City-owned property at Portland Technology Park

At the October 21, 2025 meeting, the Committee provided direction regarding negotiations on a possible sale of city-owned property at the Portland Technology Park.

Executive Session to provide direction to staff regarding the disposition of city-owned property at 21 Randall

On September 23, 2025, the Committee provided direction to staff regarding the disposition of city-owned property at 21 Randall Street.

Development Districts and Affordable Housing TIF Districts:

Review and Recommendation to the City Council regarding Funding Requests received from the Affordable Housing Development and Tax Increment Financing Application.

Over the course of several meetings (May 20, July 1 and August 20), the Committee met and voted to recommend to the City Council approval of Affordable Housing Development and Tax Increment Financing Districts and Credit Enhancement Agreements for the following projects:

- **Front Street Phase 3** May 20, 2025 Voted 4-0; Council approved on July 14, 2025.
- **Prosperity Place - 1125 Brighton Ave - July 1, 2025** Voted 3-0; Council approved on August 11, 2025.
- **Cumberland Housing (PHA) (COMB Block Phase 2)- July 1, 2025** Voted 3-0; Council approved on August 11, 2025.
- **Mayo Housing (PHA) (COMB Block Phase 3), - July 1, 2025** Voted 3-0; Council approved on August 11, 2025.
- **Lambert Woods South - 165 Lambert St - July 15, 2025** Voted 4-0; Council approved on

November 3, 2025

Communication: Update regarding the FY2025 Program and FY2026 TIF Funding for Portland Adult Education's continuation of workforce training programs.

The Committee met on June 17, 2025 and received an update on the Portland Adult Education's workforce education program funded through City tax increment financing. The TIF funding was approved by the City Council during the FY2026 budget process.

Discussion regarding the Use of Area-Wide TIF funding to support restaurant industry workforce and labor issues

On September 23, 2025, staff provided the Committee with a presentation of the allowable uses of area-wide TIF funding and potential opportunities for the use of the funding to support the restaurant industry workforce and labor issues.

Review of FYE2025 TIF Annual Report

The Committee is scheduled to review and forward to the City Council the FYE 2025 TIF Annual Report during the November 18, 2025 meeting.

Housing:

Review and approval of 2025 Housing Policies and Goals for the 2025 Jill C. Duson Housing Trust Fund Annual Plan and Affordable Housing and TIF Application

During the January 21, 2025 and February 25, 2025 meeting, the Committee discussed the policies and goals for use in the 2025 Jill C. Duson Housing Trust Fund Annual Plan and the Affordable Housing and TIF Application. At the February 25 meeting the Committee voted (3-0) to recommend to the City Council approval of the 2025 Jill C. Duson Housing Trust Fund Annual Plan and the issuance of the 2025 Affordable Housing TIF and Affordable Housing Development Funding Application. The City Council approved the plan and the application at its May 25, 2025 meeting.

Review, Approval, and Recommendation to the City Council to Approve the FY2026 Housing Program Budget.

The Committee met on February 25, 2025 and voted (3-0) in favor of a recommendation to the City Council to approve the FY2026 Housing Program Budget. On May 5, 2025 the City Council approved the budget as part of the overall Housing and Community Development HUD Annual Action Plan

Update on projects by Maine Cooperative Development Partners

During the July 15, 2025 meeting, the Committee received an update on the projects under development by Maine Development Partners. The update included projects at Dougherty Commons, Lambert Woods North and Lambert Woods South.

Review and Recommendation to the City Council regarding Funding Requests received from the Affordable Housing Development and Tax Increment Financing Application.

Over the course of several meetings (July 1, 2025, September 23, 2025 and August 20, 2025), the Committee met and voted to recommend to the City Council approval of Affordable Housing Development Funding:

- **Lambert Woods South - 165 Lambert Street** \$2.2 million, July 15, 2025 Voted 4-0; Council approved on November 3, 2025
- **Lambert Woods North - 622 Auburn Street** \$360,000 Affordable Housing Development Funding September 23, 2025 , Voted 3-0; City Council approved October 20, 2025.

