

Minutes
Remote Housing and Economic Development Committee
February 2, 2021

NOTE: This meeting was held via Zoom and can be viewed at this link:

<http://www.portlandmaine.gov/1695/Economic-Development-Committee> These

Minutes provide a record of those in attendance, general discussion taking place, and motions made.

A remote meeting of the Housing and Economic Development Committee (HEDC) of the Portland City Council was held on Tuesday, February 2, 2021, at 5:30 p.m. via Zoom. Present from the Committee was its Chair Councilor Spencer Thibodeau and members Councilors Pious Ali, Tae Chong, and Andrew Zarro. Also present was Mayor Kate Snyder and Councilor April Fournier. Present from the City staff were Public Facilities Director Kathy Alves, Housing and Community Development Division Director Mary Davis, Health and Human Services Director Kristen Dow, Associate Corporation Counsel Michael Goldman, City Manager Jon Jennings, Housing and Economic Development Director Greg Mitchell, Waterfront Coordinator Bill Needelman, Senior Executive Assistant Lori Paulette, and Housing Program Manager Victoria Volent.

Item #1: Review and vote on January 19, 2021, draft meeting Minutes.

On motion made by Councilor Ali, seconded by Councilor Chong, the Committee voted unanimously (4-0) to accept the Minutes as published.

Item #2 – Portland Harbor Dredge and CAD Cell BUILD Application

Mr. Mitchell reminded the Committee that staff has been working on this project for over seven years. It is one of the most important projects to support the working waterfront and marine economy. He also reminded the Committee that the City applied for a Federal BUILD

Grant for the project last year but was unsuccessful. It will re-apply this Spring.

Mr. Needelman shared his screen and presented the attached PowerPoint Presentation. The Dredge/CAD Cell project is harbor-wide in partnership with the City of South Portland and the Harbor Commission for individual piers and wharfs, both privately and publicly-owned, on each side that supports working waterfront uses and recreational uses. Dredging will clean up the environment, both for human and natural habitat, and add more berthing space because of it, noting that there is currently a 26% loss of berthing from non-dredging in the Central Waterfront alone. Mr. Needelman noted that at the East End Boat Ramps, there are Eelgrass beds resources which will require mitigation. The approach is for Harbor Commission to alter mooring regulations to require “conservation moorings” in Eelgrass beds, which will compensate for Eelgrass lost to the dredge.

Mr. Needelman then described the location of the CAD Cell as being on the South Portland side near the Coast Guard station, and then the design which will keep the dredged product from migrating elsewhere. The dredge/CAD Cell project is a project estimated at \$30 Million, to be funded with Federal, State, and local funds. Local funds will come from tipping fees from the private and public pier owners, including the City of Portland. The City of Portland’s tipping fees are estimated at \$650,000. Regarding permitting, the City recently received the DEP Permit, and the Army Corps of Engineers permit should be in any day. Regarding the timeline for the design/bid/build, Mr. Needelman estimated project completion in of the CAD in 2023 and the berthing dredging by 2026. He also noted that dredging only happens in the Winter time to avoid impacts to fisheries and recreational users.

Chair Thibodeau thanked Mr. Needelman for this update, which is good news for the City and the public, with the Committee concurring.

Councilor Fournier agreed and appreciated learning about this as a new City Councilor.

Councilor Zarro complimented the Eelgrass mitigation and asked about dredging for Back Cove.

Mr. Needelman said that Back Cove was cleaned up with the new sewer plant in the 1970's, while also adding that the Army Corps of Engineers can take the lead dredging the channels leading to Back Cove if there is a need for navigation.

Seeing no further comments, Chair Thibodeau again thanked Mr. Needelman.

Item #3: Public Hearing and City Housing Policy Discussion related to: Possible Vote to recommend to the City Council the Housing Program Budget; and, Possible Vote to recommend to the City Council the 2021 Housing Trust Fund Annual Plan

Ms. Davis introduced this item. Since 2002, the City has utilized an annual application and/or RFP process for the allocation of city resources (HOME, Housing Trust, and Affordable Housing Tax Increment Financing) budgeted for the development of affordable housing. The current application format was implemented in 2013. The application is amended on an annual basis to reflect the City Council's housing policy goals. The 2021 Affordable housing Policy and Budget priorities include; Housing Trust Funds: priority to support public/private partnerships that create housing units that are affordable to households earning 60% to 100% of the area median income; Affordable Housing TIF: priority to support projects receiving assistance through the Low Income Housing Tax Credit Program or projects that create housing units that are affordable to households earning 60% to 100% of the area median income; HOME Program: priority to developments that provide rental housing units that are affordable to households earning 60% of the area median income and below; Encourages developers to participate in the Public Housing

Authority Family Self Sufficiency Program; and Point System for Evaluating and Scoring Applications: emphasizes developments along transit nodes and corridors.

Since the final allocation amounts have not been announced by HUD, the HUD HOME allocation is assumed as the same amount as the previous year (\$1,053,039). \$407,526 is reserved for County projects. The budget proposal was developed after a historical review of HOME funding allocations, previous year's budget allocations, program expenditures and program income (loan repayments) received and includes \$113,504 for administration, \$143,571 for tenant based rental assistance and \$534,017 for affordable housing development.

Lead Safe Housing Program Income is generated through repayment of loans given under prior Lead Safe Housing Grants and can only be used for lead safe housing eligible activities. The City also has a new Lead Hazard Reduction Grant that will provide \$2,038,041 in funding for lead paint remediation and \$503,655 in funding to assist with code and life safety improvements. The proposed 2020-2021 budget is \$147,923.

Revenue for the Housing Trust Fund is generated from fees triggered by the City's Housing Preservation and Replacement Ordinance, fee-in-lieu contributions from the Inclusionary Zoning Ordinance and Hotel Inclusionary Zoning fee. Including the current balance of the Housing Trust Fund in the Housing Program Budget gives budget authority for the use of the funds. There are no projects or activities currently identified for these funds. The amount budgeted is the *maximum* that might be expended in FY22. However, staff continues to recommend a minimum balance in the Trust, so the effective budget would be \$955,975 (\$1,455,975 less \$500,000.) If additional funds are allocated to the Trust based on current discussions, this number might be adjusted based on the outcome. The proposed FY 2021-202 budget is \$1,455,975.

The proposed Housing Program Budget will be adjusted when HUD announces the fiscal year allocation for the HOME Program (anticipated for late February or early March). The budget

is brought forward at this time to facilitate the release of the City's Affordable Housing Development and TIF Application on a schedule that works with the Low Income Housing Tax Credit Program at MaineHousing. This budget will be forwarded to the full City Council for two Public Hearings (tentatively scheduled for April), as part of the overall HCD budget. The final budget allocations and Annual Action Plan are submitted to HUD 45 days in advance of the start of the fiscal year (May 15 for the fiscal year beginning July 1, 2021).

Staff is seeking Committee approval of the 2021 housing investment priorities and the 2021-2022 Affordable Housing Development and Tax Increment Financing Application. Additionally, staff is requesting that the Committee vote to recommend that the City Council adopt the 2021 Jill C. Duson Housing Trust Fund Annual Plan, as required under the Housing Trust Fund Ordinance.

Chair Thibodeau provided an overview of program deadlines and the importance of meeting those deadlines.

Councilor Fournier requested additional information regarding County projects.

Ms. Davis noted Cumberland County and the City of Portland formed a HOME Consortium to receive an annual allocation of HOME Investment Partnership funds through the U.S. Department of Housing and Urban Development. The County portion of the HOME funds are used for the creation of affordable housing development throughout Cumberland County but outside of Portland. Councilor Chong confirmed through Mary Davis the AHTIF was for households earning 60% to 100% of the area median income.

Councilor Ali confirmed through Mary Davis the area median income levels are associated with the Portland HUD Metro Fair Market Rental Area and that the Committee will review a Portland Median Income in an upcoming meeting.

Councilor Zarro confirmed through Mary Davis that this item will not be forwarded to the Financing Committee, rather it would go next to the City Council in a package of all HUD

allocations, which includes CDBG, and ESG allocations.

