



PORTLAND DEVELOPMENT CORPORATION
Board Meeting

DATE: Thursday, December 18, 2025

TIME: 4:00 PM

LOCATION: This meeting will take place remotely via Zoom.

Please click below to join the webinar:

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

Phone one-tap:

+13126266799,,85229414013# US (Chicago)

+16469313860,,85229414013# US

Webinar ID: 852 2941 4013

International numbers available: <https://portlandmaine-gov.zoom.us/j/85229414013>

AGENDA

1. President's comments
2. Review and accept Minutes of November 19, 2025 Meeting.
 - a. See attached Meeting Minutes from November 19, 2025.
3. Review and vote on Brownfields Grant Request for \$285,750 for Youth and Family Outreach, 331 Cumberland Avenue.
 - a. See attached memorandum and backup materials.
4. Update from Loan Criteria Evaluation Subcommittee.
 - a. See attached memorandum and backup materials.

5. Review and vote on Storefront Interest-free Loan Request for \$20,000 from Bad Neighbors, 511 Congress Street.
 - a. **Note:** Pursuant to 1 M.R.S.A. 405(6)(F) and 5 M.R.S.A. 13119—A, the Board may go into executive session to review proprietary confidential information associated with this loan application.
6. Review and vote on new loan request for \$35,000 from Nash & Co., 417 Congress Street.
 - a. **Note:** Pursuant to 1 M.R.S.A. 405(6)(F) and 5 M.R.S.A. 13119—A, the Board may go into executive session to review proprietary confidential information associated with this loan application.
7. Treasurer's Report - November 2025
 - a. Monthly Administrative Budget Report
 - b. Cash Management Report
 - c. Schedule of Loans Receivable
 - d. Confidential - Loan Delinquency Report
Note: Pursuant to 1 M.R.S.A. 405(6)(F) and 5 M.R.S.A. 13119—A, the Board may go into executive session to discuss/monitor any of the loans listed on the Report.
8. Staff verbal update
9. Other Items to be discussed/brought up by Board Directors
10. Next Regular Meeting Date: January 15, 2025

Minutes
Portland Development Corporation Special Meeting
Remote Zoom Meeting
Held on November 19, 2025

A remote special meeting, via Zoom, of the Portland Development Corporation (PDC) Board of Directors was held at 12:00 p.m. on Wednesday, November 19, 2025. Present from the Board of Directors were Board President Kierston Van Soest and Directors Jon Berg, Eamonn Dundon, Councilor Ben Grant, Assistant City Manager Dena Libner, Beverly Werber, and Nikki Yanok. Board Directors Matthew Buonopane, Sam Dargan, Nathan Henry, and Scott Kleiman could not be present. Present from City staff were Associate Corporation Counsel Avery Novak, Program Coordinator Kaela Gonzalez, Business Programs Manager Nancy Martin, Principal Administrative Officer Lori Paulette, and Housing and Economic Development Director Greg Watson.

Item #1: President's comments.

Ms. Werber opened the meeting at approximately 12:06 p.m. Board President Van Soest joined shortly after.

Item #2: Review and accept Meeting Minutes.

On a motion made by Mr. Dundon and seconded by Ms. Van Soest, the Board voted 4-3-0 (Ms. Werber, Mr. Berg, and Ms. Yanok abstained) to approve the meeting minutes for September 18, 2025.

On a motion made by Ms. Werber and seconded by Mr. Berg, the Board voted 6-1-0 (Ms. Yanok abstained) to approve the meeting minutes of October 16, 2025.

Item #3: Review and vote on Brownfields Subgrant Request of \$400,000 from Roux Institute, 1 Beanpot Circle.

Ms. Martin introduced the subgrant request for \$400,000 from Northeastern University's Roux Institute, noting that the \$400,000 is a small portion of the estimated \$13 million in eligible cleanup activities. Also emphasized was the project's significant public benefits which include jobs, education, childcare, and infrastructure. Maureen Hickey, from Northeastern University, presented the project detailing the 13-acre site, the Alford Center, the future Lunder Innovation Lab, and the parking garage. The grant funds are needed to transport and dispose of contaminated soil found during construction that was unanticipated. The site's grade is being raised over 11 feet, and the project has been designed with resilience in mind.

On a motion made by Mr. Berg and seconded by Ms. Werber, the Board voted 7-0 to approve the \$400,000 Brownfields subgrant to Roux Institute.

Item#4: Review and vote on loan request for \$85,000 from Bachelder Holdings, LLC, 9 Bolton Street

Ms. Martin provided an overview of the loan request from Bachelder Holdings, LLC for \$85,000 to provide gap financing for Emily Bachelder, a long-time employee, to purchase the business and building of Tony's Donuts. The gap was created when the business appraisal came in lower than the owner's asking price. Emily Bachelder spoke about her deep personal and family connection to the 65-year-old business, her financial investment, and growth plans. Ms. Bachelder confirmed that the equipment is sound and will not require large near-term investments.

On a motion made by Mr. Berg and seconded by Ms. Werber, the Board voted 6-0 to enter into executive session pursuant to 1 M.R.S.A. 405(6)(F) and 5 M.R.S.A. 13119-A, to review proprietary confidential information associated with this loan application at approximately 12:37 p.m. (Mr. Dundon left the meeting at approximately 12:30 p.m.).

The Board returned to public session at approximately 1:07 p.m.

On a motion by Ms. Werber and seconded by Mr. Berg, the Board voted 6-0 to approve the loan of \$85,000 to Bachelder Holdings, LLC for a 10-year term at a 7.75% interest rate pending receipt and review of the updated loan documentation and commitment letter from Evergreen.

Item #4: Treasurer's Report- October 2025.

Ms. Paulette gave a brief overview of the Treasurer's Report that was included in the meeting materials.

Item #6: Staff verbal update.

Mr. Watson provided an update on the zero-interest loan program, noting that there is continued interest. One of those businesses did not continue pursuing the loan since it did not own the building. Feedback has also been received, suggesting the loan program be more flexible and allow for reimbursement of operating costs and staffing expenses instead of being limited to infrastructure and visible street-facing improvements.

Ms. Martin also provided a brief overview of the loan criteria subcommittee, which will meet in early December. The previously awarded \$200,000 in CDBG funds for Job Creation Grants is expected to be advertised early next year, following shifting federal guidance. And lastly, early this month Ms. Martin submitted an application for additional CDBG funding for another round of Microenterprise Grants.

Item #7: Other Items to be discussed/brought up by Board Directors.

No further items were discussed.

Item #8: Next regular meeting date: December 18, 2025 (Business Award Event on November 20, 2025).

There being no further business, on a motion made by Mr. Berg and seconded by Ms. Werber, the Board voted 6-0 to adjourn at approximately 1:17 p.m.

Respectfully, Kaela Gonzalez



MEMORANDUM

TO: President Kierston Van Soest and PDC Board Members
FROM: Nancy L. Martin, Business Programs Manager
CC: Greg Watson, Director, Housing and Economic Development Department
DATE: December 18, 2025
RE: Brownfields Subgrant Request of \$285,750 from Youth and Family Outreach

PROJECT OVERVIEW:

The Portland Development Corporation is being presented with a \$285,750 Brownfields subgrant request from Youth and Family Outreach (YFO) to support environmental remediation as part of the redevelopment of their property at 331-337 Cumberland Avenue. The project will demolish the two existing structures to create one new structure that will provide affordable housing as well as expanded childcare services.

BUDGET AND BACKGROUND:

Youth and Family Outreach is planning for new construction of sixty units of family housing in one new construction building located on approximately 20,000 SF at 331-337 Cumberland Avenue in Portland. At least 60% of the Low-Income Housing Tax Credit (LIHTC) Units will be rented to households earning 50% Area Median Income (AMI) or less, and the remaining LIHTC Units will be rented to households earning 60% AMI or less. Ten units will be pledged for use by populations with special needs and will have project based vouchers. Thirteen units will be handicap accessible (seven are required and YFO is pledging an additional six units).

This development will include a unique co-location of an established childcare facility with mixed-income family housing. As an existing childcare facility, YFO currently has over 300 children on its waiting list; 95% of their families live in Portland and, at any given time, roughly 18% are unhoused. The expansion of the childcare facility would allow YFO to serve 50 additional children. The project has received all local approvals from the Portland Planning Board.

The \$285,750 in requested City subgrant funding will be allocated to a single task in the project, specifically to fund temporary shoring and a retaining wall. EPA has confirmed eligibility for this task. Consulting underwriter David McLaughlin assessed YFO's financial capacity on behalf of GPCOG for a Brownfields loan and subgrant for the same project, which was approved in June 2025.

TIMELINE:

Abatement of hazardous materials in the existing buildings will occur first, followed by demolition of the existing buildings, and removal of contaminated soils to a licensed facility.

Estimated Schedule of Environmental Cleanup:

Beginning in December 2025: abatement of hazardous materials in existing buildings, demolition, and removal of contaminated soils to licensed facility

Estimated Schedule of New Construction:

April/May 2026: construction start

November 2027: construction completion

RECOMMENDATION:

PDC staff (Nancy Martin) and underwriter (David McLaughlin) propose approving a Brownfields subgrant of \$285,750 to Youth and Family Outreach.

ATTACHMENTS:

- Underwriting assessment by David McLaughlin
- Budget provided by YFO

DAVID MCLAUGHLIN, UNDERWRITER

June 19, 2025 for GPCOG, edited December 11 2025 for City of Portland

APPLICANT/BORROWER: Youth and Family Outreach

ADDRESS: 331 Cumberland Avenue, Portland, Maine

BROWNFIELDS SUBGRANT REQUEST: \$285,750

PURPOSE: Funding the remediation costs of contamination at 331-337 Cumberland Avenue, Portland. The estimated cost of cleanup is slightly over \$1 million. The remaining funds will be provided by GPCOG, DECD and YFO. This is part of a \$27 million construction project to double the capacity of the current childcare services to 110 and create 60 units of affordable housing for families. Completion of the expansion is anticipated in November 2027. The project has received Planning Board approval.

OVERVIEW: YFO, a 501 (c) (3) non-profit organization which has been in operation since 1850, is accredited by the National Association for the Education of Young Children, a level 4 on Maine’s Quality Rating System and state licensed whose primary mission is early child care and education. They operate the current childcare center that is to be expanded. They have owned the real estate at 331 Cumberland Avenue, Portland since 1850.

YFO purchased the real estate at 337 Cumberland for \$896M in 2018. The current project and request is to double the size of the current childcare facility and add 60 units of family housing. There will be four efficiency units that are approximately 378 SF, twenty four one-bedroom units that range from 534 to 700 SF, twenty-two two-bedroom that range from 670 to 931 SF and ten three-bedroom units that range from 893 to 980 SF. Forty eight units will be rented to households earning 60% of AMI or less and twelve units will be rented to households earning 100% of AMI or less. At less 60% of the LIHTC will be rented to households earning 50% AMI or less. MaineHousing will be providing ten project based Vouchers (20% of LIHTC units) for ten units that will be pledged for use by special needs. There will be a community room, fitness room, office, indoor bike storage, trash room, laundry room and broadband infrastructure. The second floor will have a separate unit to expand daycare by 50 for a total of 110 children.

The preliminary project cost and source of funding is as follows for the total project:

| SOURCES | | USES | |
|-------------------------------|---------------------|--------------|---------------------|
| Maine State Housing mtg. | \$10,790,000 | Construction | \$21,540,000 |
| Portland HTF | 1,080,000 | Financing | 1,167,000 |
| MSHA RLP | 1,000,000 | Development | 2,000,000 |
| GPCOG | 700,000 | Reserves | 855,000 |
| Other Soft debt | 291,000 | Soft costs | 1,726,000 |
| Other Credit Equity | 405,000 | | |
| Net Syndication of tax credit | 9,061,000 | | |
| SLIHTC | 2,713,000 | | |
| Deferred Development Fee | 1,250,000 | | |
| TOTAL | \$27,290,000 | | \$27,290,000 |

They are in the process of securing the financing. Applications are being completed for submission to Maine State Housing for permanent financing, a grant and the Low Income Housing Tax Credit, and to the Federal Home Loan Bank for AHP financing and a grant. MSHA has issued a Notice of Intent and has allocated the funds. The construction cost was estimated by Penobscot General Contractors. This cost estimate was noted is subject to change, but noted that it anticipated increased costs until the commencement of construction.

Phase I and Phase II environmental site assessment has been completed. However, a new Phase I and II site assessments will be required by MSHA. The current Phase II report found evidence of environmental hazards to include abandoned UST, lead and arsenic in the soil, but all within acceptable limits. The study did suggest several voluntary steps that could be taken to further reduce environmental risk. These recommendations are incorporated into the project costs. Maine State Housing Authority has reportedly indicated this cleanup will be a condition of approval.

The current request is only for the first phase of the environmental cleanup of \$1,060k. It is expected that a request for subordination of this \$400k loan will be made and approval is expected based on preliminary information, but will be subject to a review of the final project.