Presentation of 2024 Annual Housing Report

During the May 20, 2025 meeting, the Committee received a presentation from staff in the Housing and Economic Development Department and the Planning Department regarding calendar year 2024 housing accomplishments.

Review and Recommendation to the City Council for the creation of a Social Housing Task Force.

During the February 25, 2025 meeting, the Committee received a presentation by Councilor Kate Sykes regarding a policy proposal to establish a social housing program in the City of Portland. The Committee voted 3-0 to recommend approval by the City Council. The City Council voted to establish the Social Housing Task Force on March 17, 2025.

Policy Discussion regarding review of sections of the Rent Control Ordinance

The Committee discussed possible changes to the Rental Control Ordinance during the July 15, 2025 and October 21, 2025 meetings. At the October 21 meeting, it was suggested that this topic be included in the Committee's 2026 workplan as one of the top 3 or 4 issues to be addressed.

Economic Development:

City Council meeting held on January 3, 2024 referral to the Committee for review and vote on a recommendation back to the City Council regarding Order #92 23/24- Waiving the Beano/Bingo License Fee for the Veterans of Foreign Wars Post 6859 and Order #93 23/24 Waiving the Class III and IV, and Indoor Entertainment Application Fees for the Maine Irish Heritage Center

The Committee met on January 23, 2024, and voted (3-1) to waive 50% of the Beano/Bingo License Fee for the Veterans of Foreign Wars Post 6859, and voted (3-1) to waive 50% of the Class III and IV fee, and 50% of the Indoor Entertainment Application fee for the Maine Irish Heritage Center. Due to an administrative error, these waivers were not presented to the City Council. On September 23, 2025 the Committee reviewed the items and the City Council voted on November 3, 2025 to approve the VFW waiver for 2024 and 2025. The 2024 and 2025 waiver for the Maine Irish Heritage Center was approved by the City Council on November 17, 2025.

Review and recommendation to the City Council for the Annual Agreement for the Portland Tourism Development District for FY2025.

During the April 15, 2025, May 20, 2025, and June 17, 2025 meetings, the Committee discussed the Annual Agreement for the Portland Tourism Development District. On June 17 the Committee voted (3-1) to recommend approval by the City Council of the FY2026 annual agreement for the Portland Tourism Development District. The City Council approved the agreement on August 11, 2025.

Downtown Business Assistance Program

At the February 25, 2025 meeting, the Committee received a communication from staff regarding a new loan program by the Portland Development Corporation to incentivize storefront improvements in the Downtown District.

Discussion on proposed vacancy ordinance for the Downtown/Arts District

During the March 18, 2025, April 15, 2025, May 20, 2025, and June 17, 2025, meetings, the Committee discussed a proposed vacancy ordinance for the Downtown/Arts District. At the June 17 meeting, the Committee voted 4-0 to recommend to the City Council approval of the proposed Commercial Vacancy Ordinance. The City Council voted 5-3 on September 3, 2025 to approve an amended version of the ordinance.

Discussion regarding the Hotel Inclusionary Zoning Ordinance to identify policy concerns for the Planning Board to Consider in developing potential amendments to the Ordinance.

At the April 15, 2025 meeting, the committee received a staff presentation and update regarding the Hotel Inclusionary Zoning Ordinance. The Committee voted 4-0 to recommend to the City Council that the Hotel Moratorium be extended to provide staff more time to review the ordinance.

Review and Recommendation to the City Council Back Cove Festival Agreement

Over the course of several meetings (September 23, 2025, October 7, 2025, October 15, 2025), the Committee reviewed the Back Cove Festival Agreement. On October 15, the Committee voted 3-1 to forward this item for consideration by the City Council. The City Council approved the agreement on October 20, 2025.

Office of Economic Opportunity Natural Helpers Presentation 11.18.2025

During the November 18, 2025, the Committee will receive a presentation by Melissa Hue, Director of the Office of Economic Opportunity, regarding the 2025 Naturals Helper Program. Director Hue will discuss expanded programming and the success of the program.