Chair Thibodeau asked staff to explain the benefits of being a part of the Consortium.

Ms. Davis explained that participating in the HOME Consortium brings additional benefits to the City including a larger administrative set-aside and additional program funding. Additionally, the Consortium has been a successful collaboration in support of affordable housing development throughout Cumberland County

Chair Thibodeau asked how priorities are determined.

Ms. Davis noted staff incorporated the *2021 Housing and Economic Development Committee Work Plan* for calendar year 2021 from the City Council Common Goals.

Chair Thibodeau opened the meeting to public comment.

George Rheault (28 Hanover St) asked if the HOME Consortium members work together to avoid funding conflicts for projects that are competing for low income housing tax credits administered by Maine Housing. Regarding the Lead Safe Housing Program, he would like to see more information on the program made public and encourages efforts to quantify the data similar to that provided for housing development. Finally, he is curious to know what housing projects have been brought forward to the City, even if it is conceptual, as it would be helpful to know what development may occur this year.

Ms. Davis noted that data from the Lead Safe Housing program is included in the annual Housing Report as well as the HUD annual action plan, and the City files quarterly reports with HUD. Ms. Davis acknowledged that the HCD Office could do a better job to keep the public updated, which could include regular updates to the Council. She also indicated that accomplishment data from the Lead Safe Housing Program is often included in the weekly council update memo from the City Manager's office.

Chair Thibodeau closed the public hearing.

Motion by Councilor Chong seconded by Councilor Zarro to recommend to the City Council the Housing Program Budget.

Chair Thibodeau called the roll for the vote. All in favor (4-0)

Motion by Councilor Chong seconded by Councilor Ali to recommend to the City Council the 2021 Housing Trust Fund Annual Plan.

Chair Thibodeau called the roll for the vote. All in favor (4-0)

The first and second read of this item is expected to occur in March with the City Council along with the request to change the name of the Housing Trust Fund to the Jill C. Duson Housing Trust Fund.

Item #4: Public Hearing on Request for Qualifications/Proposals to solicit developer interest to construct, own, and lease to the City a Homeless Service Center located at 654 Riverside Street – Jon Jennings

Mr. Jennings noted that the Homeless Service Center (HSC) would replace the Oxford Street shelter. Staff has spent a lot of time looking at financing this comprehensive HSC, particularly because Federal and State agencies do not have any interest in this project. In June 2019, the City Council approved a 200-bed shelter at Riverside. At the January 20, 2021, City Council meeting, the Council was briefed on his proposed Project funding plan which includes a public-private partnership to solicit developer proposals through a request for qualifications/proposals (RFQ/P).

Mr. Jennings then noted that he is not a fan of a City-owned non-revenue producing asset, as the costs of improvements can be staggering. Therefore, staff is recommending a private/public partnership for owning, constructing the HSC, and then leasing it back to the City. Mr. Jennings said that the City Council is also having a workshop on February 10, and this will

be an item on the Agenda for the Council to hear how the City got to this point of the RFP/Q.

Mr. Jennings also noted that COVID will have an impact on the new HSC; it may not be the traditional style as pre-COVID. Results of the RFP/Q will assist in moving forward.

Mr. Mitchell added that the RFP/Q is to solicit interested developers to design, construct, and own the HSC on leased property from the City to the Developer, and then lease the HSC to the City. It would be a new state-of-the art, one-story HSC, 24/7, with a wide range of care. There is a level of specificity in the RFP/Q and what the expectations are, and noted that the RFP/Q has preliminary plans for a starting point and that easement issues will be taken care of. The City would have a long-term lease with developer as owner of the building. Through the process, there will be milestones and check-ins for development and costs. He then described the point system in the RFP/Q.

Chair Thibodeau noted that there would be no vote on this today, but to receive feedback from the Committee on what it wants to see come forward. Other Council Committees are also working on the project.

Councilor Chong said that he has costs questions, particularly whether the City would be leasing via NNN; Mr. Mitchell indicated in the affirmative – all costs would be passed onto the tenant/City of Portland.

Councilor Chong asked about a mixed long-term lease where the payments could be lower in the first five year until City pension payments are done.

Mr. Mitchell said that everything is on the table to explore, with the first step soliciting interested developers. Mr. Jennings agreed and added that in five years there will also be assets that need updating. The City has the flexibility to structure the terms as it goes forward in the process.

In response to Councilor Chong about future funding support from Federal/State, Mr. Jennings said that the HSC is on the table now, with an overall plan to also have a homeless triage facility in the downtown area with or without Federal and/or State support to benefit the homeless population.

Councilor Chong said that in a City lease to own the HSC, he would like to see terms that the City, when it purchases the HSC, purchases it in good condition.

Mr. Jennings said that he needs to further discuss the lease to own option with staff, particularly if owning should be an option at all; in any event, there are a number of ways to build in such provisions.

Councilor Zarro indicated that Councilor Chong covered some of his questions. He asked about process, and also referred to p. 6 of 13 in the packet where it noted in the RFP/Q document that it was understood “. . . that although functional elements of the Project will not change, the location and ultimate programming of the facility may change as the design is developed.”

Mr. Jennings noted that the Health and Human Services Committee (HHS) has spent a lot time on the proposed HSC, with the City Council agreeing to the Riverside Street location in 2019. HHS future involvement will be for the interior of the facility and services based on staff and national experience, wherein Community partners will also take up space for the wrap around services. The physical location on Riverside Street will not change. This Committee will be involved in a recommendation to the City Council on Developer selection.

Councilor Ali also noted concerns about the lease to own potential to be sure the City would ultimately own a property in good condition, as well as funding assistance from Federal and State agencies.

Mr. Jennings said that City staff will continue to seek any and all potential funding. The first step here today is to obtain support for issuing the proposed RFP/Q. If the lease to own option was preferred, terms would be agreed upon and annual costs built into the operating budget for the City. Once the City receives proposals and has a better idea as to what the private sector is seeking in terms and costs, it can further develop budgets/plans.

Chair Thibodeau opened the meeting for public comment on the RFP, not the location on Riverside Street. He also noted that at the City Council Workshop next week no public comment will be taken.

Ramona Bridges, of Los Angeles, CA (LA), noted the large problem of homeless there and that she could assist with obtaining funds from her partners in Washington, DC. She will continue keeping up-to-date on this project.

Joey Brunelle of Portland had process questions regarding: was HHS going to review the RFP/Q as public may be watching that Committee versus HEDC and comment there; how was the selection criteria and scoring developed; were public health experts consulted; the selection committee does not have composition and seems will be appointed solely by the City Manager. He closed indicating he would email his questions to the City.

Jason Lambert of Ruby Lane noted he grew up in the Riverton area. He questioned why there would be no referendum with \$41.4 Million estimated to be spent by the City over 20 years. Mr. Lambert noted former City Manager Robert Ganley and his assistance in transforming Portland with the homeless numbers lower than now, and the City population still the same.

George Rheault of Bayside noted concern over cost estimates, and City staff experience in a project of this scale. He would like to learn more about what staff did in 2020 concerning

this project; the possible purchase at the end of the lease; have City staff talk with potential partners, i.e., cities and towns in Cumberland County that might help with lease payments, and other organizations that know more about this kind of project including GPCOG and the Town of Falmouth. He also noted challenges at the site including the ravine, access issues, and the radio tower, as well as health clinics having a lot of requirements and perhaps should be a representative on the selection committee. The main point in the HSC shelter was to save the City money.

Chair Thibodeau closed the public comment session.

Chair Thibodeau again noted no action by the Committee today, and that staff can respond to questions via email. He also noted that the HEDC is the Committee the Council turns to for various real estate issues. Next step is the City Council Workshop on Feb. 10, 2021, as to how we got to this point. Chair Thibodeau then asked about any specific items to address at the Workshop.

Councilor Chong would like to see more firm numbers on the costs to the City.