FINANCIAL OVERVIEW: CPA audited statements of Youth and Family Outreach were provided and reviewed. The major pertinent findings are as follows:

Youth and Family Outreach (000)

| | 2021 | 2022 | 2023 | 2024 |
|------------------------|-------|-------|-------|-------|
| Current Ratio | 7.1 | 14.4 | 7.6 | 6.0 |
| Working Capital | 340 | 432 | 224 | 428 |
| Net Assets | 2,031 | 2,128 | 2,560 | 2,299 |
| Total Debt. | 579 | 541 | 534 | 587 |
| Debt Worth Ratio. | .29 | .25 | .21 | .26 |
| Revenues | 1,712 | 1,211 | 1,084 | 1,428 |
| Net Income | 626 | 97 | (102) | 273 |
| Debt Service Coverage. | 28.0 | 10.0 | 1.0. | 13.0 |
| Excess Cash Flow. | 783 | 260 | 0 | 370 |

- YFO has a good working capital position as of 9/30/24 with a 6.0 current ratio and \$428k in working capital. Both are above industry averages. This is the highest working capital position of the past eight years.
- The current leverage is low .26 debt worth ratio and \$2,299 in net assets. There has been consistent growth in net assets.
- Debt service coverage is strong at 13.0 with \$270k in excess cash flow after debt service in 2024.
- YFO is in a strong financial position to support this project on a contingency basis if needed.

Project Operating Budget:

The application included cash flow projections with detailed supporting assumptions assuming completion of the daycare center and residential units. They concluded that both the cost and revenue projections were in line with industry benchmarks. Operations are projected to stabilized in the first

year with \$192k in cash flow to service debt. The debt servicing requirements have not been included, but is expected to result in debt service coverage in excess of 1.0.

COLLATERAL: A second mortgage on the commercial real estate located at 337 and 331 Cumberland Avenue, Portland subject to prior debt of \$500k with The Genesis Fund.

The appraised value of the combined properties is \$1,588k for a loan to value ratio of 57%. GPCOG is well secured during the environmental cleanup phase.

It is anticipated that a request for subordination of this GPCOG Brownfield loan will be made as part of the financing for the construction phase. That is still in the planning phase and a review of the project will be made at the time of that request. A requirement of the expected future subordination request will be subject to a review of the final budget that evidences adequate debt service coverage. I have discussed this with YFO management who understands this requirement and process.

CONDITIONS:

- Acceptable review of final project budget to include the remediation costs prior to closing
- If a VRAP, letter of completion of clean up
- Acceptable review of commitment letters from all other sources of financing and reasonable assurances from those sources that either all major preclosing conditions have been met or are expected to be met prior to closing.

STRENGTHS / WEAKNESSES:

- Project equity of 62%
- YFO has a strong long term history in development and management of similar projects
- YFO is financially strong and able to support project with combined \$370k in excess cash flow and \$428k in working capital
- Portland has a housing shortage and there is a significant waiting list for both market and subsidized rental units. Daycare is also short in supply relative to the current demand.
- Collateral position is 57% of property valuation

-

- There were no significant noted weaknesses

RECOMMENDATION: I recommend approval based on the above noted strengths subject to the above Conditions. It should be noted that this project is still in the planning stage and could be subject to change. Any change though is expected to be more minor and should not impact the recommendation or the proposed conditions. I have especially focused on the adequacy of capitalization of the project, the capability of management and assuring that our collateral position is appropriate. All are noted as strengths.

Funding Sources Youth and Family Outreach 331-337 Cumberland Avenue Portland, Maine

| ABCA Alternative 3 Tasks | ABCA Budget (Alternative #3) | Brownfields Funding Sources | | | | | | Non-Brownfields Funding Sources | Totals All |
|---|---------------------------------|-----------------------------|-------------|-----------|------------------|--------------------|--------------------|------------------------------------|--------------|
| | | DECD* | DEP** | GPCOG* | City Brownfields | YFO Cost Share**** | Totals Brownfields | CDBG**** | |
| Grants | | \$ 250,000 | \$ 50,000 | \$400,000 | \$ 285,750 | | \$ 985,750 | \$ 250,000 | \$ 1,235,750 |
| Loans | | | | \$300,000 | | | \$ 300,000 | | \$ 300,000 |
| Other | | | | | | \$ 50,000 | \$ 50,000 | | \$ 50,000 |
| Task 1 QEP PM | \$ 15,000 | | | | | | | | |
| St.Germain Invoice 20077 May 2025 | | 3,891.75 | | | | | | | |
| St.Germain Invoice 20108 June 2025 | | 1,920.25 | | | | | | | |
| St.Germain Invoice 20343 July 2025 | | 2,464.75 | | | | | | | |
| St.Germain Invoice 20449 August 2025 | | 1,767.25 | | | | | | | |
| St.Germain Invoice 20576 September 2025 | \$ 10,890 | 845.75 | | | | | | | |
| Task 2: QEP CIP, ABCA, RAP, Costing, SSQAPPs | \$ 20,000 | | | | | | | | |
| St.Germain Invoice 20077 May 2025 | | 776.25 | | | | | | | |
| St.Germain Invoice 20108 June 2025 | | 8,605.00 | | | | | | | |
| St.Germain Invoice 20343 July 2025 | | 3,371.88 | | | | | | | |
| St.Germain Invoice 20449 August 2025 | | 2,026.26 | | | | | | | |
| St.Germain Invoice 20576 September 2025 | \$ 17,386 | 2,607.00 | | | | | | | |
| Task 3: QEP EMMP (Completed) | \$ 4,635 | | | | | | | | |
| St.Germain Invoice 20077 May 2025 | | 753.75 | -- | -- | | -- | | | |
| St.Germain Invoice 20108 June 2025 | | 1,425.50 | -- | -- | | -- | | | |
| St.Germain Invoice 20343 July 2025 | | 1,602.00 | -- | -- | | -- | | | |
| St.Germain Invoice 20449 August 2025 | | 853.75 | -- | -- | | -- | | | |
| Task 4: QEP Soil Characterization Sampling and Testing | \$ 15,400 | | | | | | | | |
| St.Germain Invoice 20108 June 2025 | | 12,735.14 | | | | | | | |
| St.Germain Invoice 20343 July 2025 | | 897.74 | | | | | | | |
| St.Germain Invoice 20576 September 2025 | \$ 14,002 | 369.00 | | | | | | | |
| Task 5: QEP Cover Systems Design Assistance | \$ 2,500 | | | | | | | | |
| St.Germain Invoice 20576 September 2025 | | 185.00 | | | | | | | |
| Task 6: QEP Env Construction Oversight | \$ 9,000 | | | | | | | | |
| Task 7 QEP VRAP Summary Report | \$ 8,500 | | | | | | | | |
| Task 8**: Contractor HBM Abatement | \$ 72,590 | | | | | | | | |
| St.Germain Invoice 20449 August 2025 | | -- | 180.00 | -- | | | | | |
| Task 9***: Contractor Demolition and Site Enclosure | \$ 250,845 | | | | | | | | |
| City of Portland Invoice INV-00122567 | | -- | -- | -- | | -- | -- | 7,520 | |
| Task 10: Soil Site Work and Loading | \$ 403,288 | | | | | | | | |
| Task 11: Contractor Soil Transport and Disposal | \$ 361,722 | | | | | | | | |
| Task 12: Temp Shoring and Retaining Wall | \$ 285,750 | | | | | | | | |
| Total | \$ 1,491,508 | | | | | | | | |
| 5% Contingency | \$ 74,575 | | | | | | | | |
| Grand Total | \$ 1,566,083 | 47,098.02 | 180.00 | 0.00 | | 0.00 | 1,335,750.00 | 7,520.00 | 1,585,750.00 |
| Remaining Funding | | \$202,901.98 | \$49,820.00 | \$700,000 | \$ 285,750 | \$50,000 | 1,288,471.98 | 242,480 | 1,530,951.98 |

Notes:

*DECD and GPCOG funding sources targeted for Brownfields Tasks (Tasks 1 - 7 and Tasks 10 - 12).

**DEP funding source targeted for Task 8: Contractor HBM Abatement.

***Task 9 is not Brownfields eligible. Target funding source for building demolition is Community Development Block Grant (CDBG)

****YFO Cost Share funding source targeted for Brownfields Tasks (Tasks 1 - 7 and Tasks 10 - 12).



Kaela Gonzalez <kgonzalez@portlandmaine.gov>

Fwd: PDC Public Comment: Opposition to Preble Chapel Demolition - Historical Background Material

Lori Paulette <ljn@portlandmaine.gov>
To: Kaela Gonzalez <kgonzalez@portlandmaine.gov>

Thu, Dec 18, 2025 at 8:12 AM

Lori J. Paulette
Principal Administrative Officer
Housing and Economic Development Dept.
City of Portland
389 Congress Street
Portland, ME 04101
ljn@portlandmaine.gov
(207) 874-8683
www.portlandmaine.gov



----- Forwarded message -----

From: **Lori Paulette** <ljn@portlandmaine.gov>
Date: Wed, Dec 17, 2025 at 12:25 PM
Subject: Fwd: PDC Public Comment: Opposition to Preble Chapel Demolition - Historical Background Material
To: Gregory Watson <gwatson@portlandmaine.gov>, Nancy Martin <nmartin@portlandmaine.gov>, Avery Dandreta <adandreta@portlandmaine.gov>

Shall I post this to the PDC Agenda as public comment.

Stay tuned for two more from George.

Lori J. Paulette
Principal Administrative Officer
Housing and Economic Development Dept.
City of Portland
389 Congress Street
Portland, ME 04101
ljn@portlandmaine.gov
(207) 874-8683
www.portlandmaine.gov



----- Forwarded message -----

From: **George Rheault** <george.rheault@gmail.com>
Date: Wed, Dec 17, 2025 at 11:47 AM
Subject: PDC Public Comment: Opposition to Preble Chapel Demolition - Historical Background Material
To: <edd@portlandmaine.gov>, <nmartin@portlandmaine.gov>

I urge the members of the Portland Development Corporation to not become accomplices to the destruction of a unique historic resource in central Portland. If the PDC proceeds, then each voting member will be personally responsible for this historic vandalism and this participation will generate the same kind of opprobrium that the Portland Renewal Authority from the 1950s & 1960s is held in regard today.

The PDC members are probably unaware of the history surrounding the Preble Chapel because of Portland's elites, including Portland City Hall, who have done an extraordinary amount of concealment and memory-washing in order to press ahead with this project despite the fact that YFO's operations could easily be provided with a new and expanded facility in many, many places instead of on the gravesite of the Preble Chapel.

One of the saddest parts of this saga is that the actual rich history of the Preble Chapel has been deliberately obscured and demoted by the current trustees of the Preble Chapel so public opposition will be less likely (if the public does not know what it is losing, how can it complain about that loss?).

Please find attached some newspaper clippings from 1924 when the Preble Chapel underwent some extensive renovations which resulted in the form and massing of the building we all encounter today. However, it should be noted that the original 1851 structure is still very much there and rehabilitation and renovation of it very much possible if the YFO Trustees had not stubbornly pushed ahead for demolition.

A few highlights:

- the 1924 renovations were overseen by prominent architect John Calvin Stevens and his then partner son, John Howard Stevens [this alone would attach preservation significance to the structure in most people's eyes and it should be noted that a huge part of the argument recently made by Greater Portland Landmarks for preserving the old, now demolished, Children's Museum building at 142 Free Street, was that it was remodeled extensively by the Stevens architectural team in 1925-1926, which was LATER than the Preble Chapel commission]

- the unofficial landmark Preble Chapel is probably the last physical manifestation of the Preble family legacy, making it that much more vital and which includes not just the famous exploits of Commodore Preble, but also his father and Mary Preble's side of the family (the famous Deerings of "Deering's Oaks Park" fame): [Mary "Molly" Deering Preble \(1770-1851\) - Find a Grave Memorial](#)

- the unique emphasis on social work represented by the origins and in 1924 of the Preble Chapel feeds directly into today's contemporary social work activity. Indeed, "Preble Street" the well-known, and for some, notorious for all the wrong reasons, social services provider was based out of the Preble Chapel for a significant period of time during its early years which the social services organization is happy to note: [History - Preble Street](#) [this history is obviously beyond the likely "period of significance" that preservationists might focus upon but it is still important connective tissue for why the PDC should not be facilitating the demolition of the Preble Chapel]