Discussion regarding proposed amendments to Chapter 33 re: increasing Portland's minimum wage and eliminating Portland's sub-minimum wage for service employees

On March 18, 2025, April 15, 2025 and May 20, 2025 the Committee discussed proposed amendments to Chapter 33. At the May 20 meeting, the Committee voted to forward the proposed amendments to the City Council to consider placing the item on the November ballot. On August 25, 2025, the City Council voted 5-4 to place an amended version of the proposed ordinance on the November ballot.

Review and Recommendation to the City Council regarding proposed revisions to the entertainment license ordinance.

The Committee reviewed a proposed amendment to the Entertainment License ordinance at its October 21, 2025 meeting. The Committee is scheduled to continue the discussion on this item and make a recommendation to the City Council during the November 18 meeting.

Discussion of Performance Hall Moratorium and Proposed Large Venue Ordinance Amendment

During the October 21, 2025 meeting, the Committee discussed the current Performance Hall Moratorium. The Committee is scheduled to review and make a recommendation to the City Council regarding a proposed Large Venue Ordinance during the November 18 meeting.

Other:

Housing and Economic Development Committee Proposed 2025 Work Plan

As part of the January 21, 2025, Chair Ali led a discussion regarding the proposed meeting schedule and staff discussed work plan items for calendar year 2025.

Annual HUD Reporting

Over the course of the calendar year, the Committee reviewed and as applicable, approved the annual FY 2026 HUD Annual Action Plan, presented on April 15, 2025. The City Council approved the FY2026 Annual Action Plan on May 5, 2025. At the May 20 HEDC meeting, staff presented an update on the final HUD Allocations for CDBG, HOME and ESG Programs.

Review and Recommendation to the City Council regarding HOME-ARP Funding Recommendations

The Committee met on July 15, 2025 and voted 3-1 to recommend to the City Council approval of HOME-ARP funding for Youth and Family Outreach, Greater Portland Family Promise, Commonsense, Milestone and Preble Street. The City Council met on September 3, 2025 and voted to approve the funding recommendations.

Quarterly Rent Control Report from Permitting & Inspections Department

During the May 20, 2025, September 23, 2025 and November 18, 2025 meetings the Committee received reports on the Rental Registration and Rental Control programs administered by the Housing Safety Office.

Review of Housing and Economic Development Committee's 2025 Annual Accomplishment Report

At the November 18, 2025 meeting, the Committee is scheduled to receive and review the Housing and Economic Development Committee's 2025 Accomplishment Report.

PREPARED BY

Housing and Economic Development Department Staff

ATTACHMENTS: 2025 Work Plan



The Portland City Council established its 2025 Common Goals (included below) on December 16, 2024, formally communicating its policy priorities for the coming year and setting a foundation for the development of Council committees’ work plans.

The 2025 schedule currently includes 10 meetings for each committee, and the development of a single, original policy initiative typically takes two or three committee meetings. This includes conceptual discussion, review of a draft ordinance or other policy document, and a public hearing where the committee votes on whether or not to recommend that the City Council adopt the policy initiative. Based on those constraints, it is recommended that a committee work plan include no more than five original policy initiatives to start.

In addition to the development and consideration of original policy initiatives, committee work will also include consideration of items referred to a committee by the Council or brought by staff, as well as hosting panels or presentations as needed.

**Housing and Economic Development Committee
 2025 Work Plan**

Policy Initiative	Related Council Goal	Priority Ranking
Social Housing Task Force	#2	
Restaurant Industry Labor Shortage	N/A	
Commercial Vacancy Program	N/A	
Minimum Wage	#1	
Maine State Pier (assessment & reuse considerations)	#3	
Hotel Inclusionary Zoning Ordinance	#2	

2025 City Council Common Goals

1. The Council will work to expand DEI practices through equity analysis, living wage initiatives and improving involvement in decision making processes.
2. The Council will work to implement solutions to the housing crisis, including building more working class housing, improved support for the unhoused community such as an overdose prevention center as well as continued support for warming shelters. Additionally conduct independent assessment of Efficiencies, Outcomes and Expenditures.
3. The Council will develop sustainability strategies to address sea-level rise mitigation and storm surge management for the Commercial Street Corridor.
4. The Council will explore creating an Office of Community Engagement, create opportunities for participatory budgeting, and evaluate the structural effectiveness of Council committees.