Councilor Zarro would like to be clearer on the process, noting that the Workshop next week may provide that clarity. He also asked about any impacts from the Green New Deal, and when this Committee is expected to vote on authorizing staff to issue the RFP/Q.

Mr. Jennings said that the Committee has, in the past, provided guidance for a draft RFP, which the City then incorporates into an RFP and advertises it. This Committee would then review proposals received in executive session first to provide guidance to staff.

Chair Thibodeau would like to know if a library would be included in the HSC, and would also like to see more information regarding the difference in leasing the facility versus a lease to own scenario, as well as overall estimated costs for the City.

Mr. Jennings said that unfortunately there was a \$20 Million price tag last year in a memo developed in response to COVID and was not a solid number. In 2016/2017, the cost was estimated in the \$10-12 Million range, but, with COVID, costs expanded. The purpose of RFP is to get more information and details to negotiate numbers, noting it is premature to talk numbers now. The City is now on a fact-finding mission to move this forward and see what the private sector brings forward.

Chair Thibodeau suggested that the new Councilors get up to speed on how we got to where we are today as planned for the Feb. 10 Council Workshop and see if there are other suggestions regarding the RFP/Q at that time. Then this Committee would take up the RFP/Q at its February 16 meeting and move forward to issue the RFP.

Consensus was agreement.

Item #5: Council Connections

Chair Thibodeau asked the Mayor to remind him about this item as mentioned in the Council goal-setting meeting.

Mayor Snyder noted that it was to keep other Council Committees aware of topics, including today's HSC and HHS involvement, and the Chair noted good overlap there.

Item #6: Executive Session: Pursuant to 1 M.R.S.A 405(6)(C) and 5 M.R.S.A. 13119-A the Committee will go into executive session to provide staff direction on negotiations regarding possible Affordable Housing TIF District Credit Enhancement Agreement Request for 45 Brown Street – Mary Davis and Greg Mitchell

A motion was made by Councilor Chong, seconded by Councilor Zarro, to go into executive session pursuant to 1 M.R.S.A 405(6)(C) and 5 M.R.S.A. 13119-A for the Committee to provide staff direction on negotiations regarding possible Affordable Housing TIF District

Credit Enhancement Agreement Request for 45 Brown Street.

Chair Thibodeau opened the meeting for public comment regarding going into executive session.

Joey Brunelle of Portland noted the over use of executive sessions and the City should examine their use of such sessions. The public is very interested in what the developer is proposing for this project.

Chair Thibodeau closed the public comment session and noted that the Committee will not be coming back to this meeting after this executive session as it is the last item on the Agenda. The Committee does use the executive session process when negotiating real estate leases, purchases, and sales to protect staff's ability to negotiate for the City. Chair Thibodeau then asked Mr. Goldman if this was appropriate for executive session, and Mr. Goldman indicated that it was based on statutes referenced.

Chair Thibodeau then asked for a vote on the motion and it passed unanimously (4-0) at approximately 7:38 p.m. At approximately 8:15 p.m., the Committee came out of executive session and a motion was made by Councilor Chong, seconded by Councilor Zarro, and passed unanimously (4-0) to adjourn the meeting.

Respectfully,

Lori Paulette

Victoria Volent

Portland Harbor Dredge Update

Housing and Economic Development Committee

February 2, 2021



Project Partners



An aerial photograph of a coastal town, likely Astoria, Oregon, showing the town's layout and the surrounding water. Red polygons are overlaid on the map, indicating areas where dredging is needed. These areas are primarily located along the waterfront, including the harbor and the mouth of the town. A blue star is placed on one of the red polygons in the lower-left area of the harbor. The text 'Fore River' is visible in blue on the water. The title 'Where is dredging needed?' is in the top right corner.

Where is dredging needed?

- 30 Property Owners
- 47+ dredge areas
- 244,000 cy sediment
- Goal of 100% participation