7 attachments



Portland_Sunday_Telegram_1924_08_24_37 - Expansion Announcement.jpg
1397K



Evening_Express_1924_11_22_8 - History of Chapel at Rededication.jpg
2380K



Portland_Press_Herald_1924_04_26_11 - Oil Painting Donation.jpg
819K



Evening_Express_1924_01_25_2 - Rotary Club Speech re Preble Chapel.jpg
525K



Portland_Press_Herald_1924_11_24_18 - Rededication Services.jpg
1063K

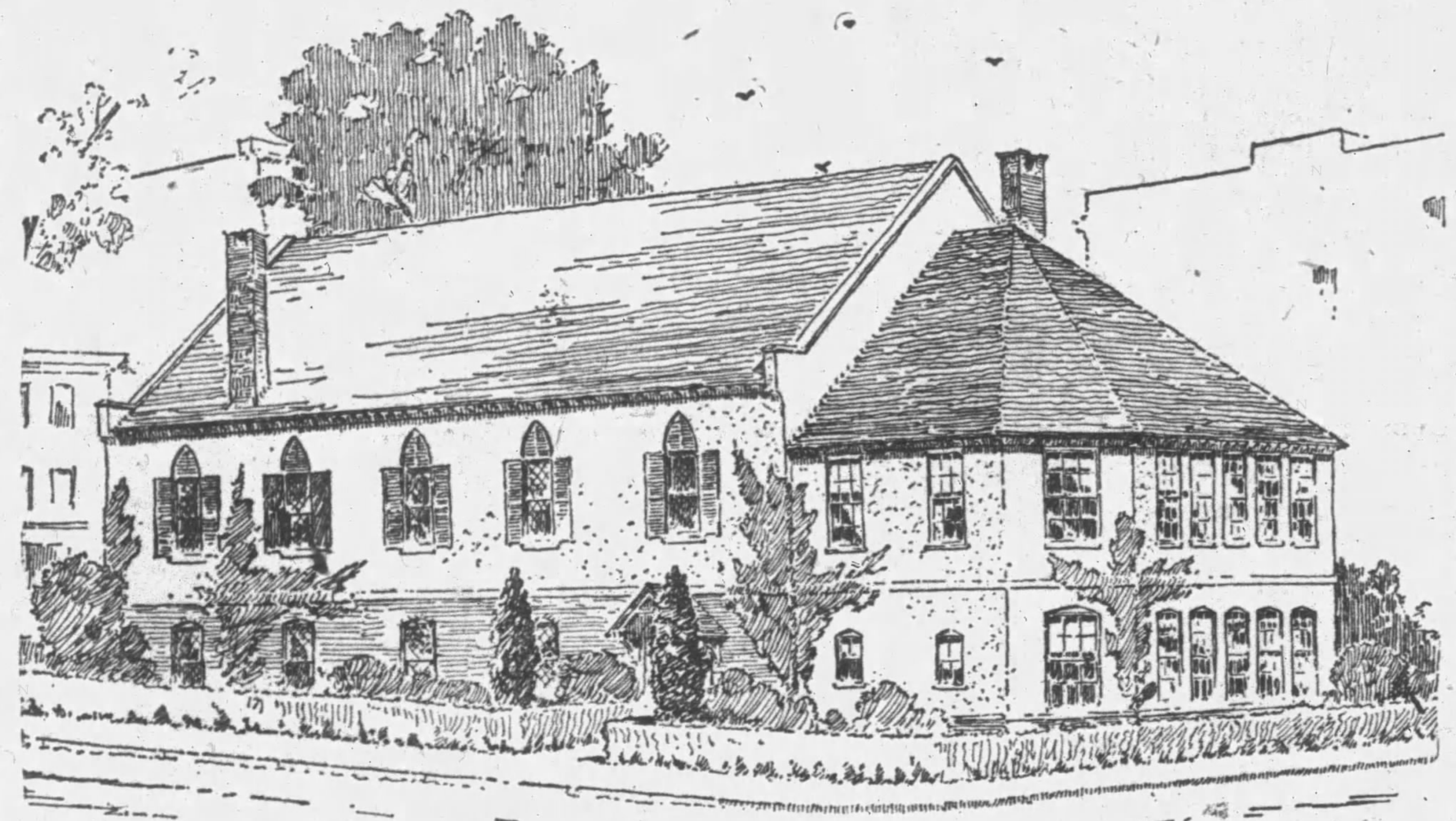


Evening_Express_1924_11_24_3 - Rededication News.jpg
479K

The rededication of Preble Chapel Nov. 23-25 recalls the fact that this outgrowth of the Portland Ministry at Large is of the Unitarian denomination, and was built in 1850, upon land given by widow of Commodore Edward Preble, Father of the American Navy. It was the first building for the purpose erected in the City or the State. It maintained the first evening school in the City of Portland. The church is unique in having no creed. It is a free church, consecrated to the practical interests of Christianity.

Kennebec_Journal_1924_11_26_6 - Rededication Notice.jpg
576K

PREBLE CHAPEL IMPROVEMENTS AND ADDITION WILL ADD NEW BEAUTY SPOT TO PORTLAND



Another beauty spot in the congested part of the Portland will soon add greatly to the appearance of the old Preble Chapel, for in a few week's time, there will be practically a new Preble Chapel. Through the work of John Calvin Stevens, and John Howard Stevens, architects, the plan for what amounts to a new Preble Chapel has been worked out most artistically, and the corner of Preble street and Cumberland avenue will present a most attractive appearance when the building shall have been completed.

In a few week's time, to one passing down Preble street, the old Preble Chapel will appear to have been entirely renewed, for the olden wooden walls are to be covered with stucco, and a new addition is to be built on the rear, the first-story walls of which are brick, like the first-story walls of the chapel, and will have stucco walls above. The idea from the first has been to make this corner as attractive and beautiful as possible. The old fence will be removed, and a hedge planted on the lot line with ornamental planting around the building, making a pleasing improvement on this corner, and providing a little beauty spot in the midst of the city's busy center. It was found that to properly carry on the work of Preble Chapel more space was required and John Calvin Stevens and John Howard Stevens, architects, were consulted. They have not only designed an addition to the chapel that allows for the enlargement of the work at the present time, but so carefully and skillfully have the architects made their arrangements that the building can be a part of future enlargements, if necessary.

In the present vestry below the main floor a stage, having a proscenium opening, 16 feet long and 12 feet in depth will be provided, occupying the space of the present ladies' room.

The new addition is 22 feet deep and 34 feet wide, very nearly filling the lot on the Cumberland street line, and provides a game room 17 feet by 25 feet, and in one corner there is a storeroom, fuel bin, and ladies' toilet.

From the present side entrance on Preble street a stairway leading from this floor, gives access to the main floor, where a children's room, 18 feet by 21 feet, will give every opportunity for the children to meet, and opening from this room is a ladies' room 14 feet by 21 feet. By a door cut through the wall of the old chapel at the right of the chancel, communication is obtained from the main floor to the children's addition. The interior is handled in a very similar manner, relying upon pleasing and harmonious color schemes rather than expensive materials for the effect.

When this building is completed, it will add a charming bit of beauty to this locality, and there is much interest in this improvement among social welfare workers, as well as among church people, and among the citizens generally, for the old Preble Chapel has an interesting history,

ALONG THE FORESIDE SHORES

A number of new features will be introduced this year at the Falmouth Foreside Community Fair and Cattle Show, which takes place Saturday, September 6, on the Underwood School grounds on the Foreside road, Falmouth. The show will be held as usual under the direction of the New Casco Village Improvement Association and at a meeting held Friday night, it was decided to distribute the proceeds received from admittance to the fair, throughout the community wherever needed. Various exhibits are to be installed inside New Casco Hall, which adjoins the Underwood School grounds. In the hall will be located the flower, vegetable, candy, ice cream and other refreshment booths, needle work and aprons, etc., while on the grounds outside there will be the big midway, the field sports, cattle show and band concert.

The day's program opens at 10 in the morning with exhibits of horses, cattle, pet stock, silver black foxes, game birds, poultry and farm and garden products, the midway will also open at an early hour with all new attractions. At 3 in the afternoon, the baby show, a new feature, will take place under the supervision of Mrs. Susie Winslow Skillin. All babies two years of age or under are eligible to compete for the three prizes offered.

The first prize is to be a silver cup, the joint gift of Edward Knight and John Williams. The second prize and third prizes are to be announced later. Edward Flaherty of the firm of Flaherty & Coyne has offered a \$7 hat for the best exhibit at the fair. Another new feature will be an exhibit of historical articles gathered from various homes along the Foreside.

John Hincks, chairman of the Midway committee, has already secured for amusements, an African dodger, spindles, dart throwing games, baseball games, fortune telling and baby dolls. He is busy signing up more attractions and the midway promises to be the best ever shown in Falmouth. The fair will close in the evening with the usual dance at New Casco Hall with music furnished by the Yarmouth Band, which will also play throughout the day.

Clarence W. Peabody, judge of the Municipal Court of Portland, will occupy the pulpit this morning at the Foreside Methodist Church in the absence of the regular pastor, Rev. Woodbury P. Merrill, who with Mrs. Merrill is enjoying his vacation in Nova Scotia. Judge Peabody will give a talk on court proceedings.

The first of the cottage whist series to be given by the Town Landing Improvement Association, was held this past week with Mrs. Win-

and its remodelling is of vital interest to the development of welfare work in that locality.

throp Wilson hostess. Three tables were in play. The proceeds from the series of whists are to go toward maintaining the pier and float.

It has been announced by the committee in charge of the Old Home Day celebration in Falmouth that more than 600 tickets were sold nearly a week before the event.

Mr. and Mrs. Edward J. Heulin and son of Portland are spending two weeks at their camp on Sturdivant's Island.

Mr. and Mrs. Charles Hart of Somerville, Mass., have leased one of the new houses on the Johnson road, recently erected by Dr. Gerald P. Clifford of the Foreside road.

The descendants of the Milliken family were entertained yesterday by Mr. and Mrs. Elbridge L. Cobb at their summer home on the Mussel Cove shore. The morning was devoted to outdoor sports and dinner was served at noon. The afternoon was enjoyed with bathing, boating, cards, pool and outdoor sports.

Dr. George H. Thomas, who has been passing the last two months on the Falmouth shore with his family, left last week for Chicago.

Recent guests at Terrace Inn include Mrs. John T. Smith, Robert Smith of New York City, Mrs. W. W. Rider and Miss Mary Morrison of Bristol, Conn.

Mr. and Mrs. Robert Anderson of Auburn are the guests of Mrs. E. L. Penley at her cottage, Waveland, at Casco Terrace.

Mr. and Mrs. Elmer Greenleaf have as their guests for over the week-end Mr. and Mrs. L. A. O'Brien of Auburn.

Mrs. W. B. Verge and family of Freeport and Mrs. S. J. Stinson are at the Mr. and Mrs. Harry T. Stinson cottage at Casco Terrace. Mr. and Mrs. Harry Stimson are attending the Randolph, N. H., centennial.

George Record of Jersey City is the guest of Frederick Eveleth at his cottage at Casco Terrace.

Herbert L. Cobb and family of West Medford are spending two weeks at the McCullum cottage at Casco Terrace.

GREAT DIAMOND

Mr. Alfred Reed of Roslindale, Mass., is a house guest of G. W. Chandler.

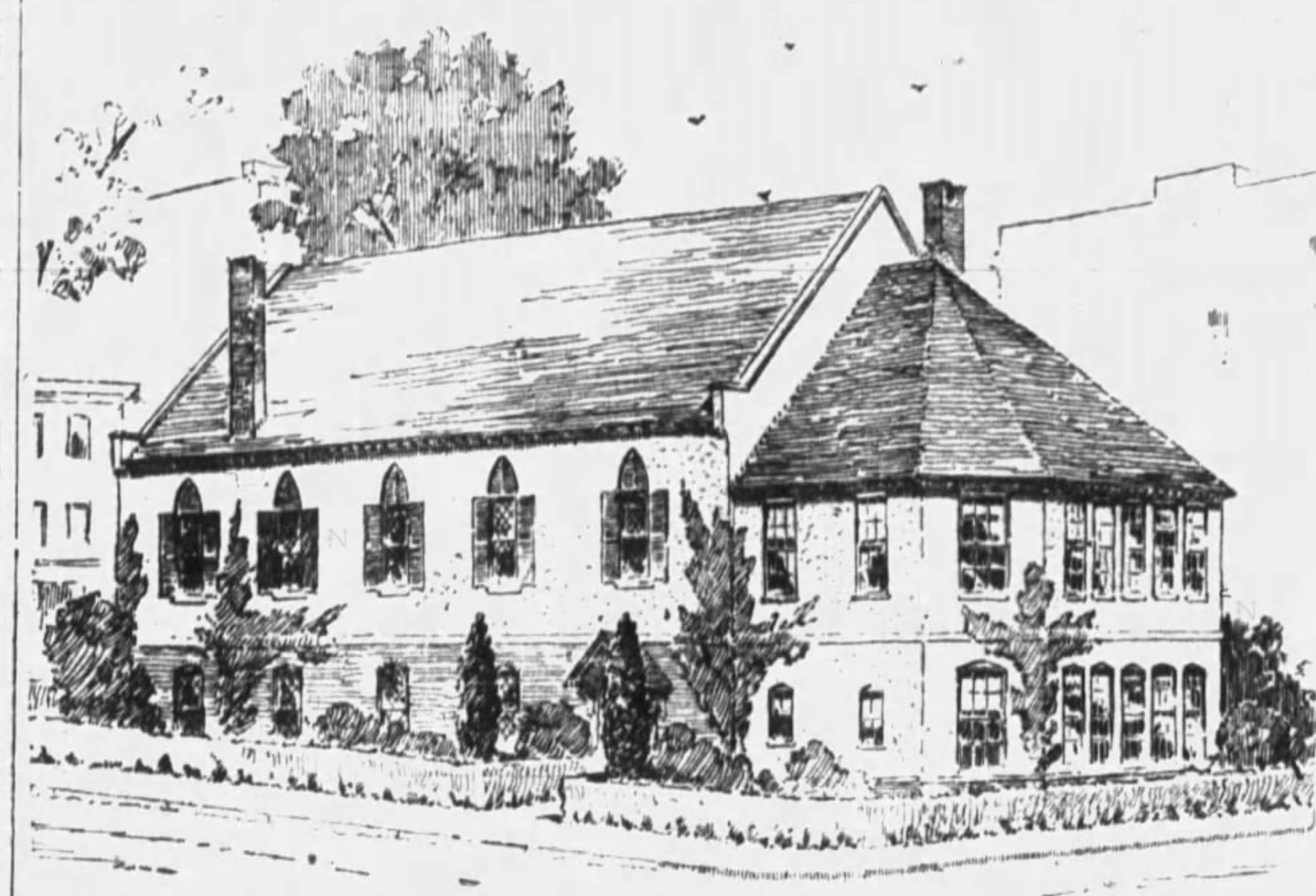
Mr. Wilson Palmer of Newton, Mass., has arrived at the Chandler cottage to be the guest of Mr. Carl Chandler.

