

**Housing & Economic
Development Committee Meeting**
Tuesday, May 19, 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, 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 vote to approve meeting Minutes from the April 21, 2026, meeting.**
 - a. See attached draft Minutes for review and approval
2. **Discussion: Community Feedback re: Preferred Use(s) for Midtown properties - Dena Libner**

At the request of the City Council, staff launched a community engagement process to solicit feedback on the community's preferred uses for the Midtown properties. At this meeting, findings from that process will be presented, after which the Committee may provide guidance to The Boulos Company regarding the development of marketing materials for the parcels.

 - a. See attached Memo to the HEDC Committee
3. **Review and vote on a recommendation to the City Council for Amendment to Hearts of Pine Lease Agreement at Fitzpatrick Stadium - Ethan Hipple**

The Committee will consider a recommendation to amend the City's agreement with the Portland Hearts of Pine, allowing a new women's team additional access to Fitzpatrick Stadium for future seasons.

 - a. See attached Memo to the HEDC Committee
 - b. Hearts of Pine Amended Agreement
4. **Communication:**

The Committee will be presented with findings from a recently completed study analyzing the impact of the City's Inclusionary Zoning Ordinance.

- a. Communication from the Planning and Urban Development Department regarding the final Inclusionary Zoning Study Report - Kevin Kraft and Charles Buki, CZB, LLC

- i. See attached Memo to HEDC Committee
- ii. Inclusionary Zoning Study
- iii. 2026 City Council Goals
- iv. 2026 HEDC Workplan

- b. Discussion: Proposed amendment(s) to Inclusionary Zoning Ordinance - Chair Ali
- i. See attached Memo to HEDC Committee
- ii. Article 3 Inclusionary Zoning Grant Amendment
- iii. Article 17 Inclusionary Zoning Grant Amendment

5. Communication: Portland Housing Authority Overview and Development Pipeline - Jay Waterman, PHA Director of Real Estate Development

The Portland Housing Authority (PHA) will present an organizational overview, details on current and recently finished projects, and the hurdles faced in expanding the supply of affordable housing. No action is requested of the Committee.

- a. See attached Presentation

6. Communication: Update from the Social Housing Task Force - Councilor Sykes

The Committee will receive an update on the progress of the Social Housing Task Force from Councilor Sykes, Task Force Co-Chair.

- a. See attached Interim Report of the Social Housing Task Force

Next Meeting Date: June 16, 2026