Fore River, 2018



Benefits of Dredging

- Improved and expanded Berthing
- Cleaner Environment

Photo credit:
Parker Poole
Dec. 15, 2020

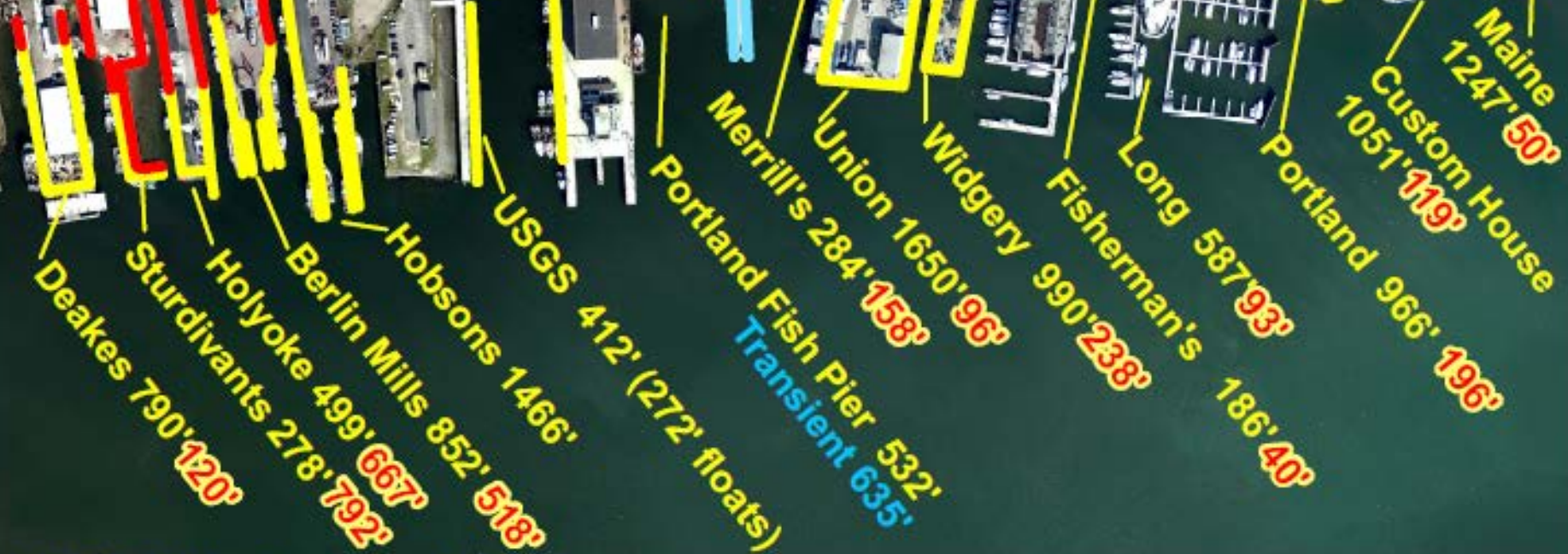
Typical Harbor Sediments



Marine clay below
contaminated muds and
silts



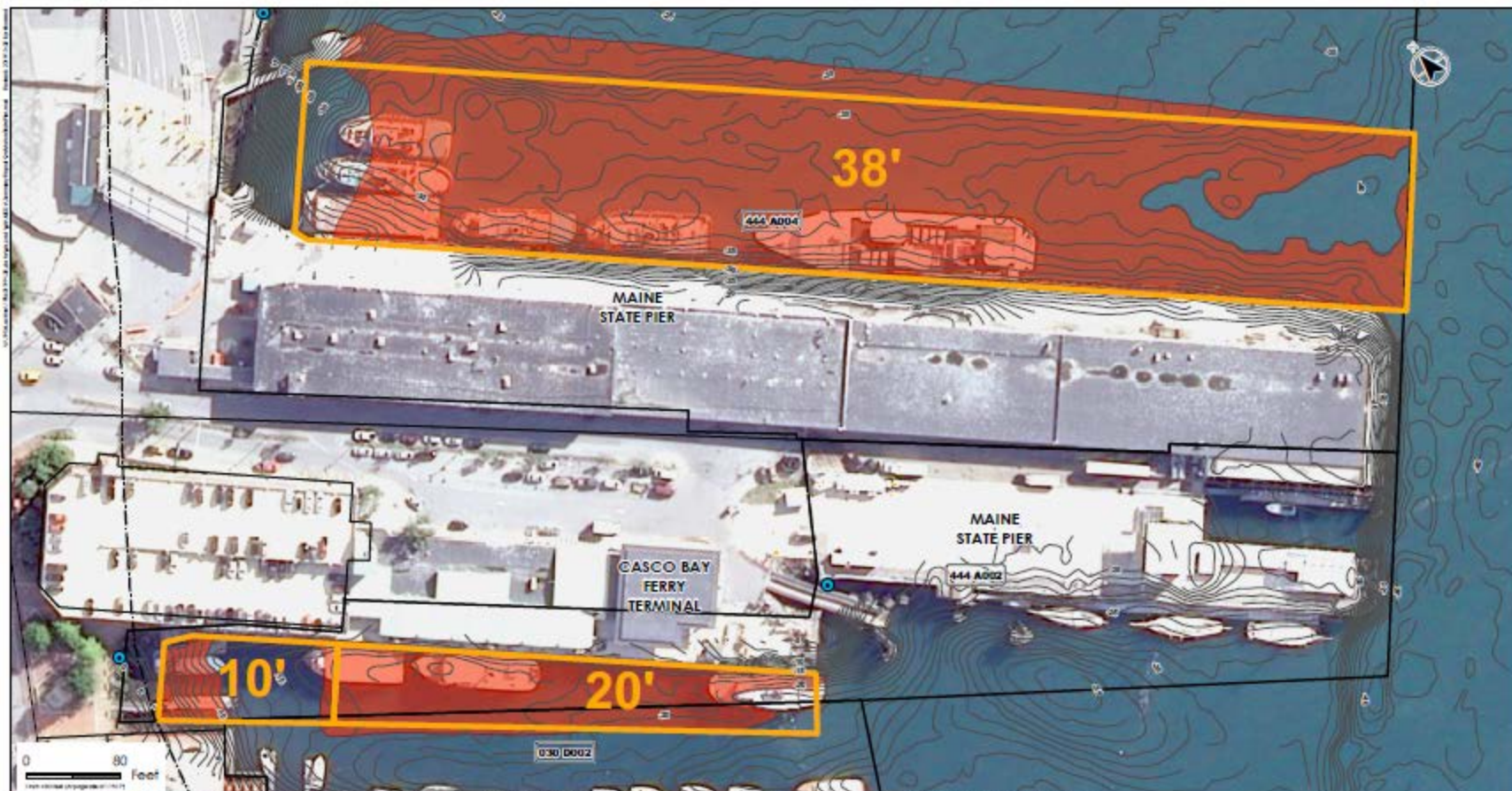
**+/-26%
loss
to
sedimentation**



**11,790' In Current Use
3,087' Potential
(from dredging)**

**WCZ Commerical Berthing
Existing and Potential**





Stantec Inc. does not warrant or accept any responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents from any and all claims relating to any error in the content or production of the data.

Stantec
30 Park Drive
Topsham, ME USA 04086
Phone (207) 729-1199

Dr:Michalczak@stan.com



Legend

- Stormwater Outfall
- 1' Bathymetric Contour
- Wharf/Owner Tax Parcel and Map/Lot
- Tax Parcel
- Approximate Submerged Lands Regulatory Limit
- Dredge Limit and Target Depth
- Estimated Dredge Area

Client	Permit	Map Sheet	Estimated Dredge Volume (cu yd)
City of Portland	Maine State Pier	ADA AD04, 002	20,808

Notes:

- Coordinate System: NAD 1983 StatePlane Maine West FIPS 1902 Feet
- Hydrographic bathymetric survey performed by Apex Companies, LLC, between November 29, 2016 through December 1, 2016.
- Hydrographic survey datum is referenced to Mean Lower Low Water (MLLW) 1985-2001 tidal epoch. The correction from NAVD83 to MLLW is 5.25 feet for Casco Bay.
- Elevation assumptions were made to the existing bathymetric surface where elevation data was missing to complete proposed dredge footprint.
- Results in those areas is approximate.
- An additional 1' overdredge has been applied to each proposed dredge area.
- 2016 coastal Casco Bay aerial orthophoto provided by the State of Maine, Maine Office of GIS and Maine GeoLibrary Board.

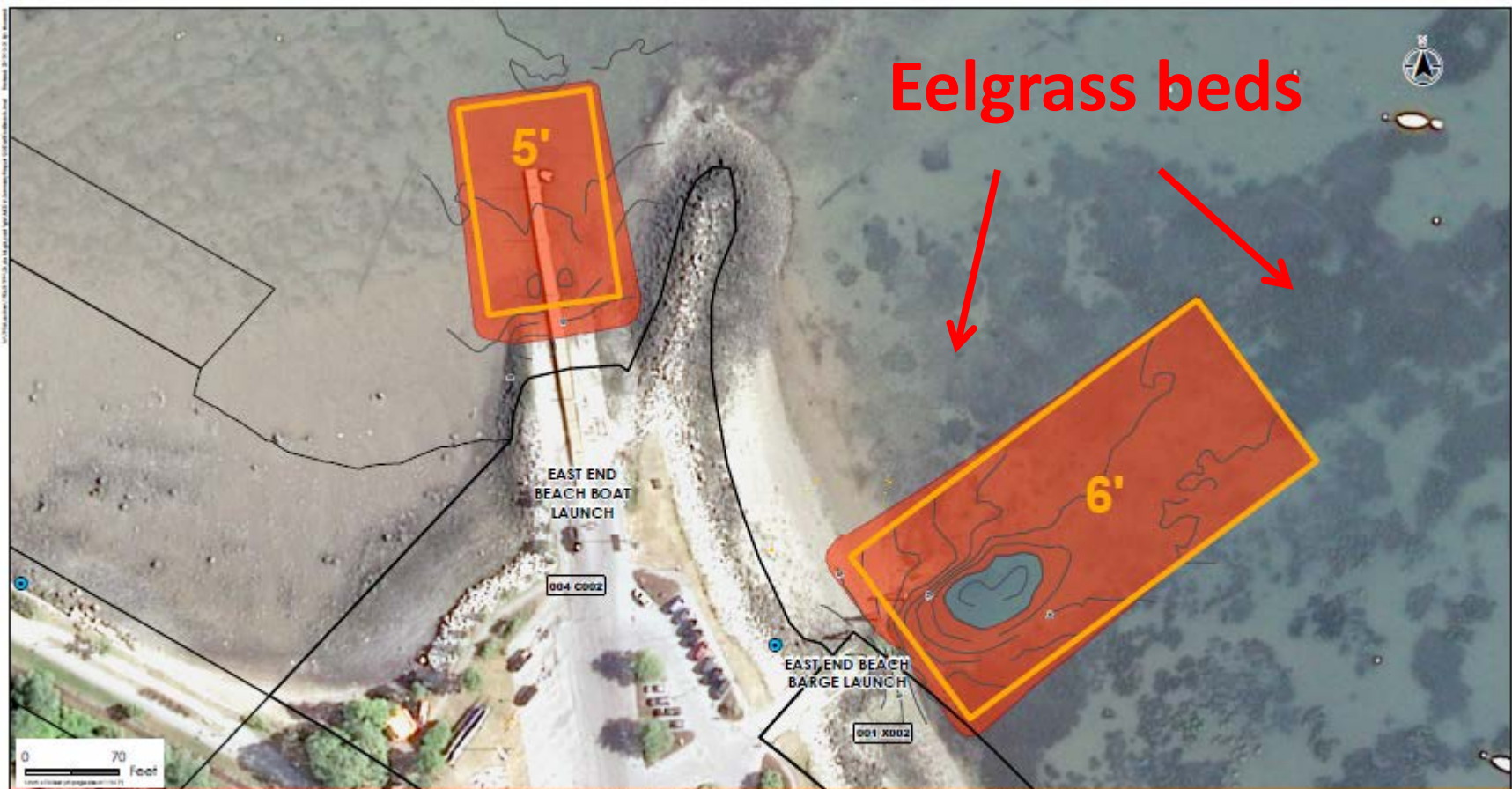
Client/Project
Portland Harbor Commission
Portland Harbor Brownfields
Dredge Project
Figure No.