Mrs. William Campbell and Miss Hazel Campbell are guests at the Chandler cottage.

Mr. Cushman Ellis of Boston was the guest of Mr. Lawrence Foster over the last week-end.

Mr. Joseph Flagg and Mr. Charles Whittemore left Thursday for a brief

Preble Chapel to Be Rededicated Tomorrow and Tuesday



KEY TO PICTURES.

Upper, left to right—Rev. Arthur G. Pettengill, Pastor of Preble Chapel, Preble Chapel Addition and Improvements; the hedge and ornamental shrubbery will be planted next year. Portrait of Mary Deering Preble, wife of Commodore Edward Preble, which has place in Preble Chapel.

Lower, left to right—Old Communion Set in Preble Chapel. Exterior of Preble Chapel, showing white Stucco-Finish of Remodeled Building.

Misses Newhall, Willis, Baker, Titcomb, Preble, Deering, Fox, Ware, Nichols and others.

In 1855 E. A. Stevens who had served the school for four years as teacher was elected superintendent of the school. In 1861, there is T. Pullen was elected superintendent in Sept. 1875 and held the office many years.

A Present Day Feature
A special feature of the work of Preble Chapel is the library in charge of Miss Hannah Woodman, under whose directions additions are constantly being made.

A Free Church Without Creed
A feature of the work of Preble Chapel is that it is a free church. As it is an endowed institution, it is possible to ask little of the members except to give. They are, in fact, never asked to contribute to the support of the church, and offerings are voluntary. Those of the public without other church affiliations are invited to attend Preble Chapel. There is no creed, but there is a brief formula to which members are required to subscribe. This is a simple statement of the fundamentals of the Christian religion, including belief in God, with Jesus Christ as the spiritual leader.

Service of Pastors
Rev. W. H. Hadley, the first pastor, after seven years of faithful service resigned, and at the outbreak of the rebellion became an army chaplain and died after the war in the Massachusetts General Hospital. In June, 1857, Rev. O. P. Tucker resigned the service of this ministry, and returned to the city of Boston for 1 1/2 years until his death. Through Mr. Tucker's labors the ministry at large became one of the permanent means of extending Christianity to the world. His reports were widely circulated and read both here and in Europe.

At the Bidding of a Hand
In an account of the other exercises, published in the Christian Mirror of Nov. 8, the same year, an incident related in the pulpits. The Rev. Samuel B. Crompton, Singing, Dedication Hymn, by Rev. Dr. Nichols of Portland; Dedication Prayer, by Rev. Horatio Wood of Lowell; Singing, Original Hymn by Miss Potter of Portland; Sermon, by Rev. C. Waterson of Boston; Concluding Prayer, by Rev. David M. Mitchell of Portland; Singing, Rev. Mr. Pierpont's Dedication Hymn; Benediction, by Rev. William H. Hadley of Portland.

Former Rededication
Preble Chapel was rededicated following extensive improvements, on Oct. 29, 1899, at 2.30 P. M., when the order of the exercises was as follows: Reading of Scripture; Dedication Prayer by Rev. John C. Perkins; Dedication Hymn, by Rev. Ichabod Nichols, D.D.; Historic address, by Rev. William T. Phelan; Address, by Rev. Henry Blanchard, D.D.; Duet, Misses Foster and Fletcher; Address, by the Trustees, Charles E. Jose; Report of the Building Committee, by Wilfred G. Chapman, Thomas L. Talbot; Solo, Miss Alice Morrison; Address, by the Sunday School, by Geo. E. Thompson; Address, by Rev. John C. Perkins; Solo, Miss Julia Noyes; Address, by Rev. Asa Dalton, D.D.; Closing Hymn, One Holy Church of God appears; Benediction, by the Pastor.

Rev. Arthur Gooding Pettengill, the present pastor, was born in Brewer and graduated from Bowdoin College in 1881, receiving the degree of A.B. He graduated from the Yale Divinity School in 1885, having conferred upon him the degree of B.D. He took a course in social service at Harvard Summer School. He was ordained to the ministry in 1887 and has held pastorates in St. Cloud, Minn., Hyde Park, Mass., and in Warren, Yarmouth and Waterville, Me. Rev. Pettengill came to Preble Chapel in 1905. His untiring devotedness to the cause of the Ministry at Large, is well known.

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REV. FRANCIS GIBBS SPEAKS TOMORROW FIRST UNIVERSALIST

Is Son of Former Pastor In This City

There is much interest expressed in the fact that the preacher at the First Universalist Church (Congress Square) tomorrow morning is to be the Rev. Francis Gibbs, D.D., pastor of the Universalist Church in Fitchburg, Mass. Dr. Gibbs' father, Rev. William E. Gibbs, D.D., was for many years pastor of the church, having preceded Dr. Blanchard and serving as pastor between 1869 and 1881. Many Portland people are acquainted with Dr. Gibbs' work, and welcome the opportunity to hear him preach.

Under the splendid leadership of the new director of religious education, Miss Ruth Owens, the work of the church and the church school is being strengthened in many ways. Miss Owens brings to her task a great deal of enthusiasm and experience, as well as definite religious educational training and ideals, and already her presence is being felt in the work of the various organizations connected with the church. Miss Owens during the past week was present at meetings of nearly all the auxiliaries of the church and church school and spoke to the members of her ideals for the year. A church office is being established in what was formerly the Sunday School secretary's headquarters, and Miss Owens will be found there during a part of each day at least. A complete catalogue of the church and parish members will be kept and lists of the members of the various organizations, and the most up-to-date methods of administering the affairs of the office will be made by Miss Owens.

The weekly meeting of the Ta Kala Class will be held on Tuesday in the vestry of the church. The evening will be spent in working for the Parish Fair.

The regular meeting of the Sesame Club will be held in the vestry on Wednesday evening. All members are urged to be present as there are many important matters to be discussed.

The annual parish fair, always a delightful event, of the year will take place this year on December 3 and 4. Representatives of all the organizations connected with the parish are serving on the General committee and plans are rapidly nearing perfection. The Congress Square Fair is always one of the best and this year will be no exception. A number of novel features are being planned under the auspices of various societies.

On December 5, music-lovers are to have a rare treat in the concert to be given by the Sanford Men's Singing Club, led by Prof. Frank L. Franklin, assisted by Howard W. Clark, in the auditorium of the church. This entertainment is being put on under the direction of the Young People's Christian Union of Congress Square and tickets are on sale at the Church Office and may also be obtained from members of the church. This entertainment will also give several solos on the organ.

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WILL TAKE YEAR TO COMPLETE NEW ALTAR ST. LUKES

Hope It Will Be Consecrated at Christmas 1925

It is hoped to have the new altar, which has been given to Saint Luke's Cathedral, by the Rev. Canon Myr A. Hemway, in place to be consecrated at Christmas, 1925. Doctor Ralph Adams Cram, the artist who has designed the altar, thinks that it will take over a year to complete the carvings necessary for it. The altar work will begin immediately, some of it will be done in this country and some abroad. Doctor Cram is sailing shortly for Spain, to be gone for three months. While there, he hopes to have copies made of some of the ancient carvings in the Cathedral to be incorporated in the fabric of the new altar.

The present altar of the Cathedral, which it will replace, is not a memorial, but was, according to the statement published in the Looklet issued at the time of the consecration of the Cathedral in 1877, purchased by the late Bishop Henry Adams Neely from funds obtained largely in New York. The Dedication Table is a memorial and will be untouched in the new design.

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SIXTH SESSION OF SCHOOL OF RELIGION TO BE HELD MONDAY

Program Includes Practical Appeals Through Geography and Drills

The Portland School of Religious Education under the auspices of the Church Federation will hold its sixth session at Congress Square Church next Monday evening, when the opening period will include Practical Appeals Through Geography and Drills by Mrs. B. M. Clough, superintendent of the Junior Department, Woodford Congregational Church.

Rev. Morris H. Turk, D. D. will continue his lectures on The Life of Christ, which has been so popular and favorable comment. Rev. Alvin C. Goddard, D. D. will be in charge of the International Sunday School Lesson. Mrs. G. Edgar Wolfe, A. B. will speak on The Methods and Work of the Primary Sunday School. Miss Anna M. Wilbur, B. R. E. will discuss Methods and Work of the Junior Sunday School.

Prof. Wilmot F. Mitchell, who is giving a course on Great Personalities in the Sacred Scriptures, will speak on his subject: A 100 Per Cent Patriot with a Purpose in His Heart.

In his lecture on "The Son of Shaphar" with the Mantle of the Fish-bird, last week, Professor Mitchell said: "The old Hebrew prophets not only had foresight; they also had insight. The people of that time do not doubt looked upon them as having wondrous-working power, as being able to peer into the future and to see what was going to happen in very concrete and specific cases. But no small part of their ability to look ahead was due to their power to look at the life around them steadily and to see it whole; to see indeed whether the currents of human thought and action were bearing them on—whether they were tending towards the breakers or towards the harbor's mouth."

"Some of the stories about Elijah and Elisha are very hard to believe if we take them at all literally. It is, for example, contrary to my conception of a just God that he would kill a large number of thoughtless children simply because they obeyed the child's natural instinct and should not have been allowed to do so. Today if he went through the city of Portland—and called him 'bald head' because he could not boast of the shaggy locks of Elijah, I cannot think there is any virtue in believing that he was a prophet. He was a prophet because we believe he can do such unreasonable and unjust things."

"The big and blessed thing in connection with both of these prophets is that they were prophets of all wrong, when both king and people had deserted the worship of Jehovah and had gone after false gods; when the rulers were cruel and lecherous and a completely unimpaired of the rights of others; when they would eat a vineyard, his patrimony, from a man like Naboth and treacherously kill him and all his family, simply because he would not give over his acres of land, then there were men like Elijah and Elisha who had the stuff in them, the faith, fine moral courage to tell the plunderer and murderer that they were doing wrong and that God would curse them if they did not cease."

"The two men in American history who seem to me to resemble most these two prophets are John Brown and John Greenleaf Whittier. Read John Brown's life and see if you do not at least remind you of Elijah the Tishbite. And then read carefully the life and the poetry of Whittier, especially the slavery poems—and see if he does not help you to interpret Elisha—the nullifier man, the son of a farmer, called from the plough, less given to denunciation, more constructive, but no less loyal, than John Brown, who was willing to suffer for it, than was the Tishbite a double portion of whose spirit was his and whose mantle he wore. 'Still at the prophets' feet the nation sits.'"

Dean, Mrs. Howard R. Ives; registrar, Mrs. Elbridge F. Stoneham; treasurer, Mr. H. D. Oliphant.

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FAMOUS CHAPEL IS HAUNTED WITH MEMORY OF HISTORIC CHARACTERS AND EVENTS

Madam Mary Deering Preble, Portland's Most Famous Belle and Wife of Commodore Edward Preble, Father of the American Navy, was Most Liberal Benefactor of Little Church at Corner of Cumberland Ave. and Preble St.

There will be a two-fold re-dedication of Preble Chapel, following extensive alterations, on Sunday evening, November 23, and Tuesday evening, November 25. The re-dedication of the chapel to religious purposes will be held Sunday evening at 7.30, and the re-dedication of the building to social purposes will be on Tuesday evening at 8.

The order of the exercises on Sunday evening will include a sermon by Rev. Josiah H. Metcalf, D. D., pastor of First Parish Church; George S. Hobbs, representing the American Unitarian Association, of which he is a director, will speak; and also Charles H. Blatchford, president of the Church Federation of Portland and South Portland.

At the dedication service for social purposes on Tuesday evening the speakers will be: Mrs. Hilda R. Ives, A. M.; Arthur Bartlett, New England secretary of the Unitarian League, of Boston; and Rev. A. C. Goddard, D. D., pastor of the Chestnut Street M. E. Church. These addresses will be along the line of social work.

The public is cordially invited to be present at both services.

The churches of Portland are particularly rich in association, but Preble Chapel, for many reasons, is of vibrating interest. The very approach to the picturesque, white, stucco-finished edifice, located at the junction of Cumberland avenue and Preble street, is haunted with the memory of historic characters and events. Standing on this corner, in the very heart of the city's tumult, there is something about the secluded quietness of the place which makes one forget the bustling life of the present, as he inevitably thinks of Mary Deering Preble, Portland's most famous belle, who became the bride of Commodore Edward Preble, Father of the American Navy, and was Preble Chapel's most liberal benefactor.

It was in Madam Preble's late years that the need of the building was communicated to her, by her mind and beneficent impulses were still beating quick to the calls of service, and she immediately responded to the suggestion. Thus it is that the old edifice in the yard of Preble mansion, which was for a time the home of Commodore Preble and his wife, the Japanese lilac tree near the triple entrance of Edward Preble, Father of the American Navy, and was Preble Chapel's most liberal benefactor.