Housing and Economic Development Committee 2025 Calendar

As of October 21, 2025. Dates and topics are subject to change.

November 18, 2025

- Review of FYE2025 TIF Annual Report
- Review the Housing & Economic Development Committee's 2025 Annual Accomplishment Report.
- Office of Economic Opportunity Info Presentation
- Review and Recommendation regarding proposed entertainment license (Councilor Grant and Michniewicz entertainment license proposal)
- Discuss regarding proposed large venue ordinance
- Communication: Quarter 3 Rent Control Report
- Executive Session regarding 166 Riverside Industrial Parkway.

December

No meeting scheduled.

COMPLETED WORK

January 21 2025

- Calendar Year 2025 Work Plan Development
- Staff Update: Amendments to the *Affordable Housing Development and Tax Increment Financing* Application

February 25, 2025

- Discussion: Social Housing Task Force Resolution
- Downtown Business Assistance Program
- Review and Recommendation to the City Council of Third Amendment to the First Amended and Restated Purchase and Sale Agreement with Lambert Woods North LLC
- Review and Recommendation of 2025 Housing Policies and Goals for the 2025 Jill C. Duson Housing Trust Fund Annual Plan and Affordable Housing and TIF Application
- Review and Recommendation of the FY2025 Housing Program Budget
- Review and Recommendation to the City Council to approve:
 - 2025 Jill C. Duson Housing Trust Fund Annual Plan; and,
 - The issuance of the 2025 Affordable Housing TIF and Affordable Housing Development Fund Application for the Jill C. Duson Housing Trust Fund, HOME Program

March 18, 2025

- Consideration of proposed Commercial Vacancy Program
- Discussion: Minimum Wage Policy

April 15, 2025

- Discussion: Hotel Inclusionary Zoning Ordinance and Identify Policy Concerns for the Planning Board to Consider in Developing Potential Amendments to the Ordinance for Consideration by the City Council
- Consideration: FY26 agreement for the Portland Tourism Development District
- Review of FY2026 HUD Annual Action Plan
- Review and vote on a recommendation regarding Minimum Wage Policy
- Consideration of proposed Commercial Vacancy Program

May 6, 2025

- Review responses to the RFP to develop site(s) at 1125 Brighton Avenue.
- Executive Session: (1) Deliberation of Proposals Received from RFP to develop site(s) at 1125 Brighton Avenue

May 12, 2025

- Review responses to the RFP to develop site(s) at 1125 Brighton Avenue - Community Housing of Maine and Developers Collaborative/ProsperityME.
- Executive Session: (1) Deliberation of Proposals Received from RFP to develop site(s) at 1125 Brighton Avenue and (2) Verbal uUpdate on the Lambert Woods South (165 Lambert Street) Project

May 20, 2025

- Staff Presentation of 2024 Annual Housing Report
- Consideration: FY26 agreement for the Portland Tourism Development District
- Review and vote on a recommendation regarding Minimum Wage Policy
- Consideration of proposed Commercial Vacancy Program
- Communication: Quarter 1 (1/1/2025-3/31/2025) Rent Control Report
- Review and vote to recommend to the City Council AHTIF District and CEA for Front Street Phase 3
- Communication Item: Update on HUD CDBG, HOME and ESG Allocations