Title
**Maine State Pier
Proposed Dredge**
10/2/2019

105021199

Maine State Pier

Eelgrass beds



Stantec Inc. assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or operation of the data.

05401199

Stantec
30 Park Drive
Topsham, ME USA 04086
Phone (207) 729-1199

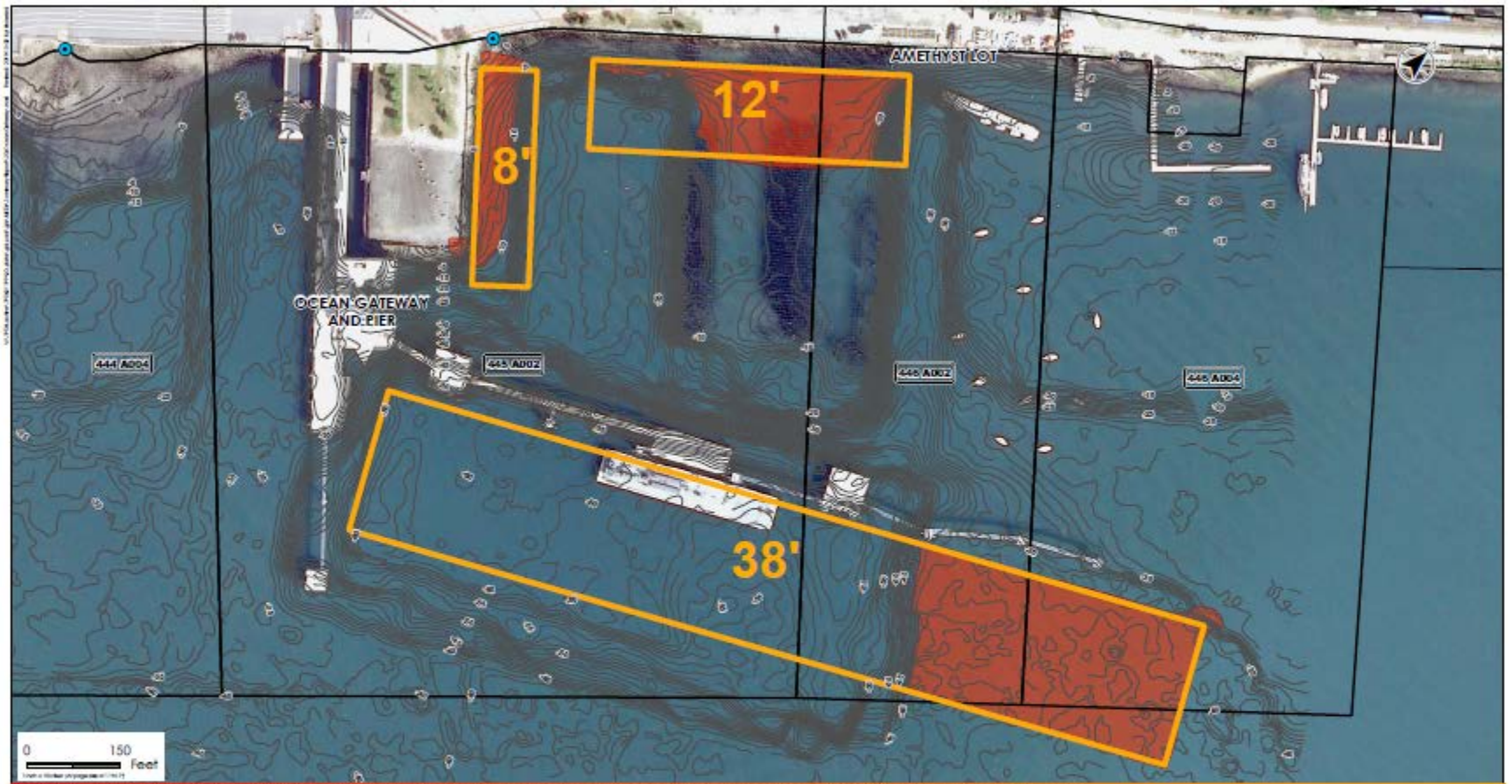


Legend			
	Stormwater Outfall		Dredge Limit and Target Depth
	1' Bathymetric Contour		Estimated Dredge Area
	Wharf Owner Tax Parcel and Map/Lot		
	Tax Parcel		
	Approximate Submerged Lands Regulatory Limit		
Owner	Parcel	Map, Book, Lot	Estimated Dredge Volume (c.y.)
City of Portland	East End Public Launch	004 C002, 001 X002	7,054

Notes:
1. Coordinate System: NAD 1983 StatePlane Maine West FIPS 1002 Feet
2. Hydrographic bathymetric survey performed by Apex Companies, LLC, between November 26, 2016 through December 1, 2016.
3. Hydrographic survey datum is referenced to Mean Lower Low Water (MLLW) 1985-2001 tidal epoch. The conversion from NAVD83 to MLLW is 5.25 feet for Casco Bay.
4. Elevation assumptions were made to the existing bathymetric surfaces where elevation data was missing to complete proposed dredge footprints. Results in those areas is approximate.
5. An additional 1' overdredge has been applied to each proposed dredge area.
6. 2016 coastal Casco Bay aerial orthophotos provided by the State of Maine, Maine Office of GIS and Maine GeoLibrary Board.

Client/Project
Portland Harbor Commission
Portland Harbor Brownfields
Dredge Project
Figure No. _____
Title
**East End Beach
Proposed Dredge**
10/1/2019

East End Boat Ramps



Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from approval and disapproval in any way from the content or provision of the data.

065401199

Stantec
30 Park Drive
Topsham, ME USA 04086
Phone (207) 729-1199



Legend			
	Stormwater Outfall		Approximate Submerged Lands Regulatory Limit
	1' Bathymetric Contour		Dredge Limit and Target Depth
	Wharf Owner Tax Parcel and Map Lot		Estimated Dredge Area
	Tax Parcel		

Owner	Prop. Date	Map Scale: 1:100	Estimated Dredge Volume (cu yd)
City of Portland	October 2018	1:10, 1:20, 1:40, 1:80, 1:160	18,000

Notes:
1. Coordinate System: NAD 1983 StatePlane Maine West FIPS 1602 Feet
2. Hydrographic bathymetric survey performed by Apex Companies, LLC, between November 26, 2018 through December 1, 2018.
3. Hydrographic survey datum is referenced to Mean Lower Low Water (MLLW) 1985-2001 tidal epoch. The correction from NAVD83 to MLLW is 5.25 feet for Casco Bay.
4. Elevation assumptions were made to the existing bathymetric surfaces where elevation data was missing to complete proposed dredge footprint. Results in those areas is approximate.
5. An additional 1' overdredge has been applied to each proposed dredge area.
6. 2018 coastal Casco Bay aerial orthophotos provided by the State of Maine, Maine Office of GIS and Maine Geospatial Board.

Client/Project
Portland Harbor Commission
Portland Harbor Brownfields
Dredging Project
Figure No.

Title
**Amethyst Lot/Ocean Gateway
Proposed Dredge**
10/2/2019

Ocean Gateway



Disclaimer: Dorian assumes no responsibility for data supplied in electronic format. The recipient assumes full responsibility for verifying the accuracy and completeness of the data. The registered nurse, Dorian, its officers, employees, consultants and agents, here and abroad, disclaiming in any way from the content is provision of the data.