The work upon the recent \$10,000 addition to the building was begun by George and Clark last July. The extension provides for three large rooms and a storeroom for Sunday school and social purposes. The addition extends from the rear of the old building to Portland street and is two stories in height, of stucco with brick foundation and floor dimensions 22 by 23 feet.

There is a recreation room on the first floor of the new building, while on the second floor there are rooms for the work of the children and the women of the parish. The first floor is of concrete, and the walls and ceiling of both stories are a composition of stucco, and the rooms above are connected by a broad staircase.

A feature of the remodeled building is the new stage which was produced by alterations in the rear of the first floor of the old structure, and a thoroughly equipped modern stage has been constructed. The auditorium opens into the Sunday school room. The furnishings have been provided in part.

The old building has also been put in first-class repair and the exterior finished with cream stucco to correspond with the addition. The old fence will be removed and a hedge planted in its place, with ornamental shrubbery and vines around the building.

The entire arrangement was completed by the late Arthur G. Pettengill, whose purpose it was to produce a building adequate for the needs of the Sunday school and for the development of dramatic talent among the young people, as well as to provide an appropriate auditorium for purposes of worship.

Four Pastors in 75 Years
Preble Chapel which is the outgrowth of the Portland Ministry at Large, is of the Unitarian denomination. In being connected with the Ministry at Large it was the first building erected for the use of the city or the State. It is also of interest to know that in the nearly 75 years of its history Preble Chapel has had four pastors, namely, Rev. William H. Hadley, Rev. Oliver P. Tuckerman, whose ministry covered a period of 11 years, Rev. William T. Phelan, whose pastorate in the history of the church and the Ministry at Large it was the longest, thus far, present minister, Rev. A. G. Pettengill, who has just completed 20 years of service.

Inception of Movement
1847 a movement was made in the First Parish Church at the suggestion and request of Rev. Ichabod Nichols, D. D., for the establishment and support of a Ministry at Large for the City by the two Unitarian societies there. This desire was warmly seconded, particularly by the ladies of the Channing Circle, a society established at the First Parish. They held a fair at which \$500 was obtained by a subscription from the gentlemen, which looked forward to an annual continuance. Happy at this period Miss Martha B. Hall, member of the First Church, formed the benevolent design of consecrating her whole estate to the work of religion. To that end she constituted by will, the First Parish Unitarian Society, with power and instructions to appropriate the annual income of her property to advance the aforesaid cause. The fund was \$5,000 and the society, which was applied to the use of the ministry.

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First Pastor
In 1849, the Rev. William H. Hadley was invited to become the minister at large of this organization. Mr. Hadley was educated at Union College, finished his studies at the profession at Cambridge, and was, at the time of his invitation here, preaching at Kennebunk. He accepted the appointment and in April of that year entered with zeal upon the duties of the office. He immediately opened a Sunday School in the ward room of the Exchange Building which on the first day was attended by more than 50 children, and which increased to more than 140 in a few Sundays with a suitable number of teachers. The whole number of children enrolled in the school in August, 1849, was 170.

Portland's First Evening School
An evening school for adults and for those who could not conveniently attend the day schools was also established by Mr. Hadley, which was fully attended by persons varying in age from 12 to 36 years, with signal improvement and success. The evening school was the first of its kind in Portland. Both of these schools met with the decided approval not only of their immediate patrons and supporters, but of the community at large.

Besides these good fruits of this ministry, religious services were performed by Mr. Hadley every Sunday freely, for the benefit of all who had no accommodations in other churches, part of the time in the room and afterwards in City Hall. But the inconveniences for these public services and the school were so great that an urgent necessity was felt for a building better adapted to the wants of this ministry and in which it could find a permanent resting place.

The trustees undertook the task of providing better accommodations for the ministry with the result that one month after the act of incorporation, Madam Preble executed a deed, September, 1850, of a lot of land in a central situation, to be appropriated forever for a chapel, the value of this, viz., in August, 1850, the trustees were appointed an act of incorporation from the Legislature of Maine for the association, under the name of Trustees of Portland Ministry at Large. By this charter seven trustees were appointed, in whom were invested the property and the whole power of managing the concerns of the ministry. The trustees were: Rev. Nichols of the First Parish; Rev. Rufus P. Cutler of the Second Unitarian Society; Thomas Chadwick, William Willis, Nathaniel F. Boering, Jedediah Jewett and Martin Gore.

Conditions of Grant
The condition of Madam Preble's grant was that a chapel should be erected upon the land within two years after the date of the deed. The trustees were stimulated by this condition with an earnest effort to comply with the terms, and immediately opened a subscription paper to obtain means to erect a building, while the deed never flagged, made preparations for a fair to aid the subscription. Both of these efforts were successful. The charter provided \$900 to be expended of the chapel and the other objects of the ministry, while about \$2000 were raised by subscription; and the beautiful chapel, commenced in the Spring of 1851, and finished by October, stood a cheering and grateful monument to the zeal of the two Unitarian societies in this city for the promotion of a work of the highest Christian character.

Aim of Institution
The aim of this institution as stated by those who laid its foundations, was to advance the cause of religion along practical lines. And to this end religious worship, Sunday School study and various community features have always gone hand in hand with the ministry. From the very first the Sunday School has been the prominent feature of the mission. It is rather a remarkable fact, that since this Sunday School found a permanent home in Preble Chapel 73 years ago, its numbers for 37 years varied scarcely more than 10—ranging about 150.

During the last years the total number enrolled in the Sunday School was 215. The Sunday School not only is large but there has been a great growth socially. The following statistics have remained practically the same as in last years. The school has been very fortunate in a fine class of people who have volunteered in its service.

First S. S. Superintendent
James H. Baker was the first superintendent, and Miss Jane Melrose the first librarian. In the early teachers were such names as E. H. Boyd, C. H. Chadwick, E. H. Davis, E. D. Boyd, G. A. Mason, N. Gilman Nichols, F. Seymour Nichols,

and others. The school has been very fortunate in a fine class of people who have volunteered in its service.

The regular meeting of the Sesame Club will be held in the vestry on Wednesday evening. All members are urged to be present as there are many important matters to be discussed.

WILL TAKE YEAR TO COMPLETE NEW ALTAR ST. LUKES

Hope It Will Be Consecrated at Christmas 1925

It is hoped to have the new altar, which has been given to Saint Luke's Cathedral, by the Rev. Canon Myr A. Hemway, in place to be consecrated at Christmas, 1925. Doctor Ralph Adams Cram, the artist who has designed the altar, thinks that it will take over a year to complete the carvings necessary for it. The altar work will begin immediately, some of it will be done in this country and some abroad. Doctor Cram is sailing shortly for Spain, to be gone for three months. While there, he hopes to have copies made of some of the ancient carvings in the Cathedral to be incorporated in the fabric of the new altar.

The present altar of the Cathedral, which it will replace, is not a memorial, but was, according to the statement published in the Looklet issued at the time of the consecration of the Cathedral in 1877, purchased by the late Bishop Henry Adams Neely from funds obtained largely in New York. The Dedication Table is a memorial and will be untouched in the new design.

The regular meeting of the Sesame Club will be held in the vestry on Wednesday evening. All members are urged to be present as there are many important matters to be discussed.

Valuable Oil Painting Presented To Preble Chapel By Mrs. Anderson

Edward Preble, Jr., And Henry Wadsworth Longfellow First Discovered Rare Canvas On So. American Ship—Congregation Is Surprised

The unveiling of an oil painting by an unknown Spanish artist, entitled "St. John Writing the Book of Revelation," the gift of Mrs. William H. Anderson of the Falmouth Hotel, granddaughter of Commodore Edward Preble, was a feature of the meeting last night of the Young People's Union of Preble Chapel.

The picture was brought to Portland in the early thirties on a South American ship and was discovered by Mrs. Anderson's father, Edward Preble, Jr., and Henry Wadsworth Longfellow, the poet, who lived in adjoining houses and together visited the vessel in search of art treasures, which they had learned were on board the ship and could be had for a bargain.

The painting had been for some time on the walls of the Art Museum on Spring Street, but was recently given to the trustees of the Portland Ministry-at-Large for Preble Chapel by Mrs. Anderson.

The gift had been kept an entire secret from the chapel congregation by the minister, the Rev. Arthur G. Pettengill, until the unveiling of the picture last night and Mr. Pettengill improved the occasion by telling the young people and the older ones present, outstanding facts in the history of the Preble family, which form the traditional background of the chapel.

Mr. Pettengill referred at the outset to the vallant founder of the Preble family, Brigadier General Jedediah Preble of Revolutionary war fame and then passed on to Commodore Edward Preble, the hero of Tripoli and the father of the American Navy.

He told the story of the old Preble mansion, begun in 1806 on the present site of the Chapman National Bank building, at the head of Preble Street, and how the young widow of Commodore Preble completed the

mansion and lived in it until it was transformed into the Preble House.

The old mansion was a three story brick structure called in its day the best house in Portland and was built with a five foot wall between it and the Longfellow house on the adjoining lot on Preble Street.

Commodore Preble's widow, Mary Preble, who was the daughter of Nathaniel Deering, from whom were descended the original owners of Deering Oaks, survived her husband forty-six years, and in 1850, the year before her death, she gave to the trustees of the Portland Ministry-at-Large the land upon which Preble Chapel now stands.

Three stipulations were made in connection with the property, that a structure should be built upon it within a year, that it should not be placed within ten feet of the next lot and that it should be used only for religious purposes. The restriction as to building within ten feet of the next lot was abrogated by Mrs. Preble the next year by the giving of a quit-claim deed.

Mr. Pettengill announced that as soon as the exact status of the restrictions were cleared up work would begin on the extensive alterations and enlargements which are being planned upon Preble Chapel.

At the close of the meeting a rising vote was taken of appreciation to Mrs. Anderson for the gift of the painting.

ROTARIANS HEAR STORY OF LOCAL PREBLE CHAPEL

Rev. A. G. Pettengill Ad- dresses Club at Weekly Meeting

The story of Preble Chapel, located on the corner of Preble street and Cumberland avenue, was told by its pastor, Rev. Arthur G. Pettengill, to the Portland Rotary Club today.

Mr. Pettengill declared that the spirit of Preble Chapel, so far as it was possible to make it, was typified by a statement made by Harry Lauder, the Scotch comedian, at a meeting of the Boston Rotary Club this week; namely, "God, a true home, thrifty labor and a kindly neighbor over the garden wall." He said that the corporation of the Preble Chapel was known as the trustees of the Portland Ministers at Large, and it was incorporated in 1859 with a board of seven trustees.

The activities of the church are three-fold, he declared. First, the service of worship; second, the Sunday School; and third, the social service work.

He said that the church stands for the economic regeneration of the family that is down and almost out, and also for the discovery of talent in children and young people. Both of these activities are in addition to its general religious work.

Speaking of the future of this chapel, Rev. Mr. Pettengill declared that this Spring it was planned to change a portion of the edifice so that the dramatic talent of the church could be properly displayed, and another change was to be made with the idea of giving the Sunday School "more elbow room."

As something to be worked for in the future, he said it was his hope that the building might be so reconstructed and renovated as to make it a real credit to the section of the town in which it is located.

Vice President Fred D. Gordon presided today and introduced as two special guests of the club E. J. Post of Providence, R. I., head of the syndicate which is to take over the Falmouth Hotel on Friday, Feb. 1, and David B. Hall, also of Providence, who is to be the new manager of the house. Mr. Post in his remarks said that one of the first things that would be done would be to give the Rotary Club a larger dining room by removing the partition between the present State of Maine room and the so-called library room. He said that every effort would be made to run the hotel on the highest possible plane in the future, and especially as regards to food and the dining room service.

Mr. Hall, the new manager, also spoke briefly when introduced and said that he, personally, should do everything possible to make the house popular and successful under his management.

The program part of the meeting was conducted under the direction of W. L. Whelpley, the chairman of the day.

Each Rotarian present was presented with a beautiful box of blotters, the gift of Rotarian Fred Rust of the Boston Rotary Club, and head of the Rust Craft Publishers, Inc., of that city.

Historic Preble Chapel Is Rededicated With Fitting, Impressive Services

Rev. Joel H. Metcalf Delivers Sermon—George S. Hobbs and Charles H. Blatchford Make Brief Addresses

Fitting and impressive services marked the rededication of Preble Chapel last evening, when a sermon was preached by the Rev. Joel H. Metcalf, D. D., pastor of the First Unitarian Church.

The Rev. Arthur Gooding Pettengill, the minister at the church, conducted the services, and brief addresses were given by George S. Hobbs, representing the American Unitarian Association of which he is a director, and Charles H. Blatchford, president of the Church Federation of Portland and South Portland.

Preble Chapel was officially opened in October, 1851, but was recently remodelled at a cost of \$10,000. The work upon the addition was begun last July. The extension provides for three large rooms and a store-room for Sunday School and social purposes. The addition extends from the rear of the old building to Portland Street, and is two stories in height, built of stucco with brick foundation and with four dimensions of 22 by 33 feet.

This addition includes a recreation room on the first floor, while on the second floor there are rooms for the work of the children and the women of the parish. The first floor is of concrete and the walls and ceilings of both stories are a composition fireproof board. The lower floor is connected with the rooms above by a broad staircase.

The remodelled building includes a new stage which was produced by alterations in the rear of the first floor of the old structure. The auditorium opens into the Sunday School room. The old building has

also been put into first class condition.

