

**Housing & Economic  
Development Committee Meeting**  
Tuesday, April 21, 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](mailto: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, 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.

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

1. **Review and accept Minutes of previous meeting held on March 31, 2026**
  - a. See attached draft Meeting Minutes from March 31, 2026
2. **Communication: Quarter 1 (1/1/2026 - 3/31/2026) Rent Control Report - Jessica Quattropani**

*The Permitting and Inspections Department produced this quarterly communication to detail Rent Control activities for Quarter 1 of Calendar Year 2026 - from January 1, 2026, through March 31, 2026. The report includes information on the Rent Board, Rent Control Inspections, and the number of complaints (including founded and unfounded and in progress), audits, quality controls, and license reviews for the quarter. Committee action is not required.*

  - a. See attached Rent Control Quarter 1 report
3. **Discussion: Submitting Census Tract 6 for Potential Opportunity Zone Nomination by Governor Mills - Dena Libner**

*The Opportunity Zones incentive is a community investment tool established initially by Congress in the Tax Cuts and Jobs Act of 2017 to encourage long-term investments in low-income urban and rural communities nationwide. Opportunity Zones provide a tax benefit for qualified property investments in designated zones; the program became permanent in Federal legislation in 2025. Opportunity Zones (OZs) are defined by individual census tract, nominated by America's Governors, and certified by the U.S. Secretary of the Treasury every 10 years. To select Maine's 25 eligible tracts, the Maine Department of Economic and Community Development (DECD) is collecting information on properties*

*actively under consideration for development. Municipalities and developers may submit relevant information to DECD by April 30, 2026. Staff recommend that the City submit Census Tract 6 (Bayside) to DECD for the Governor's consideration as a potential mechanism to encourage development and growth in an economically-disadvantaged area with a high proportion of low-income households. Staff seek guidance from the Committee on this proposed submission. No Committee action is required.*

- a. See attached Memorandum Regarding Opportunity Zones
- b. See attached map of Census Tract 6 (Bayside).
- c. See Map of Maine Opportunity Zones

**4. Discussion: Concept Proposal - East End Beach Bath House Public-Private Partnership - Dena Libner/Ethan Hipple**

*Staff have recommended that the City pursue a public-private partnership to rebuild the heavily used, aging East End Bath House. The current seasonal structure lacks insulation and year-round water, forcing heavy off-season use of portable toilets. A reconstruction would aim for a year-round, ADA-compliant facility to serve the hundreds of daily trail and beach users (over 300,000 annual users) and support safe swimming at the public beach. Due to the many capital needs in Portland, staff recommend pursuing a public-private partnership to offset the cost of construction and enhance the offerings available to users. Committee action is not required.*

- a. See attached Memo. Staff are seeking conceptual feedback on a proposal to secure a private partner to reconstruct the East End Beach Bath House. No Committee action is required.

**5. Discussion: Review of draft Request for Proposals for James A. Banks, Sr., Exposition Building - Dena Libner/Ethan Hipple**

*The James A. Banks Sr. Portland Expo, a city asset over 110 years old, requires significant repairs. Based on City Council guidance provided in September 2025, staff have drafted a Request for Proposals (RFP) from contractors to develop a conceptual schematic site plan and associated cost estimate for the potential redevelopment of the Portland Expo. Staff seeks HEDC feedback on the general concepts included in the draft RFP prior to its issuance. The results of this contracted work may inform future Council decisions on necessary repairs, investment, and potential redevelopment. Committee action is not required.*

- a. See attached Memo to HEDC Committee
- b. Proposed Draft RFP Attached
- c. See attached Map of Area

**6. Public Comment: Review and recommendation to the City Council for the FY2027 Agreement and Development Plan for the Portland Tourism Development District - Mary Davis**

*The Portland Tourism Development District was formed by the City Council in 2024 to generate funding to support destination marketing activities by Visit Portland, a nonprofit organization. Revenue is generated by an assessment levied on 23 hotels in the District with 40+ rooms. The agreement before the Committee does not include any substantive changes compared to the FY2026 agreement. Committee action is requested, and public comment will be accepted.*

- a. See attached Memo to HEDC
- b. See attached listing of hotels in District
- c. See attached redlined FY2027 Agreement with Development Plan
- d. See attached clean FY2027 Agreement with Development Plan

7. **Discussion: Staff Presentation of the 2025 Annual Housing Report - Mary Davis/Kevin Kraft**

*The 2025 Housing Report is prepared annually by the Departments of Housing and Economic Development and Planning and Urban Development for the Housing and Economic Development Committee. This report is designed to give an overview of housing development activity, approvals, completions, funding sources, and projects benefiting from subsidies in the 2025 calendar year. Committee action is not required.*

- a. See attached 2025 Annual Housing Report

Next Meeting Date: May 19, 2026