CONTACTS



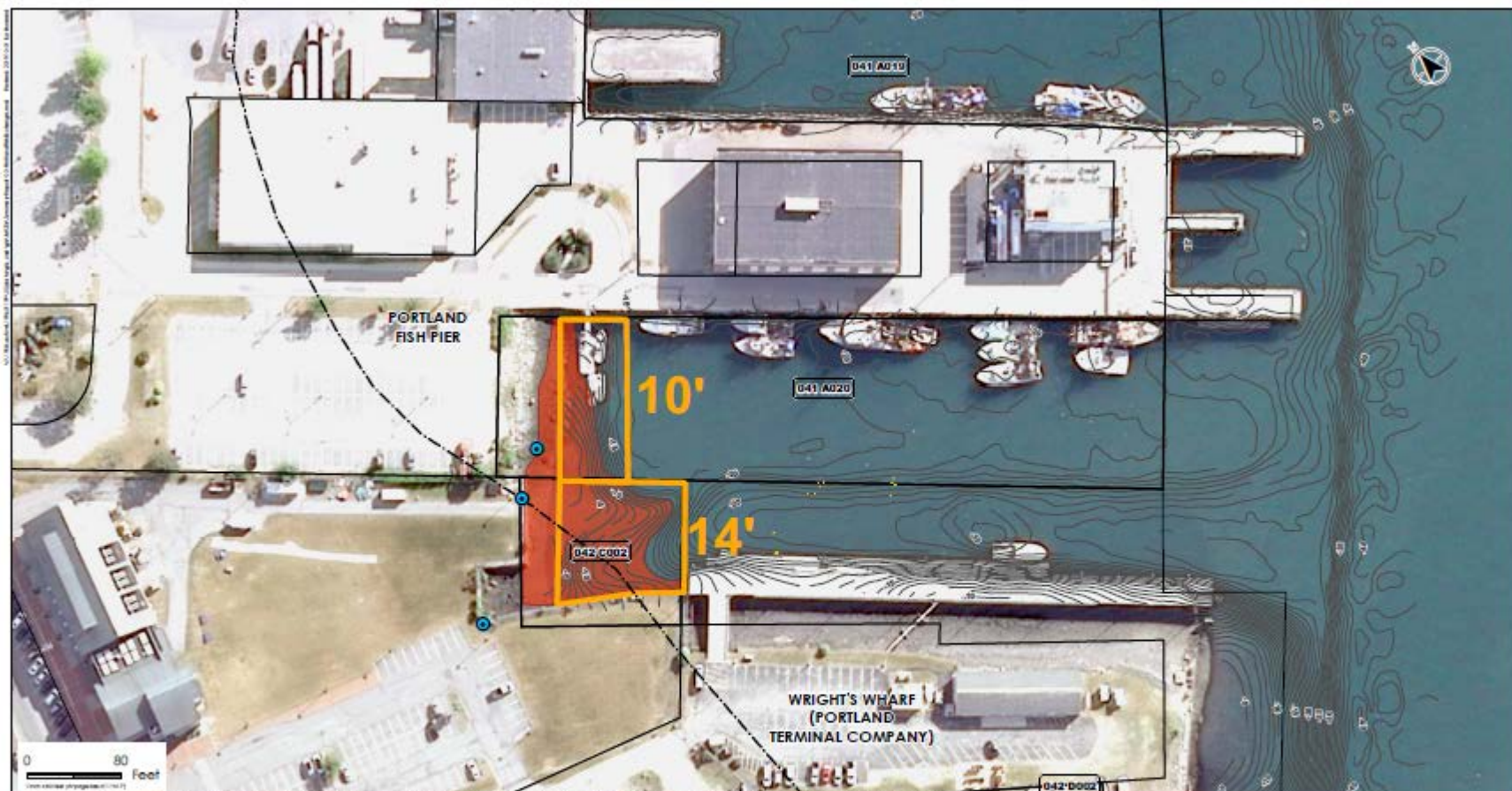
30 Park Drive
Topsham, ME USA 04086
Phone (207) 729-1199



Legend

-  Stormwater Outfall
 1' Bathymetric Contour
 Wharf Owner Tax Parcel and Map/Lot
 Tax Parcel
 Approximate Submerged Lands Regulatory Limit
 Dredge Limit and Target Depth
 Estimated Dredge Area

Owner	Fleet/Area	Map Book, lot	Estimated Bridge Volume (g.c.)
Proprietors of Union Wharf	Union wharf(s)	081 0336, 081 0338	4,624
City of Portland	Merrill's Wharf	081 0608	9,544
International Marine	Merrill's Wharf	041 0007	808



Stantec (Stantec) assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims relating in any way to the content or provision of the data.

Stantec
30 Park Drive
Topsham, ME USA 04086
Phone (207) 729-1199

04PortlandFishWharf.mxd



Legend

- Stormwater Outfall
- 1' Bathymetric Contour
- Wharf Owner Tax Parcel and Map/Lot
- Tax Parcel
- Approximate Submerged Lands Regulatory Limit
- Dredge Limit and Target Depth
- Estimated Dredge Area

Owner	Parcel	Map, Scale, Lot	Estimated Dredge Volume (cu yd)
City of Portland	Portland Fish Pier	041 A010	645
Gulf of Maine Properties, Inc.	GMP	042 C002	3,781

Notes:

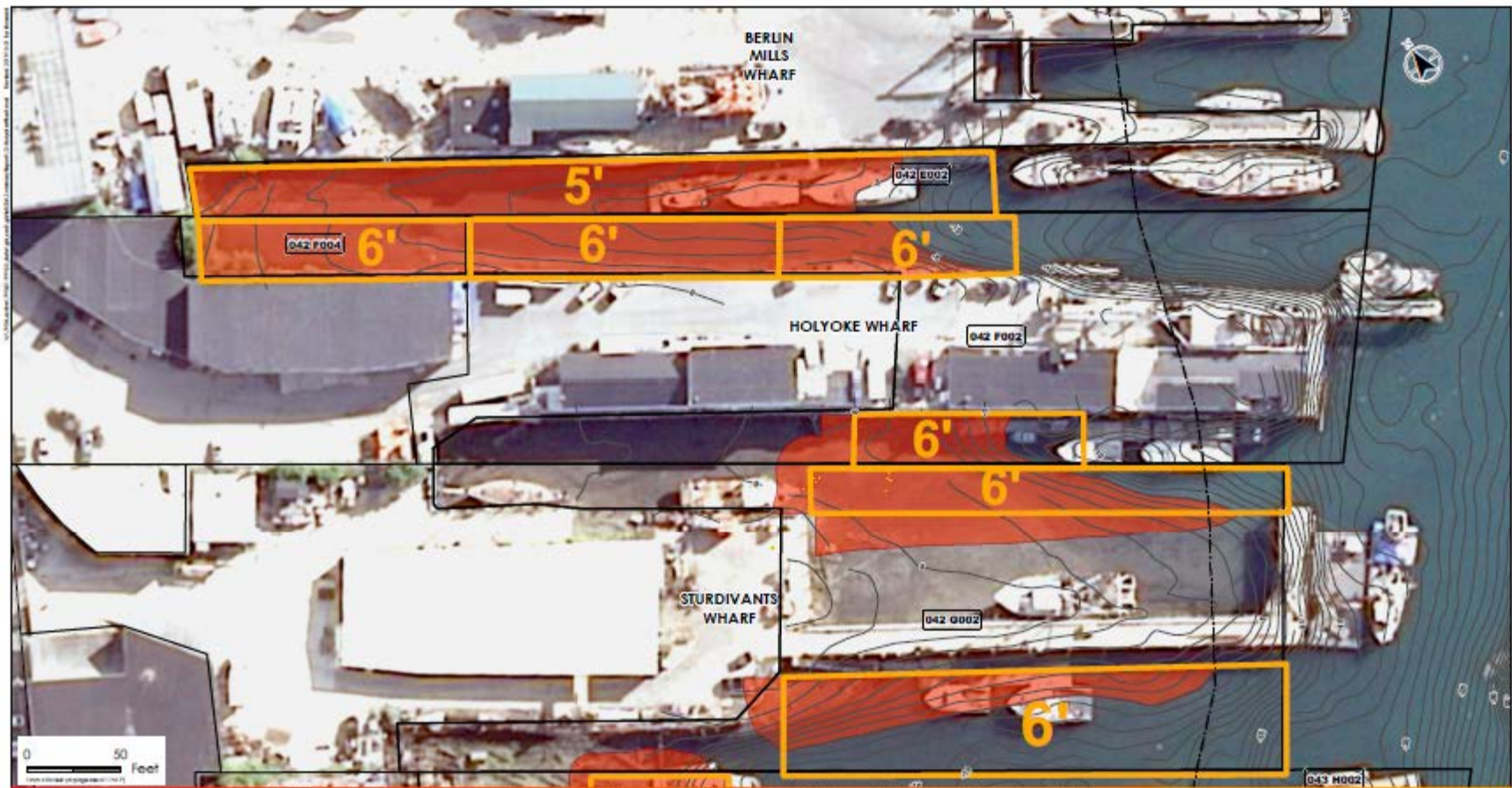
- Coordinate System: NAD 1983 StatePlane Maine West FIPS 1002 Feet
- Hydrographic bathymetric survey performed by Apex Companies, LLC, between November 29, 2018 through December 1, 2018.
- Hydrographic survey datum is referenced to Mean Lower Low Water (MLLW) 1983-2001 tidal epoch. The correction from NAVD83 to MLLW is 5.25 feet for Casco Bay.
- Elevation assumptions were made to the existing bathymetric surfaces where elevation data was missing to complete proposed dredge footprints. Results in those areas is approximate.
- An additional 1' overdredge has been applied to each proposed dredge area.
- 2015 coastal Casco Bay aerial orthophoto provided by the State of Maine, Maine Office of GIS and Maine GeoLibrary Board.