Preble Chapel is one of the older churches of Portland and was built at the instigation of the two Unitarian societies of Portland, who were given a deed to a lot of land on Cumberland Avenue and Preble Street by Mary Deering Preble.

This chapel abounds with historic interest, and during its 75 years of service there have been only four pastors at the church.

The Rev. Arthur Gooding Pettengill, the present pastor, was born in Brewer and graduated from Bowdoin College in 1881, receiving the degree of A. B. He graduated from Yale Divinity School in 1885 and was ordained to the ministry that year. He has held pastorates in St. Cloud, Minn., Hyde Park, Mass., and in Warren, Yarmouth, and Waterville. He came to Preble Chapel in 1905.

The entire arrangement for the remodeling of and addition to Preble Chapel was conceived by the Rev. Mr. Pettengill whose purpose was to produce a building adequate for the development of dramatic talent among the young people as well as to provide an appropriate auditorium for the purpose of worship.

The plans for the addition and changes in the chapel were made by Stevens & Stevens from sketches prepared by Mr. Pettengill.

A rededication of the social purposes of the chapel will be held Tuesday evening, when the speakers will be Mrs. Hilda R. Ives, Arthur Bartlett, New England Secretary of the Unitarian Laymen's League, of Boston, and the Rev. A. C. Goddard, pastor of the Chestnut Street Methodist Episcopal Church.

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PAYS TRIBUTE PREBLE CHAPEL AT REOPENING

Rev. J. H. Metcalf Speaks At Rededication to Religious Purposes

Impressive services marked the rededication and reopening of Preble Chapel to religious purposes last evening, when the auditorium was filled to capacity, the congregation including Mrs. Alice Preble Anderson and her daughter, Miss Anderson, granddaughter and great granddaughter, respectively, of Madam Mary Deering Preble, the most liberal benefactor of Preble Chapel.

The pastor, Rev. Arthur Gooding Pettengill, presided and introduced as the speaker of the evening, Rev. Joel H. Metcalf, D. D., pastor of First Parish Church. Mr. Pettengill referred to the fact that Preble Chapel was founded through the efforts of two Unitarian societies of the City of which the First Parish was one. Dr. Metcalf in his response said that he was glad to represent the Mother Church and to address on so auspicious an occasion the child of that historic institution. The First Parish pastor in his discourse compared old time religious ideas with those of the present day, principally making the point that the altar of the church is no longer a thing separate and apart, but that religion is now carried into every department of life, including the social side.

Dr. Metcalf spoke of the objects and aims of Preble Chapel and paid high tribute to its achievements. He showed conclusively the value, and the indispensable importance of the endeavors to instruct, elevate and bless men by all the instrumentalities presented by the ministry at large.

There were greetings extended by George S. Hobbs, representing the American Unitarian Association of which he is a director and by Charles H. Blatchford, president of the Church Federation of Portland and South Portland. The dedicatory prayer was offered by Mr. Pettengill who also read the scriptures and pronounced the benediction. There were appropriate hymns rendered by the choir and a solo by Mrs. Charles Thomas.

The platform was beautifully decorated with flowers and there were floral decorations in the attractive library and the new rooms in the remodeled part of the building. The entire building was thrown open to inspection following the exercises.

Mr. Pettengill has just completed 20 years of service as pastor of Preble Chapel and in recognition of the recent anniversary, he was the recipient of a handsome Seth Thomas clock in a mahogany case and two mahogany candlesticks. The presentation was made prior to the public exercises by Edwin L. Gibson, trustee of the chapel and a member of the church, who represented the parish.

Preble Chapel will be rededicated to social purposes on Tuesday evening at 8, when there will be an appropriate program open to the public.

The rededication of Preble Chapel Nov. 23-25 recalls the fact that this outgrowth of the Portland Ministry at Large is of the Unitarian denomination, and was built in 1850, upon land given by widow of Commodore Edward Preble, Father of the American Navy. It was the first building for the purpose erected in the City or the State. It maintained the first evening school in the City of Portland. The church is unique in having no creed. It is a free church, consecrated to the practical interests of Christianity.



Kaela Gonzalez <kgonzalez@portlandmaine.gov>

Fwd: PDC Public Comment - Please Listen to 1960s Earle Shettleworth

Lori Paulette <ljn@portlandmaine.gov>
 To: Kaela Gonzalez <kgonzalez@portlandmaine.gov>

Thu, Dec 18, 2025 at 8:13 AM

2 of 3

Lori J. Paulette
 Principal Administrative Officer
 Housing and Economic Development Dept.
 City of Portland
 389 Congress Street
 Portland, ME 04101
 ljn@portlandmaine.gov
 (207) 874-8683
 www.portlandmaine.gov



----- Forwarded message -----

From: **George Rheault** <george.rheault@gmail.com>
 Date: Wed, Dec 17, 2025 at 11:52 AM
 Subject: PDC Public Comment - Please Listen to 1960s Earle Shettleworth
 To: <edd@portlandmaine.gov>, <nmartin@portlandmaine.gov>

See attached a 1967 Earle Shettleworth column educating Portlanders on the significance of the Preble Chapel's history. Also attached is a primer on that history from almost a decade later, noting its 125th year anniversary (this piece obviously took cues from Shettleworth's 1967 column).

Since Earle Shettleworth gets a lot of attention among many Mainers due to his long career in historic preservation and trumpeting Maine history, I suggest that his 1967 self be given heed in the debate about whether Cumberland County should aid and abet the destruction of an almost 175+ year old landmark (unofficial, but a historic landmark nonetheless whether the powers that be want to recognize it as so).

Sadly, Earle Shettleworth has remained silent on the proposal to destroy the Preble Chapel. "They" got to him. The proverbial "they" being our local power brokers that believe that while their own neighborhoods must be protected from change or shared responsibility for ensuring affordable supplies of housing and child care, someone else's neighborhood icon can and should be sacrificed to make them look good.

Mr. Shettleworth's silence is unfortunate as it will besmirch his legacy as well as all the public officials, including any pro-demolition PDC members, who are facilitating the Preble Chapel's destruction.

Turns out a lot of silence is happening out there among those who are normally all in on historic preservation. This is what happens when Portland elites circle the wagons.

Where is Herb Adams, who loves to entertain us with his historical musings? While Mr. Adams often sensationalizes Portland's past and occasionally takes some liberties with the actual historical record in his efforts, he usually shares a reverence for maintaining our ties to the past as we negotiate the needs of our present and future. He too argued fervently for preservation in the 142 Free Street battle with the Portland Museum of Art but has been completely absent from any discussion about the fate of the Preble Chapel.

Greater Portland Landmarks surrendered on the issue of the Preble Chapel with barely a shrug in June 2024. Their recent rhetoric about making sure their preservation advocacy represents something other than elite interests and their

denials that they are chiefly underwritten and driven by gentrification real estate politics always rings pretty hollow, but no more so than here with respect to their abandonment of any advocacy around the Preble Chapel's preservation. Why aren't THEY helping us brainstorm alternative pathways to avoid demolition as they vociferously demanded during the old Children's Museum building?

Unbelievable that 1960s and 1970s Portland could recognize the importance of the Preble Chapel to its physical and historical landscape, but 2020s Portland (and its partners at the state level) now deems it expendable. I care deeply about our county's struggles around balancing responsible land use while trying to dig out from the holes we have dug in housing affordability and child care opportunity. But I also care about a deep hypocrisy whereby a neighborhood deeply scarred by progress must give up yet another important building from its past to make up for Portland's policy failures around child care and housing.

So much shame to go around... so much shame. Please do not add your names to the list of the disgraced here. Please vote to deny Youth & Family Outreach the funds it seeks to demolish the Preble Chapel. If others wish to grease the wheels for that demolition, let them do it with their own money and not implicate the PDC in irretrievably vandalizing our collective past.

Thank you.

2 attachments



Evening_Express_1967_07_26_21_Shettleworth_Preble_Chapel_Preservation.jpg
935K



Evening_Express_1976_10_16_5_Preble_Chapel_125th_Anniversary.jpg
691K

Preble Chapel Has Historic Merit

By E. G. SHETTLEWORTH JR.

Old buildings that have been remodeled can be deceiving, for they often give the appearance of having little historical or architectural merit.

One of these is the Preble Chapel at Cumberland Ave. and Preble St. Underneath its stuccoed walls exists a delightful carpenter gothic structure of the 1850s with an interesting history.

At the suggestion of the Rev. Ichabod Nichols, pastor of the First Parish Church, action was taken in the 1840s by the city's two Unitarian societies to found and support a Portland ministry at large.

To this end, the Channing Circle, a group of First Parish women, held a fair which raised \$500, and approximately the same sum was contributed by the men of the church.

In April, 1849, the Rev. William Hobart Hadley, a Union College graduate, started his work as Portland's minister at large. He immediately opened a Sunday school in the Merchant's Exchange at Middle and Exchange Streets.

By August Hadley's school numbered 170 children from the city's poorest families. It was necessary to find clothing for many of them before they were fit enough to be enrolled.

Portland's first evening school for adults and those who could not attend day school also was established. Hadley felt strongly about its worth and set forth his convictions in his first annual report of 1850.

"I am forced to the firm conclusion that any city of the population of Portland, and with its temptations to allure youth from the paths of virtue,



TWO VIEWS—Preble Chapel is shown at left in an 1851 woodcut, and at right is the chapel at Preble St. and Cumberland Avenue as it appears today. (Woodcut courtesy of the Maine Historical Society) (By Staff Photographer Olson)

would be justified, and find great profit, in maintaining evening schools of a very high order, even if their expense were four times as great as that of the day schools, in proportion to the amount of instruction given."

Besides these programs, Hadley held Christian services for those having no other church. These took place in the Exchange and the Old City Hall in Monument Square.

However, the inconvenience of operating in public places was considered great enough to merit a special building.

The problem was explained to Madam Mary Deering Preble, widow of Commodore Edward Preble, who donated land for the purpose at Cumberland Ave. and Preble St.

Her gift was made in September, 1850 under the condition that a chapel must be built on the land within two years. To comply with this provision, the trustees of the Portland Ministry at Large raised \$2000 by subscription to which the Channing Circle added \$900.

The building was started in the spring of 1851 and was completed in October of that year. Named in honor of Madam Preble, it was dedicated completely free from debt on Oct. 29, 1851.

The architect and builder of the Preble Chapel was James Kirby, a Portland carpenter of whom little is known. In a booklet on the dedication of the building, the comment was made that "he faithfully and

promptly fulfilled his contract."

At the time that Kirby designed the church, he advertised in the Portland directory with C. K. Kirby who went to Boston about 1852 and drew the plans for the Boston Public Library on Bolyston St. in 1857. James Kirby stayed in Portland until at least 1856.

The chapel which he created was typical of a group of modest, wooden, Gothic Revival churches that appeared in America during the 1850s. Many of these were inspired by plans of Richard Upjohn, an important architect of the time.

The basement of the building consisted of one spacious room for the evening school. Over this was the chapel, 50 by 34

feet, open to the roof and divided into 54 pews.

On each side of the passage into the chapel was a room, one for the minister and the other for the ladies of the church. These were connected to the chapel on one side by folding doors.

The Rev. William H. Hadley resigned as Portland's minister at large in 1856 and was followed by the Rev. Oliver P. Tuckerman who died in service in 1868.

Then the Rev. William T. Phelen was invited to the pulpit. During his ministry, the Preble Chapel underwent its first renovation which cost \$3,000.

The exterior was painted a

light shade instead of its original dark olive color. Some doors were changed, new floors were laid and the pews were taken out.

The Rev. Phelan resigned in 1904 after 36 years of service and was replaced by the Rev. Arthur G. Pettengill. In 1924 his ideas for a \$10,000 remodeling and enlarging of the chapel were carried out by architects John Calvin and John Howard Stevens.

Two major changes were the addition on the rear and the stuccoing of the whole structure which covered over the Gothic Revival board-and-batten walls.

The Rev. Pettengill died in 1935 and his wife took his place until 1947. A year later the present minister, Rev. Arthur N. Moore, was called to the Preble Chapel.

The Rev. Moore soon found that his time was taken up with serving the chapel's regular congregation and what activities remained from the old Portland Ministry at Large had to be suspended. However, the spirit of the Ministry survives, for over the years the Rev. Moore has assumed a number of projects which have gone beyond the bounds of his parish.

Although the Preble Chapel has been renovated twice, it retains its Gothic Revival feeling on the interior. The main structure is still open to the roof, has original windows and some original doors and woodwork. The pulpit and two lovely empire chairs near it have probably been in the church since it was built.

Yet the 1924 stuccoing of the exterior is regrettable, and one would hope that the white plaster may some day be removed so that the Preble Chapel could be restored to its true architectural character.

Portland And The Arts Judges Named For Sidewalk Art Festival



U. S. Navy Photo

Arthur Hahn Laurence Sisson Gene Klebe

By JOHN R. THORNON

Judges for the Second Annual Channel Six Portland Sidewalk Art Festival have been announced. The event will take place Aug. 19.

Gene Klebe of Bristol, Eugene Sisson of Boothbay Harbor, and Arthur Hahn, art director of WSSH-TV, will form the jury. They will be responsible for selecting all award winners, and will be out viewing on Congress Street and Free Street bright and early on the 19th so their selections can be announced in the morning.