June 17, 2025

- April and May 12 meeting Minutes
- Communication: Portland Adult Education FY2025 Update on TIF Funded Workforce Training Program and Proposal for FY2026 Workforce Training Programs
- Review and Vote on a recommendation to the City Council: FY26 agreement for the Portland Tourism Development District
- Review and Vote on a recommendation to the City Council: Consideration of proposed Commercial Vacancy Program.
- Review and recommendation to the City Council of Option to Lease sections of 1125 Brighton Avenue with Developers Collaborative Predevelopment LLC and ProsperityME.
- Review and recommendation to the City Council of Proposed RFP to Lease Space at the Barron Center for a Child Care Facility
- Confirm Summer Meeting Schedule (July and August)

July 1st 2025

- Review and Recommendation to the City Council of AHTIF requests received from the Affordable Housing Development and Tax Increment Financing Application.
 - Prosperity Place, 1125 Brighton Avenue/Barron Center
 - Cumberland Housing (PHA)
 - Mayo Housing (PHA)

July 15, 2025

- Update on projects by Maine Cooperative Development Partners /Mary Davis
- Review and Recommendation to City Council re 3rd Amendment to the Purchase and Sale Agreement at 165 Lambert Street/Mary Davis
- Review and Recommendation to City Council re Amendment to the Covenants on Dougherty Commons Condominium Phase 3/Mary Davis
- Review and Recommendation to the City Council re HOME-ARP Funding Recommendations/Mary and Lauren
- Policy Discussion: Review of sections of Rent Control Ordinance that the Council can amend now/Jessican H and her team and Michael G.

August 2025

No meeting scheduled

September 23, 2025

- Back Cove Festival agreement review
- Review, Consideration and Recommendation to the City Council of VFW request to waive Poker License for FY2025/Zach Lenhart
- Discussion: Restaurant industry workforce & labor issues (eligible art district TIF info in backup)
- Communication: Quarter Rent Control Report from Jessica Hanscombe
- Review and Recommendation to the City Council re RFP Licensed Early Childhood Education Provider at city-owned property known as BC2/Dena Libner
- Communication alerting committee to the plan to discuss moratorium in October
- Review and Recommendation to the City Council of a request for funding from the Jill C. Duson Housing Trust Fund for Lambert Woods North - 622 Auburn Street
- Review and Recommendation to the City Council of approval of an Amendment to the Declaration of Condominium for Dougherty Commons Phase 2.
- Executive Session - Direction to staff regarding the disposition of city-owned property at 21 Randall

October 7, 2025

- Back Cove Festival agreement review

October 15, 2025

- Back Cove Festival agreement review

October 21, 2025

- Discussion regarding proposed entertainment license (Councilor Grant and Michniewicz entertainment license proposal)
- Discussion regarding Performance Hall Moratorium
- Discussion regarding Rent Control Ordinance Policy
- (Executive Session) Possible negotiation for sale of city-owned property at Portland Technology Park



TO: Housing & Economic Development Committee
CC: Rent Board
FROM: Jessica B. Quattropani, Director of Permitting and Inspections
DATE: October 28, 2025
RE: Quarterly Rent Control Report- Q3-2025

Rent Control Report Quarter 3 (7/1/2025-9/30/2025)

Rent Board

	Total # of Applications	Total # of Applications approved	Total # of Applications Denied	Total # of Applications Tabled
Rent Increases	9	0	0	8
Complaints	4	4	0	0
Other	0	0	0	0
Quarter 3 Total:	13	4	0	8
<i>Year to date Total</i>	<i>33</i>	<i>13</i>	<i>0</i>	<i>16</i>

Rent Control Inspections

Type of Inspections	Total # Properties	Total # of units
<u>Complaints</u> (Potential violations reported to our office)	*18	71
<u>Audits</u> (Proactive enforcement based on percentage that rent was increased)	160	926
<u>Quality Control</u> (proactive verification of data supplied to our office)	136	661
Quarter 3 Total:	314	1,658
<i>Year to date Total</i>	<i>852</i>	<i>6,109</i>

*Breakdown of Complaints by property:

	Founded Complaints *violation exists	Unfounded Complaints *no violation	In Progress *actively investigating
Quarter 3 Total	6	4	8