Client/Project
Portland Harbor Commission
Portland Harbor Brownfields
Dredge Project
Figure No.

Title
Portland Fish Pier and GMP
Proposed Dredge
10/1/2019

105421199

Portland Fish Pier – West side



Stantec Inc. assumes no responsibility for data supplied to its clients. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all liability in any way from the content or provision of the data.

Stantec
30 Park Drive
Topsham, ME USA 04086
Phone (207) 729-1199

10holyokewharf.mxd



Legend			
	Stormwater Outfall		Approximate Submerged Lands Regulatory Limit
	Y Bathymetric Contour		Dredge Limit and Target Depth
	Wharf Owner Tax Parcel and MapLot		Estimated Dredge Area
	Tax Parcel		
Owner	Map/Parcel	Map/Parcel	Estimated Dredge Volume (cu yd)
Berlin Mills Wharf	Berlin Mills Wharf (N)	042 E002	1,808
Harbor Fish Market, Inc.	Harbor Fish Market	042 F004	1,217
Sturdivants Wharf, Inc.	Sturdivants Wharf	042 G002	1,808
Holyoke Wharf, Inc.	Holyoke Wharf (N)	043 H002	1,408

Notes:
1. Coordinate System: NAD 1983 StatePlane Maine VERT FIPS 1000 Feet
2. Hydrographic bathymetric survey performed by Apex Companies, LLC, between November 29, 2016 through December 1, 2016.
3. Hydrographic survey datum is referenced to Mean Lower Low Water (MLLW) 1985-2001 tidal epoch. The correction from NAVD83 to MLLW is 5.25 feet for Casco Bay.
4. Elevation assumptions were made to the existing bathymetric surfaces where elevation data was missing to complete proposed dredge footprints. Results in those areas is approximate.
5. An additional 1' overdredge has been applied to each proposed dredge area.
6. 2018 coastal Casco Bay aerial orthophotos provided by the State of Maine, Maine Office of GIS and Maine GeoLibrary Board.

Client/Project
Portland Harbor Commission
Portland Harbor Brownfields
Dredging Project
Figure No. _____

Title
**Berlin Mills (S)/Holyoke/ Sturdivants
Wharf (N) Proposed Dredge**
10/1/2019

Private piers and marinas on both sides of the Fore River

Dredging and Berthing Sediment Disposal



Sediment Disposal CAD Site



Subtidal
sandy silt

Subtidal
sandy silt
with
European
oysters

US Coast Guard Sector
Northern New England

Fore River



CAD Site

Setback
from
channel

Top of CAD – Tested for open water
Disposal

Bottom of CAD – Open Water
Disposal

Setback
from
channel

"Marina
Channel"