After the award checks have been given to the artists, nonwinning paintings can then be released for sale to the public.

Chairman of the Maine Art Commission, and a member of the state Commission for Arts and Humanities, Klebe is an internationally famous artist, whose paintings for the Navy are known to millions.

Selected by the U. S. Navy to paint the Navy's activities in the Antarctic, and its projects in Vietnam and the

RELIGION

Preble Chapel Founded 125 Years Ago

On Sunday, Oct. 24, the 125th anniversary of the founding of Preble Chapel will be observed at the Chapel, with an open house at 5:30 p.m., followed by a service of worship at 7 p.m.

Conducting the service will be the host pastor, Rev. Arthur N. Moore, minister emeritus Rev. Wilburn B. Miller, Rev. Richard Hasty, minister of the First Parish Church, and Rev. Vincent B. Silliman, minister of the Yarmouth Universalist Church.

Preble chapel was built in 1850 on land given by Mary Deering Preble, wife of Commodore Edward Preble, father of the American Navy.

Foundation of the chapel was an offshoot of historic First Parish Church and was started by the Portland Ministry at Large of the Unitarian denomination.

The idea of establishing the chapel began in 1847 when the Rev. Ichabod Nichols, D.D., decided to establish a ministry-at-large and received the support of First Parish Church and Park Street Church (now Holy Trinity Hellenic Orthodox Church.)

At first, the minister held services in rooms in Monument Square (Market Square) in the old City Hall building. It was at this time that Commodore Preble's wife donated the land at Cumberland Avenue and Preble Street.

Mary Deering Preble was a rather elderly woman at the time. She was the daughter of Nathaniel Deering, a well known shipbuilder of the town which in his day was called Falmouth.

At the suggestion of the Rev. Ichabod Nichols, pastor of the First Parish Church, action was taken in the 1840's by the city's two Unitarian societies to found and support a Portland ministry-at-large. To this end, the Channing Circle, a group of First Parish Women, held a fair which raised \$500, and approximately the same sum was contributed by the men of the church.

In April, 1849, the Rev. William Hadley, a Union College graduate, started his work as Portland's minister at large. He immediately opened a Sunday School in the Merchant's Exchange at Middle and Exchange Streets. By August, Hadley's school numbered 170 children from the city's poorest families. It was

necessary to find clothing for many of them before they were fit enough to be enrolled.

Besides these programs, Hadley held Christian services for those having no other church. These took place in the Exchange and the Old City Hall in Monument Square.

However, the inconvenience of operating in public places was considered great enough to merit a special building.

The problem was explained to Mary Deering Preble who donated land for the purpose at Cumberland Avenue and Preble Street. Her gift was made in September, 1850 under the conditions that a chapel must be built on the land within two years. To comply with this provision, the trustees of the Portland Ministry at Large raised \$500 by subscription to match the Channing Circle \$500.

The building was started in the spring of 1851 and was finished in October of that year. Named in honor of Mrs. Preble, it was dedicated completely free from debt on October 29, 1851.

The architect and builder of the Preble Chapel was James Kirby, a Portland carpenter of whom little is known. In a booklet on the dedication of the building, the comment was made that "he faithfully and promptly fulfilled his contract."

The Rev. William H. Hadley resigned as Portland's minister-at-large in 1856 and was followed by the Rev. Oliver P. Tuckerman who died in service in 1868.

Then the Rev. William T. Phelan was invited to the pulpit. During his ministry, the Preble Chapel underwent its first renovation which cost \$3,000.

The exterior was painted a light shade instead of its original dark olive color. Some doors were changed, new floors were laid and the pews were taken out.

The Rev. Phelan resigned in 1904 after 36 years of service and was replaced by the Rev. Arthur G. Pettengill. In 1924 his ideas for a \$10,000 remodeling and enlarging of the chapel were carried out by architects John Calvin and John Howard Stevens. Two major changes were the addition on the rear and stuccoing of the whole structure which covered over the Gothic Revival board-and-batten walls.

The Rev. Pettengill died in 1935 and his wife took his place until 1947. During Rev. Bertha Pettengill's service pews were once again installed in the chapel.

In 1948 Rev. Arthur N. Moore was called to the Preble Chapel.

The spirit of the Portland Ministry at Large still survives, for over the years, the Rev. Moore has assumed a number of projects which have gone beyond the bounds of this parish.

Although the Preble Chapel has been renovated twice, it retains its Gothic Revival feeling on the interior. The main structure is still open to the roof, has original windows and some original doors and woodwork. The pulpit and two lovely empire chairs near it have probably been in the church since it was built.

The 1924 stuccoing of the exterior is regrettable, and one would hope that the white plaster may some day be removed so that the Preble Chapel could be restored to its true architectural character.

In the first 75 years of its history Preble Chapel had only four ministers; the Rev. William Tait Phelan who served 36 years and the Rev. A.G. Pettengill who began his ministry at the church in 1905.

The church was incorporated with by-laws and election of officers on January 16, 1921. In March, 1960 the membership voted to merge the American Unitarian Association with the Universalist Church of America.

A rare "Vinegar Bible", so-called because of the vinegar misprint in the parable of the vineyard, is one of 20 existing volumes of the Bible which was printed in England in 1717. It was used in the pulpit of Preble Chapel for 100 years without fanfare. But in recent years it has been kept in a vault at First Parish Church and is owned by the Ministry at Large. Still in a remarkable state of preservation after 248 years, the Bible has a hand-tooled morocco cover. A careless printer caused the mistake which gave the Bible its colorful name. It is believed to be the only Bible of its kind in Maine. It was given to the church by Mrs. John (Lucy Oxnard) Fox. It is believed to have been used by Thomas Oxard, lay reader of the Unitarian Society formed here in 1792 when the Congregational churches split throughout New England. The flyleaf of the volume has the signature of Edward, son of Thomas Oxnard.



Kaela Gonzalez <kgonzalez@portlandmaine.gov>

Fwd: PDC Public Comment: Underwriting Analysis for Preble Chapel Demolition Materially Deficient

Lori Paulette <ljn@portlandmaine.gov>
To: Kaela Gonzalez <kgonzalez@portlandmaine.gov>

Thu, Dec 18, 2025 at 8:13 AM

3 of 3

Lori J. Paulette
Principal Administrative Officer
Housing and Economic Development Dept.
City of Portland
389 Congress Street
Portland, ME 04101
ljn@portlandmaine.gov
(207) 874-8683
www.portlandmaine.gov



----- Forwarded message -----

From: **George Rheault** <george.rheault@gmail.com>
Date: Wed, Dec 17, 2025 at 12:20 PM
Subject: PDC Public Comment: Underwriting Analysis for Preble Chapel Demolition Materially Deficient
To: <edd@portlandmaine.gov>, <nmartin@portlandmaine.gov>

The PDC plan to aid in the destruction of a working class landmark in a neighborhood you don't care about in order to address affordable housing and child-care deficits in our community and region that you yourselves have made worse with your refusal to allow housing and child care services in your neighborhoods is bad enough.

But even worse is the fact that the financial capacity of YFO to successfully complete and maintain this multi-use project is not even being reasonably evaluated in advance of your vote.

The underwriting memo is deficient on many levels but here are some highlights:

1. Failure to stress-test the impact of the new Portland minimum wage referendum that passed in November. The YFO leadership is on record (SEE ATTACHMENT BELOW) noting that this will be a big deal for their organization going forward. But the underwriting analysis is silent on this aspect.
2. No mention of the status of federal funding earmarks arranged with help from Senator Collins nor the brownfields funding coming from the Cumberland County and City of Portland. Why are these line items not specifically called out? Is it due to YFO not being able to access these funds for some reason OR because the underwriting analysis was rushed and sloppy and did not take them into account appropriately and carefully?
3. YFO has ZERO EXPERIENCE managing a subsidized housing project of ANY KIND. Why then does the underwriting analysis somehow give them credit for this? We have seen across the country, including most spectacularly in Los Angeles, various affordable housing organizations getting into serious financial trouble due to poor management and negligent financial stewardship.
4. YFO's relationship with the City of Portland's Public Schools "pre-kindergarten" program is not mentioned at all in the underwriting analysis. The 2 pre-K classrooms that YFO currently operates for the City of Portland's Public Schools are to be incorporated into the new YFO facility HOWEVER these services are only provided via one-year agreements. Why

did the underwriting analysis not stress-test the possibility of these pre-K contracts not being renewed and what it would do to the YFO financial stability and operational landscape?

5. YFO's entire operation has relocated to South Portland (ironically at the site of another long-standing child-care operation that closed a short time before YFO took over the premises). While proving that YFO does NOT need to be located at 331 Cumberland Avenue in order to have a successful and thriving operation, this relocation also is costing them money (both the move TO South Portland and the move BACK if and when the destruction of the Preble Chapel is completed and a new facility built on its grave). Furthermore, there is the expense of rent, shuttle services, etc. while YFO is based in South Portland. The impact of this relocation financially gets ZERO mention in the underwriting analysis which is odd since YFO previously operated rent-free at the Preble Chapel site due to having inherited this facility from its predecessor caretakers (YFO only came into being relatively recently, taking its final form in the 1990s when the Preble Chapel Trustees decided to focus exclusively on young children and day-care services).

The PDC and YFO are exposing themselves to liability for pushing forward a brownfields funding approval on the basis of very poor and opaque underwriting analysis and standards.

I urge the PDC to postpone decision-making on this application until a much more responsible underwriting picture can be presented to its members. Such a picture would be done in a TRULY INDEPENDENT fashion and not beholden to Portland City Hall officials who have been pushing for the destruction of the Preble Chapel in a multi-department initiative for several years now with the public largely shut out of these machinations in order to make up for the housing and childcare failures of Portland City Hall policy-makers and administrators.

 **pressherald.com-Proposed minimum wage increase detrimental to Portland Letter.pdf**
87K

Proposed minimum wage increase detrimental to Portland | Letter

pressherald.com/2025/10/11/proposed-minimum-wage-increase-detrimental-to-portland-letter



Child care workers deserve to earn a living wage. They educate our children during the most critical years of development. However, the proposed minimum wage increase in Portland to \$19 by 2028 presents a serious challenge for child care. We cannot simply raise prices or absorb additional costs. Every dollar we pay must come directly from tuition, and the families we serve are already stretched.

This puts us in a difficult position. While we fully support higher pay for our staff, raising it without additional public investment means the burden falls on working families. And when child care becomes unaffordable, parents are forced to cut hours, leave jobs or make unsafe care choices. That's a loss for them, for employers, and for Portland's economy.

I'd encourage voters to vote no on the minimum wage increase, and be vocal supporters of public investment in child care.

Camelia Babson-Haley

Portland

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PUBLIC MEMO

TO: President Kierston Van Soest and PDC Board Members
FROM: Nancy L. Martin, Business Programs Manager
CC: Greg Watson, Director, Housing and Economic Development Department
DATE: December 18, 2025
RE: Discussion and possible action regarding loan evaluation criteria

Introduction:

Several members of the PDC indicated interest in creating guidance in evaluating the public benefit of loans presented to the committee. These members met on December 9th and identified a possible means to evaluate loans based on several guidelines that focus on jobs, geographic location, and alignment with City and State strategies. The question of pegging interest rates to public benefit was also discussed.

Recommendation:

Staff recommend discussion and a possible vote to adopt a trial period of six months in which the attached criteria are evaluated with every proposed loan, and after that point revisiting the issue of interest rate setting.

Attachment:

Summary of December 9th meeting on loan evaluation criteria

Summary of December 9th meeting on loan evaluation criteria

Present: Beverly Werber, Jon Berg, David McLaughlin, Scott Kleiman, Nate Henry, Greg Watson, and Nancy Martin

Summary: Discussion centered on how to evaluate public benefits of loans presented to the committee, and also how to set interest rates. Decided to create a procedure in which these 3 key focus areas are included in all loans presented to the PDC:

1. Jobs (retained, created, wages, and benefits)
2. Priority location (as identified in [Portland's Comprehensive Plan](#))
3. Alignment with City and State strategies such as City and State Economic Development Strategies and the City Council's priorities of Climate Change, DEI, Affordable Housing; as well as Industry (ie commercial waterfront or biotechnology, versus payday lending or dollar store)

The subcommittee agreed it would be best to see how this approach goes for a set period, before addressing whether to set interest rates based on these focus areas.

