

**Housing & Economic
Development Committee Meeting**
Tuesday, February 3, 2026 at 5:30 PM



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

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

REMOTE ACCESS INFORMATION

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

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

Please click Zoom link below to join the meeting:

<https://portlandmaine-gov.zoom.us/j/89974536397?pwd=bBk7SQQyUTTmn6KAWqvah6Ko9vkaUR.1>
Passcode:677082

Phone one-tap:

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Join via audio:

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+1 346 248 7799 US (Houston)
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+1 669 900 6833 US (San Jose)
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Webinar ID: 899 7453 6397

International numbers available: <https://portlandmaine-gov.zoom.us/j/81cY8PVBL>

1. Review and accept Minutes of previous meeting held on January 20, 2026.

- a. See attached draft meeting Minutes.

2. (Public Comment) Review and recommendation of proposed Amendments to Chapter 14 Land Use Code regarding the Buffer Zone for Large Performance Halls with occupancy of 1,000 or more persons - Councilor Pelletier

- a. See attached Memorandum from Councilor Pelletier.
- b. See attached Planning Department Memorandum and backup.
- c. See attached Economic Impact Report from Live Nation April 2025.
- d. See attached National Independent Venue Assoc. 2025 Report - The State of Live
- e. Public Comment Received

3. (Public Comment) Review and recommendation to the City Council of a proposed Purchase and Sale Agreement with Carassas Holdings, LLC for Lot #1 at Portland Technology Park - Greg Watson

- a. See attached Memorandum and backup.

NOTE: Pursuant to 1 M.R.S.A. 405(6)(C) and 5 M.R.S.A. 13119-A, the Committee may go into executive session to discuss real estate negotiations and provide guidance to staff for this item.

- b. See attached marketing brochure.

4. (Public Comment) Review and recommendation to the City Council of the FY2027 Housing Program Budget - Mary Davis

- a. See attached Memorandum and backup.

5. (Public Comment) Review and recommendation:

- a. Recommendation to City Council approval of the 2026 Jill C. Duson Housing Trust Fund Annual Plan; and,
- b. Committee approval of the 2026 Affordable Housing Development and Tax Increment Financing application.

See attached single Memorandum and backup for Items 5(a) and 5(b).

Next Meeting Date: February 17, 2026