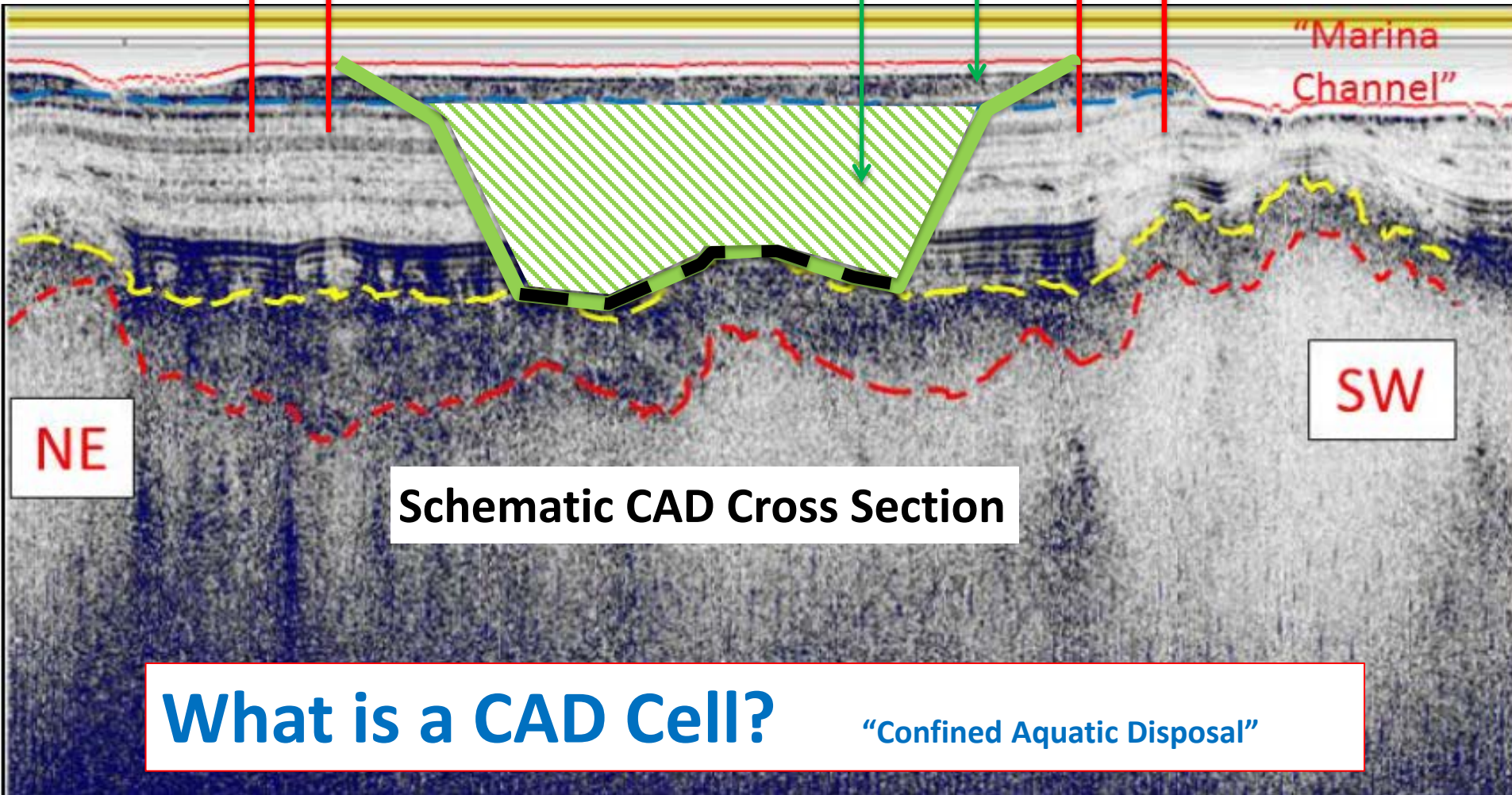
SW

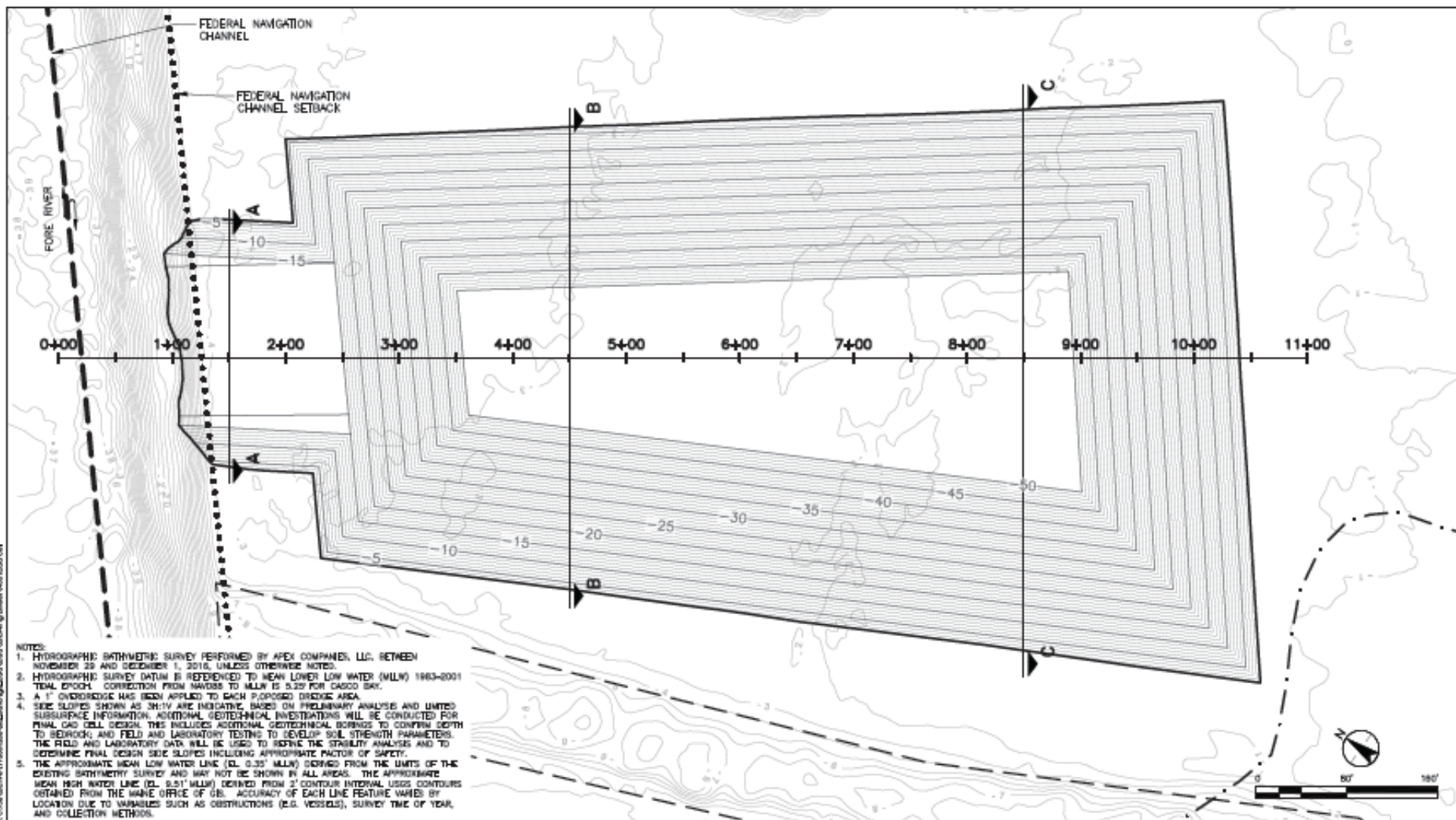
NE

Schematic CAD Cross Section

What is a CAD Cell?

"Confined Aquatic Disposal"





Stantec Consulting Services Inc.
30 Park Drive
Beverly Hills, MA 01923-1737
Tel (978) 728-1199
www.stantec.com

**FOR PERMITTING
PURPOSES ONLY
NOT FOR CONSTRUCTION**

Legend

- 2- 1" BATHYMETRIC CONTOUR
- 10- 1" PROPOSED DREDGE CONTOUR
- THE MAP PARCEL LINE
- 0.01/0.00000000 THE MAP PARCEL NUMBER
- APPROXIMATE SURFACED LAND REGULATORY UNIT (RLU)
- APPROXIMATE MEAN LOW WATER
- APPROXIMATE MEAN HIGH WATER

Client/Project

City of Portland
Portland Harbor
CAD Cell Project

Project No.
195601208

Title

Proposed CAD Cell
Grading Plan

Revision

Reference Sheet

Date

2019.12.02

Figure No.

2



- NOTES:**
1. HYDROGRAPHIC BATHYMETRIC SURVEY PERFORMED BY APEX COMPANIES, LLC. BETWEEN NOVEMBER 29, 2019 THROUGH DECEMBER 1, 2019.
 2. HYDROGRAPHIC SURVEY DATUM IS REFERENCED TO MEAN LOWER LOW WATER (MLLW) 1985-2001 TIDAL DATUM. THE CORRECTION FROM NAVD83 TO MLLW IS 5.25 FEET FOR CASCO BAY.
 3. AN ADDITIONAL 1' OVERDREDGE HAS BEEN APPLIED TO EACH PROPOSED DREDGE AREA.
 4. SEE SLOPES SHOWN AS 3H:1V ARE INDICATIVE BASED ON PRELIMINARY ANALYSIS AND LIMITED SUBSURFACE INFORMATION. ADDITIONAL GEOTECHNICAL INVESTIGATIONS WILL BE CONDUCTED FOR FINAL CAD CELL DESIGN. THIS INCLUDES ADDITIONAL BORINGS TO CONFIRM SOIL TYPE, TO BENCH, AND FIELD AND LABORATORY TESTING TO DEVELOP SOIL STRENGTH PARAMETERS. THE FIELD AND LABORATORY DATA WILL BE USED TO REFINE THE STABILITY ANALYSIS AND TO DETERMINE FINAL DESIGN SEE SLOPES INCLUDING APPROPRIATE FACTOR OF SAFETY.

Legend
 --- EXISTING BATHYMETRY
 — PROPOSED TARGET DREDGE DEPTH

Client/Project
 City of Portland
 Portland Harbor
 CAD Cell Project

Title
 Proposed CAD Cell
 Profile

Revision _____ Date 2019.12.02
 Reference Sheet _____ Figure No. 3



**FOR PERMITTING
 PURPOSES ONLY
 NOT FOR CONSTRUCTION**

Stantec Consulting Services Inc.
 30 Park Drive
 Portland, ME 04269-1737
 TEL (207) 724-1399
 www.stantec.com

Project No.
 195601208

Funding Expectations

Total Project Costs: +/- \$30,000,000

Anticipated Sources:

- Federal Grants (BUILD or TIGER) \$24,000,000
- State Transportation Funds –Up to \$5mill in MDOT Workplan. Will be allocated on a 1 to 1 basis
- Local “tipping fees” based on sediment volume
- State assisted with BUILD grant application for the last round – Local governments contributing 50%
- 2021 Grant writing costs: \$50,000 – proposed to be shared with South Portland and State of Maine
- City of Portland Tipping Fees could range from \$650,000 to \$1.3 mill depending on fee and volume

Project Schedule - Tentative

- Permit submittals- December 2019
- Permits received- Dec-2020 to Feb 2021.

MeDEP permits have been issued. ACOE, any day

- BUILD grant Notice – by April 2021
- BUILD grant application due – July 2021
- BUILD award - by Sept 2021
- 100% design and bidding- winter 2021/2022
- CAD construction – winter 2022/2023
- Harbor dredging- 2023-2027

Questions?