Proposed matrix compiled by staff after the meeting to include in every proposed loan:

Focus Area 1: Jobs

How many jobs retained? _____

How many new jobs created? _____

Employee benefits provided? _____

4= Both health and PTO

3= Health Care

2= Paid Time Off

1=Self-employed

0 = None

Employee wages (*staff requests additional guidance on this*) _____

4 = above \$30 per hour

3 = \$20 to \$29.99

2 = \$ above min wage and below \$20

1 = current min. wage (as of 1/1/26, \$16.75)

Focus Area 2: [Priority Location](#) _____

(ie Waterfront, Downtown, Bayside, transit nodes)

1 - Yes

0 = No

Focus Area 3: Strategic alignment _____

Alignment with [City/State](#) priorities and strategies, including [Council Common Goals](#)

1 - Yes

0 = No

TOTAL Public Benefit Score: _____

**Portland Development Corporation
Preliminary Draft Operating
Report FY2026
For Month Ending
11/30/2025**

Operating transfer from EDF 42,352

Total Funds Available 42,352

| | | Current | Year to | Percent | |
|----------------------------------|-----------------|----------------|----------------|------------------|----------------|
| FY2026 Expenditures | Budget | Month | Date | of Budget | Balance |
| Administrative Services | \$11,505 | \$0 | 10,395 | 90.4% | 1,110 |
| Postage | \$200 | \$32 | 132 | 65.8% | 68 |
| Travel, Training, Meetings | \$9,000 | \$8,153 | 8,153 | 90.6% | 847 |
| Contractual Services | \$8,000 | \$0 | 2,178 | 27.2% | 5,822 |
| Operating Transfer to Fin. | \$9,647 | \$0 | 0 | 0.0% | 9,647 |
| Advertising | \$2,500 | \$0 | 0 | 0.0% | 2,500 |
| Auto Expense Reimb. | \$100 | \$0 | 0 | 0.0% | 100 |
| Printing & Binding | \$650 | \$105 | 490 | 75.4% | 160 |
| Office Supplies | \$750 | \$0 | 0 | 0.0% | 750 |
| | | | | | |
| Total FY2026 Expenditures | \$42,352 | \$8,290 | 21,348 | 50.4% | 21,004 |

FY2026 PDC CASH MANAGEMENT REPORT/Non-Brownfield Program

(Preliminary and Subject to Change)

| Period Ending: 11/30/2025 | UDAG | | CIP | | CIP | | FAME | | FAME SSBCI | | TOTAL |
|--|---------------------------|-----------|----------------|--------|----------------|--------|----------------|---------|--------------|--------|------------------|
| | 271 | | 272 | | 274 | | 277 | | 279 | | |
| | Unrestricted Loans/Grants | | Restricted | | Unrestricted | | REDLP | | | | |
| Beginning Balance | 313,854 | | 378,861 | | 186,269 | | 741,056 | | 2,998 | | 1,623,038 |
| Additions <small>th Date No Updated</small> | MTD | YTD | MTD | YTD | MTD | YTD | MTD | YTD | MTD | YTD | |
| Principal payments received | 4,479 | 74,838 | 3,336 | 50,930 | 0 | 41,731 | 8,433 | 170,490 | - | 48,924 | |
| Interest payments received from loans | 3,087 | 55,898 | 67 | 1,409 | 1,000 | 7,001 | 8,528 | 97,239 | 338 | 56,266 | |
| Interest Income | 1,035 | 10,577 | 1,414 | 14,897 | 699 | 7,861 | 2,708 | 24,864 | 2 | 18,826 | |
| Other Income/Adjustments | | - | | - | | - | | - | | - | |
| Pass Through From FAME/SSCBI | | - | | - | | - | | - | | - | |
| Deductions | | | | | | | | | | | |
| FAME Annual Admin. Fee; Invoices | | | | | | | | | | | |
| Disbursements - Expenses | | (122,762) | | | | | | (2,507) | | | |
| Disbursements - Loans/Grants | | | | | | | | | | | |
| Ending Cash Balance (Munis) | 199,692 | | 383,679 | | 187,969 | | 758,217 | | 3,337 | | 1,532,894 |
| Less Reserves for: Loans | | | | | | | | | | | |
| Beautification Program (EC0301) | | | | | | | | | | | |
| Transfers not yet recorded (UDAG Int) | | (55,898) | | | | | | | | | |
| Adjusted Ending Cash Balance | 143,794 | | 383,679 | | 187,969 | | 758,217 | | 3,337 | | 1,476,996 |

FY2025 PDC CASH MANAGEMENT REPORT - BROWNFIELD PROGRAM

(Preliminary and Subject to Change)

| Period Ending: 11/30/2025 | Brownfield 1 | | Brownfield 2 (2016) | | Brownfield 3 | | Brownfield 10/1/2022 | | TOTAL |
|---------------------------------------|---------------------------|------------|---------------------|------------|------------------------|------------|----------------------|------------|------------------|
| | 278 | | 280 | | 281 | | 280 RLF | | |
| | Unrestricted Loans/Grants | | Restricted/Cleanup | | Restricted/Assessments | | Restricted/Cleanup | | |
| Beginning Balance | 593,314 | | 11,096 | | 18,140 | | 4,391,597 | | 5,014,147 |
| Additions | MTD | YTD | MTD | YTD | MTD | YTD | MTD | YTD | |
| Principal payments received | 1,818 | 23,996 | 0 | 24,954 | | - | | - | |
| Interest payments received from loans | 1,272 | 7,266 | 0 | 15,307 | | - | | - | |
| Interest Income | 2,224 | 18,956 | 43 | 5,057 | | - | | - | |
| Other Income/Adjustments | | - | | 11,332 | | | | - | |
| Pass Through From FAME/SSCBI/EPA | | - | | - | | - | | - | |
| Deductions | | | | | | | | | |
| FAME Annual Admin. Fee; Invoices | | | | | | | | | |
| Disbursements -Other | (18,156) | | | | | | | | |
| Ending Cash Balance (Munis) | 580,472 | | 11,139 | | 18,140 | | 4,391,597 | | 5,001,347 |
| Less Reserves for: | | | | | | | | | |
| Reserve For Commitments | (55,396) | | 0 | | | | (3,736,424) | | |
| Fund 280 Reserve for Administration | | | | | | | | | |
| Adjusted Ending Cash Balance | 525,076 | | 11,139 | | 18,140 | | 655,173 | | 1,209,528 |

**Portland Development Corporation
Schedule of Loans Receivable
For Month Ending November 30, 2025**

| Case ID | Account No. & Name | Date of Loan | Maturity Date | ---Committed/Disbursed Funds--- | | | Outstanding Princ. Bal. |
|---|---|--------------|---------------|---------------------------------|---------------|--------------------|-------------------------|
| | | | | Original Loan | Not Yet Disb. | Total Disb . | |
| Portland Business Fund 271 (UDAG/Unrestricted): | | | | | | | |
| 30124 | Rosemont Market, Inc. | 8/8/2019 | 9/1/2029 | \$150,000 | 0 | \$150,000 | \$52,345 |
| 30179 | Forefront Brick South, LLC | 11/18/2016 | 12/1/2026 | \$100,000 | \$0 | \$100,000 | \$19,158 |
| 30400 | Friends and Family | 3/10/2023 | 4/1/2027 | \$50,000 | \$0 | \$50,000 | \$20,880 |
| 30423 | Longfellow Property, LLC | 6/26/2023 | 7/1/2030 | \$200,000 | \$0 | \$200,000 | \$192,424 |
| 30514 | Longfellow Property, LLC | 5/6/2024 | 7/1/2031 | \$182,688 | \$0 | \$182,688 | \$175,682 |
| 30681 | Health Resonates | 11/13/2025 | 11/1/2030 | \$125,000 | \$0 | \$125,000 | <u>\$122,480</u> |
| | Sub-Total PBF (UDAG) | | | | | | \$582,968 |
| Portland Business Fund 272 (Restricted - CIP): | | | | | | | |
| 30568 | Cultivating Community | 10/17/2024 | 11/1/2026 | \$80,000 | \$0 | \$80,000 | \$33,722 |
| | Sub-Total PBF (Bonds/CIP Restricted) | | | | | | |
| Portland Micro Capital Fund 271 (UDAG/Unrestricted): | | | | | | | |
| 30250 | Portland Trading Co. LLC | 4/26/2013 | 8/1/2018 | \$15,000 | \$0 | \$15,000 | <u>\$2,734</u> |
| | Sub-Total Micro Capital Fund | | | | | | \$2,734 |
| Portland Business Fund Fund 274 (CIP/Unrestricted): | | | | | | | |
| 30062 | On Time Transportation | 3/26/2018 | 4/1/2023 | \$10,000 | \$0 | \$10,000 | \$762 |
| 30070 | Emerson, James (C19RR[Brick Trust]) | 5/21/2021 | 6/1/2023 | \$10,000 | \$0 | \$10,000 | \$10,000 |
| 30075 | Dos Naciones LLC | 3/3/2021 | 3/1/2023 | \$5,000 | \$0 | \$5,000 | \$5,000 |
| 30316 | Rankin WA, LLC | 2/28/2022 | 2/1/2024 | \$5,000 | \$0 | \$5,000 | \$1,607 |
| 30400 | AAA Rue Marchie, d/b/a Timber | 3/28/2023 | 4/1/2028 | \$40,000 | \$0 | \$40,000 | \$33,085 |
| 30606 | Luna, LLC | 3/19/2025 | 11/1/2032 | \$69,000 | \$0 | \$69,000 | <u>\$69,000</u> |
| | Sub-Total PBF (Bonds/CIP Unrestricted) | | | | | | \$119,454 |
| FAME Fund 277: | | | | | | | |
| 30198 | Auto-Care, LLC | 2/5/2016 | 3/1/2021 | \$32,500 | \$0 | \$32,500 | \$18,567 |
| 30061 | Forefront Brick South, LLC | 11/18/2016 | 12/1/2026 | \$250,000 | \$0 | \$250,000 | \$46,657 |
| 30127 | Gallery Acquisition Co. Inc. | 5/16/2019 | 6/1/2026 | \$75,000 | \$0 | \$75,000 | \$10,640 |
| 30125 | Zootility Co. | 8/7/2019 | 9/1/2024 | \$150,000 | \$0 | \$150,000 | \$122,197 |
| 30416 | Forefront Partners I, LP | 5/31/2023 | 5/31/2033 | \$200,000 | \$0 | \$200,000 | \$164,584 |
| 30530 | Biodiversity Research Institute | 8/22/2024 | 10/1/3031 | \$250,000 | \$0 | \$250,000 | \$244,710 |
| 30536 | Blackbird Baking, d/b/a Two Fat Cats | 10/1/2024 | 11/1/2031 | \$40,000 | \$0 | \$40,000 | \$36,364 |
| 30591 | Salud Studios | 11/19/2024 | 12/1/2030 | \$137,500 | \$0 | \$137,500 | \$121,904 |
| 30605 | Lebel Holdings, LLC | 3/20/2025 | 5/1/2035 | \$200,000 | \$0 | \$200,000 | \$197,384 |
| 30107 | Biodiversity Research Institute | 3/26/2021 | 4/1/2026 | \$200,000 | \$0 | \$200,000 | \$167,033 |
| 30086 | Driscoll Child Dev. Center | 5/5/2021 | 6/1/2026 | \$60,000 | \$0 | \$60,000 | \$27,499 |
| 30085 | Flores Restaurant LLC | 6/9/2021 | 7/1/2026 | \$38,000 | \$0 | \$38,000 | \$9,369 |
| 30071 | Wynsum, LLC | 11/5/2021 | 12/1/2026 | \$131,250 | \$0 | \$131,250 | \$118,845 |
| 30068 | 688 Forest Ave., LLC | 12/21/2021 | 1/1/2027 | \$168,000 | \$0 | \$168,000 | \$150,028 |
| 30527 | Another Round | 6/5/2024 | 8/1/2029 | \$225,000 | \$0 | \$225,000 | \$221,567 |
| 30592 | Yardie Ting | 11/14/2024 | 12/1/2029 | \$45,000 | \$0 | \$45,000 | \$38,122 |
| 30624 | Kehben Grier | 5/1/2025 | 1/1/2033 | \$80,000 | \$0 | \$80,000 | \$76,762 |
| 30655 | Reo Miyake LLC | 9/18/2025 | 11/1/2030 | \$100,000 | \$0 | \$100,000 | \$99,355 |
| 30654 | Coco Miyake LLC | 9/18/2025 | 11/1/2030 | \$100,000 | \$0 | \$100,000 | \$99,355 |
| 30658 | Eduardos Brazillian Grill One | 9/25/2025 | 11/1/2030 | \$22,500 | \$0 | \$22,500 | \$22,500 |
| 30656 | Maine Foot and Ankle | 9/25/2025 | 11/1/2035 | \$49,999 | \$0 | \$49,999 | <u>\$49,999</u> |
| | Sub-Total FAME | | | | \$0 | | \$2,043,440 |
| FAME GROW ME SSBCI 279 | | | | | | | |
| 30647 | Eduardos Brazilian Grill One | 9/25/2025 | 11/1/2030 | \$22,500 | \$0 | \$22,500 | \$22,500 |
| 30649 | Maine Foot and Ankle | 9/25/2025 | 11/1/2035 | \$50,000 | \$0 | \$50,000 | <u>\$50,000</u> |
| | | | | | | | \$72,500 |
| DOWNTOWN FUND 263: | | | | | | | |
| 30636 | Another Round | 8/22/2025 | 10/1/3030 | \$8,000 | \$0 | \$8,000 | \$8,000 |
| Brownfields Loan Fund 278 and 280 | | | | | | | |
| 30515 | Forefront Partners I, LP/Fund 280 | 5/31/2023 | 4/30/2033 | \$200,000 | \$0 | \$200,000 | \$188,725 |
| 30072 | Forefront Partners I, LP/Fund 280 | 4/12/2018 | 1/1/2032 | \$350,000 | \$0 | \$350,000 | <u>\$298,059</u> |
| | Sub-Total Brownfields | | | | | | \$486,784 |
| Grand Total Loans | | | | \$4,226,937 | \$0 | \$4,226,937 | \$3,349,601 |
| Allowance for uncollectable loans at 15% | | | | | | | \$502,440 |
| Total with Allowance for uncollectable loans: | | | | | | | \$2,847,161 |